

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



ITEM: 21.3
(ID # 23734)

MEETING DATE:
Tuesday, January 30, 2024

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: PLOT PLAN NO. 2300043 – CEQA Exempt per Section 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense) – Applicant: County of Riverside – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: north of 37th Avenue, south of Church Street, east of Olive Street, and west of Grapefruit Boulevard – 9.3 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - REQUEST: PPT2300043 is a request for a determination of compatibility of a public park in the Coachella Valley No. 18 Agricultural Preserve pursuant to Ordinance No. 509 – APN: 757-062-006 - [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the Project is **EXEMPT** from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense) and Section 15303 (New Construction or Conversion of Small Structures); and,

2. **APPROVE PLOT PLAN NO. 2300043**, determining that the proposed public park is a compatible use with the Coachella Valley Agricultural Preserve No. 18, based upon the findings and conclusions provided in this staff report.

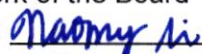
ACTION:Policy


John Hildebrand, Planning Director 1/19/2024

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Jeffries and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: January 30, 2024
xc: Planning

Kimberly A. Rector
Clerk of the Board
By: 
Deputy

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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$	\$	\$	\$ 0
NET COUNTY COST	\$	\$	\$	\$ 0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 24/25	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Project

Plot Plan Case No. 230043 (PPT2300043) is a County-initiated proposal to determine that a public park that has been proposed by the Desert Recreation District (Exhibit "B") in the Thermal community is a compatible use within the Coachella Agricultural Preserve No. 18 pursuant to Ordinance No. 509, Paragraph 17 (the "Project"). The park will be located on a 9.3-acre parcel that is bounded by Church Street to the north, Olive Street to the west, and mid-block boundaries to the east and south and is referenced as APN 757-062-006 (the "Property"). Currently the Property is undeveloped and is planted with uncultivated and nonviable date trees and no longer serves as a productive date farm. The Property is within the boundaries of the Coachella Valley Agricultural Preserve No. 18 (Exhibit "C") and is subject to a land conservation contract (Exhibit "D"). There is no provision in the Williamson Act to terminate a land conservation contract by operation of law when private land, subject to a contract, is acquired by a special district, unless it is acquired via or in lieu of eminent domain.

The Land Conservation Act of 1965 ("Williamson Act," Government Code section 51200 et seq.) section 51231 provides for municipalities to adopt local rules for the administration of agricultural preserves, and the County adopted such rules in Resolution No. 84-526 and Ordinance No. 509. Land within the County's agricultural preserves can be used for all uses described as agricultural or compatible uses as listed in Ordinance No. 509. The ordinance allows for other uses that are not specifically listed to also be determined as compatible by the Board of Supervisors if they serve agricultural, recreational, or open space purposes and meet the requirements of Government Code section 51238.1. The Board's determination also complies with terms of the land conservation contract, which in Paragraph 6 state that the owner "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 No. 509."

Agricultural Preserve

Coachella Agricultural Preserve No. 18 was established on February 15, 1971. The subject property (APN 757-062-006) is 9.3 acres and has been part of the preserve since the

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establishment of the preserve by Map No. 132. The Coachella Agricultural Preserve No. 18 consists of 7 parcels, with 4 sets of ownership, and includes approximately 125 acres.

There have been no enlargements or diminishments of the agricultural preserve since it was established; however, the agricultural preserve is currently in transition. The area, including the subject Property, has historically been used primarily for date farming. Although some date trees remain, they have not been maintained, and are not viable for production. There have been several notices of non-renewal on 5 of the 7 parcels within the agricultural preserve.

- A Notice of Non-Renewal effective January 1, 2008, was filed on two parcels owned by Hummingbird Ranches and Coronado Inv Co, totaling 51.91 acres (APNs 757-090-020 and 757-090-007). The contract period has expired, and the parcels are not currently under contract. An agricultural preserve diminishment case (AG1001) was filed to exclude these parcels from the agricultural preserve on April 23, 2008; however, the case was not completed, and the application expired on May 10, 2012. These two parcels are also a part of the Thermal 551 Specific Plan (SP00369), which was approved in 2010, and are designated for Medium Density Residential uses.
- A Notice of Non-Renewal effective January 1, 2024 was filed on 3 parcels (APNs 757-062-002, 757-080-005, 757-090-022) owned by Christ Is Salvation Church, totaling 62 acres, including on a parcel that is immediately adjacent to the east and south. The parcels will remain under contract until the term of the contract expires.
- There have not been notices of non-renewal filed on the Property and another parcel in the agricultural preserve, APN 757-090-024 (2.4 acres).

Paragraph 17 of Ordinance No. 509 provides that the Board of Supervisors may authorize compatible uses that are not specifically listed, limited to certain parcels within an agricultural preserve. In this case, the requested determination is to limit the compatibility determination to only the Property owned by the Desert Recreation District within the Coachella Agricultural Preserve No. 18. A finding of compatibility will not alter the boundaries of the agricultural preserve, and the subject property will remain within Coachella Agricultural Preserve No. 18.

Land Conservation Contract

On January 1, 1971, D.S. Dunlap and Dorothy Dunlap, on behalf of the D. D. Dunlap Trust and the Dorothy Dunlap Trust (previous landowners) entered into a Land Conservation Contract pursuant to the Williamson Act with the County of Riverside. As neither party has provided a Notice of Non-Renewal to date, the Property is subject to the provisions of the Williamson Act contract. On March 20, 2023, the applicant completed a lot line adjustment to add approximately 4 acres to the lot along the southern boundary from the adjacent parcel to the south (Lot Line Case No. 220043). As both parcels are under the same land conservation contract, and the area under contract did not change, the lot line adjustment complied with the provisions of the Williamson Act.

Compatible Land Use

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The Williamson Act allows for jurisdictions to determine what constitutes a “compatible use” (Gov. Code, § 51201(e)). The proposed Project is a public recreational park. As shown on the plot plan, the specific elements of the Project that are proposed to be determined to be a compatible use includes the following (see Exhibit “B” for a detailed listing):

- Open lawn areas and walking pathways
- Picnic tables with canopies, playground areas, performance stage
- Play fields - Soccer fields (2), baseball field, basketball court
- Public restroom building
- Parking area with approximately 70 spaces

Per Ordinance No. 509, Paragraph 17, **“Any use of a specific parcel of land which is determined to be a compatible use as related to differences in the location and circumstances of the owners of land in agricultural or compatible uses within the affected preserve and which is based on character, location or other particular circumstances of the specific parcel which are not applicable generally to other lands within that preserve...”** The development of the Property as a public park is a compatible use based on its location at the edge of the agricultural preserve, which minimizes impacts on the bulk of the agricultural land. It is also a reasonable and appropriate use for the community, since it is at the edge of the commercial and residential center of the Thermal community for which it will have important benefits. The Property is uniquely situated adjacent to a high school and elementary school, and its proximity to other public amenities creates a significant recreational value in the Property. By remaining open with minimal structures, the Property will also serve as buffer between the agricultural land further out within the agricultural preserve and the residential and commercial development to the west and north in the Thermal community, especially the substantial buildings and hardscape that make up the adjacent school property. The Property constitutes the northwest tip of the overall 125-acre agricultural preserve and consists of no more than approximately 7% (9.3 acres) of the overall acreage in the agricultural preserve.

Government Code section 51201(n) defines recreational uses as being compatible with agricultural uses, which is what the proposed public park is intended for. It facilitates outdoor activities, games, and sports, and only proposes ancillary structures such as restrooms and other structures which support outdoor activity.

Government Code Section 51238.1 specifies that uses approved on contracted lands shall be consistent with all the following principles of compatibility:

- **“The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.”** The proposed public park is on a parcel that has not been used for productive agricultural use for some time, therefore is no current agricultural use that is being displaced. Also, the nature of the proposed use is that minor structures will be erected on the property, with the largest developed areas being a bathroom

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building and a parking area. The limited level of financial investment and limited nature of outdoor structures and minimal land alterations make it feasible to convert the Property to agricultural uses in the future. An estimated two-thirds of the northern end of the property (approximately 6 acres) will remain as an open lawn area, which allows for the feasibility of reestablishing agricultural uses on this portion without necessitating the removal of any significant structures. The ownership of the Property by the Desert Recreation District will maintain the Property in its open state for a minimum of 30 years pursuant to the Desert Recreational District's covenants recorded on the Property.

- **“The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves...”** The proposed public park will not displace or impair agricultural operations. There are no existing agricultural operations on the Property currently, therefore there is no displacement on the Property. The existing date trees are nonviable and uncultivated and remain from a previous agricultural use. There are five contracted parcels, including the Property (see above) out of the seven total parcels in the agricultural preserve, with three of those parcels being in a non-renewal status. The 77-acre date farm (Woodspur Farms) to the south (APN 757-900-004) is not within this or any other agricultural preserve. The other contracted lands do not have current agricultural operations, the existing vegetation includes uncultivated date trees other areas are open and undeveloped.

- **“The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.”** The Property is bounded on two sides (north and west) by streets and non-contracted land. Across the street to the north is a vacant parcel and single family houses. Across the street to the west is a high school. To the east and west is a contracted parcel owned by Christ Is Salvation Church that has uncultivated date trees and the contract is in a non-renewal period. It is unlikely that an agricultural operation will be resumed in the future by a non-agricultural owner. As the proposed park maintains the land in an open state it is not more likely that the adjacent parcel will be used for other than an open-space use.

In addition, the following policy was taken into consideration.

- The County's General Plan recognizes this limitation in Policy LU 7.2 “Notwithstanding the Public Facilities designation, public facilities shall also be allowed in any other land use designation except for the Open Space-Conservation and Open Space-Conservation Habitat land use designations. For purposes of this policy, a public facility shall include all facilities operated by the federal government, the State of California, the County of Riverside, any special district governed by or operating within the County of Riverside or any city, and all facilities operated by any combination of these agencies.”

This determination of compatibility pursuant to Ordinance No. 509 does not represent approval authority by the County of the overall project. It has been submitted as a plot plan review to

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allow for the purposes of a limited review of the proposed use to determine the issue of compatibility.

General Plan Consistency

The Board's determination is limited to a finding of compatibility under Ordinance No. 509.

Environmental Analysis

In accordance with the California Environmental Quality Act ("CEQA"), the proposed use qualifies for exemptions under State CEQA Guidelines Section 15061(b)(3) (Common Sense) and Section 15303(e) (New Construction or Conversion of Small Structures). The proposed project is the installation of play and sports structures on disturbed land and maintaining the land for outdoor activity. Due to the small size of the developed portions of the park and the limited infrastructure to be added, it can be seen with certainty that there is no possibility that the park as a whole, or the County's limited action, will have a significant effect on the environment. The Class 3(e) exemption covers accessory (appurtenant) structures and examples of these structures include garages, carports, patios, swimming pools, and fences. The project is located in a disturbed area that was formerly used for agricultural uses. The proposed structures are accessory structures to the open soccer and baseball fields, and include fences, which are listed as examples. Over two-thirds of the area will be plated with lawn to be used for outdoor play. Small areas will be covered with sand, clay or decomposed granite. Hardscape will be used for the basketball court and parking lot. The bathroom building is less than 2,500 square feet in size. The picnic area will include tables and canopies and these structures are analogous to a patio which is specifically listed.

None of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. More specifically, the exceptions are not applicable pursuant to the following findings:

1. Cumulative Impact. All exemptions are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant. The Project would not lead to cumulative impacts since it proposes maintaining the site as open space for outdoor recreational activity with small structures that facilitate the recreational activities. Therefore, the Project would not create a greater level of potential impacts beyond what already exists, and all future projects that are similar to, or are located within, the same area will be evaluated pursuant to CEQA. Therefore, this exception does not apply as there is no cumulative impact of successive projects at this time.
2. Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The Project does not qualify as an unusual circumstance since it maintains the site generally as open space with small structures to facilitate outdoor recreational use. Therefore, there is no reasonable probability of significant environmental impacts from unusual circumstances for this Project.
3. Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic

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highway. The Project is not located adjacent to a roadway designated as a State Scenic or eligible State Scenic Highway, nor does the site contain any scenic resources of note.

Therefore, this exception does not apply.

4. Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. According to the California State Water Resources Control Board Geo Tracker website, the Project site is not located within a listed hazardous waste site. Therefore, the subject site is not classified as a Hazardous Waste Site and is not barred from receiving a categorical exemption.

5. Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. The Project site is not located near significant historical or cultural resources and, therefore, will not cause a substantial adverse change to these resources' significance.

For the reasons described above, none of the exceptions outlined in State CEQA Guidelines Section 15300.2 apply to the Project. Therefore, Article 19, Section 15301 (Existing Facilities) may be used to exempt the Project from CEQA. This environmental determination represents the independent judgment of Riverside County.

Impact on Residents and Businesses

The impacts of this Project have been evaluated through the environmental review and public hearing process by Planning Department staff. The proposed Project will have a great benefit to the Thermal community by locating a sports and park facilities adjacent to the high school in the residential and commercial center of the community. The proposed Project will also benefit local businesses, including other agricultural operations, as it will maintain open land with minimal structures that will provide a suitable buffer between the agricultural and urban uses.

- ATTACHMENT A.** Draft BOS Resolution No. 2024-035
- ATTACHMENT B.** Proposed Plot Plan and Request by Desert Recreation District
- ATTACHMENT C.** Coachella Valley Agricultural Preserve No. 18, Map No. 132
- ATTACHMENT D.** Land Conservation Contract


Douglas Cardonez Jr. 1/24/2024


Aaron Gettis, Deputy County Counsel 1/24/2024



RIVERSIDE COUNTY PLANNING DEPARTMENT

30

Charissa Leach, P.E.
TLMA Director

DATE: January 17, 2024

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – Andrew Svitek 951-955-8514 (BOS date 1/30/2024)

SUBJECT: Plot Plan No. 2300043 (PPT2300043)

(Charge your time to these case numbers)

PLOT PLAN NO. 2300043 – Exempt per Section 15303 (New Construction or Conversion of Small Structures) and Section 15061(b)(3) (Common Sense) – Applicant: County of Riverside – Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: north of 37th Avenue, south of Church Street, east of Olive Street, and west of Grapefruit Boulevard – 9.3 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - REQUEST: PPT2300043 is a request for a determination of compatibility of a public park in the Coachella Valley No. 18 Agricultural Preserve pursuant to Ordinance No. 509 – APN: 757-062-006 – Project Planner: Andrew Svitek at 951-955-8514 or email at asvitek@rivco.org

- Place on Administrative Action
- Labels provided If Set For Hearing 10 Day 20 Day 30 day
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper: (4th Dist) Press Enterprise, Desert Sun
- CEQA Exempt 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

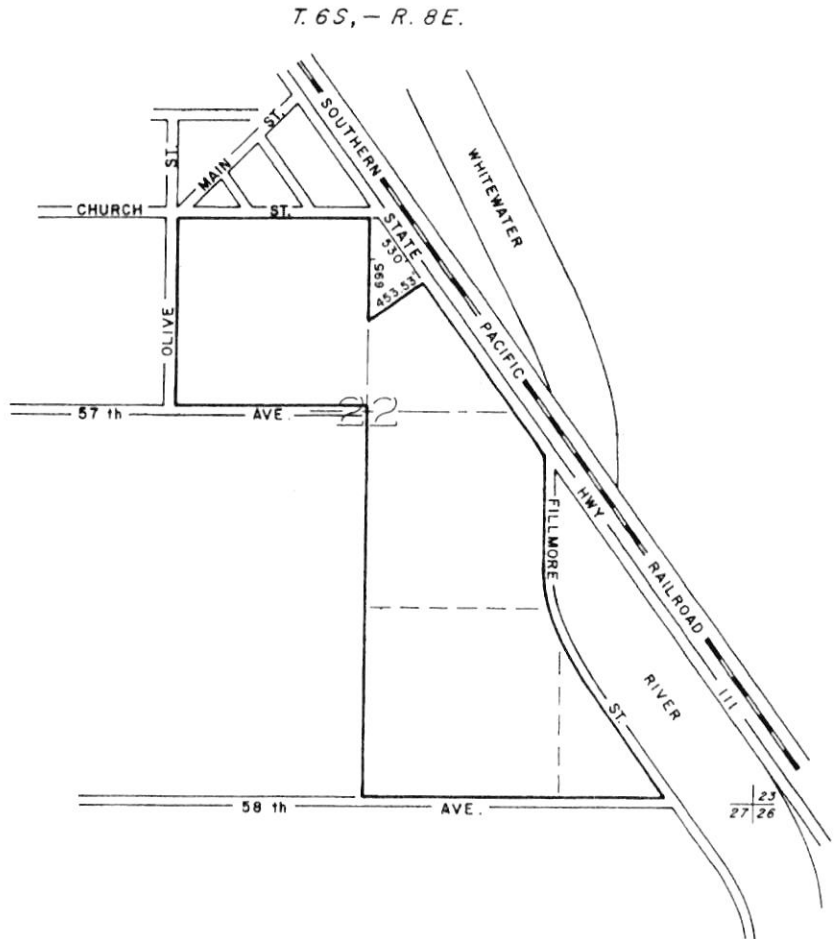
Designate Newspaper used by Planning Department for Notice of Hearing:

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2024 JAN 17 AM 11:30

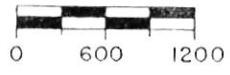
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

MAP NO. 132 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 18



ADOPTED ON FEBRUARY 16, 1971
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE EASTERN COACHELLA VALLEY AREA, 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, January 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Plot Plan No. 2300043**: PPT2300043 is a request for a determination of compatibility of a public park in the Coachella Valley No. 18 Agricultural Preserve pursuant to Ordinance No. 509 – APN: 757-062-006. This proposed project is north of 37th Avenue, south of Church Street, east of Olive Street, and west of Grapefruit Boulevard in the 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 PLOT PLAN NO. 2300043**.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ANDREW SVITEK, PROJECT PLANNER, AT (951)955-8514 OR EMAIL ASVITEK@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 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 Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 17, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the 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

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

January 17, 2024

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: PLOT PLAN NO. 2300043

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Saturday, January 20, 2024.**

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,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY A. RECTOR, CLERK OF THE BOARD

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE EASTERN COACHELLA VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT

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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 PLOT PLAN NO. 2300043**.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ANDREW SVITEK, PROJECT PLANNER, AT (951)955-8514 OR EMAIL ASVITEK@RIVCO.ORG.

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Dated: January 17, 2024

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 17, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 2300043

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: January 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: January 17, 2024
Cindy Fernandez

CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 17, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 2300043

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

Board Agenda Date: January 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: January 17, 2024
Cindy Fernandez



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

KIMBERLY A. RECTOR
Clerk of the Board of Supervisors

APRIL BOYDD
Assistant Clerk of the Board

January 17, 2024

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

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

RE: NOTICE OF PUBLIC HEARING: PLOT PLAN NO. 2300043

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Friday, January 19, 2024.**

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,

Cindy Fernandez

Clerk of the Board Assistant to:
KIMBERLY A. RECTOR, CLERK OF THE BOARD

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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 PLOT PLAN NO. 2300043.**

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ANDREW SVITEK, PROJECT PLANNER, AT (951)955-8514 OR EMAIL ASVITEK@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.

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Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 17, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

CERTIFICATE OF POSTING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 17, 2024, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 2300043

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: January 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: January 17, 2024
Cindy Fernandez

CERTIFICATE OF MAILING

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

I, Cindy Fernandez, Clerk of the Board Assistant to Kimberly A. Rector, 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 17, 2024, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

PLOT PLAN NO. 2300043

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

Board Agenda Date: January 30, 2024 @ 10:00 a.m.

SIGNATURE: Cindy Fernandez DATE: January 17, 2024
Cindy Fernandez

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757053036
GERARDO M. NOYOLA
82763 LEXINGTON AVE
BERMUDA DUNES CA 92201

757053037
DAGOBERTO ANGUIANO
56380 DATE ST
THERMAL CA 92274

757053038
JOSE ISRAEL GARCIA
56360 DATE ST
THERMAL CA 92274

757053039
DOLORES SAENZ
P O BOX 851
THERMAL CA 92274

757054011
IRON ROD PROP
40168 NOLINA CT
PALM DESERT CA 92260

757054015
ELISEO S. MEDINA
68535 RAMON RD STE B103
CATHEDRAL CY CA 92234

757054016
BROADDUS VIRGINA CARMELITA ESTATE OF
17812 LERENE DR
YORBA LINDA CA 92886

757054017
MARIA CHRISTINA FLORES RIOS
P O BOX 1494
THERMAL CA 92274

757054018
RUBEN MARTINEZ
54684 HARRISON ST
THERMAL CA 92274

757054023
CVCWD
P O BOX 1058
COACHELLA CA 92236

757062006
DESERT RECREATION DIST
45305 OASIS ST
INDIO CA 92201

757090004
WOODSPUR FARMING
52200 INDUSTRIAL WAY
COACHELLA CA 92236

757090028
COACHELLA VALLEY HOUSING COALITION
45701 MONROE ST STE G
INDIO CA 92201



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757030006
THERMAL SCHOOL DIST
P O BOX 847
THERMAL CA 92274

757051005
ESTATE OF SALAS OFELIA G
56450 OLIVE ST
THERMAL CA 92274

757051008
CHRIST IS SALVATION CHRISTIAN CHURCH
PO BOX 1516
THERMAL CA 92274

757051013
RIOS ERNESTO & MARTHA LIVING TRUST
6/6/2023
PO BOX 727
THERMAL CA 92274

757051014
CARLOS E. PEREZ
P O BOX 528
THERMAL CA 92274

757051015
JOSEFINA PACIS
49080 RIO RANCHO CT
COACHELLA CA 92236

757053025
WILLIAM ZEA
56341 MARKET ST
THERMAL CA 92274

757053026
ELOISA M. TORRES
56351 MARKET ST
THERMAL CA 92274

757053029
J GUADALUPE MALDONADO
56381 MARKET ST
THERMAL CA 92274

757053030
MARTHA CHAVEZ
P O BOX 370
THERMAL CA 92274

757053031
NINO VICTOR & LILIA LIVING TRUST DATED
06/17/2019
PO BOX 1415
THERMAL CA 92274

757053033
FEDERICO FRIAS
87374 CHURCH ST
THERMAL CA 92274

757053034
OLGA M. VISTA
46180 WILLOW LN
INDIO CA 92201

757053035
GERARDO M. NOYOLA
82763 LEXINGTON AVE
INDIO CA 92201



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HUMMINGBIRD RANCHES
PO BOX 85
PALM DESERT CA 92261

City of Coachella
Attn: Planning Director
Planning Division
53990 Enterprise Way
Coachella CA 92236

JOSE LUIS GARCIA; ALMA NICOLE GARCIA
DUARTE
57023 HIGHWAY 111
THERMAL CA 92274



Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 24-14684

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$0.00
	# Pages	1
	Document #	E-202400049
	Filing Type	8
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
Total		\$0.00
Change (Cash)		\$0.00



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
 24-14684
 STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CLERK OF THE BOARD OF SUPERVISORS	LEAD AGENCY EMAIL COB@RIVCO.ORG	DATE 01/17/2024
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202400049	
PROJECT TITLE PPT2300043		

PROJECT APPLICANT NAME CLERK OF THE BOARD OF SUPERVISORS	PROJECT APPLICANT EMAIL COB@RIVCO.ORG	PHONE NUMBER (951) 955-1069
PROJECT APPLICANT ADDRESS 4080 LEMON STREET 8TH FLOOR,	CITY RIVERSIDE	STATE CALI
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,051.25 \$ _____
 Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ _____
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ _____
 Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

 Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
 County documentary handling fee \$ _____ \$0.00
 Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$0.00

SIGNATURE X <i>C. Sandoval</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Cassandra Sandoval
-----------------------------------	--

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE EASTERN COACHELLA VALLEY AREA, 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, January 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Plot Plan No. 2300043**: PPT2300043 is a request for a determination of compatibility of a public park in the Coachella Valley No. 18 Agricultural Preserve pursuant to Ordinance No. 509 – APN: 757-062-006. This proposed project is north of 37th Avenue, south of Church Street, east of Olive Street, and west of Grapefruit Boulevard in the 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 PLOT PLAN NO. 2300043**.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ANDREW SVITEK, PROJECT PLANNER, AT (951)955-8514 OR EMAIL ASVITEK@RIVCO.ORG.

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Dated: January 17, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202400049
01/17/2024 01:52 PM Fee: \$ 0.00
Page 1 of 1

Removed: _____ By: _____ Deputy


THE PRESS-ENTERPRISE

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3512 14 Street
Riverside, California 92501
(951) 368-9229
neller@scng.com

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Account Number: 5209148
Ad Order Number: 0011642817
Customer's Reference/PO Number:
Publication: The Press-Enterprise
Publication Dates: 01/20/2024
Total Amount: \$420.42
Payment Amount: \$0.00
Amount Due: \$420.42
Notice ID: ozvKleDJCbt1omEBgdm0
Invoice Text:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE EASTERN COACHELLA VALLEY AREA, 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, January 30, 2024 at 10:00 A.M. or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve Plot Plan No. 2300043: PPT2300043 is a request for a determination of compatibility of a public park in the Coachella Valley No. 18 Agricultural Preserve pursuant to Ordinance No. 509 – APN: 757-062-006. This proposed project is north of 37th Avenue, south of Church Street, east of Olive Street, and west of Grapefruit Boulevard in the 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 PLOT PLAN NO. 2300043. FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ANDREW SVITEK, PROJECT PLANNER, AT (951)955-8514 OR EMAIL ASVITEK@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

THE PRESS-ENTERPRISE

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The Press-Enterprise
3512 14 Street
Riverside, California 92501
(951) 368-9229

County of Riverside - Clerk of the Board
PO Box 1147
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011642817

FILE NO. 0011642817

PROOF OF PUBLICATION

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of 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:

01/20/2024

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

Date: January 20, 2024.
At: Riverside, California


Signature

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE EASTERN COACHELLA VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT

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Alternative formats available

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Dated: January 17, 2024
Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
The Press-Enterprise
Published: 1/20/24

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Dated: January 17, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

7877981 7878014

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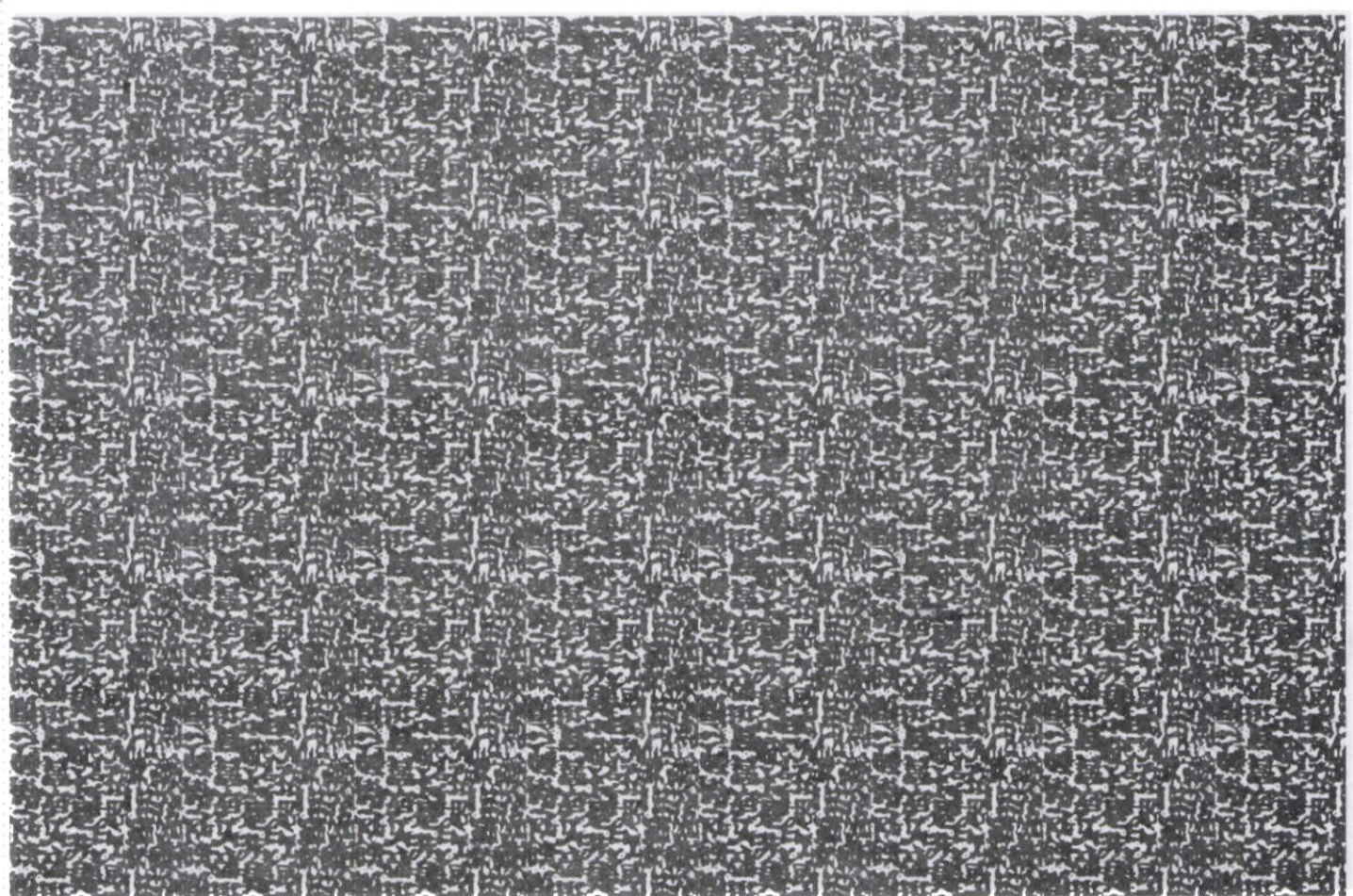
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REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION



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

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This may affect your property

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0000348270 JAN 18 2024

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RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2024 JAN 24 AM 10:13

JOSE LUIS GARCIA; ALMA NICOLE GARCIA
DUARTE
57023 HIGHWAY 111
THERMAL CA 92274

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OPENING INSTRUCTIONS

NIXIE 911 DE 1760 0001/21/24

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UNABLE TO FORWARD

BC: 92502114747 *1004-05430-18-43

NMR
LGK:Y902B0322747

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE EASTERN COACHELLA VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT

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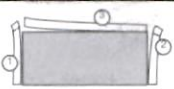
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 17, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

7877961 7878014

PSEMPV



REMOVE SIDE EDGES FIRST
THEN FOLD AND TEAR THIS STUB ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

REMOVE THESE EDGES FIRST
FOLD, CREASE AND TEAR ALONG PERFORATION

US POSTAGE
\$0.56
JAN 18 2024



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

PUBLIC HEARING NOTICE
This may affect your property

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FIRST CLASS



US POSTAGE SM PITNEY BOWES

ZIP 92504 \$000.56¹
02 4W
0000348270 JAN 18 2024

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OPENING INSTRUCTIONS

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS

2024 JAN 25 AM 11:07

757053026
ELOISA M. TORRES
56351 MARKET ST
THERMAL CA 92274

SEE OTHER SIDE FOR
OPENING INSTRUCTIONS

NIXIE 911 DE 1 0001/23/24
RETURN TO SENDER
NO MAIL RECEIPTABLE
UNABLE TO FORWARD
BC: 92502114747 *1004-07133-18-43

9400922052023160

NMR

9227483128 > 1147

C

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE EASTERN COACHELLA VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

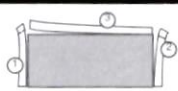
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 17, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

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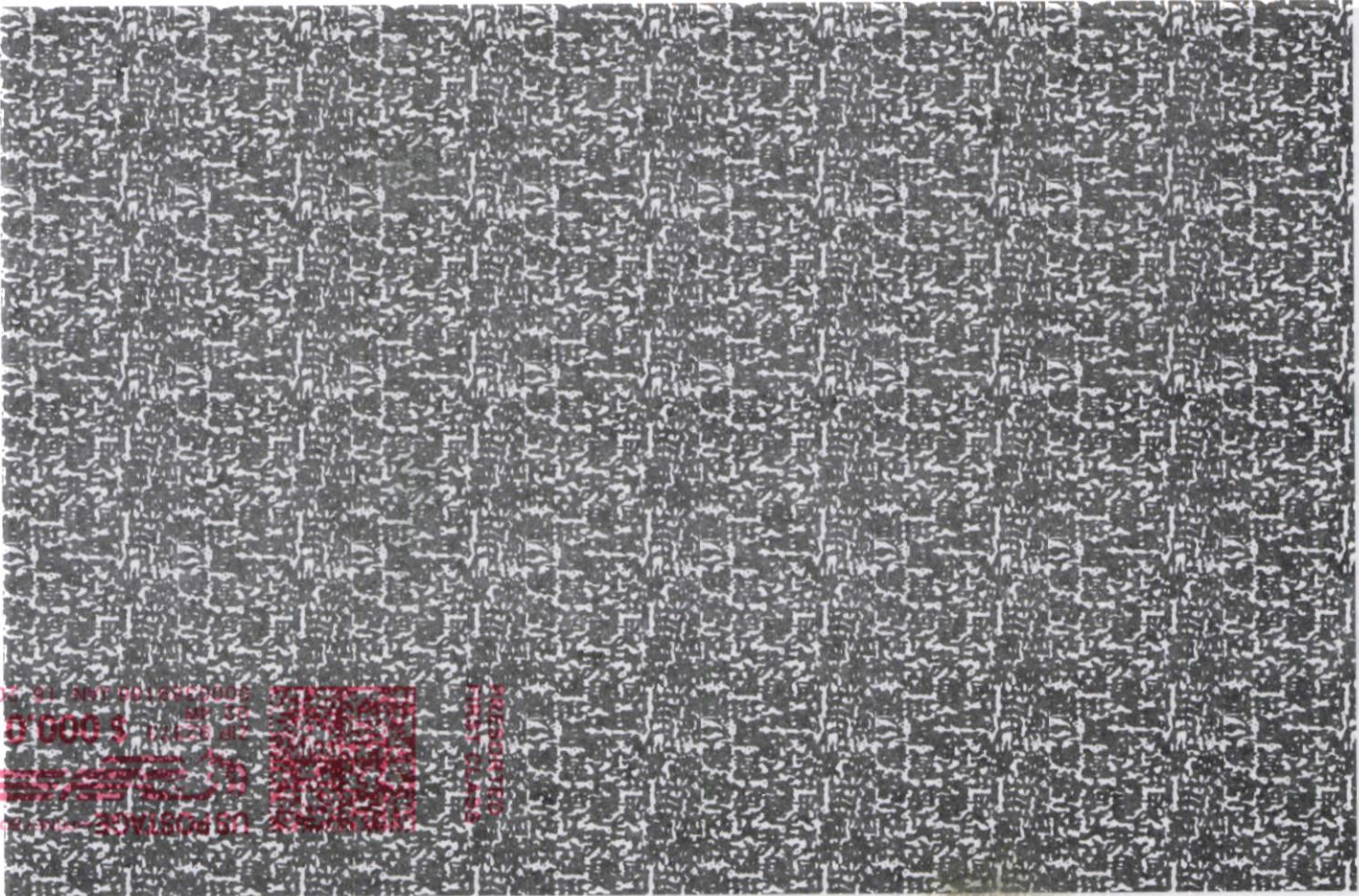
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County Administrative Center
4080 Lemon Street, 1st Floor Annex
P. O. Box 1147
Riverside, CA 92502-1147

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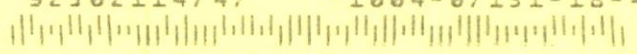
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE EASTERN COACHELLA VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT

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, January 30, 2024 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to approve **Plot Plan No. 2300043**: PPT2300043 is a request for a determination of compatibility of a public park in the Coachella Valley No. 18 Agricultural Preserve pursuant to Ordinance No. 509 – APN: 757-062-006. This proposed project is north of 37th Avenue, south of Church Street, east of Olive Street, and west of Grapefruit Boulevard in the 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 PLOT PLAN NO. 2300043**.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ANDREW SVITEK, PROJECT PLANNER, AT (951)955-8514 OR EMAIL ASVITEK@RIVCO.ORG.

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Dated: January 17, 2024

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant

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2024 JAN 30 AM 10:22



PO Box 631437 Cincinnati, OH 45263-1437

PROOF OF PUBLICATION

Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

01/19/2024

and that the fees charged are legal.
Sworn to and subscribed before on 01/19/2024

[Signature]
Legal Clerk

[Signature]
Notary, State of WI, County of Brown
1-2-25

My commission expires

Publication Cost: \$255.60
Order No: 9751736 # of Copies:
Customer No: 1252599 0
PO #: PLAN NO. 2300043

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON A PLOT PLAN IN THE EASTERN COACHELLA VALLEY AREA, FOURTH SUPERVISORIAL DISTRICT

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21.3

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Dated: January 17, 2024
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By: Cindy Fernandez, Clerk of the Board Assistant
Published: 1/19/24