



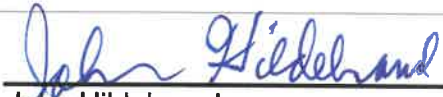
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**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>Supervisory District:</b>	Fourth District	
<b>Project Planner:</b>	Ruben Villalpando Jr.	 <hr/> 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.

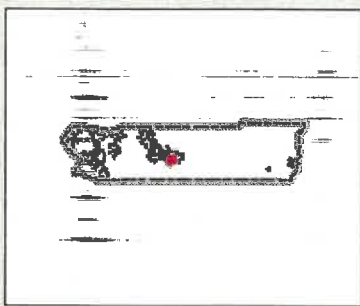
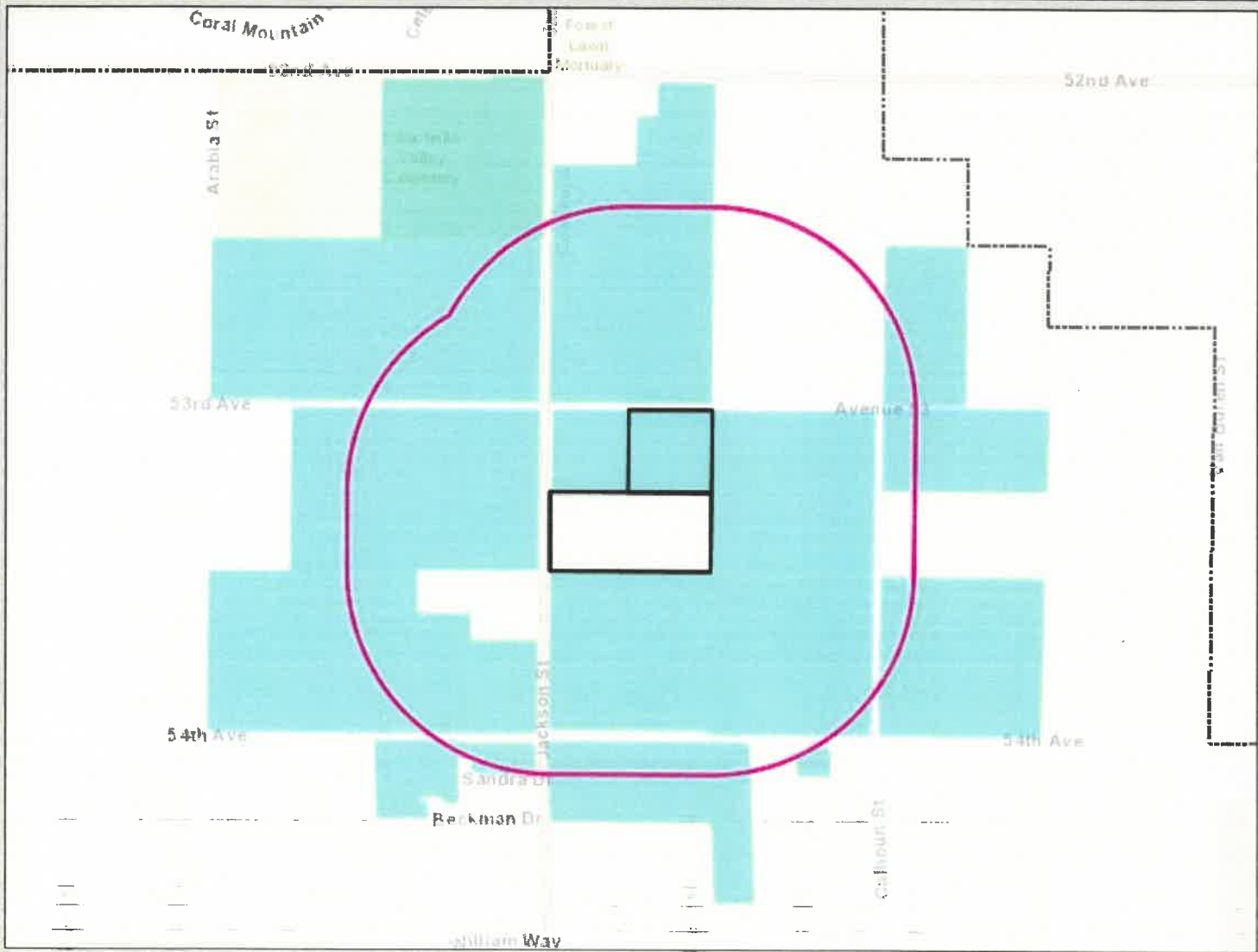
Any person wishing to comment on the proposed project may submit their comments in writing by mail or email, or by phone between the date of this notice and the public hearing; or, you may appear and be heard at the time and place noted above. You may participate remotely by registering with the Planning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

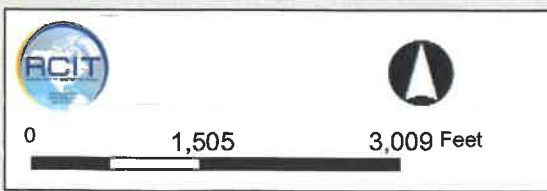
CZ2100003 ( 1600 feet buffer )



**Legend**

- County Boundary
- Cities
- World Street Map

**Notes**



**\*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.

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**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  
53560 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 9578  
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

780060004  
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

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**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-!-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