




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 3

Planning Commission Hearing: June 2, 2021

PROPOSED PROJECT

Case Number(s):	CZ2000026	Applicant(s):	
CEQA Exempt:	Section 15061 (b)(3)	JS63 MX INC., c/o Aaron Cooke	
Area Plan:	Mead Valley	 John Hildebrand Planning Director	
Zoning Area/District:	Good Hope Area		
Supervisory District:	First District		
Project Planner:	Kathleen Mitchell		
Project APN(s):	345-040-001		

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 2000026 (CZ2000026) proposes to change the zoning classification of the subject site from Rural Residential (R-R) to Light Agriculture (A-1). The applicant is requesting a Change of Zone to align the subject site’s zoning classification more closely with the agricultural uses that have historically been present on-site.

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

The Project is within the Mead Valley Area Plan and the Good Hope Area Zoning District. The Project site is located north of Simpkins Road, east of Main Street, south of Eucalyptus Avenue, and west of Spring 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. 2000026, to amend the zoning classification of the Project site from Rural Residential (R-R) to Light Agriculture (A-1), in accordance with the Exhibit, based upon the findings and conclusions incorporated in the staff report, and pending final adoption of the Zoning Ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community (RC)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Very Low Density Residential (VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Rural Community - Very Low Density Residential (RC-VLDR)
South:	Rural Community - Very Low Density Residential (RC-VLDR)
West:	Rural Residential (RR) & Medium Density Residential (MDR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Light Agriculture (A-1)
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Agriculture
Surrounding Uses	
North:	Residential
East:	Residential
South:	Residential
West:	Residential & Vacant

Located Within

City's Sphere of Influence:	Perris
County Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No

Subsidence Area:	Yes - Susceptible
Fault Zone:	No
Fire Zone:	Yes – High; SRA Fire Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	Yes – In or Partially Within
Airport Influence Area (“AIA”):	Yes - March Air Reserve Base, Zone E

Project Details

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres)	14.65 gross acres	20,000 sq.ft. min

PROJECT LOCATION MAP



Figure 1: Project Location

PROJECT BACKGROUND AND ANALYSIS

Background

On October 19, 2020, the applicant, JS63 MX Inc. (c/o Aaron Cooke), submitted Change of Zone No. 2000026 (CZ2000026) to the County of Riverside for consideration. The application proposes to change the subject site’s zoning classification from Rural Residential (R-R) to Light Agriculture (A-1). The applicant is requesting a Change of Zone to align the subject site’s zoning classification more closely with the agricultural uses that have historically been present on-site.

This proposal was first reviewed through a Pre-Application Review by the County of Riverside Planning Department (PAR200028) on June 12, 2020. Comments from the DAC Review meeting for this Project

were provided on September 15, 2020 for the applicant's review. The review was of a proposal to change the subject site's zoning classification from R-R to A-1.

Current Site Characteristics

The subject site is 14.65 acres, and it is currently being utilized for agricultural purposes. It is improved with a 25' x 50' Mobile Home, 43 green houses that measure 300' x 32' (412,80 square feet), and 4 green houses that measure 173' x 20' (13,840 square feet). The Project would not intensify nor expand the uses of the site as it does not propose any new development at this time. If there is any future development to be proposed for the site, a separate application will be submitted to the Planning Department for review and evaluation against all applicable ordinances.

General Plan Consistency

The Project site has a General Plan Foundation Component of Rural Community and a Land Use Designation of Very Low Density Residential (RC-VLDR). This designation is applied to areas that have a rural lifestyle, where animal keeping uses, limited infrastructure, small-scale commercial activities, and agriculture are permitted. The proposed A-1 zone is considered "highly consistent" with the RC-VLDR designation, and, therefore, the proposed Project would be consistent with the objectives, policies, general land uses, and programs of the General Plan. This is further detailed in the Land Use Findings below.

Zoning and Development Standards

The subject site has a current zoning classification of R-R. With approval of the Project, the site would be classified as an A-1 zone. The Project does not include a development proposal. Future development of the site will be subject to the development standards outlined in Article XIII Section 13.2 of Ordinance No. 348 for the A-1 zone. If any future development is proposed for the site, staff will review that proposal to determine that it is compliant with the applicable development standards of the A-1 zoning classification, as well as any future CEQA action that may be required.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Project was reviewed to determine if the proposed activity would be subject to the California Environmental Quality Act (CEQA), and it was determined to be exempt pursuant to State CEQA Guidelines Section 15061(b)(3) (the Common Sense Exemption).

The Common Sense Exemption applies to projects that can be evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site. The proposed zone of Light Agriculture (A-1) is highly consistent with the Project site's existing land use designation of Rural Community-Very Low Density Residential (RC-VLDR). An A-1 zone would, therefore, remain in compliance with the standards and vision of the General Plan. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA.

Based on these findings, the Project can be supported under Section 15061 as it can be determined with certainty that it will not have a significant effect on the environment. The Project site is currently being utilized for agricultural purposes, so the change in zone request from R-R to A-1 permits for greater consistency with the ongoing agricultural operations. No further environmental review is required

at this time.

FINDINGS AND CONCLUSIONS

For the County to approve the proposed Project, the following findings are required to be made:

Land Use Findings

1. The Project site has a General Plan Foundation Component of Rural Community and a Land Use Designation of Very Low Density Residential (RC-VLDR). This designation is applied to areas that have a rural lifestyle, where animal keeping uses, limited infrastructure, small-scale commercial activities, and agriculture are permitted. The proposed Project is consistent with the objectives, policies, general land uses, and programs of the General Plan, as the proposed A-1 zone would continue to align with the uses allowed within the RC-VLDR designated area. The Project will continue to support the goals and policies of the land use designation, including Policy LU 22.3, by ensuring the ongoing development does not adversely impact open space or the rural character of the area.
2. The Project site currently has a zoning classification of Rural Residential (R-R), which the Project is proposing to change to a Light Agriculture (A-1) zone. The A-1 zone is highly consistent with the Riverside County General Plan Land Use Designation of RC-VLDR, and any future development of the site would be subject to the applicable standards identified in Section 13.2 (A-1 Development Standards) of Ordinance No. 348.
3. The Project site is bordered by properties that are being utilized for purposes that are compatible with the proposed A-1 zone. The surrounding land use designations include Medium Density Residential (MDR) to the north and west, and RC-VLDR to the east and south. The uses permitted in these designations are either similar and/or compatible uses to those permitted in the A-1 zone. Therefore, the Project would be compatible with the surrounding area.

Change of Zone

Change of Zone No. 2000026 is a proposal to change the Project site's Zoning Classification from a Rural Residential (R-R) zone to a Light Agriculture (A-1) zone. The Project is subject to the following findings:

1. *The requested change of zone does not involve a change in or conflict with the Riverside County Vision or General Plan.* The proposed change of zone is in conformity with the Mead Valley Area Plan and the County of Riverside General Plan. As detailed above in the Land Use Findings, the proposed A-1 zone would be highly consistent with the General Plan RC-VLDR designation, thus maintaining the zoning consistency of the subject site. The RC-VLDR designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels, as well as permits agriculture and small-scale commercial uses. The rural nature of the RC-VLDR designation and the permissance of agricultural production closely aligns with the uses permitted in the A-1 zone. Since there are no General Plan policies that would inherently conflict with the proposed change of zone, the Project would continue to align with the Riverside County Vision and the planning principles set forth in the General Plan.
2. *The proposed amendment would not be detrimental to the health, safety, or general welfare of the community.* Approval of the Project would not allow for future development that is conflicting, damaging, or detrimental to the residents in the area as the A-1 zone allows similar uses by-right as those granted by its current R-R zoning classification. The Project would not result in any changes to

the existing environment or ongoing agricultural uses at the site. The A-1 zone would allow for the continuation of the agricultural uses that have historically been occurring on the Project's parcel. Thus, the Project would not foreseeably result in any new significant impacts on public health, safety, and general welfare that have otherwise existed with the current use and zone. In addition, the proposed Project would align with the permitted uses of the surrounding parcels. These sites have zoning classifications of R-R and Residential Agricultural (R-A), which similarly allow agricultural uses. Therefore, the Project would be consistent with the current and future development of the surrounding area, resulting in an environment that would align with the quality of life the surrounding residents currently experience.

3. *The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.* The Project does not currently propose any new developments on the property with this proposal. In addition, approval of the Project does not authorize the construction of any new structures or uses unless further Planning entitlements are applied for and granted. As such, any potential future development of the property would be subject to further analysis based on the specifics of the development proposed at that time. For these reasons, there would be no foreseeable damage or injury to the environment that would occur as a result of approval of this Project, as currently proposed.
4. *The proposed project is compatible with surrounding land uses.* The surrounding land use designations and zoning classifications are similar and/or compatible with a zone change to Light Agriculture (A-1). The surrounding parcels are currently being utilized for residential and/or agricultural purposes. Approval of this Project would allow for the continuation of the current agricultural uses of the subject site, which are reasonably within the same intensity as those agricultural uses permitted on the surrounding parcels. Therefore, the Project would align with the current and future development of the surrounding area.

Other Findings

1. The Project is not located within a Western Riverside County Multiple Species Habitat Conservation Plan Cell.
2. The Project site is located within the March Air Reserve Base Airport Influence Area (AIA) boundary and is therefore subject to the Airport Land Use Commission (ALUC) review. On March 4, 2021 the ALUC found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
3. The Project is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Should the property owner of the parcels propose any type of new development, compliance with all lighting standards specified within Ordinance No. 655 for Zone B will be necessary.
4. The Project site is located within or partially within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee will not be required for this Project as it is not currently proposing any development on the subject site. However,

any future projects proposed on this site will be required to adhere to the SKRHCP fee and mitigation standards.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area (“SRA”) and is within a high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. Fire protection and suppression services will be available for the project parcel through Riverside County Fire Department, Station No. 9 located at 21565 Steel Peak Dr., approximately 0.8 miles north of the site.
 - b. The project parcel currently meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. No new development is currently proposed with this Project. If any future entitlement is applied for, further Fire Department review would be provided, along with any conditions for the proposed use.

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. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site, and on-site noticing was present on the property for at least 14-days prior to the hearing date. As of the writing of this report, Planning Staff has received written communication or phone calls inquiring about what the Project would entail and how/if it would change the current living environment of the surrounding properties. This correspondence has been provided as part of this staff report.

No written communication or phone calls were received indicating either support or opposition to the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000026
VICINITY/POLICY AREAS

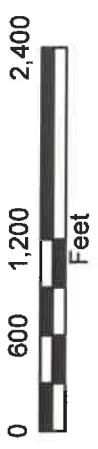
Supervisor: Jeffries
 District 1

Date Drawn: 03/04/2021
 Vicinity Map



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)966-6277 (Eastern County) or Website: <http://www.co.riverside.ca.us>

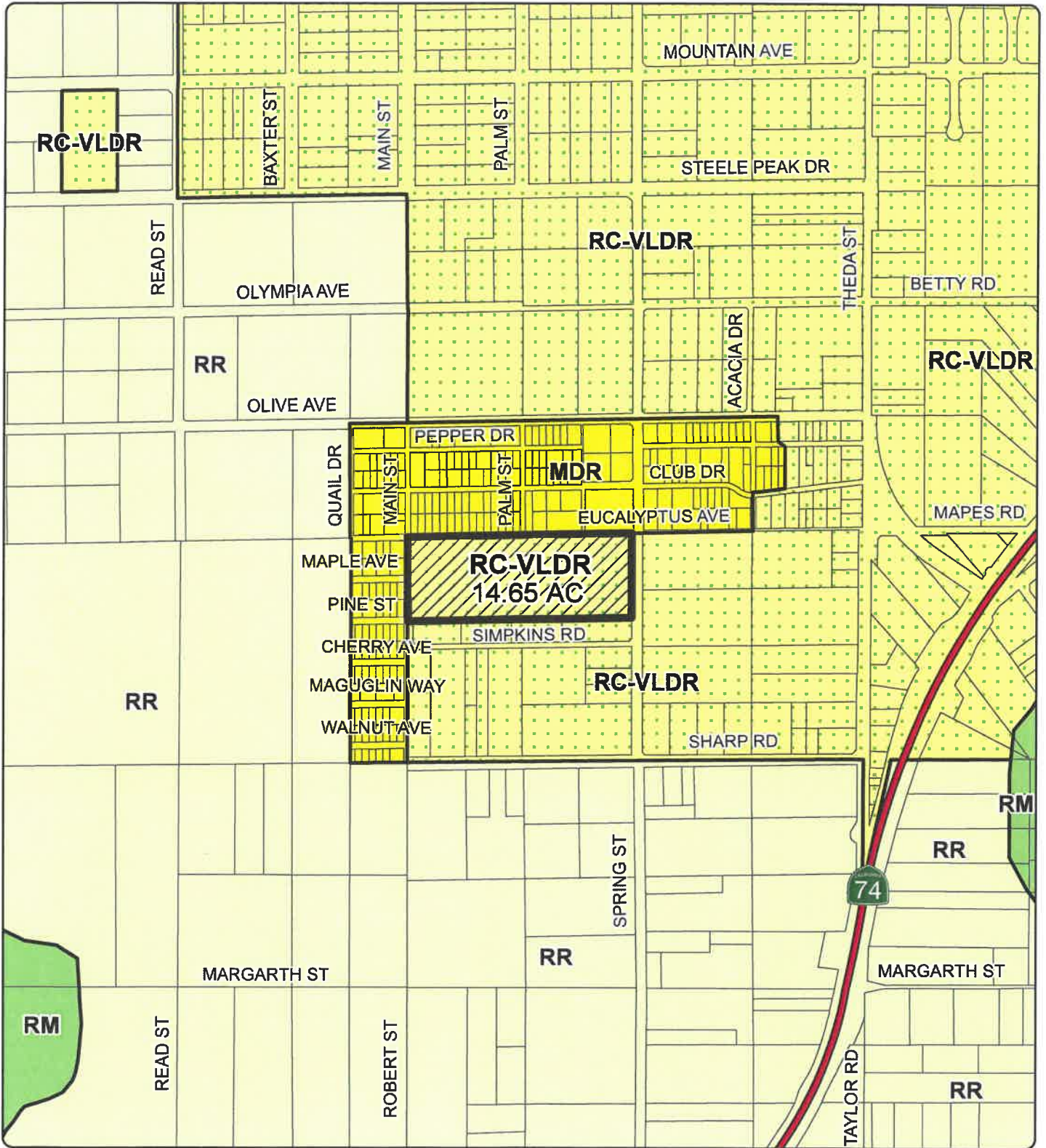
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000026

Supervisor: Jeffries
District 1

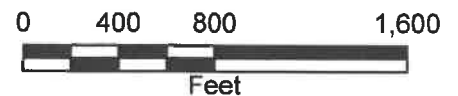
EXISTING GENERAL PLAN

Date Drawn: 03/04/2021
Exhibit 5



Zoning Area: Good Hope

Author: Vinnie Nguyen



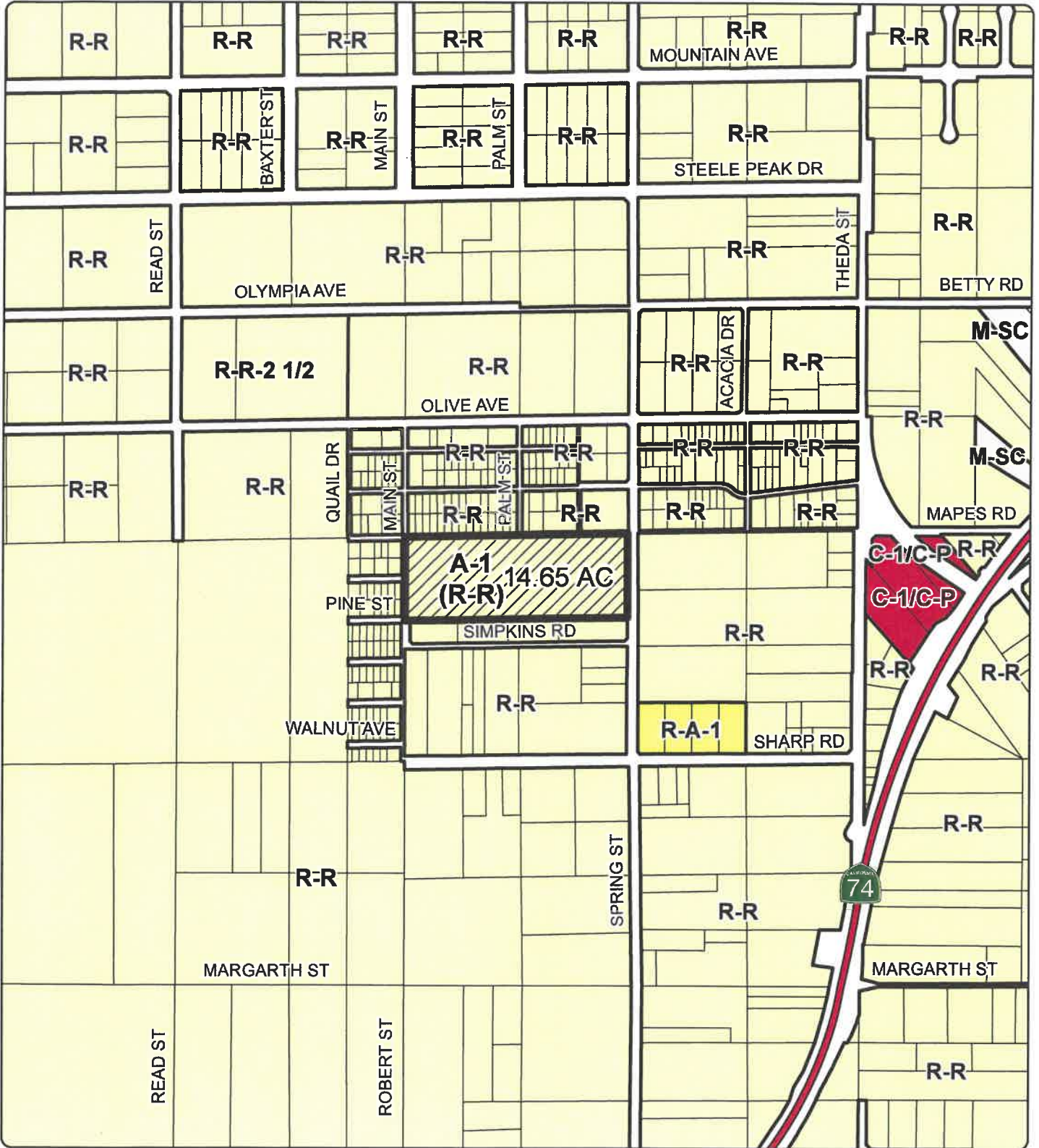
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ2000026

Supervisor: Jeffries
 District 1

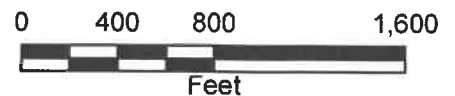
Date Drawn: 03/04/2021
 Exhibit 3

PROPOSED ZONING



Zoning Area: Good Hope

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000026

LAND USE

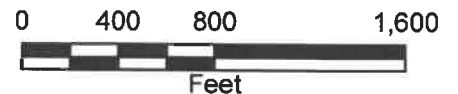
Supervisor: Jeffries
District 1

Date Drawn: 03/04/2021
Exhibit 1



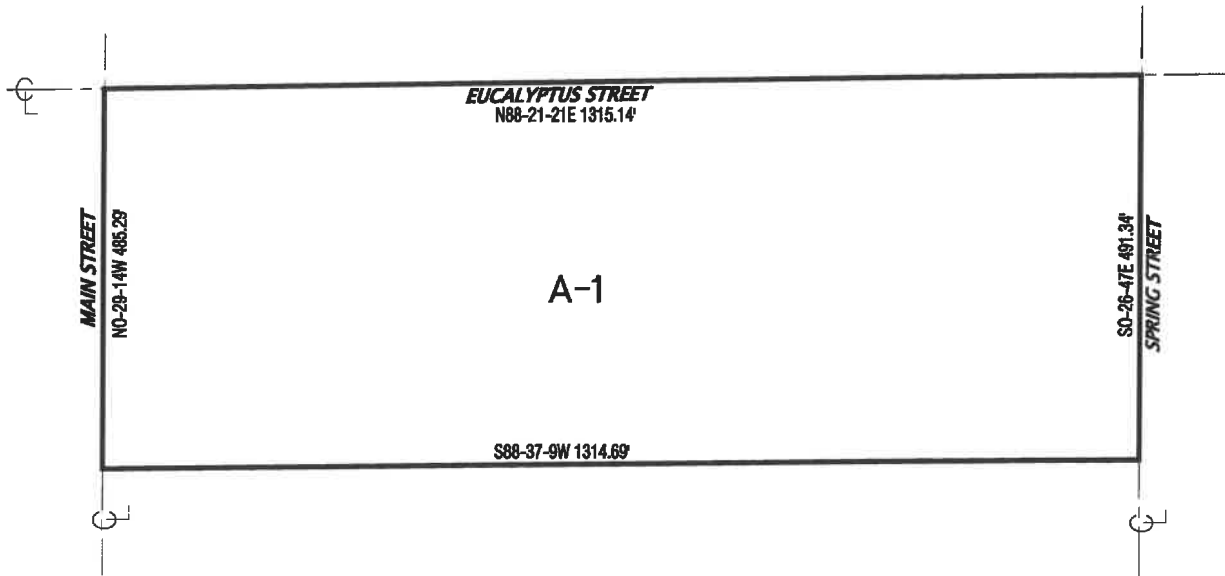
Zoning Area: Good Hope

Author: Vinnie Nguyen



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GOOD HOPE AREA
SEC 10, T5S, R4W, S.B.M



A-1 LIGHT AGRICULTURE

MAP NO. _____
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 2000026
ADOPTED BY ORDINANCE NO. 348 _____
(DATE:) _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS





AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

March 4, 2021

Ms. Kathleen Mitchell, Project Planner
Riverside County Planning Division
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Russell Betts
Desert Hot Springs

VICE CHAIR
Steven Stewart
Palm Springs

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steve Manos
Lake Elsinore

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-8132

File No.: ZAP1453MA21
Related File No.: CZ2000026 (Change of Zone)
APN: 345-040-001
Airport Zone: Compatibility Zone E

Dear Ms. Mitchell:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed County of Riverside Case No. CZ2000026 (Change of Zone), a proposal to change the zoning of 14.6 acres located on the southwest corner of Eucalyptus Avenue and Spring Street, from Rural Residential (R-R) to Light Agriculture (A-1).

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity and residential density are not restricted.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”).

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this change of zone. Both the existing and proposed zoning are consistent, as the site is located within Airport Compatibility Zone E, where residential density and non-residential intensity are not restricted.

If you have any questions, please contact Paul Rull, ALUC Principal Planner, at (951) 955-6893.

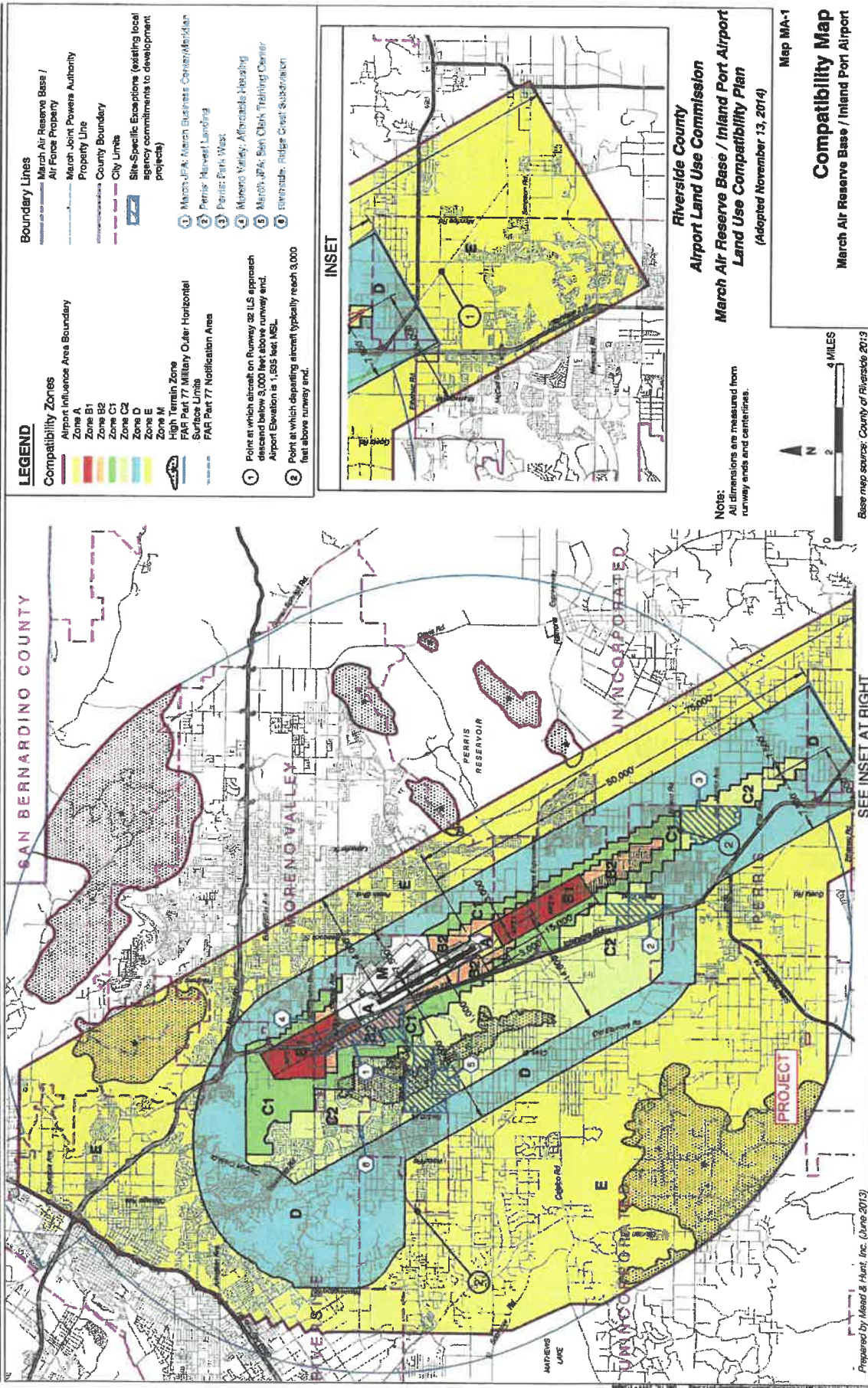
Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Principal Planner, on behalf of the ALUC Director, Simon Housman

AIRPORT LAND USE COMMISSION

cc: Sloan 63 Investments (applicant/property owner)
Aaron Cooke (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Doug Waters, Deputy Base Civil Engineer, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1453MA21\ZAP1453MA21.LTR.doc



LEGEND

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- High Terrain Zone
 FAR Part 77 Military Obstr. Horizontal
 Surface Limits
 FAR Part 77 Notification Area

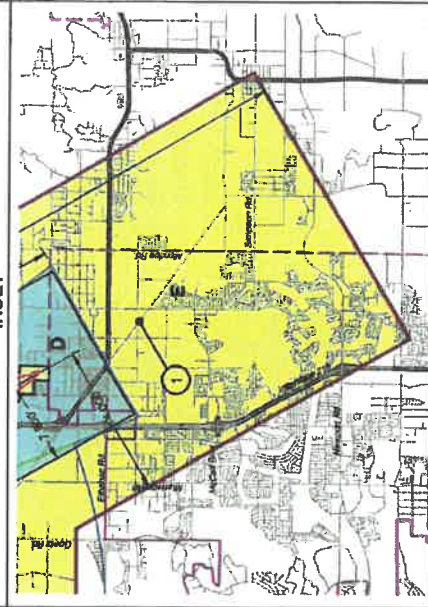
Boundary Lines

- March Air Reserve Base / Air Force Property
- March Joint Powers Authority
- Property Line
- County Boundary
- City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)

- 1 March JPA: March Business Center/Midland
- 2 Perris: Market Landing
- 3 Perris: Park West
- 4 Moreno Valley: Airfields Hearing
- 5 March JPA: Ben Clark Training Center
- 6 Riverside: Ridge Crest Subdivision

- 1 Point at which aircraft on Runway 32 US approach descend below 3,000 feet above runway end. Airport Elevation is 1,505 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1

Compatibility Map
 March Air Reserve Base / Inland Port Airport

Note: All dimensions are measured from runway ends and centerlines.

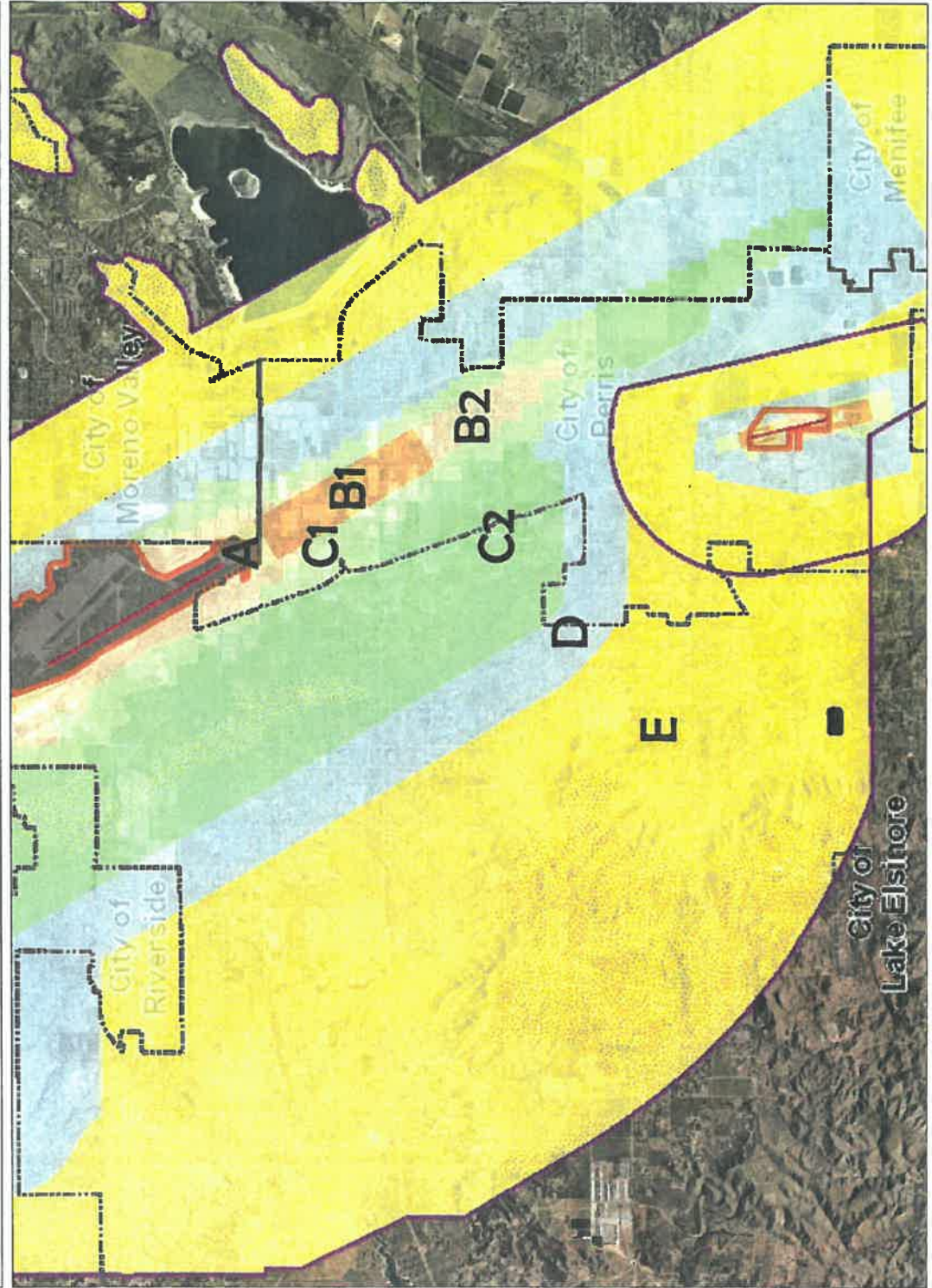


Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Prepared by: Mead & Hunt, Inc. (June 2013)

Map My County Map



Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

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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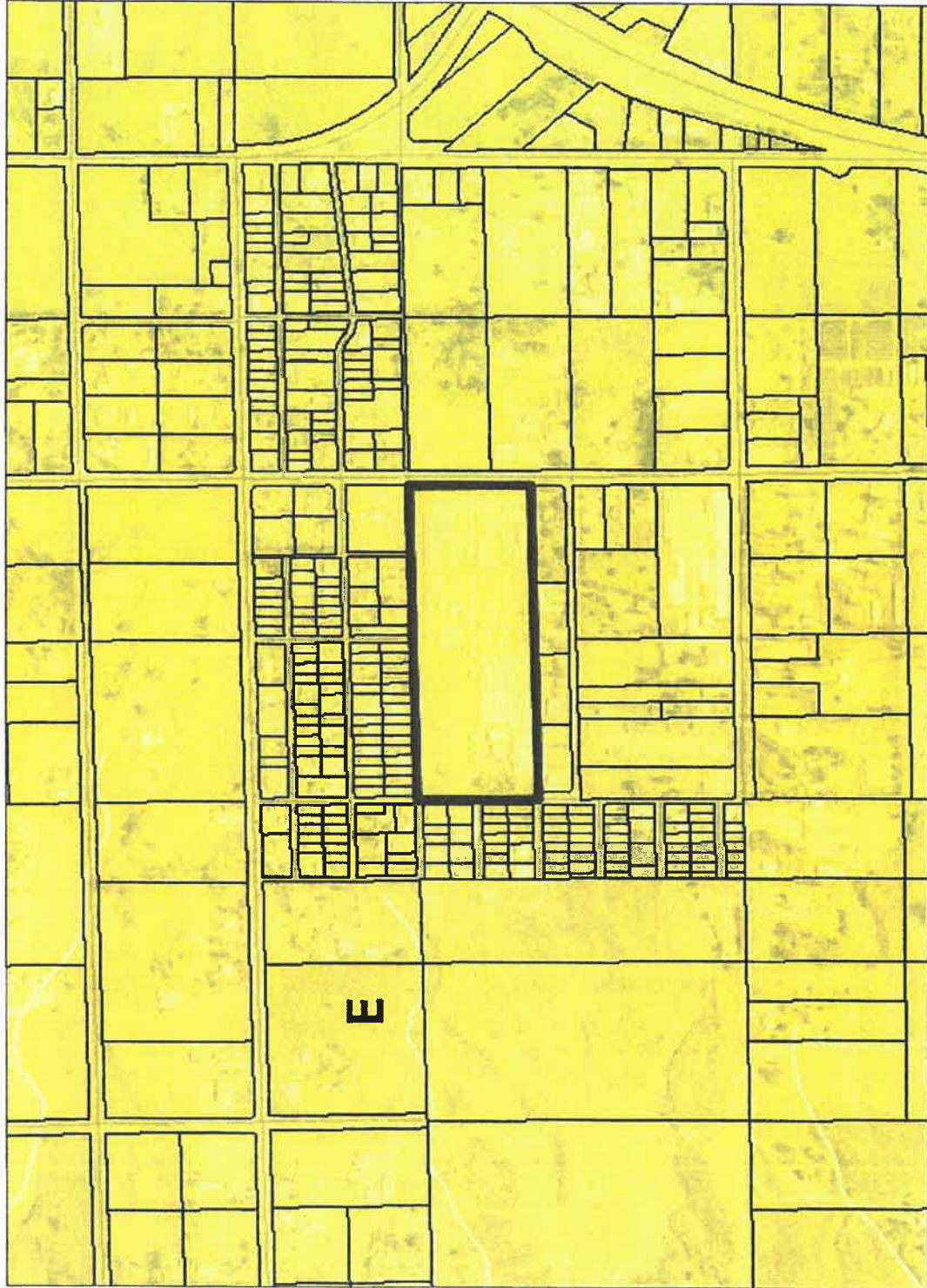
Map My County Map



Los Angeles
San Diego
Tijuana
Mexico

Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5



Notes

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0 752 1,505 Feet



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Map My County Map



Los Angeles



San Diego



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas
- World Street Map



0 752 1,505 Feet



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Notes

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ2000026

PROPOSED ZONING

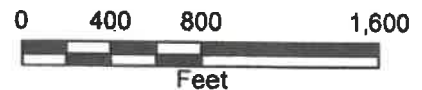
Supervisor: Jeffries
District 1

Date Drawn: 03/04/2021
Exhibit 3



Zoning Area: Good Hope

Author: Vinnie Nguyen



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Mitchell, Kathleen

From: Mitchell, Kathleen
Sent: Thursday, May 20, 2021 8:54 AM
To: Esmeralda Pelayo
Subject: RE: Change of zone no. 2000026
Attachments: Light Agriculture Zone_Ordinance No. 348.pdf; Rural Residential Zone_Ordinance No. 348.pdf

Good morning Esmeralda,

My name is Kathleen Mitchell, and I'm the Project Planner overseeing the Change of Zone application No. 2000026. The applicant is requesting a change of zone from Rural Residential (R-R) to Light Agriculture (A-1) so that the zone of the parcel more closely aligns with the agricultural operations that have historically been present on-site. The uses that we call "by-right uses", or the ways that you can use your property without the need of Planning Department review and approval, are largely similar between the R-R and A-1 zones. Also, the applicant is not requesting any new development or expansion of the current uses present on the property at this time.

If the property owner would like to start any new developments/uses on the site that are not "by-right uses", then the property owner will have to come back to the Planning Department to request a new project application. So, any future development will be reviewed by Planning and brought to public hearing for approval, meaning that any neighboring properties will be noticed about what the project is and given the opportunity to express comments or concerns at that time.

Attached I have provided the portions of our zoning ordinance, Ordinance No. 348, that describes the uses permitted and the development standards for both the Rural Residential (R-R) zone that the parcel currently has and the Light Agriculture (A-1) zone that the applicant is requesting the parcel be changed to for your review. Please let me know if you have any additional questions or concerns, and I'll be happy to discuss.

Best,

Kathleen Mitchell

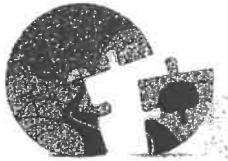
Kathleen Mitchell
TLMA-Planning ~ Urban Planner II
Email: kmitchell@rivco.org
Phone: 951-955-6836

-----Original Message-----

From: Esmeralda Pelayo [<mailto:esmeivan19@icloud.com>]
Sent: Wednesday, May 19, 2021 11:50 AM
To: Mitchell, Kathleen <KMitchell@Rivco.org>
Subject: Change of zone no. 2000026

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.

A big sign was placed in front of my parents property stating the zone will change from rural residential to light agricultural a-1. We would like to know what this means and how it will benefit or change from how things are at the moment.



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed Applicant-Property Owner Signature Form, and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input checked="" type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Notice Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT):			
Contact Person:	Aaron <small>First Name</small>	J. <small>Middle Name</small>	Cooke <small>Last Name</small>
E-mail Address:	aaron@milestonermx.com		
Mailing Address:	27636 <small>Street Number</small>	Ynez Rd L-7 #314 <small>Street Name</small>	 <small>Unit or Suite</small>
	Temecula <small>City</small>	CA <small>State</small>	92591 <small>Zip Code</small>
Daytime Phone No.:	714 - 720 - 5872	Mobile Phone No.:	714-720-5872

Engineer/Representative Contact, if any:			
Contact Person:	 <small>First Name</small>	 <small>Middle Name</small>	 <small>Last Name</small>
E-mail Address:			
Mailing Address:	 <small>Street Number</small>	 <small>Street Name</small>	 <small>Unit or Suite</small>
	 <small>City</small>	 <small>State</small>	 <small>Zip Code</small>
Daytime Phone No.:			Mobile Phone No.:

Property Owner Contact:			
Contact Person:	Isaac <small>First Name</small>	J. <small>Middle Name</small>	Sloan <small>Last Name</small>
E-mail Address:	FREE THE DEEP @ YAHOO.COM		
Mailing Address:	27636 <small>Street Number</small>	Ynez Rd L-7 #314 <small>Street Name</small>	 <small>Unit or Suite</small>
	Temecula <small>City</small>	CA <small>State</small>	92591 <small>Zip Code</small>
Daytime Phone No.:	951-290-1297	Mobile Phone No.:	

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more Additional Property Owner Sheets.

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

345-040-001

Approximate Gross Acreage: 14.65

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

Government Code Section 65962.5(f) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the Cal EPA's Cortese List Data Resources webpage and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the Riverside County Airport Land Use Commission will be required.

*Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layer - Airport Layers)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) Obstruction Evaluation/Airport Airspace Analysis.

MILITARY LAND USE COMPATIBILITY

Using the California Military Land Use Compatibility Analyst website, the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- Santa Ana/San Jacinto Valley Region
- Santa Margarita Region
- Santa Margarita Region-Other Development Project
- Whitewater Region

*Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer - Watershed)
(https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)*

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

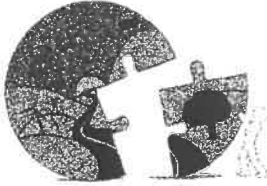
STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the Applicant-Property Owner Signature Form. Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\General_Application_Form.docx
Revised: 06/04/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Applicant-Property Owner Signature Form

This Form is to be completed and signed (print name, signature and date signed) by the Applicant and the Property Owner(s) of the property(ies) underlying most Planning Department Applications. This signed Form is to be included as part of an Application package.

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

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Form is signed and submitted as part of a complete application to the County of Riverside. The Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. The Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.

Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted. The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary.

This application shall only be signed by an authorized representative of the Applicant and the Property Owner. The person(s) signing this Form represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant.

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

Isaac Sloan
Printed Name of Applicant

Isaac Sloan 10-16-2020
Signature of Applicant Date Signed

Applicant-Property Owner Signature Form

Note: Property owner(s)'s signatures are **NOT** required for the following applications or requests:

Geological Report Review	Request for Appeal
Request for Application Withdrawal or Rights Transfer	Request for Deposit for Planning Research
Request for Pre-Application Review	Request for Rough Grading Permit Planning Clearance
Request for Planning Condition Clearance	Request for Zoning Affidavit or Rebuild Letter

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN

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

AGREEMENT FOR PAYMENT OF PROCESSING FEES

The Property Owner acknowledges that the Applicant is authorized to submit this application and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County. This application shall only be submitted by an authorized representative of the Applicant and the Property Owner. The person(s) submitting this application represents that he/she has the express authority to submit this application on behalf of the Applicant and/or Property Owner. This application is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this application until all outstanding costs have been paid by Applicant. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Applicant Contact section above.

INDEMNIFICATION AGREEMENT

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any Tentative Tract Map, Tentative Parcel Map, Revised Map, Map Minor Change, Reversion to Acreage, Conditional Use Permit, Public Use Permit, Surface Mining Permit and/or Reclamation Plan, Wind Energy Conversion System Permit, Hazardous Waste Siting Permit, Minor Temporary Event Permit, Plot Plan, Substantial Conformance (to any Permit or Plot Plan), Revised Permit, (to any Permit or Plot Plan), Variance, Setback Adjustment; General Plan Amendment, Specific Plan, Specific Plan Amendment, Specific Plan Substantial Conformance, Zoning Amendment; and, any associated Environmental Documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Applicant-Property Owner Signature Form

Isaac Sloan
Printed Name of Property Owner

Isaac Sloan
Signature of Property Owner

10-16-2020
Date Signed

Printed Name of Property Owner

Signature of Property Owner

Date Signed

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach additional completed and signed Additional Property Owner Signature Form(s) for those persons or entities having an interest in the real property(ies) involved in this application and acknowledge the Authority Given, the Agreement for Payment, and Indemnification Agreement Sections above.

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

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

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

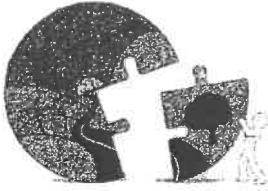
If the application is for a Plot Plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a Plot Plan for a wireless communication facility co-location, only the co-locating service provider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

PROPERTY INFORMATION:	
Assessor's Parcel Number(s):	345 - 040 - 001
Approximate Gross Acreage:	14.65

Applicant-Property Owner Signature Form

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Applicant_Property_Owner_Signature_Form.docx
Revised: 04/08/2020



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

CHANGE OF ZONE PROPOSAL:

CHECK ONE AS APPROPRIATE:

- Standard Change of Zone Planning Review Only Change of Zone*

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

IF APPLICABLE, CHECK ONE:

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

PROJECT DESCRIPTION:

Please provide a brief, but concise, description of the proposed Zone Change, referencing the existing and the proposed Zoning Classification(s)

THE EXISTING PROPERTY IS ZONED RR BUT HAS BEEN USED AS AGRICULTURE WHICH IS ALLOWED IN THE GENERAL PLAN FOR OVER 40 YEARS. WE WISH TO CHANGE ZONING TO A-1 TO PROPERLY REFLECT USE AND PERMITTING NEEDS OF CURRENT AND FUTURE BUSINESS.

STEP 2: This completes the required information on this Change of Zone Supplemental Information Form. Please refer to the Planning Department website's Development Application page's Filing Instruction

CHANGE OF ZONE SUPPLEMENTAL INFORMATION FORM

subsection to review the specific filing instructions and documentation requirements for this application, or use the link below:

Filing Instructions for a Change of Zone

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Supplemental_Information_Form_CZ.docx
Created: 07/01/2015 Revised: 03/04/2020

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. 2000026 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (Common Sense Exemption) – Applicant: JS63 MX, Inc., c/o Aaron Cooke – First Supervisorial District – Good Hope Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Simpkins Road, easterly of Main Street, southerly of Eucalyptus Avenue, and westerly of Spring Street – 14.65 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** Change of Zone No. 2000026 (CZ2000026) proposes to change the zoning classification of APN 345-040-001 from Rural Residential (R-R) to Light Agriculture (A-1) in order to align the subject site's zoning classification more closely with the agricultural uses that have historically been present on-site.

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 Kathleen Mitchell at (951) 955-6836 or email at kmitchell@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: Kathleen Mitchell
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on March 4, 2021,

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

APN (s) or case numbers CZ2000026 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

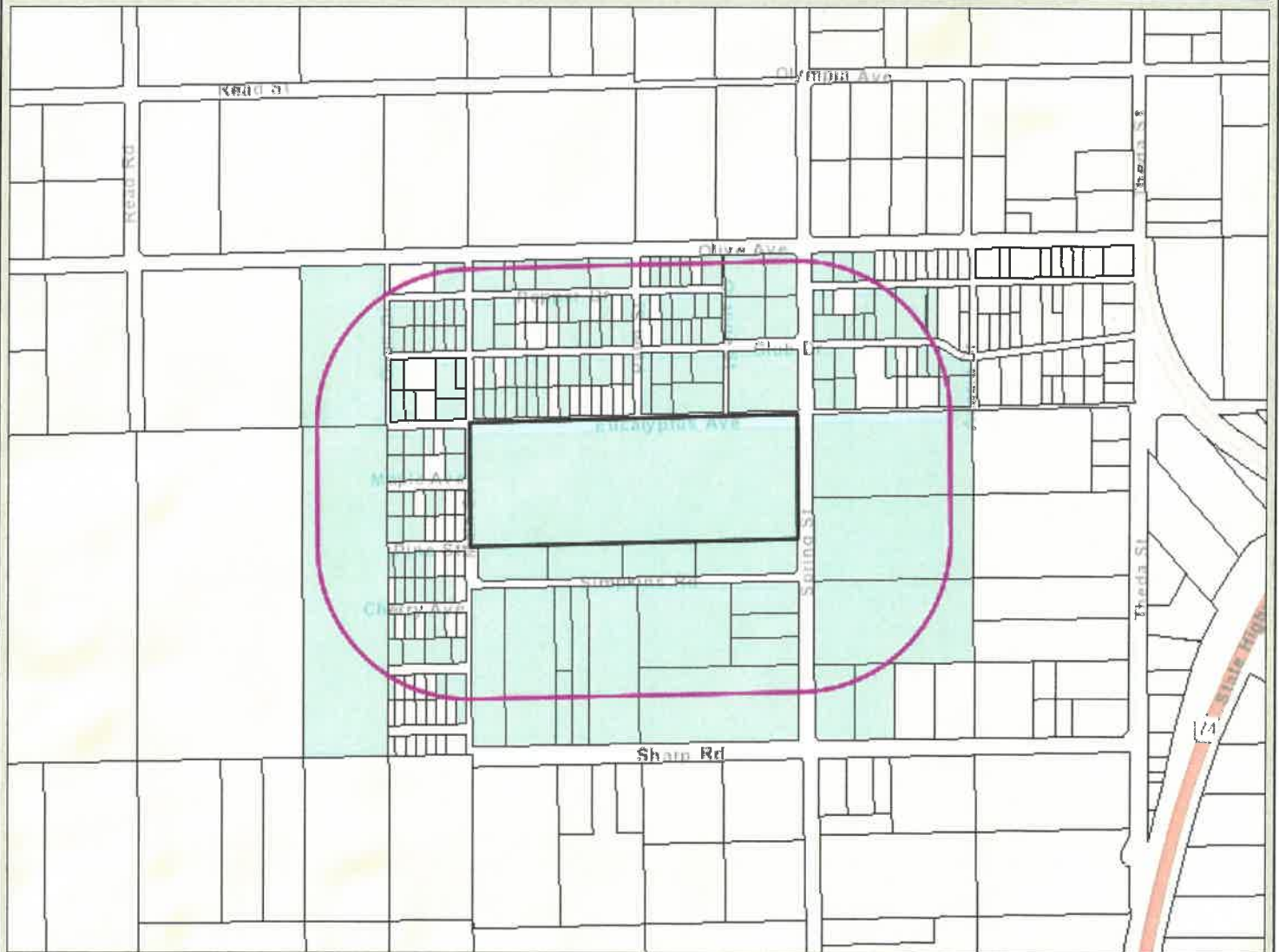
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ2000026 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

Notes



0 752 1,505 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... 3/4/2021 11:55:49 AM

© Riverside County RCIT

343202018
KARINA BARAJAS
21491 OLIVE AVE
PERRIS CA 92570

345032019
GABRIEL MELENA
21424 PINE ST
PERRIS CA 92570

345033014
ALFREDO CASTELLON
312 W FIRST ST
SANTA ANA CA 92701

345033015
AGUSTIN SESMAS SESMAS
655 DARRELL ST
COSTA MESA CA 92627

345034006
WAYNE E. ROGALLA
1403 CHALET AVE
ANAHEIM CA 92802

345035001
GINA LEE
263 STARLIGHT CREST DR
LA CANADA CA 91011

343203009
ANTONIO LLAMAS
21446 CLUB DR
PERRIS CA 92570

343203012
AURELIO GUZMAN
5892 MAGNOLIA AVE
RIVERSIDE CA 92506

343204001
ANTONIO MORENO OCHOA
21505 EUCALYPLUS
PERRIS CA 92570

343252026
EDIBERTO VILLA PEINADO
21522 CLUB DR
PERRIS CA 92570

345040014
ELVA GLORIA CHAVEZ
10727 PARAMOUNT BLVD # 6
DOWNEY CA 90241

345040040
RIVAS LOURDES TRUST DTD 9/17/2019
12692 TWINTREE LN
GARDEN GROVE CA 92840

345040041
SANDY ALVAREZ MOLINA
5189 RIGEL WAY
MIRA LOMA CA 91752

343253008
MIGUEL ANGEL AMBRIZ BECERRA
21551 CLUB DR
PERRIS CA 92570

343254004
JAIME DELARA
21655 OLIVE AVE
PERRIS CA 92570

343255016
LEONEL FONSECA
21670 CLUB DR
PERRIS CA 92570

343256008
PEDRO LUIS MARIN
21655 CLUB DR
PERRIS CA 92570

343256012
FELIPE VASQUEZ
21675 CLUB DR
PERRIS CA 92570

343257002
JUAN C. MARTINEZ
21695 OLIVE AVE
PERRIS CA 92570

343262024
TERRY L. GREEN
21830 CLUB DR
PERRIS CA 92570

345032003
BOBBY DALE HOLGUIN
21905 CLUB DR
PERRIS CA 92570

345034005
SILVESTRE SALAZAR PEREZ
21463 CHERRY AVE
PERRIS CA 92570

345040010
JAVIER PUGA
21502 SHARP RD
PERRIS CA 92570

345040011
ACCU CONST INC
2098 S GRAND AVE STE A
SANTA ANA CA 92705

345040045
GUADALUPE PEREZ
25214 SPRING ST
PERRIS CA 92570

343251011
ARNULFO TALAVERA
21545 OLIVE AVE
PERRIS CA 92570

345031022
JOSE LOPEZ ZAVALA
21427 EUCALYPTUS AVE
PERRIS CA 92570

345033001
ARTHUR P. TOWNSEND
6701 BRADLEY BLVD
BETHESDA MD 20817

345033002
MARINA GOMEZ
2060 NEWPORT BLV SP 52
COSTA MESA CA 91627

345033004
ATUL K. BATRA
91 LOS ALTOS DR
HOLLISTER CA 95023

345033005
JOEL G. OROZCO
1145 A ST
PERRIS CA 92570

345034001
XIAODONG GU
116 E LIVE OAK AVE
ARCADIA CA 91006

345034003
JOSE NOGALES
27052 WARDELL LN
MENIFEE CA 92584

345034021
MICHAEL E. GAGNON
P O BOX 271
WILDOMAR CA 92595

345034022
JOSE MARIA VALENCIA
21460 MAGUGLIN WAY
PERRIS CA 92570

345034024
JULIAN MARIN
21490 MAGUGLIN WAY
PERRIS CA 92570

345040001
SLOAN 63 INV
30381 CANYON POINT CIR
MENIFEE CA 92584

345040002
CECILIA L. DAVIS
21855 EUCALYPTUS AVE
PERRIS CA 92570

345040012
SANDY ALVAREZ
195 AMBER WAY
PERRIS CA 92571

343252020
CHAD TREADWELL
5438 14TH
LUBBOCK TX 79416

343253005
LUCINA MENDEZ
21580 EUCALYPTUS AVE
PERRIS CA 92570

343253016
MARIA O. CABRAL
21510 EUCALYPTUS AVE
PERRIS CA 92570

343253021
MIGUEL ANGEL AMBRIZ
21554 EUCALYPTUS
PERRIS CA 92570

343253023
JOSE MENDEZ
21580 EUCALYPTUS AVE
PERRIS CA 92570

343255010
SANTIAGO CORONA
21656 CLUB DR
PERRIS CA 92570

343263018
NORMAN W. BARNARD
35899 RED BLUFF PL
MURRIETA CA 92562

343263021
JESUS MAGANA MADRIZ
21771 CLUB DR
PERRIS CA 92570

345031017
SALVADOR HERNANDEZ CASTANEDA
255 COCHISE
PERRIS CA 92570

345031018
ROBERTO GUTIERREZ DELATORRE
16670 CATALONIA DR
RIVERSIDE CA 92504

345031020
VIDAL MARROQUIN
21498 MAPLE AVE
PERRIS CA 92570

345033013
ESTEBAN GUTIERREZ MARTIN
1358 TURQUOISE DR
CORONA CA 92882

345040038
A & S PROP
18425 STONEGATE LN
ROWLAND HEIGHTS CA 91748

343251001
SCOT TERRY ANDERSON
18999 MALKOHA ST
PERRIS CA 92570

343203023
MARIO ALBERTO CRUZ SEGURA
21443 PEPPER DR
PERRIS CA 92570

343204005
JESUS LOZANO MAGANA
P O BOX 262
PERRIS CA 92572

343252023
JOSE MANUEL MENDEZ
21580 EUCALYPTUS AVE
PERRIS CA 92570

343253003
JUDY ANN VALDEZ WOLFE
21607 CLUB DR
PERRIS CA 92570

343253020
BERTHA ALICIA LAMAS
21260 TERRACE AVE
PERRIS CA 92570

343255021
MEDARDO DOMINGUEZ
21675 PEPPER DR
PERRIS CA 92570

343255022
LIBRADO FELIX ACOSTA
4281 CHANTRY DR
MORENO VALLEY CA 92553

343257004
CARLOS A GUTIERREZ MARQUEZ
21718 CLUB DR
PERRIS CA 92570

343261008
MAYA K. DAVIS
24880 SPRING ST
PERRIS CA 92570

343262019
ACUITZERAMO REVOCABLE TRUST LIVING
21782 CLUB DR
PERRIS CA 92570

343262002
MARGARET GOWER
21780 CLUB DR
PERRIS CA 92570

343262004
MARIA VICTORIA LOPEZDESOLIS
309 FLAME AVE
PERRIS CA 92571

343263002
CLAUDIO GARCIA
960 SILVERCREEK RD
CORONA CA 92882

343263011
OMAR TORRES
9118 COPLEY LN
RIVERSIDE CA 92503

345031005
HECTOR RICARDO CERNA
21439 EUCALYPTUS AVE
PERRIS CA 92570

345032006
HOME EXPO FINANCIAL INC
23580 ALESSANDRO NO 9818
MORENO VALLEY CA 92552

345032017
ISRAEL DE JESUS CRUZ
21421 MAPLE AVE
PERRIS CA 92570

345033011
ALESSANDRA PALOMA TENORIO CABALLERO
1358 TURQUOISE
CORONA CA 92882

345040036
GUADALUPE RODRIGUEZ MARTINEZ
25141 SPRING ST
PERRIS CA 92570

345040043
FRANCISCO ORTEGA
25075 SPRING ST
PERRIS CA 92570

343203008
JORGE VILCHES LOPEZ
23790 CLARA PL
MENIFEE CA 92587

343203010
RODRIGO PENALOZA
21450 CLUB DR
PERRIS CA 92570

343203017
HUMBERTO CERVANTES
21473 PEPPER DR
PERRIS CA 92570

343204006
REDA A. WASEF
1165 LAVENDAR WAY
CORONA CA 92882

343251006
DARLENE TONETTE HANEY
15320 ELEANOR LN
MORENO VALLEY CA 92551

345032018
GABRIEL MELENA
21446 PINE ST
PERRIS CA 92570

345033003
JORGE L. PATINO
608 KNOWELL PL
COSTA MESA CA 92627

345033012
ISRAEL PEREGRINA LOPEZ
23670 SONY WAY
PERRIS CA 92570

345034023
GABRIEL VELASQUEZ
1469 PALERMO DR
PERRIS CA 92571

345035009
HISTORICAL PROP
3800 N MESA ST #A2-422
EL PASO TX 79902

345035017
CAROLINA M. MERCADO
21495 MAGUGLIN WAY
PERRIS CA 92570

345040008
SERGIO ZAMORA
25110 SPRING ST
PERRIS CA 92570

345040013
MIGUEL O. RUIZ
21562 SHARP RD
PERRIS CA 92570

345040018
RITO TORRES MORENO
126 W ESCALONES APT A
SAN CLEMENTE CA 92672

345040032
JORGE RODRIGUEZ GARFIAS
21596 SHARP RD
PERRIS CA 92570

345040037
JUAN REYES
25145 SPRING ST
PERRIS CA 92570

343203014
THERESA P. VELDAPENA
21490 CLUB DR
PERRIS CA 92570

343203020
VICENTE R. GARCIA
21463 PEPPER DR
PERRIS CA 92570

343203021
MARIA R CALDERON TAFOLLA
21493 PEPPER DR
PERRIS CA 92570

343204016
RIGOBERTO LUVIANO BRAVO
24991 MAIN ST
PERRIS CA 92570

343204017
SANTOS AREVALO ALFARO
21495 CLUB DR
PERRIS CA 92570

343251002
JUAN GONZALEZ
3924 VAN HORNE AVE
LOS ANGELES CA 90032

343252001
LUIS GARCIA
21631 OLIVE AVE
PERRIS CA 92570

343252018
EDGAR BENCOMO
21582 CLUB DR
PERRIS CA 92570

343252027
PALOMA E. SERRANO
21523 PEPPER DR
PERRIS CA 92570

343253013
GUILLERMO SUAREZ GONZALEZ
21503 CLUB DR
PERRIS CA 92570

343253015
ANTONIO MORENO OCHOA
21505 EUCALYPTUS AVE
PERRIS CA 92570

343253019
MONICA HERNANDEZ
16114 PALOMINO LN
MORENO VALLEY CA 92551

343254002
CIRILO FRANCO
21642 PEPPER DR
PERRIS CA 92570

343254003
ABEL MARTINEZ
21648 OLIVE AVE
PERRIS CA 92570

343254005
IVAN RODRIGUEZ
21672 PEPPER DR
PERRIS CA 92570

343203011
J ALFONSO ROMERO
21460 CLUB DR
PERRIS CA 92570

343252019
EQUITY TRUST CO
P O BOX 1041
CHINO CA 91710

343253009
ENRIQUE VAZQUEZ
33132 FAIRVIEW ST
LAKE ELSINORE CA 92530

343256009
GUSTAVO BRAVO
21647 CLUB DR
PERRIS CA 92570

343261006
CARLOS PONCEGARCIA
21775 OLIVE AVE
PERRIS CA 92570

343262017
JOSE ARNULFO FREGOSO
21767 PEPPER DR
PERRIS CA 92570

343262020
ISAIAS PLACITO
21796 CLUB DR
PERRIS CA 92570

343263005
ISMAEL LOPEZ
22481 MAPES RD
PERRIS CA 92570

345040042
DELIA CHAVEZ CERVANTES
21638 SIMPKINS RD
PERRIS CA 92570

345040046
ALEJANDRO FRANCO
510 SIOUX
PERRIS CA 92570

343254007
JOHN BELTRAN
7444 COUNTRY FAIR DR
CORONA CA 92880

343255006
CELSO GUTIERREZ
21634 CLUB DR
PERRIS CA 92570

343256002
MARIBEL GARCIA DE CHAVEZ
21651 CLUB DR
PERRIS CA 92570

343256010
FIDENCIO ALMAZAN ESPINO
21640 EUCALYPTUS AVE
PERRIS CA 92570

343257003
ANDRES TORRES CONTRERAS
21705 OLIVE AVE
PERRIS CA 92570

343258001
MANUEL RAMOS BALTAZAR
21711 CLUB DR
PERRIS CA 92570

343262008
FRANK A. GILL
21760 CLUB DR
PERRIS CA 92570

343262015
MCGUIRE FAMILY TRUST DTD 04/23/2019
21795 PEPPER DR
PERRIS CA 92570

343263001
IRMA LOZA
17377 VALLEY BLV NO 48
FONTANA CA 92335

343263019
FABIAN GUTIERREZ
21887 CLUB DR
PERRIS CA 92570

345020003
RODRIGO TORRES
21420 SHARP ST
PERRIS CA 92570

345031023
TANIA B AVALOS SEGURA
734 CORTE SAN MARINO
PERRIS CA 92571

343252003
JOSE P. MOZQUEDA
21605 PEPPER DR
PERRIS CA 92570

343253011
ISIDRO CISNERO
1953 HAVASU ST
PERRIS CA 92571

343255009
RODRIGUEZ JUANITA
21648 CLUB DR
PERRIS CA 92570

343255012
MIRIAM ALEGRIA VELAZQUEZ
PO BOX 1618
PERRIS CA 92572

343257005
REYNALDO ORTIZ MUNOZ
21740 CLUB DR
PERRIS CA 92570

343261005
JORGE A. MARTINEZ
21791 OLIVE AVE
PERRIS CA 92570

343262018
OTILIA ORTEGA
217555 PEPPER DR
PERRIS CA 92570

345031019
DE LA TORRE FAMILY TRUST DATED 08/19/1993
16670 CATALONIA DR
RIVERSIDE CA 92504

345040039
RANDOLPH P. FRODSHAM
25151 SPRING ST
PERRIS CA 92570

343255020
LUIS MEDINA RAMIREZ
21667 PEPPER DR
PERRIS CA 92570

343256011
DONALD C. KINNSCH
PO BOX 1274
MURRIETA CA 92564

343262023
JAIME HIGUERA
10830 ALEXANDER AVE
LYNWOOD CA 90262

343263009
HORACIO SANDOVAL RAMIREZ
24960 SPRING ST
PERRIS CA 92570

343263017
HAMID R. SALMASI
2621 GREEN RIVER STE 105
CORONA CA 92882

343263020
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21772 EUCALYPTUS AVE
PERRIS CA 92570

345032005
BOBBY DALE JR HOLQUIN
21441 MAPPLE AVE
PERRIS CA 92570

345033010
BALDEMAR GOMEZ MANRIQUEZ
2060 NEWPORT BLVD UNIT 38
COSTA MESA CA 92627

345035006
PABLO MARIN
21495 MAGUGLIN WAY
PERRIS CA 92570

345040021
TINA LAM
21632 SHARP RD
PERRIS CA 92570

343252007
J MADRANO FRANCISCO
21565 PEPPER DR
PERRIS CA 92570

343252008
THOMAS E. MORALES
21548 CLUB DR
PERRIS CA 92570

343252021
MARIA GUADALUPE MARTINEZ
21642 CLUB DR
PERRIS CA 92570

343253001
RICARDO ALARCON
1827 W 18TH ST
SANTA ANA CA 92706

343253010
ISIDRO CISNEROS
1953 HAVASU ST
PERRIS CA 92571

343255011
ELOISA PONCE
21660 CLUB DR
PERRIS CA 92570

343255023
JOSE L. RODRIGUEZ
21648 CLUB DR
PERRIS CA 92570

343201002
YOLANDA GONZALEZ
21441 OLIVE AVE
PERRIS CA 92570

343203013
RAMON CISNEROS TORRES
21480 CLUB DR
PERRIS CA 92570

343203022
MARIA ELENA TAFOLLA
21483 PEPPER DR
PERRIS CA 92570

343203024
FELIPE MARTINEZ
21453 PEPPER DR
PERRIS CA 92570

343204007
LARRY K. CALEY
P O BOX 897
PERRIS CA 92572

343251012
AGUSTIN SOTO
32924 RHINEHART ST
WILDOMAR CA 92595

343252022
MARIA URIBE DIAZ
21579 PEPPER DR
PERRIS CA 92570

343252024
ROLDOLFO AMADOR
21535 MOUNTAIN AVE
PERRIS CA 92570

343253004
JOSE MANUEL MENDEZ
21580 EUCALYPUS AVE
PERRIS CA 92570

343253017
JUAN RODRIGUEZ
21518 EUCALYPTUS AVE
PERRIS CA 92570

343253018
PEDRO PELAYO
21528 EUCALYPTUS AVE
PERRIS CA 92570

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
TLMA Director

NOTICE OF EXEMPTION

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

FROM: Riverside County Planning Department
4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: CZ2000026

Project Location: North of Simpkins road, East of Main Street, South of Eucalyptus Avenue, and West of Spring Street

Project Description: Change of Zone No. 2000026 (CZ2000026) proposes to change the zoning classification of APN 345-040-001 from Rural residential (R-R) to Light Agriculture (A-1) in order to align the subject site's zoning classification more closely with the agricultural uses that have historically been present on-site.

Name of Public Agency Approving Project: Riverside County Planning Commission

Project Applicant & Address: Aaron Cooke, JS63 MX Inc, 27636 Ynez, L-7 #314, Temecula, CA, 92591

Exempt Status: (Check one)

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

Reasons why the Project is exempt: In accordance with State CEQA guidelines Section 15061(b)(3), CZ2000026 has been evaluated, with certainty, to have no possibility of a significant impact on the environment. The Project does not propose any new development on the site, nor does it disturb the existing physical environment that has been present on-site. The proposed zone of Light Agriculture (A-1) is highly consistent with the Project site's existing land use designation of Rural Community-Very Low Density Residential (RC-VLDR). An A-1 zone would, therefore, remain in compliance with the standards and vision of the General Plan. Any future development would be subject to all applicable requirements, permits, and approvals by the County, at which point pertinent environmental documentation would need to be provided for further discretionary review under CEQA. Based on these findings, the Project can be supported under Section 15061 as it can be determined with certainty that it will not have a significant effect on the environment. The Project site is currently being utilized for agricultural operations and Change of Zone No. 2000026 merely changes the zone from R-R to A-1, which is more consistent with the existing ongoing agricultural operations. No further environmental review is required at this time.

Kathleen Mitchell
County Contact Person

(951)-955-6836
Phone Number

Signature

Project Planner
Title

Date

Received for Filing and Posting at OPR: _____

FOR COUNTY CLERK'S USE ONLY