



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

OCTOBER 21, 2020

**Planning  
Commissioners  
2020**

**1<sup>st</sup> District**  
Carl Bruce  
Shaffer  
Vice-Chairman

**2<sup>nd</sup> District**  
David Leonard

**3<sup>rd</sup> District**  
Gary Thornhill

**4<sup>th</sup> District**  
Bill Sanchez

**5<sup>th</sup> District**  
Eric Kroencke  
Chairman

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

**Legal Counsel**  
Michelle Clack  
Chief Deputy  
County Counsel

## AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATIVE CENTER  
First Floor Board Chambers  
4080 Lemon Street, Riverside, CA 92501  
<https://planning.rctlma.org/>

Pursuant to Government Code Section 54953(b) and 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 limited to comply with the Executive Order. Public Comments will be accepted remotely via teleconference.

Any person wishing to speak must complete a "Speaker Identification Form" at least 24 hours in advance. To submit your request to speak remotely please visit: [planning.rctlma.org/Speak](https://planning.rctlma.org/Speak) and complete the electronic form. You will receive an email confirming your request that will provide further instructions. Additional information is available on the Planning Department website.

Any person wishing to make a presentation that includes printed material, video or another form of electronic media must provide the material to the Project Planner at least 48 hours prior to the meeting.

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or email at [esarabia@rivco.org](mailto:esarabia@rivco.org). Requests should be made at least 72 hours prior to the scheduled meeting.

### **CALL TO ORDER:**

#### **SALUTE TO THE FLAG – ROLL CALL**

**1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**

**NONE**

**2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**

**NONE**

**3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.**

**NONE**

**4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter**

**4.1 CONDITIONAL USE PERMIT NO. 190066 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15193 (Agricultural Housing), 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and Section 15061(b)(3) (Common Sense) – Owner/Applicant: Triple Sky Ranch, LLC (Rancho Polo Equestrian Center) – Representative: Terra Nova Planning & Research, Inc. – Fourth Supervisorial District – Lower Coachella Valley District Zoning District – Eastern Coachella Valley Community Area Plan: Rural: Rural Residential (RUR- RR) (5 Acre Minimum) – Location: Northerly of 58<sup>th</sup> Avenue, southerly of Airport Boulevard, westerly of Jackson Street, and easterly of Harry Rau Road – 80-Gross Acres - Zoning: Controlled Development Areas –10 Acre Minimum (W-2-10) – **REQUEST:** Conditional Use Permit No. 190066 proposes to maintain existing land uses consisting of existing commercial stables and an equestrian center for horse training, breeding, and boarding, and maintain an existing 20 space migrant agricultural worker mobile home park (MHP) previously approved under CUP 2991 (expired). Currently, there exists eight (8) commercial horse barns totaling approximately 46,000 sq. ft. with capacity to board up to 198 horses, separate outdoor/fenced horse corals, turn outs and working arenas, pastures, a regulation polo field for private use only, various agricultural structures including a 5,000 sq. ft. open hay storage area, and a 1,200 sq. ft. maintenance workshop, with existing on-site parking. A total of eight (8) residences and 12 vacant spaces exist within the MHP. All 20 spaces within the MHP are currently equipped with utility and sewer connections. No new land uses are being proposed. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).

**STAFF RECOMMENDS A CONTINUANCE TO NOVEMBER 4, 2020**

4.2 **CHANGE OF ZONE NO. 1900022 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements) and 15061(b)(3) (Common Sense Exemption) – Applicant: Gless Family Trust – Representative: Jason Gless – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Agriculture: Agriculture (AG) – Lower Coachella Valley Zoning District: Controlled Development Areas (W-2) – Location: Northerly of 78<sup>th</sup> Avenue, easterly of Polk Street, southerly of 77<sup>th</sup> Avenue, and westerly of Fillmore Street – 81 Acres – **REQUEST:** Change of Zone No. 1900022 is a proposal to change the existing zoning classification of approximately 81 acres from W-2 (Controlled Development Area) to A-1 (Light Agriculture), which would allow the site to be included in the Coachella Valley Agricultural Preserve No. 36 and establish a Land Conservation Contract. Project Planner: Ruben Villalpando Jr. at (951) 955-9721 or email at [rvillalp@rivco.org](mailto:rvillalp@rivco.org).

5.0 WORKSHOPS:  
**NONE**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



RIVERSIDE COUNTY  

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PLANNING DEPARTMENT

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

**4.1**

## Memorandum

**DATE:** October 15, 2020  
**TO:** Riverside County Planning Commission  
**FROM:** Ken Baez, Principal Planner  
**RE:** October 21, 2020 Planning Commission  
**ITEM:** 4.1 – Conditional Use Permit 190066

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Staff recommends Agenda Item 4.1, Conditional Use Permit, be continued to the November 4, 2020 Planning Commission Hearing.

Thank you.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

4 : 2

Planning Commission Hearing: October 21, 2020

**PROPOSED PROJECT**

**Case Number(s):** Change of Zone No. 1900022

**Select Environ. Type** CEQA Exempt 15317, 15061(b)(3)

**Area Plan:** Eastern Coachella Valley

**Zoning Area/District:** Lower Coachella Valley District

**Supervisory District:** Fourth District

**Project Planner:** Ruben Villalpando Jr.

**Project APN(s):** 755-130-001

**Applicant(s):** Gless Family Trust

c/o Jason Gless

**Representative(s):** Gless Family Trust c/o Jason Gless

  
 John Hildebrand  
 TLMA Deputy Director

**PROJECT DESCRIPTION AND LOCATION**

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

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

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

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

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

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

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

**PROJECT DATA**

**Land Use and Zoning:**

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

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

**Located Within:**



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

**PROJECT LOCATION MAP**

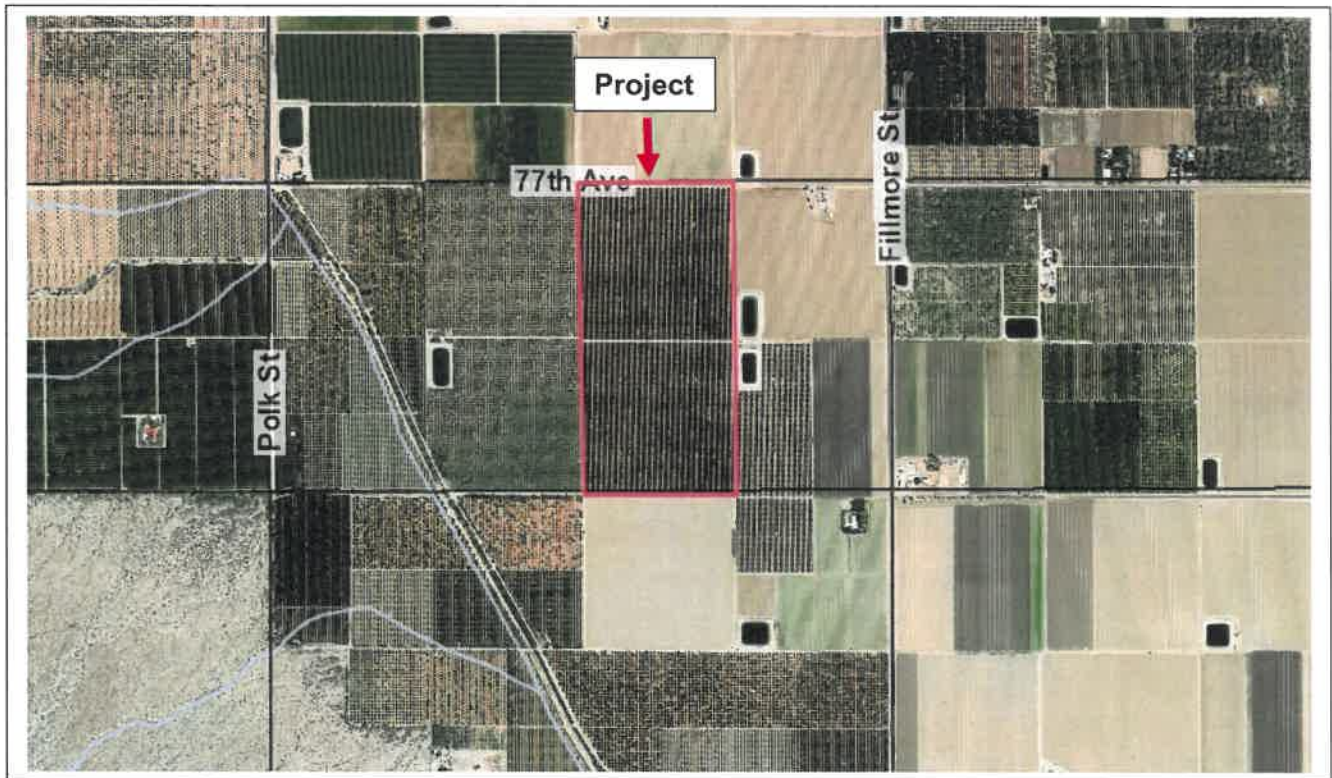


Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

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

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

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

***Coachella Valley Agricultural Preserve No. 36***

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

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

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

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

## ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

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

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



## FINDINGS AND CONCLUSIONS

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

### Land Use Findings:

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

### Entitlement Findings:

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

### Other Findings:

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

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

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

**Conclusion:**

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

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

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

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



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ1900022 APE180005**  
**VICINITY/POLICY AREAS**

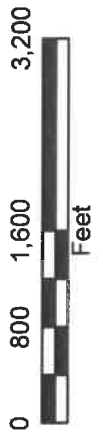
Supervisor: Perez  
District 4

Date Drawn: 08/27/2019  
Vicinity Map



Zoning Area: Lower Coachella Valley

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan and zoning code. The information on this map is based on the County's existing zoning code as of the date of the map. The County is not responsible for any errors or omissions on this map. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3000 (Western County) or in Palm Desert at (760)968-4277 (Eastern County) or Website: <http://www.planning.rivco.net>



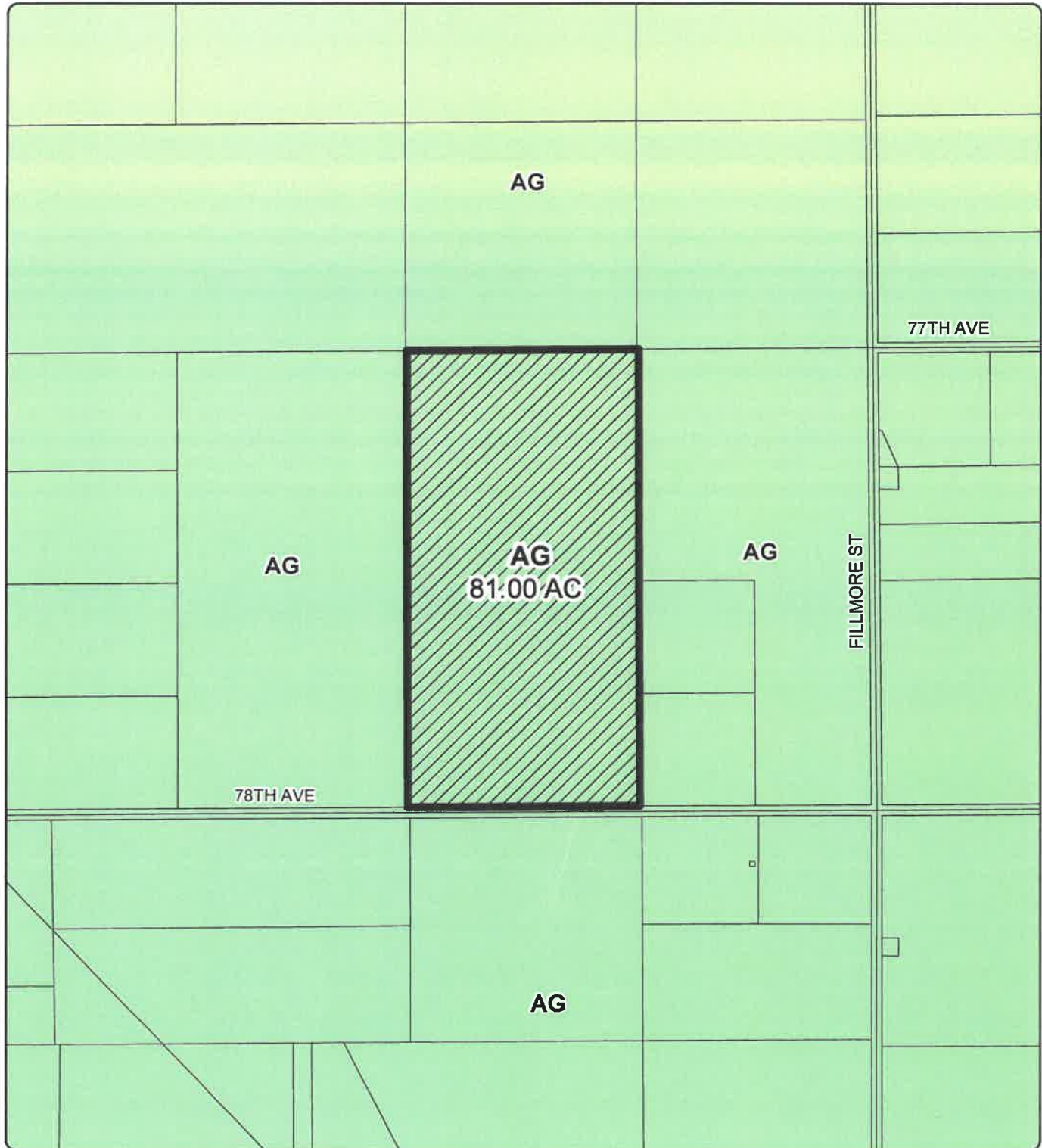
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ190022 APE180005

EXISTING GENERAL PLAN

Supervisor: Perez  
District 4

Date Drawn: 08/27/2019  
Exhibit 5



Zoning Area: Lower Coachella Valley

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 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

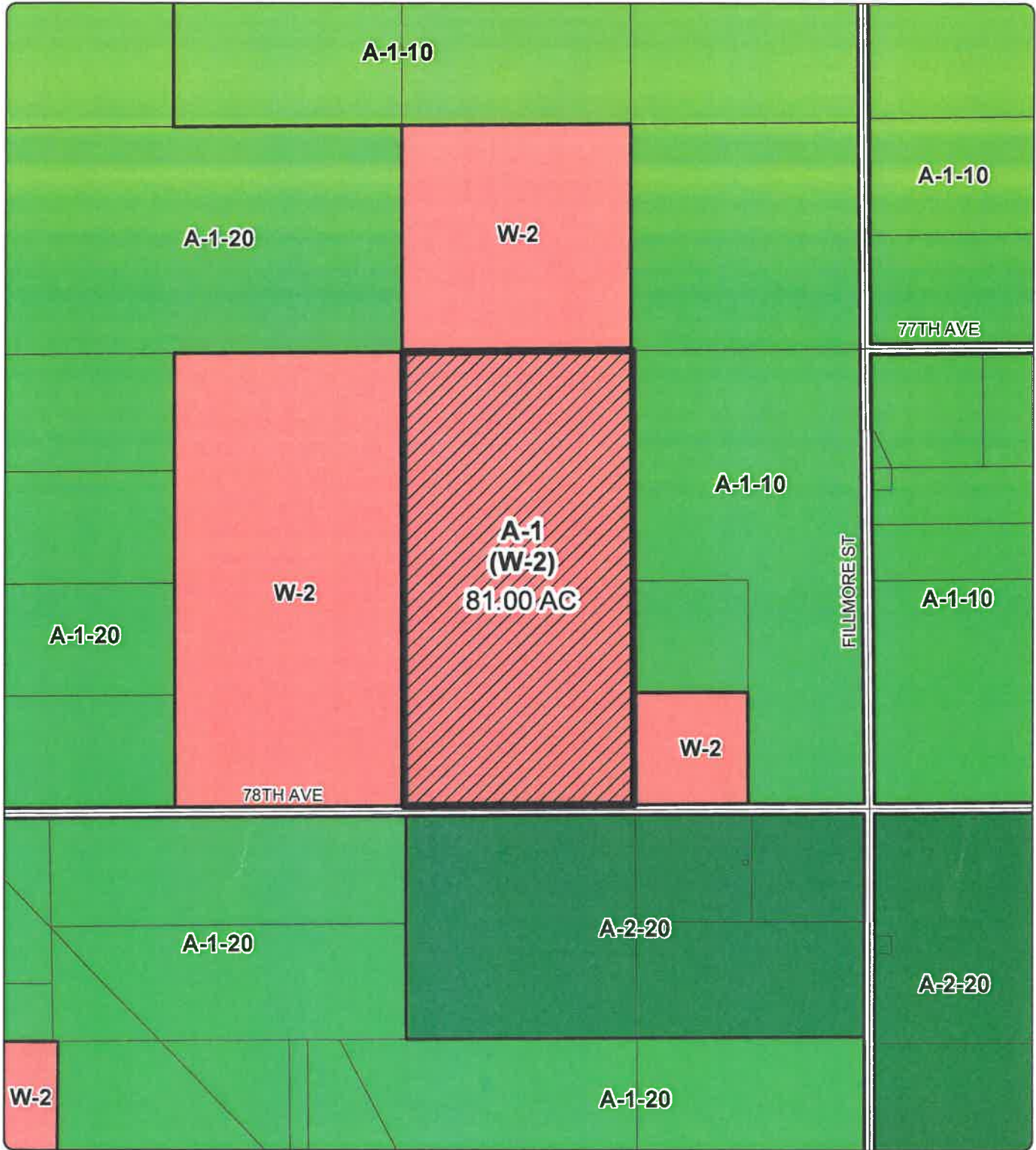
CZ190022 APE180005

PROPOSED ZONING

Supervisor: Perez  
District 4

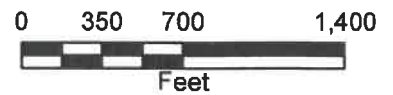
Date Drawn: 08/27/2019

Exhibit 3



Zoning Area: Lower Coachella Valley

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

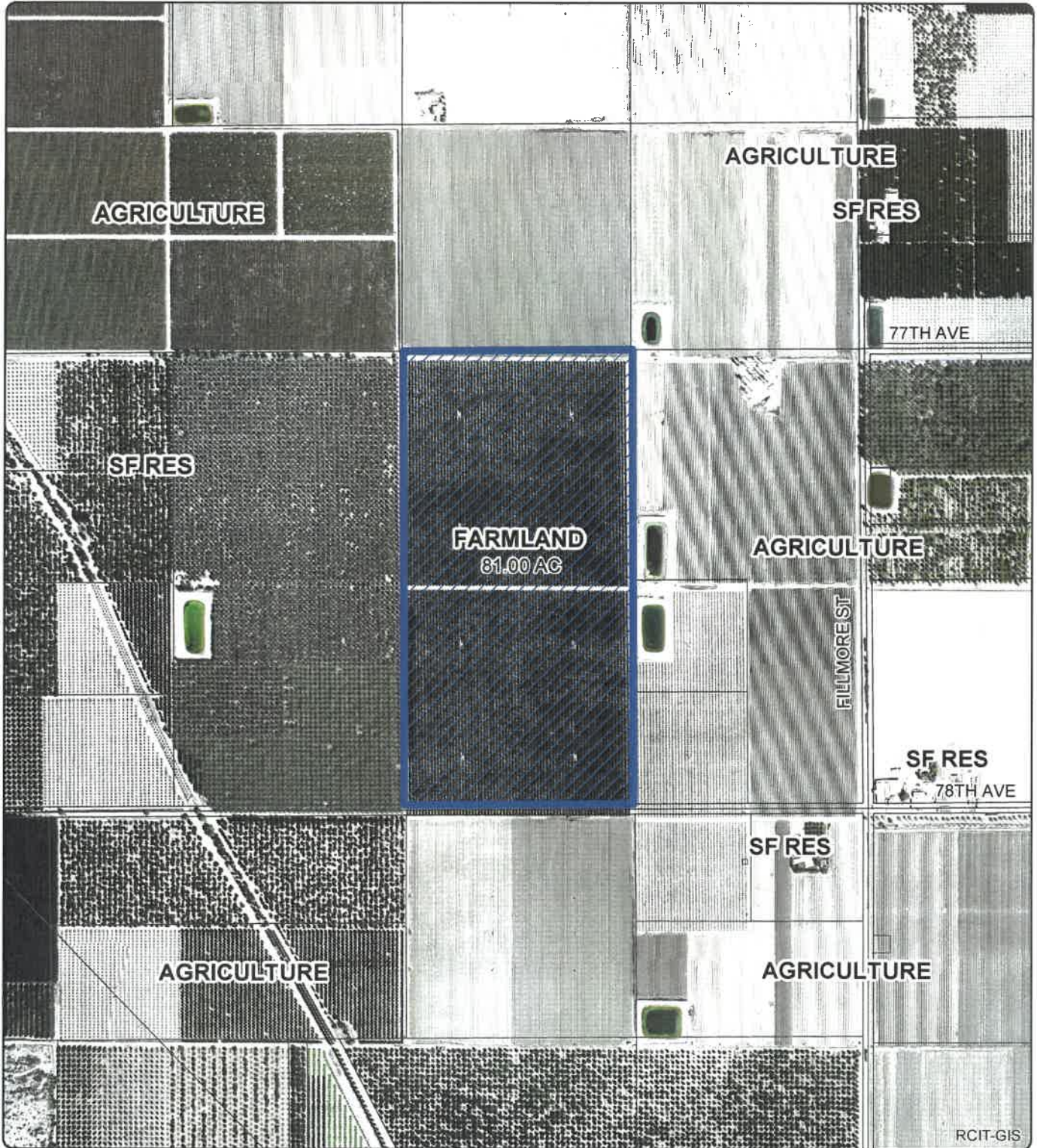
CZ1900022 APE180005

Supervisor: Perez  
District 4

Date Drawn: 08/27/2019

Exhibit 1

LAND USE



Zoning Area: Lower Coachella Valley

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: GLESS FAMILY TRUST

Contact Person: JASON GLESS E-Mail: jasone@glessranch.com

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

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

Engineer/Representative Name: GLESS FAMILY TRUST

Contact Person: JASON GLESS E-Mail: jasone@glessranch.com

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

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

Property Owner Name: GLESS FAMILY TRUST

Contact Person: JASON GLESS E-Mail: jasone@glessranch.com

Mailing Address: 18541 VAN BUREN BLVD.  
Street

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

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

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR CHANGE OF ZONE**

Riverside

City

CA

State

92508

ZIP

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

John J. Gress - Trustee

PRINTED NAME OF PROPERTY OWNER(S)

John Gress

SIGNATURE OF PROPERTY OWNER(S)

Janet A. Gress - Trustee

PRINTED NAME OF PROPERTY OWNER(S)

Janet A. Gress

SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

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

Approximate Gross Acreage: 80 acres

General location (nearby or cross streets): North of 78<sup>th</sup> Ave, South of \_\_\_\_\_

**APPLICATION FOR CHANGE OF ZONE**

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77<sup>th</sup> Ave, East of Park, West of Francoes

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

Change from W2 to A1 so as to allow for  
ag preserve.

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Related cases filed in conjunction with this request:

APE 180005

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx  
Created: 07/06/2015 Revised: 07/30/2018



# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez  
Director of Transportation and Land Management Agency

Patricia Romo  
Transportation Director,  
Transportation Department

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

Mike Lara  
Building Official,  
Building & Safety Department

Hector Viray  
Code Enforcement Official,  
Code Enforcement Department

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

### TO BE COMPLETED BY APPLICANT:

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

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

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

#### Section 1. Deposit-based Fees

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

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

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



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

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

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 755 130 001

Property Location or Address: 78th - Fremont

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Gless Family Trust Phone No.: 951.780.8458

Firm Name: \_\_\_\_\_ Email: jason@glessranch.com

Address: 18541 Van Buren Blvd  
Riverside, CA 92508

**3. APPLICANT INFORMATION:**

Applicant Name: Jason Gless, Esq. Phone No.: 951.515.4769

Firm Name: \_\_\_\_\_ Email: jason@glessranch.com

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

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

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

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

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E,  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

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

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

Janet A Gress Trustee Janet A. Gress

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

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

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

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

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

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS**

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

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

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

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

## NOTICE OF PUBLIC HEARING

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

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

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

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

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

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

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

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

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

APN (s) or case numbers CZ1900022 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

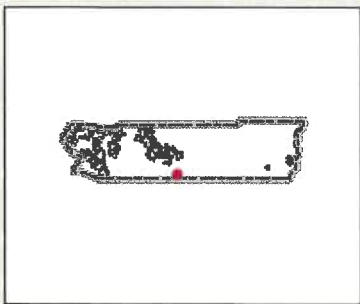
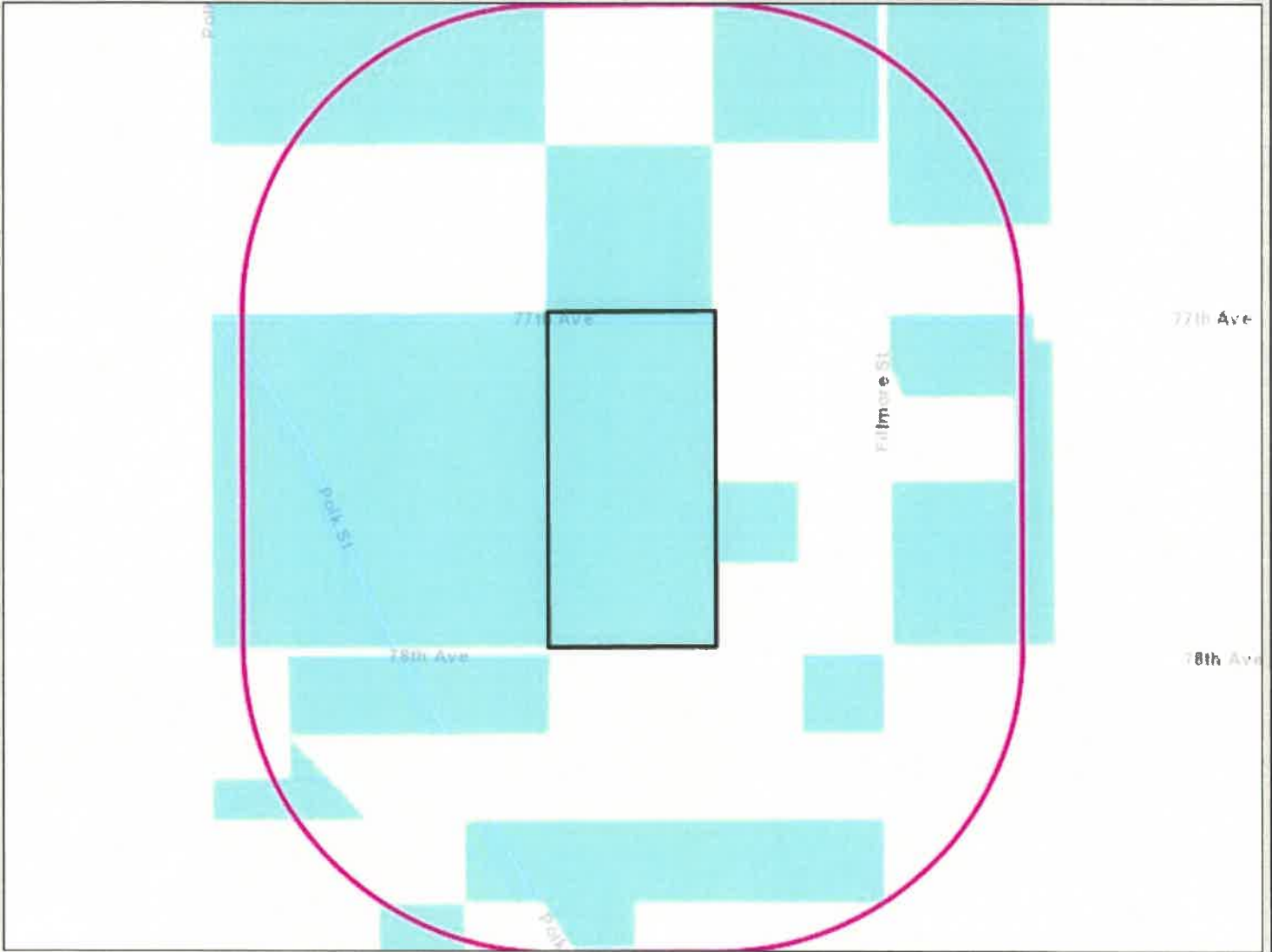
Riverside, Ca. 92502

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



# Riverside County GIS Mailing Labels

CZ1900022 ( 2400 feet buffer )



- Legend**
- County Boundary
  - Cities
  - World Street Map

## Notes



0 1,505 3,009 Feet

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

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

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755120001  
FAMOUS VINEYARDS  
1095 E GREEN ST  
PASADENA CA 91106

755120002  
DOMINGO RANCH  
10855 OCEAN MIST PKY  
CASTROVILLE CA 94012

755130001  
JOHN J. GLESS  
1441 RAVENWOOD LN  
RIVERSIDE CA 92506

755161002  
JOHN J. GLESS  
1441 RAVENSWOOD  
RIVERSIDE CA 92506

755320001  
STANLEY WRIGHT STEARNS  
8701 DINARD PL  
BAKERSFIELD CA 93311

755320004  
HUMMINGBIRD RANCHES  
PO BOX 1130  
THERMAL CA 92274

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

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

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

755130008  
CORONADO INV CO  
PO BOX 1130  
THERMAL CA 92274

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

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

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

755320028  
RICHARD ALVAREZ  
78990 POLK ST  
THERMAL CA 92274

755130006  
GUSTAVO SANTIAGO AVILA  
32 SUNBURY DR  
ALISO VIEJO CA 92656

755320005  
CORONA PARTNERS  
PO BOX 1130  
THERMAL CA 92274

755320015  
ANTHONY VINEYARDS INC  
P O BOX 9578  
BAKERSFIELD CA 93389

755320016  
PON YOU FUNG CALIF INC  
19595 RED FEATHER RD  
APPLE VALLEY CA 92307

755130003  
JOHN J. GLESS  
1441 RAVENSWOOD LN  
RIVERSIDE CA 92506

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

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

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

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

755170007  
ROLAND J. JENSEN  
PO BOX 818  
COACHELLA CA 92236

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

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

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

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

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

