AGENDA

· REGULAR MEETING · RIVERSIDE COUNTY ·

RIVERSIDE COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATIVE CENTER
FIRST FLOOR BOARD CHAMBERS
4080 LEMON STREET
RIVERSIDE, CA 92501

CALL TO ORDER - ROLL CALL
SALUTE TO THE FLAG

If you wish to speak, please complete a “SPEAKER IDENTIFICATION FORM” and give it to the TLMA Commission Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.org. Requests should be made at least 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR

1.1 ADOPTION OF THE REVISED 2014 PLANNING COMMISSION CALENDAR

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

2.1 GENERAL PLAN AMENDMENT NO. 1144 – Applicant: Corona Clay Co. – First/First Supervisorial District – Location: Northerly of Park Canyon Drive, easterly of Dawson Canyon Road, westerly of Dawson Canyon Road – 120 Gross Acres – REQUEST: The General Plan Amendment proposes to amend the Riverside County General Plan Land Use Element Land Use Designation from Open Space: Mineral Resources, Water, and Rural to Open Space: Mineral Resources, Water, Rural, and Recreation on 120 gross acres. Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)
3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter:

3.1 RECLAMATION PLAN NO. 135, Notice and Order to Comply – Mine Operator: Mission Clay Products – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Center (CC), Commercial Retail (CR), Light Industrial (LI), Open Space: Conservation (OS-C), and Open Space – Water (OS-W) – Location: East of Interstate 15, west of Temescal Canyon Wash, south of Dawson Canyon Road, and 2 miles north of Indian Truck Trail – 285.66 Gross Acres - Zoning: SP - REQUEST: The Planning Commission is to consider testimony from staff and the mine operator relative to the Notice and Order to Comply issued by the County pursuant to the Surface Mining and Reclamation Act and County Ord. No. 555, and shall determine whether or not the operator is complying with the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director - Related Cases: RCL00135R1. Continued from August 20, 2014. Project Manager: David Jones at (951) 955-6863 or email dljones@rctlma.org. (Quasi-judicial)

3.2 CHANGE OF ZONE NO. 7826 – CEQA Exempt - Applicant: County of Riverside – All Supervisorial Districts - Location: Countywide – REQUEST: The change of zone proposes the following amendments to Riverside County Ordinance No. 348: (1) amend Section 18.18 (Detached Accessory Buildings) to modify development standards and the review process for detached accessory buildings; (2) amend Section 18.28 (Conditional Use Permits), Section 18.28a (Second Unit Permits), Section 18.29 (Public Use Permits) and Section 18.30 (Plot Plans) to modify the time period to use an approved permit and other minor changes to the sections; and (3) amend Section 19.43 (Modifications to Approved Permits) to modify the approval process for on-site advertising structures and signs. Continued from August 20, 2014 and September 17, 2014. Project Planner: David Mares at (951) 955-9076 or email dmares@rctlma.org. (Legislative)

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

4.1 CHANGE OF ZONE NO. 7834 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 32nd Avenue, southerly of 30th Avenue, easterly of Ludy Blvd. and westerly of Stephenson Blvd. – 278.10 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

4.2 CHANGE OF ZONE NO. 7835 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 28th Avenue, southerly of 22nd Avenue, easterly of S. De Frain Blvd. and westerly of S. Lovekin Blvd. – 120.96 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

4.3 CHANGE OF ZONE NO. 7836 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 28th Avenue, southerly of 26th Avenue, and westerly of Keim Blvd. – 90.75 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)
4.4 **CHANGE OF ZONE NO. 7837** – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 18th Avenue, southerly of Seeley Avenue, easterly of S. Intake Blvd. and westerly of Riviera Drive – 54.67 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – **REQUEST:** Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

4.5 **CHANGE OF ZONE NO. 7838** – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 26th Avenue, southerly of 24th Avenue, and westerly of Rannells Blvd. – 192.51 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – **REQUEST:** Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

4.6 **CHANGE OF ZONE NO. 7840** – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 18th Avenue, southerly of Seeley Avenue, and westerly of Stephenson Blvd. – 200.8 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – **REQUEST:** Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

4.7 **CHANGE OF ZONE NO. 7841** – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – North Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 6th Avenue, southerly of 2nd Avenue, easterly of N. Lovekin Blvd. and westerly of Hunter Blvd. – 219.50 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – **REQUEST:** Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

4.8 **CHANGE OF ZONE NO. 7842** – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 22nd Avenue, southerly of 20th Avenue, easterly of Stephenson Blvd. and westerly of S. De Frain Blvd – 158.18 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – **REQUEST:** Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. Project Planner: Larry Ross at (951) 955-9294 or email lross@rctlma.org. (Legislative)

5.0 **WORKSHOPS:**

5.1 **NONE**

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

7.0 **DIRECTOR’S REPORT**

8.0 **COMMISSIONERS’ COMMENTS**
ITEM NO. 1.1

ADOPTION OF THE REVISED PLANNING COMMISSION 2014 CALENDAR
## 2014 PLANNING COMMISSION CALENDAR

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COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1144 proposes to amend the Riverside County General Plan Land Use Element Land Use Designation from Open Space: Mineral Resources, Water, and Rural to Open Space: Mineral Resources, Water, Rural, and Recreation on 120 gross acres.

The proposed Amendment is located in Temescal Canyon Area Plan; more specifically, the subject site consists of five properties located northerly of Park Canyon Drive, easterly of Dawson Canyon Road, and westerly of Dawson Canyon Road.

ANALYSIS

Staff is recommending the initiation of the project, however, staff is also raising potential concerns regarding the following potential impacts:

Policy Areas

There are four policy areas located in proximity to, or within, the project boundary (see Vicinity map).

The El Sobrante Landfill Policy Area is located north and outside of the projects boundary and is associated with the El Sobrante Landfill. This facility is recognized as being important to the economy of Temescal Canyon and Riverside County and a necessary public facility. The facility commonly generates truck traffic, noise, and dust as part of their 24-hour operation. Development projects within this policy area are intended to ensure that the landfill’s continued operations and compatibility with adjacent uses. Future recreational uses per the proposed Amendment are explicitly compatible with policy TCAP 2.2.a.4.open space.

East Temescal Hillside Policy Area is located east and outside of the projects boundary. This policy intends to ensure that the unique natural hillside features within this policy area are preserved and that any development occurring in this area is consistent with the Riverside County Vision.

Temescal Wash Policy Area is located to the south and inside of the projects boundary. The Temescal Wash is the principal drainage course within the Temescal Canyon. The Wash also serves as an important component of the Western Riverside County Multiple Species Habitat Conservation plan and has the potential for providing recreational amenities to the Temescal Canyon. The preservation and enhancement of this feature is an important component of the Temescal Canyon Area land use plan. Portions of the existing development are occurring within the policy area and will be required to be consistent with the Wash’s policies when a development plan is submitted.

Serrano Policy Area is located to the southwest and outside of the projects boundary. The Serrano Policy Area serves as a hub and job center for light industrial jobs and supporting uses for residents in the area. The policies seek to promote and enhance employment opportunities in the area.
Access

The main point of access to the project site is off of Dawson Canyon Road which is paved, via Park Canyon Drive which is not paved. Park Canyon Drive leads to the entrance of the project area, where smaller roads provide access throughout the site to different facilities. These roads surfaces may be below code requirement for emergency vehicles. Also, some of these roads leading to dirt tracks are at a significant slope which may pose problems for emergency vehicles to access safely. Another potential issue is ensuring that the project accommodates road access to its neighboring uses.

Drainage

There may be a potential impact with drainage onsite and ensuring that the project is held to current drainage standards and requirements. Runoff from the clay facility and dirt bike tracks are a concern with managing water quality.

If the Board initiates the GPA, an environmental analysis will be prepared which will review in detail each of the potential environmental impacts, including those identified above, at the time a development project is submitted.

BACKGROUND:

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on all GPA applications and submit them to the Board of Supervisors. Prior to the submittal to the Board, comments on the applications will be requested from the Planning Commission, and the Planning Commission comments will be included in the report to the Board. The Board will either approve or disapprove the initiation of the proceedings for the GPA.

The consideration of the initiation of proceedings pursuant to this application by the Planning Commission and the Board of Supervisors will not involve a noticed public hearing. The Planning Department, however, did notify the applicant by mail of the time, date and place when the Planning Commission will consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment; together with the appropriate development applications, will thereafter be processed, heard and decided in accordance with all the procedures applicable to a GPA application, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings of this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance. This particular GPA application is an Entitlement/Policy Amendment GPA, under Section 2.4.

Additionally, refer to the attached Worksheets for General Plan Amendment Initiation Consideration Analysis.
GENERAL PLAN AMENDMENT FINDINGS:

In order to support the initiation of a proposed General Plan Amendment (GPA) it must be established that the proposal could possibly satisfy certain required findings. Under Article II of Riverside County Ordinance No. 348, there are four categories of amendments, Technical, Entitlement/Policy, Foundation, and Agriculture. Each category has distinct required findings.

General Plan Amendment No. 1144 falls into the Entitlement/Policy category, because it is changing within the same Foundation Component (Open Space).

Article II Section 2.4.f.(2) of Ordinance No. 348 states a Planning Commission resolution recommending approval of a regular Entitlement/Policy Amendment and a Board of Supervisors resolution approving a regular Entitlement/Policy Amendment shall include findings, based on substantial evidence, that the proposed change does not involve a change in or conflict with the County’s Vision, General Plan Principle, or Foundation Component designation, as well as contributing towards the achievement of the purposes of the General Plan, or at a minimum, would not be detrimental to them. Also, one additional finding from a list of five possible findings must be made. In the case of this project, the finding must also be made that an amendment is required because of special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Consideration Analysis:

First Required Finding: The first finding per Article II Section 2.4.f.(2) of Ordinance No. 348 explains that the proposed Amendment must not involve a change in or conflict with the Riverside County Vision; any General Plan Principle; or any Foundation Component designation in the General Plan.
1. The proposed change does not conflict with:

   (a) The Riverside County Vision.

   The proposed General Plan Amendment will provide for additional open space recreation opportunities. The Vision for Riverside County states that multipurpose regional open space and community neighborhood public spaces are permanent elements of the Riverside County landscape, and public access to recreation opportunities is part of the overall open space system with multi-purpose parks, play fields, and community facilities at varied sizes in accessible locations. The proposed Amendment is consistent with the vision as it is providing additional recreational opportunities for the County. The Amendment is also consistent with Open Space Element policies OS 20.4: “provide for the needs of all people in the system of the County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age”. The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing recreational opportunities for the County. The findings can be made that the proposed Amendment contributes to implementation of the County’s vision, and does not change or conflict with general plan principles.

   (b) Any General Plan Principle.

   The proposed Amendment meets the General Plan Principle of creating a comprehensive open space system that provides a framework for community development and encompass the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. The Amendment also is consistent with several of the Temescal Canyon Area Plan (TCAP) policies:
- TCAP 5.5. Encourage intensive recreation development such as parks and golf courses along the river banks above and out of erosive flooding areas.
- TCAP 6.2. Encourage maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

The proposed Amendment would provide for recreational opportunities in proximity to Temescal Wash and is compatible with the existing surrounding land use designations.

The findings can be made that the proposed Amendment does not change or conflict with general plan principles.

(c) Any Foundation Component designation in the General Plan.

The proposed land use designations are all within the same Open Space Foundation, and the proposal would be consistent with this Foundation.

**Second Required Finding:** The second finding per Article II Section 2.4.f.(2) of Ordinance No. 348 explains that the proposed Amendment must either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

2. The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that recreational opportunity and recreational land use designations are potentially allowed within urban environments subject to required improvements and design standards. The Land Use Element of the General Plan encourages a “balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments.” The proposed Amendment will provide recreational opportunities for the County.

The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

**Third Required Finding:** In addition to the two, the General Plan indicates that an additional finding, from a list of five, must also be made.

3. The appropriate additional finding for the proposed Amendment is: an amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County’s economic base) and that would improve the ratio of jobs-to-workers in the County. The Amendment will introduce job opportunities through the existing motorcycle testing research and development and repair facilities and model airplane field.

**SUMMARY OF FINDINGS:**

1. General Plan Land Use (Ex. #6):
   - Open Space: Mineral Resources, Water, Rural
2. Proposed General Plan Land Use (Ex. #6):
   - Open Space: Mineral Resources, Water, Rural
3. Surrounding General Plan Land Use (Ex.#6):
   - Community Development: Public Facilities, Light Industrial, Rural: Rural Mountainous, Open Space: Water
4. Existing Zoning (Ex. #2):
   - Mineral Resources, Mineral Resources & Related

6. Existing Land Use (Ex. #1): Motorcycle test track facility, clay processing facility, model airplane field

7. Surrounding Land Use (Ex. #1): Vacant land, industrial storage yard.

8. Project Data: Total Acreage: 120 gross acres

RECOMMENDATIONS:

Staff recommends that the appropriate findings per Article II of Riverside County Ordinance No. 348 can be made and that the Planning Commission provide comments to the Board of Supervisors regarding General Plan Amendment No. 1144. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

INFORMATIONAL ITEMS:

1. As of this writing (8/27/14), no letters, in support or opposition have been received.

2. The project site is not located within:
   a. An earthquake fault zone;
   b. A Specific Plan,
   c. Tribal Land,
   d. A General Plan Overlay Area,
   e. A Historic Preservation District,
   f. Mt. Palomar Observatory Ordinance No. 655,
   g. An Agriculture Preserve, and
   h. An Airport Influence Area.

3. The project site is located within:
   a. A Flood Sensitive Area,
   b. Serrano Policy Area, Temescal Wash Policy Area,
   c. Corona-Norco Unified School District,
   d. A High Fire Area,
   e. Western Riverside Multi-Species Habitat Conservation Plan Criteria Cell
   f. Temescal Canyon Municipal Advisory Committee boundary, and
   g. City of Corona Sphere of Influence.

4. The subject site is currently designated as Assessor’s Parcel Numbers 283-190-019, 283-190-021, 283-190-022, 283-190-040, 283-190-041
EXISTING ZONING

Zoning Area: Glen Ivy

Author: Vinnie Nguyen

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01144

Date Drawn: 08/28/2014
Exhibit 2
ENTITLEMENT / POLICY AMENDMENT

Case No. GPA No. 1144
Supervisory District: First
Existing Zoning: Mineral Resources, Mineral Resources & Related Manufacturing, Natural Assets

Area Plan: Temescal Canyon
Acreage: 120 Acres

EXISTING GENERAL PLAN DESIGNATIONS

Existing General Plan Foundation: Open Space (OS)

Existing General Plan Land Use Designation: Mineral Resources, Water, Rural

Existing Policy Area(s) or Overlay(s): Within Serrano, Temescal Wash, Abutting El Sobrante Landfill, East Temescal Hillside

Existing Map(s) of Issue (cite GP figure # and page #): N/A

Existing Text of Issue (cite GP page #, plus policy #, if applicable): N/A

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PROPOSED GENERAL PLAN CHANGES

(For categories with no proposed change, write “N/A” on applicable line.)

Proposed General Plan Foundation: Open Space (OS)

Proposed General Plan Land Use Designation: Mineral Resources, Water, Rural

Proposed Change to Policy Area or Overlay: N/A

Proposed Change to Map (cite GP map name): N/A

Proposed Revision(s) to GP Text: (Attach redline/strike-out of text): N/A

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Case: ENTITLEMENT/POLICY GPA 1144
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<td>Unnamed fault in Elsinore fault zone</td>
</tr>
<tr>
<td>Liquefaction Potential; Subsidence</td>
<td>X</td>
<td></td>
<td>Low</td>
</tr>
<tr>
<td>High Fire Area</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Code Compliant</td>
<td>X</td>
<td></td>
<td></td>
</tr>
<tr>
<td>MSHCP Conserved Land</td>
<td>X</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Access / Alternate Access Issues: The main point of access to the project site is off of Dawson Canyon Road which is paved, via Park Canyon Drive which is not paved. Park Canyon Drive leads to the entrance of the project area, where smaller roads provide access throughout the site to different facilities. These roads surfaces may be below code requirement for emergency vehicles. Also, some of these roads leading to dirt tracks are at a significant slope which may pose problems for emergency vehicles to access safely. Another potential issue is ensuring that the project accommodates road access to its neighboring uses.

Water / Sewer Issues: X
<table>
<thead>
<tr>
<th>City Sphere of Influence</th>
<th>X</th>
<th>City of Corona</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Annexation/Incorporation Area</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>Other Issues* (see below)</td>
<td>X</td>
<td>There may be a potential impact with drainage onsite and ensuring that the project is held to current drainage standards and requirements. Runoff from the clay facility and dirt bike tracks are a concern with managing water quality.</td>
</tr>
</tbody>
</table>

**ENTITLEMENT/POLICY FINDINGS** *(Check all that apply)*

Is there a reasonable possibility that the first two findings listed below and any one or more of the subsequent findings listed below can be made?*

<table>
<thead>
<tr>
<th>Finding</th>
<th>Yes</th>
<th>No</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
</tbody>
</table>

The proposed change does not involve a change in or conflict with: the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

(a) The Riverside County Vision.

The proposed General Plan Amendment will provide for additional open space recreation opportunities. The Vision for Riverside County states that multipurpose regional open space and community neighborhood public spaces are permanent elements of the Riverside County landscape, and public access to recreation opportunities is part of the overall open space system with multi-purpose parks, play fields, and community facilities at varied sizes in accessible locations. The proposed Amendment is consistent with the vision as it is providing additional recreational opportunities for the County. The Amendment is also consistent with Open Space Element policies OS 20.4; “provide for the needs of all people in the system of the County recreation sites and facilities, regardless of their socioeconomic status, ethnicity, physical capabilities or age”. The proposed Amendment would positively contribute towards the purposes of the General Plan and County Vision by providing recreational opportunities for the County. The findings can be made that the proposed Amendment contributes to implementation of the County’s vision, and does not change or conflict with general plan principles.

(b) Any General Plan Principle.

The proposed Amendment meets the General Plan Principle of
creating a comprehensive open space system that provides a framework for community development and encompass the needs of humans for active and passive recreation, as well as the needs of multiple species for survival and sustenance. The Amendment also is consistent with several of the Temescal Canyon Area Plan (TCAP) policies:

TCAP 5.5. Encourage intensive recreation development such as parks and golf courses along the river banks above and out of erosive flooding areas.

TCAP 6.2. Encourage maintenance of Temescal Wash in its natural state, with its ultimate use for recreational and open space purposes such as trails, habitat preservation, and groundwater recharge.

The proposed Amendment would provide for recreational opportunities in proximity to Temescal Wash and is compatible with the existing surrounding land use designations.

The findings can be made that the proposed Amendment does not change or conflict with general plan principles.

(c) Any Foundation Component designation in the General Plan.

The proposed land use designations are all within the same Open Space Foundation, and the proposal would be consistent with this Foundation.

2. The proposed Amendment would achieve the purposes of the General Plan and would not be detrimental to the General Plan in that recreational opportunity and recreational land use designations are potentially allowed within urban environments subject to required improvements and design standards. The Land Use Element of the General Plan encourages a "balanced mixture of land uses, including commercial, office, industrial, agriculture, and open space, as well as a variety of residential product types, densities, and intensities in appropriate locations that respond to a multitude of market segments." The proposed Amendment will provide recreational opportunities for the County.

The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.
The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.

<table>
<thead>
<tr>
<th>Condition</th>
<th>x</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.</td>
<td>x</td>
</tr>
<tr>
<td>A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.</td>
<td>x</td>
</tr>
<tr>
<td>An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.</td>
<td>x</td>
</tr>
<tr>
<td>An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.</td>
<td>x</td>
</tr>
<tr>
<td>An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.</td>
<td>x</td>
</tr>
</tbody>
</table>

3. The appropriate additional finding for the proposed Amendment is: an amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County. The Amendment will introduce job opportunities through the existing motorcycle testing research and development and repair facilities and model airplane field.

* THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.
<table>
<thead>
<tr>
<th>Department</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning</td>
<td>None at this time</td>
</tr>
<tr>
<td>Transportation</td>
<td>None at this time</td>
</tr>
<tr>
<td>EPD</td>
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</tr>
<tr>
<td>Fire</td>
<td>None at this time</td>
</tr>
<tr>
<td>Flood</td>
<td>None at this time</td>
</tr>
<tr>
<td>Building and Safety</td>
<td>None at this time</td>
</tr>
<tr>
<td>Geologist</td>
<td>None at this time</td>
</tr>
</tbody>
</table>
APPLICATION FOR AMENDMENT TO THE
RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA
PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR
ASSISTANCEPRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA0144 DATE SUBMITTED: Aug 2014

1. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant’s Name: Cerona Clay Co./Craig Coleo E-Mail: coronaclayco@jtel.com

Mailing Address: 1678 Coruna Circle, P.O. Box 909, Corona, CA 92880-9097

City: Coruna State: CA ZIP: 92880

Daytime Phone No: (951) 277-2667 Fax No: (951) 277-2204

Engineer/Representative’s Name: Liberty Corporation/Mary Dade E-Mail: mary@libertycorp.com

Mailing Address: 2006 Business Center Drive, Suite 110, Palm Desert, CA 92211

City: Palm Desert State: CA ZIP: 92211

Daytime Phone No: (760) 340-1615 Fax No: (760) 340-1603

Property Owner’s Name: Same as applicant E-Mail: 

Mailing Address: 

City: State: ZIP: 

Daytime Phone No: Fax No: 
APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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 signature below authorizes the Planning Department and TLIMA 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 your application, you 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.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Mr. Craig Deleo

______________________________
Printed Name of Applicant

______________________________
Signature of Applicant

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

Mr. Craig Deleo

______________________________
Printed Name of Property Owner(s)

______________________________
Signature of Property Owner(s)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 238-190-019, 021, 022, 040, and 041

Section: 36 Township: 4S Range: 6W

Approximate Gross Acreage: 72
APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

General location (nearby or cross streets): North of Dawson Canyon Road, South of N/A
East of Park Canyon DR, West of N/A

Thomas Brothers map, edition year, page number, and coordinates: PAGE: 804 GRID: F3, F4, G3, G4

Existing Zoning Classification(s): GLEN IVY AREA, M-R

Existing Land Use Designation(s): OS-MIN

Proposal (describe the details of the proposed general plan amendment):
See attached

Related cases filed in conjunction with this request:
N/A

Has there been previous development applications (parcel maps, zone changes, plot plans, etc.) filed on the project site? Yes ☐ No ☐

Case Nos. CUP03265, SMP185

E.A. Nos. (if known): Unknown E.:R. Nos. (if applicable): N/A

| Name of Company or District serving the area the project site is located (if none, write "none") | Are facilities/services available at the project site? |
| Electric Company | Southern California Edison |
| Gas Company | The Gas Company |
| Telephone Company | AT & T (Wireless) |
| Water Company/District | Elsinore Valley Municipal Water District |
| Sewer District | onsite septic system |

Is water service available at the project site? Yes ☐ No ☐

If "No," how far away are the nearest available water line(s)? (No of feet/miles)

Is sewer service available at the site? Yes ☐ No ☐

If "No," how far away are the nearest available sewer line(s)? (No. of feet/miles) Unknown (Septic)
PROPOSAL (describe the details of the proposed General Plan amendment):

Amend a total of approx. 72 acres from:

**Open Space – Mineral Resources (OS-MIN) to Open Space – Recreation (OS-R)**

Within the following APNs:
- approx. 19 acres of APN 283-190-019 (portion);
- 33.91 acres of APN 283-190-022 (all);
- approx. 10 acres of APN 283-190-040 (portion); and
- 9.06 acres of APN 283-190-041 (all).

JUSTIFICATION FOR AMENDMENT

Corona Clay Company owns five (5) parcels located approximately 0.75 miles east-northeast of the intersection of I-15 and Temescal Canyon Road. The site is within the General Plan Area of Temescal Canyon. The site is specifically located to the northeast of Park Canyon Road and Dawson Canyon Road. The site is designated in the General Plan as Open Space – Mineral Resources (OS-MIN) and zoned Mineral Resources (M-R) as the general area has historically and continues to be a resource for aggregate and clay materials.

Currently the areas surrounding the site include the El Sobrante Landfill (Public Facility) located at its closest approx. 0.25 miles to the north; two clay manufacturing facilities (light industrial) located approx. 0.25 miles to the west; generally open space to the south with rural residential approx. 1,000 feet south; and rural mountainous with scattered rural residential starting about 0.5 miles east and extending east in Dawson Canyon.

Corona Clay utilizes the central parcel (APN 283-190-021) consisting of 20 acres and approx. six acres of APN 283-190-040 for the processing and manufacture of various clay mix products. This facility in the past was associated with nearby mines, however, currently the facility has mainly been importing broken clay tile and other rock, gravel, sand, and clay material to crush, screen and mix to produce its final products such as “Angel Mix” for baseball fields and other clay, soil, and rock mixes for recreational trails and parks. This area is designated as OS-MIN and will remain under this designation in the future.

The southeast corner of APN 283-190-019 is designated Open Space – Rural consistent with use to the southeast, and the southwest portion of this parcel is designated Open Space – Water as it located within the floodplain of Temescal Wash. The designations to these areas are not proposed to be amended.

Portions of the remaining four parcels on about 72 acres are being utilized as motorcycle test tracks and testing grounds used by motorcycle manufacturers. These facilities are not open to
the public and are used only during daylight hours. Each site may have an open sided small shade structure and is fenced with 6’ chain link fencing. The sites are leased to various motorcycle manufacturers to test their motorcycles on motocross tracks. In addition, there is an existing equipment repair facility located on one parcel that will be re-designated for accessory uses to the motorcycle test facilities only.

A second use existing onsite in APN 323-193-019 is a remote controlled model airplane field consisting of approx. 1.26 acres of pavement and shade structures. It is leased to model airplane clubs.

This GPA proposes to maintain the existing General Plan foundation of Open Space and to amend the existing landuse designation on 72 acres from Open Space – Mineral Resources (OS-MIN) to Open Space – Recreation (OS-R). The OS-R land use designation “allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks” (Riverside County General Plan 2014 as amended). Taking into account the existing onsite use of off-road vehicle use and the model airplane field, a unique recreational use, the OS-R land use designation would be most consistent with these existing land uses.

The GPA will maintain the Open Space foundation and would be consistent with and not interfere with the existing surrounding designations land uses on adjacent parcels including OS – MIN; OS-RUR and OS-W to the south; Light Industrial to the west; and Public Facility (El Sobrante Landfill) to the north. The OS-R would also act as a transitional or buffer zone between the OS-MIN and LI with the RM and OS-RUR to the east and south.

In conjunction with this GPA, the existing zoning of Mineral Resources (M-R) will be changed to W-2 (Controlled Development Area). The uses are consistent with the OS-REC and the W-2 zoning which allows various recreational uses including an airport or landing field and trail bike parks with a Conditional Use Permit.
Corona Clay Co.
628 Lancer Lane
Corona CA 91719

Lilburn Corporation
Attn: Marty Derus
1905 Business Center Drive
San Bernardino CA 92408

Corona Clay Co.
628 Lancer Lane
Corona CA 91719

Lilburn Corporation
Attn: Marty Derus
1905 Business Center Drive
San Bernardino CA 92408

Corona Clay Co.
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COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Reclamation Plan No. 135 Order to Comply (OTC) was originally issued October 15, 2013 by the Planning Director, pursuant to County Ordinance No. 555 and the relevant sections of California Surface Mining and Reclamation Act (SMARA), in response to the owner/operator's lack of response to the County's November 13, 2012 Notice of Violation (NOV) for issues identified during the County's October 4, 2012 annual inspection of the mine. The violations include mining outside of the limits of the approved reclamation plan, over-steepened mine slopes, excessive erosion, and material cast into a water course among others (see attached Notice and Order to Comply). This OTC was also issued in response to the owner/operator's lack of response to the County's August 22, 2013 Notice of Violation (NOV) for not timely filing their application for their annual SMARA Inspection, not submitting annual updated financial assurance cost estimates (FACE), and not providing proof of payment to the Office of Mine Reclamation (OMR) among others (see attached Notice and Order to Comply).

The project is located East of Interstate 15, West of Temescal Canyon Wash, South of Dawson Canyon Road, 2 miles North of Indian Truck Trail.

County Ordinance No. 555 Section 10.b. requires a public hearing at the County's Planning Commission wherein the Planning Commission shall determine whether or not the operator is complying with the approved mining plan, the approved reclamation plan, the permit conditions or the provisions of this ordinance and may affirm, modify or set aside the order issued by the Planning Director. The Planning Commission may also revoke or suspend the operator's permit in accordance with the procedures set forth in Section 7 of this ordinance.

On December 4, 2013, The Planning Commission heard testimony from County Planning Staff (staff) and the mine owner, discussed the OTC, and voted to continue the hearing to January 15, 2014. On January 15, 2014, upon staff's recommendation, the Planning Commission voted to set aside the OTC and directed staff to provide an update for the mining operation at the April 16, 2014 Planning Commission hearing.

At the April 16, 2014 Planning Commission hearing, staff reported the lack of meaningful progress on the OTC by the owner/operator and also explained the premature recommendation made by staff at the previous (January 15, 2014) hearing that resulted in the OTC being set aside. Also reported by staff, was the intention to re-issue the OTC to ensure the owner/operator had the added regulatory incentive to make meaningful progress in satisfying the previously noticed violations. The Planning Commission voted to continue this item off calendar.

On April 25, 2014 the OTC was reissued to the mine owner; however, the OTC was returned from the postal service as undeliverable to the service address on record (same address as successfully used for delivery of the initial OTC). Another attempt to reissue was made July 1, 2014 to another address provided by the mine owner. The County received the certified postal return receipt indicating this issuance of the OTC was delivered to the mine owner and confirmation of receipt was received via e-
mail from the mine owner on July 8, 2014. Hence, a hearing was set before the Planning Commission on August 20, 2014.

At the August 20, 2014 Planning Commission hearing, staff again reported the lack of meaningful progress on the OTC by the owner/operator and. Staff also reported the re-issuance of the OTC. The Planning Commission voted to affirm the OTC with a modification to provide the mine operator more time to comply (30 days vs. 15 days for submittal of their revised reclamation plan and financial assurance) and continued the matter to the October 15, 2014 Planning Commission meeting date.

**ISSUES OF CONCERN:**

Although there has been significant progress made by the mine owner in correcting erosion issues, sedimentation issues, and slope stability issues, as of this writing (10/09/14), the financial assurance for this mine has not been increased and a revised reclamation plan has not been submitted for County review and comment. Further, there have been no dates-certain provided relative to the mine owner’s schedule for resolution of the noted violations.

**FINDINGS:** The following findings are a summary of the activities performed subsequent to the August 20, 2014 Planning Commission hearing relative to the issues and corrective measures enumerated in the original OTC:

1. **Mining Outside of Approved Mining Reclamation Plan**
   The mine operator’s mining consultant began preparation of a revised reclamation plan for this site shortly after they were hired. A draft of the revised reclamation plan was submitted 10/07/14 for staff’s review and comment. The draft document submitted for staff’s review is lacking necessary detail and exhibits. Staff has communicated this shortfall to the mine owner and his consultant.

2. **Over-steepened Slopes and Tailings/Fill Material Side Cast**
   The mine operator hired a grading contractor to correct these problems and the corrective work appears to be nearing compliance completion.

3. **Non-filing of Annual SMARA Inspection Application**
   With the exception of a current topographic map of the site, the mine owner has submitted all of the required documentation and fees for the current mine inspection year. Staff has been informed that and has conceded that the mine operator will fly the site at completion of remedial grading of the site (this fall). This mine is scheduled to be inspected Monday 10/13/14.

4. **Updated Financial Assurance Cost Estimate**
   Although there has been progress made by the mine operator in correcting some of the most pressing issues at the site and the operator has engaged a mining consultant, the financial assurance has not been increased as of this writing (10/07/14). Staff provided the mine owner the necessary documentation and information to secure the increase on 9/18/14.

**CONCLUSIONS:** The following conclusions are based on the activities performed at this site subsequent to the August 20, 2014 Planning Commission hearing and the current status of the mine site:

1. The existing mining operation remains in violation of its approved reclamation plan. The existing mining operation must come into compliance with County Ordinance No. 555 and SMARA by
submitting and obtaining approval for a revised reclamation plan application. A revised schedule for submittal of this plan should be obtained.

2. The existing mining operation remains in violation of SMARA and County Ordinance No. 555 relative to the need for increased financial assurance. The operator must submit an increase to their financial assurance, or a new total amount financial assurance, to accommodate reclamation of the existing and next year’s planned disturbances.

RECOMMENDATIONS:

DISCUSS AND CONTINUE THIS ITEM TO THE DECEMBER 3, 2014 PLANNING COMMISSION HEARING.

INFORMATIONAL ITEMS:

1. Staff has provided verbal comments to the mine owner with regard to the protracted length of time required to accommodate many facets of the schedule and the time line schedule provided by his consultant. Staff conceded the request to delay aerial photography of the site until remedial grading and construction is completed.

2. The mine operator (Mission Clay Products) previously (April 2009) submitted an application to revise their reclamation plan for previously desired amendments in support of their Specific Plan (SP00353). However, the applicant (mine owner) placed this case on hold in 2010 and has not submitted the necessary amended exhibits and deposit based fee to continue processing this application as of this writing.

3. This mine operates under vested rights pursuant to the approval of the original reclamation plan RCL00135.

4. Staff will prepare and issue an order of administrative penalties for this operation.
Agenda Item No.: 3.2
Area Plan: Countywide
Supervisory District: All Districts
Project Planner: David Mares
Planning Commission: October 15, 2014
Previously at PC: 6/18/14, 8/20/14, 9/17/14

CHANGE OF ZONE NO. 7826/ORDINANCE NO. 348.4791
CEQA Exempt
Applicant: County of Riverside

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

FURTHER PLANNING CONSIDERATIONS: October 15, 2014

At the September 17, 2014 Planning Commission hearing, Planning staff introduced redline-strikeout and "clean" (redline removed from added text/strikeout text deleted) versions of Section 18.18 (Detached Accessory Buildings and Structures) and Section 18.28a. (Second Units), because these Sections contained further changes, as compared to the Sections previously reviewed by the Commission. The staff report package also included correspondence raising concerns regarding the proposed deletion of Section 18.18. B. 2. (relating to permitting private garages to encroach into the front yard and/or side yard setbacks if the property had certain topographic constraints relative to the adjacent right-of-way, and could lead to vehicles backing out directly into a road right-of-way.) Additionally, County Counsel prepared and submitted a Zoning Ordinance Amendment document for the Commission’s consideration.

At the hearing, Planning staff indicated there were a few discrepancies between the Ordinance Amendment document and the materials presented by Planning Staff. Planning staff explained that the staff-proposed modification to this Section attempted to address concerns raised regarding the proposed deletion by restoring the section but proposing modifications that would allow said garages up to the front property line, but only if the garage was designed to be side loaded, thus eliminating the potential for vehicles to back out directly into the adjacent road right-of-way. Staff did inform the Commission that this proposed language was considered an acceptable alternative. A speaker at the hearing stated that he thought the proposed language was not acceptable as well.

Because of the outstanding issues and the lack of time to adequately analyze the proposed text changes, the Commission decided to continue the project to their next meeting.

Subsequent to the last hearing, staff has received additional correspondence. Copies of that correspondence are included in this staff report package. Based on concerns raised regarding this Section, Staff has prepared further alternative language that would exclude the proposed restrictions to properties located above 4,000 feet in elevation.

Included in this staff report package is updated redline-strikeout text for Section 18.18, as well as an updated version of the Zoning Ordinance Amendment document. It includes a number of cleanup items, as well as the latest alternative language for Section relating to private garages and carports, and proposed amended text to Section 21.26 (Structures) to address potential conflict with the proposed language within Section 18.18.

Because of the numerous previous public hearings and the number of changes that have been previously proposed to the Zoning Ordinance as part of this Ordinance Amendment and in an attempt to minimize confusion as to what is currently being proposed, the remainder of this staff report contains only the latest recommended Ordinance text changes, and excludes the prior Further Planning...
Considerations sections, as well as the prior Project Description and Location section, and includes updated Recommendations, Findings and Conclusion sections:

The proposed zoning ordinance amendment is one of a series of phased amendments to the Land Use Ordinance of Riverside County (Ordinance No. 348) which were recently authorized for initiation by the Board of Supervisors and will apply Countywide. This amendment proposes to amend the following sections of Ordinance No. 348 which will be explained in more detail below:

1. Section 18.17 (Accessory Uses)
2. Section 18.18. (Detached Accessory Buildings)
3. Section 18.28. (Conditional Use Permits)
4. Section 18.28a. (Second Unit Permits)
5. Section 18.29. (Public Use Permits)
6. Section 18.30. (Plot Plans)
7. Section 18.43 (Modifications to Approved Permits) – **NO LONGER PROPOSED FOR AMENDMENT**
8. Section 21.68. (Definition of “Structure”)

**Section 18.17. - (Accessory Uses)**

The proposed amendment to Section 18.17 of Ordinance No. 348 corrects this reference from Zoning Districts to Zoning Classifications, and clarifies that both detached accessory building and structures are included as accessory uses where the principal use of a lot includes a one family dwelling, subject to the requirements of Section 18.18.

**Section 18.18. - (Detached Accessory Buildings and Structures)**

The proposed amendment to Section 18.18 of Ordinance No. 348 aims to simplify, streamline, and return to some of the approval procedures and some of the development standards previously in place for proposed detached accessory buildings and structures within the unincorporated areas of the County.

The current language in this Section requires persons who wish to construct most types of detached accessory buildings or structures to submit a Plot Plan application to the Planning Department along with the associated fees set forth in Ordinance No. 671 for review and approval of the proposal. The Plot Plan application is reviewed by various County agencies and must be scheduled for a public hearing before the Planning Director so that a decision can be made. This process can often become a lengthy and costly process for applicants. The amendment to this Section proposes to return to procedures previously in place by removing the Plot Plan requirement for detached accessory buildings and structures and replace it with a Counter Services approval process in most cases in an effort to reduce time and cost to applicants wanting to build accessory buildings or structures to improve their property.

Removal of the Plot Plan application requirement, will allow an applicant to proceed directly to Counter Services staff who will review the proposal for compliance with the Development Standards of this Section and if in compliance, on to the Department of Building and Safety for the necessary permits to construct. The amended text proposed to the development standards for this Section will allow more flexibility in the design and placement of the structure for some applicants; therefore allowing them to improve their property in a manner that is specific to their individual needs, while maintaining a level of basic standards to insure consistency.
The latest proposed amendment to Section 18.18, proposed to restore and modify the subsection which allows the construction of a private garage (and now, a carport) on properties which have significant topographic constraints to encroach into the front yard or side yard setbacks. The proposed language would allow garages or carport to be constructed up to the front or side lot line on such properties, but only if configured to prevent vehicle directly exiting or entering onto the adjacent roadway. Properties above an elevation of 4,000 feet would be excluded from this development standard.

The latest proposed amendment includes of a subsection to address second units by aiming to simplify, streamline, and return to some of the development standards previously in place for second units in the unincorporated areas of the County. This amendment proposes an administrative approval process in most cases as long as the proposal complies with the applicable development standards. The amendment will reduce time and cost for applicants wanting to build second units on their property in order to meet housing needs.

If approved as proposed, this would lead to the retirement the Second Unit Permit application and removal of this application from Ordinance No. 671 (fees).

**Section 18.28. – (Conditional Use Permits)**

The primary purpose of amending this Section is to change the length of time in which to “use” the permit. This is generally considered the time in which to begin “substantial construction” of the approved permit. Current language grants that the permit is to be used within one year of the approved (“effective”) date, or such additional time as may be set forth in the conditions of approval, but shall not exceed a total of three years. The language goes on to state that if a permit was granted a period of time less than three years, a request for an extension of time from the Board of Supervisors (regardless of whether the Planning Commission or the Board originally approved the permit), and if the extension is granted, the total time allowed to use the permit shall not exceed a period of three years. This language is identical to that used in Section 18.29 for Public Use Permits.

It is interesting to note that current language for Section 18.30 (Plot Plan) differs slightly in that the language in that Section states that extensions request will be considered by the hearing body or officer that original approved the plot plan; and additionally, plot plans are to be used within 2 years or such additional time as may be set forth in the conditions of approval, but may not exceed a total of five years.

In all three instances, the approval of any extension of time may only be granted upon a determination that valid reason exists for the applicant or the successor-in-interest for not using the plot plan within the required period of time. Planning staff researched historical records but was unable to identify a single instance where any extension request was not granted.

As part of this ordinance amendment all three Sections (18.28., 18.29., & 18.30.) are proposed to be streamlined and made consistent with each other and match the length of time currently available to approved tentative subdivisions. The proposed language grants all three permit types an eight year period in which to use the approved permit and removes the language regarding extensions of time.

While this proposed language differs from the concept presented to the Board as part of the request to initiate this ordinance amendment to implement “business friendly” modifications, it is staff’s position that adjusting the initial length of time in which to use a permit, without involving any extension of time requests, is a simpler, more streamline, method of dealing with this issue. It also circumvents the historical difficulties of requiring applicants or their successors-in-interest to accurately track those time
periods in order to ensure timely filing of extension of time requests, as well as avoiding problems that can arise if additional conditions of approval are proposed by County Land Development Committee members deemed necessary to ensure compliance with the then current rules and regulations which may be determined onerous to the land owner.

Lastly, given the frequent interrelationship of use permits and subdivisions of land, and the length of time those approved tentative maps are granted (currently three years, with five one-year extensions possible), together with the recent State-Wide subdivision extensions that have been granted by the legislature over the last seven years, the logic of keeping use permits and subdivisions synchronized is good for the development community and provides consistency in the development process.

The proposed amendments to Section 18.28. of Ordinance No. 348 also intend to remove all application submittal requirement items. The list of items is contained within the Planning Department’s applicable application form and need not be in the ordinance itself. By removing the items from the ordinance it will simplify the process of modifying the application submittal requirements in the future without having to process an ordinance amendment.

It should also be noted that the amendment proposes a slight text change to clarify the “fees” paid for this type of application is “deposit based,” and the amount listed in Ordinance No. 671, is only an initial payment. The intent is to minimize applicant’s confusion as well as maximize transparency in the actual cost of this type of application.

Section 18.28a. – (Second Unit Permits)

Section 18.28a. of Ordinance No. 348 is now proposed to be rescinded in its entirety, but the concept of a second unit is now being included as a subsection of Section 18.18.

Section 18.29.- (Public Use Permits)

As was discussed above in the Section 18.28. portion of the staff report, the primary changes proposed to this Section is to establish a new streamlined standard for the length of time in which to “use” the permit, and to eliminate all references application submittal requirements.

This Section also includes the slight text change to clarify the “fees” paid for this type of application is “deposit based,” and the amount listed in Ordinance No. 671, is only an initial payment.

Section 18.30.- (Plot Plans)

Again, as was discussed above in the Section 18.28. portion of the staff report, the primary changes proposed to this Section is to establish a new streamlined standard for the length of time in which to “use” the permit, as well as eliminate all references application submittal requirements.

This Section also includes the slight text change to clarify the “fees” paid for this type of application is “deposit based,” and the amount listed in Ordinance No. 671, is only an initial payment.

Section 18.43. – (Modifications to Approved Permits)
Section 18.43. of Ordinance No. 348 is no longer being proposed for modification by this Ordinance Amendment.

Section 21.69. – (Modifications to Approved Permits)
Section 21.69. of Ordinance No. 348 is proposed for amendment to avoid conflict with the development standards within Section 18.18.

BACKGROUND:
The Board of Supervisors and the County Executive Office have stressed the need to make changes to our business practices in order to become more “Business Friendly,” encourage economic activity and expand the job base in Riverside County, while providing for quality development that enhances our quality of life.

Ordinance No. 348 is the primary regulatory code which governs the review and approval of the land use and zoning applications in the County. The Board of Supervisors has approved a phased approach to amending Ordinance No. 348 in order to implement changes in an incremental manner as soon as they are reviewed, considered and adopted. This process should provide tangible immediate benefits rather than delaying implementation of all amendments at a later date in time.

RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTION:

FIND that the proposed amendment is exempt from CEQA pursuant to the CEQA Guidelines 15061 (b)(3), based on the findings and conclusions incorporated in the staff report;

ADOPT ORDINANCE NO. 348.4791, based on the findings and conclusions incorporated into the staff report.

FINDINGS:

1. The proposed amendment applies to all unincorporated areas of Riverside County.

2. The ordinance amendment will modify Sections of the Zoning Ordinance affecting Detached Accessory Buildings and Structures, Conditional Use Permits, Public Use Permits, Plot Plans, Second Unit Permits, and the definition of “structure.”

3. The Planning Department has found that in accordance with CEQA Guidelines Section 15061(b)(3), Ordinance No. 348.4791 does not have the potential for causing a significant effect on the environment. Section 15061(b)(3) states that “The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where 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 activity is not subject to CEQA.” It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment because this ordinance amendment does not create any reasonably foreseeable physical change in the environment. No new land disturbance or
development project is associated with this ordinance amendment and it does not commit the County to approve any new development.

CONCLUSIONS:

1. The proposed amendment is in conformance with the Land Use Designations established for the unincorporated areas of Riverside County and with all other elements of the Riverside County General Plan as the amendment does not eliminate or add legal nonconforming structures or uses.

2. The proposed project will not have a significant effect on the environment and is exempt from the California Environmental Quality Act.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The amendment covers all properties and parcels within the unincorporated areas of Riverside County.
ORDINANCE NO. 348.4791

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348

RELATING TO ZONING

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

Section 1. Section 18.17. of Ordinance No. 348 is amended to read as follows:

“SECTION 18.17. ACCESSORY USES. The express enumeration of permitted uses in all zoning classifications shall be construed to include accessory uses. Detached accessory buildings and structures, where the principal use of a lot includes a one family dwelling, shall be subject to the requirements of Section 18.18.”

Section 2. Section 18.18. of Ordinance No. 348 is amended to read as follows:

“SECTION 18.18. DETACHED ACCESSORY BUILDINGS AND STRUCTURES, GUEST QUARTERS AND SECOND UNITS.

a. INTENT. The Board of Supervisors has adopted the following provisions to establish minimum development requirements for the erection of detached accessory buildings and structures, guest quarters and second units in the unincorporated areas of Riverside County. These requirements are intended to provide for the appropriate construction of detached accessory buildings and structures, guest quarters and second units, enhance aesthetic appearance of the community, preserve property values, provide for affordable housing and protect the public health, safety and welfare.

b. PERMIT REQUIREMENT. The Planning Director may, based on a determination of potential environmental concerns, require the submittal of a plot plan including the
preparation of an environmental assessment pursuant to Section 18.30 of this ordinance if either:

(1) A detached accessory building or structure on a lot equals or exceeds five thousand square feet in size; or,

(2) The total square footage of all detached accessory buildings or structures on a lot equal or exceed five thousand square feet. Said determination of potential environmental concerns shall be made by the Planning Director and is within his or her sole discretion. Upon completion of the review of the plot plan and the environmental assessment, a public hearing shall be held. Said plot plan shall only be approved if it complies with the requirements of this Section and the requirements of Section 18.30 of this ordinance.

c. DEVELOPMENT STANDARDS. Where the principal use of a lot includes a one family dwelling, a detached accessory building or structure shall be permitted subject to the following requirements. These requirements are in addition to the development standards of the applicable zone.

(1) Where a rear yard is required by this ordinance, a detached accessory building or structure may occupy not more than fifty percent of the required rear yard.

(2) In areas at altitudes below four thousand feet and where the slope of the front twenty feet of a lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage or carport may be built to the front and/or side lot lines if the placement of the building or structure or the design of the building or structure prevents vehicles directly exiting or entering onto the adjacent roadway; however, in areas at altitudes above four thousand feet
and where the slope of the front twenty feet of a lot is greater than one foot rise or fall in a seven foot run from the established street elevation, or where the frontage of the lot is more than four feet above or below such established street elevation, a private garage or carport may be built to the front and/or side lot lines.

(3) In the case of an interior lot, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot, provided, however, such building or structure need not be more than seventy-five feet from the street line.

(4) In the case of a corner lot abutting upon two or more streets, no building or structure shall be nearer any street line than twenty percent of the width or length of the lot; provided, however, such building or structure need not be more than seventy-five feet from the street line.

(5) In the case of through lots, no detached accessory building or structure shall be erected so as to encroach upon the front half of the lot; provided, however, such building or structure need not be more than seventy-five feet from the street line from which the one family dwelling takes access and maintains a minimum rear yard setback of twenty feet as measured from the rear yard street line.

(6) In areas at altitudes above four thousand feet, a detached accessory building or structure may be constructed in accordance with the same building setbacks as is required for a one family dwelling on the same lot.

(7) No detached accessory building or structure shall be nearer to the one family dwelling, or other building or structure than that permitted by Ordinance No. 457 and Ordinance No. 787.

(8) A. For lots one acre or smaller, the minimum setback from a side property line shall be five feet and the minimum setback from a rear property line shall
be ten feet; provided, however, that where the applicable zone provides for a
greater side or rear yard setback, the greater setback shall apply.

B. For lots greater than one acre, the minimum setback from a side property
line and from a rear property line shall be ten feet; provided, however, that
where the applicable zone provides for a greater side or rear yard setback,
the greater setback shall apply.

(9) Notwithstanding the height limitations of any zone, the height limit on any lot shall
be twenty feet for lots one acre or less and thirty feet for lots larger than one acre.

(10) Bare metal buildings and structures (metal buildings and structures without paint or
exterior architectural coatings or treatments), shall not be located on a lot one acre
or smaller.

(11) No final inspection shall be performed for the detached accessory building or
structure until a final inspection has been performed for the one family dwelling on
the same lot.

(12) No detached accessory building or structure shall be rented or leased, or offered for
rent or lease, unless the one family dwelling on the same lot is also being rented or
leased or offered for rent or lease to the same renter or lessee.

(13) No detached accessory building or structure shall be used for overnight
accommodations.

(14) No detached accessory building or structure shall contain a kitchen.

(15) Any detached accessory building or structure must have the same lot access as the
one family dwelling on the same lot. No additional curb cuts, rear access or any
other type of access is allowed to a detached accessory building or structure except
as may be authorized by the Transportation Department through the issuance of an
encroachment permit.

(16) A detached accessory building or structure shall be compatible with the architecture
of the one family dwelling and consistent with the character of the surrounding
neighborhood.

d. GUEST QUARTERS. Excluding Subsection C.(13) of this Section, all development
standards for detached accessory buildings and structures shall apply to guest quarters. In
addition, the following development standards shall apply to guest quarters:

(1) Only one guest quarter shall be permitted on a lot.

(2) The square footage of any guest quarter shall not exceed two percent of the lot size
and shall in no case exceed six hundred square feet.

(3) A guest quarter shall be used exclusively by occupants of the one family dwelling
on the same lot and their non-paying guests.

(4) No reduction of the side and rear yard setbacks shall be allowed for any guest
quarter.

(5) For lots one half acre or smaller, a guest quarter shall not be allowed if the lot has
an existing or approved second unit.

e. EXCEPTIONS. This Section shall not be applicable in the A-P, A-2 or A-D zones.

f. SECOND UNITS. Excluding Section 18.18.c. of this ordinance, all development standards
for second units shall comply with the following requirements:

(1) The lot is zoned for a one family dwelling as a permitted use; provided, however,
that the lot may not be part of a planned residential development or located in the R-6
Zone.
(2) The second unit shall comply with all development standards of the zone in which the lot is located, including but not limited to, height, setbacks, and lot coverage.

(3) The minimum lot sizes and allowable living areas for a second unit shall be as follows:

A. A second unit shall not be permitted on a lot less than seven thousand two hundred feet in size. For lots seven thousand two hundred feet in size to nineteen thousand nine hundred and ninety-nine square feet, the maximum allowable living area for a second unit shall be twelve hundred square feet.

B. For lots twenty thousand square feet to one and ninety-nine hundredths of an acre, the maximum allowable living area for a second unit shall be fifteen hundred square feet.

C. For lots two acres to three and ninety-nine hundredths of an acre, the maximum allowable living area for a second unit shall be twenty-five hundred square feet.

D. For lots four acres or larger, the maximum allowable living area for a second unit shall be twenty-five hundred square feet or up to two hundred percent of the living area of the existing one family dwelling.

E. Living area includes the interior habitable area of a second unit or an existing one family dwelling including basements and attics but does not include a garage or any accessory building or structure.

F. Second units shall not be subject to the provisions of Section 18.11 of this ordinance.

(4) The lot contains a one family dwelling. Prior to the final inspection of a building permit for a second unit, the one family dwelling shall receive a final inspection. In the event the second unit is larger than an existing one family dwelling, the second
unit shall become the primary one family dwelling and the former existing one
family dwelling shall become the second unit.

(5) The one family dwelling or the second unit shall be occupied by the owner of the
property.

(6) Off-street parking shall be required for the second unit in addition to any off-street
parking requirements for the one family dwelling. A second unit with one bedroom
shall provide a minimum of one parking space. A second unit with two or more
bedrooms shall provide a minimum of two parking spaces. The required off-street
parking for a second unit may be located in setback areas or through tandem
parking.

(7) The second unit shall be used as a one family dwelling only, and no businesses or
home occupations of any kind may be conducted in the second unit.

(8) Second units shall be located at the rear or the side of the one family dwelling
unless the Planning Director determines that the second unit may be located in front
of the one family dwelling due to special and extraordinary circumstances such as
the existing location of the one family dwelling or physical constraints of the lot.

(9) No second unit shall exceed the height of the one family dwelling.

(10) Any second unit located more than one hundred fifty feet from a public right-of-
way shall provide all weather access for emergency vehicles.

(11) Written confirmation from the sewer district having jurisdiction of the availability
of sewer service for the second unit or written approval from the Health
Department for use on an existing or new septic system shall be obtained.
(12) Written confirmation from the water district having jurisdiction of the availability of water service for the second unit or written approval from the Health Department for use of an existing or new well shall be obtained.

(13) Based upon geographic location and constraints, review shall be required from the following agencies, departments, divisions, and districts:

A. Fire Department;
B. Riverside County Flood Control and Water Conservation District;
C. Coachella Valley Water District;
D. Environmental Programs Division of the Planning Department;
E. Any other entities deemed necessary as determined by the Planning Director.

(14) Second units shall not be permitted in those areas of the County which have significant problems with regard to water availability or quality, sewage disposal or other public health or safety concerns. Prohibited areas shall include, but not be limited to, those areas where a development moratorium has been imposed, including a moratorium for water or sewer, whether imposed by the County or another public agency with the authority to impose a development moratorium.

(15) Any second unit which conforms to this Section shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use which is consistent with the General Plan and zoning classification for that lot.

(16) The second unit may not be sold as a separate unit unless the lot is subdivided pursuant to all applicable laws and ordinances.
(17) The second unit may be occupied by any person without rent. The second unit may also be rented; provided, however, that rental occupancy shall be limited to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code.

Section 3. Section 18.28 of Ordinance No. 348 is amended to read as follows:

“SECTION 18.28 CONDITIONAL USE PERMITS. Whenever any section of this ordinance requires that a conditional use permit be granted prior to the establishment of a use, the following provisions shall apply.

a. APPLICATION. An application for a conditional use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, and shall be accompanied by an initial payment of a deposit based fee as set forth in Ordinance No. 671.

b. ADDITIONAL INFORMATION. When the application is for a conditional use permit to establish a mobilehome park or recreational vehicle park, the following additional information is required as part of the application.

(1) A written statement from the Health Department stating that a water company has agreed in writing to serve all spaces within the park or that the applicant has an acceptable application for a water company permit on file with the State Department of Public Health or the County Department of Public Health, or the applicant has agreed in writing to form a domestic water company to serve the mobilehome park, or recreational vehicle park.

(2) A written statement from the County Health Officer stating the type of sewage disposal that will be permitted. To aid in this determination, the Health Officer may require soil percolation tests or other pertinent information.
c. PUBLIC HEARING. A public hearing shall be held on the application for a conditional use permit in accordance with the provisions of either Section 18.26 or 18.26.a. of the ordinance, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or any other provision herein to the contrary, the hearing on any conditional use permit that requires approval of a General Plan Amendment, a Specific Plan Amendment or a Change of Zone shall be heard in accordance with the Provisions of Section 2.5, 2.6 or 20.3.a. of this ordinance, whichever, is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

d. CONDITIONS. A conditional use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the community. Any permit that is granted shall be subject to such conditions as shall be necessary to protect the health, safety or general welfare of the community.

e. REVOCATION OF PERMIT. Any conditional use permit granted may be revoked upon the findings and procedures set forth in Section 18.31 of this ordinance.”

Section 4. Section 18.28.a. of Ordinance No. 348 is hereby rescinded in its entirety.

Section 5. Section 18.29 of Ordinance No. 348 is amended to read as follows:

“Section 18.29 PUBLIC USE PERMITS.

a. Notwithstanding any other provisions of this ordinance, the following uses may be permitted in any zone classification provided that a public use permit is granted pursuant to the provisions of this section:

(1) Educational institutions.

(2) Facilities for the storage or transmission of electrical energy where the County is not preempted by law from exercising jurisdiction. This subsection shall take
precedence over and supersede any conflicting provision in any zone classification. Facilities for the storage or transmission of electrical energy shall not be subject to the development standards of the zone classification in which they are located.

(3) Government uses.

(4) Any hospital or other facility that is licensed by the California Department of Public Health or by the California Department of Mental Hygiene, not including a family care, foster home or group home that serves six or fewer persons.

(5) Any home or other facility for the aged or children that is licensed by the California Department of Social Services, or by the County Department of Public Social Services, not including a home or facility that serves six or fewer children or aged persons, nor a large family day care home that serves seven to twelve children. Said facilities shall be developed in accordance with the standards set forth in Sections 19.102 and 19.103 of this ordinance.

(6) Half way house.

(7) Public utilities.

b. APPLICATION. An application for a public use permit shall be made in writing to the Planning Director on the forms provided by the Planning Department, and shall be accompanied by an initial payment of the deposit based fee as set forth in Ordinance No. 671.

c. PUBLIC HEARING. A public hearing shall be held on the application for a public use permit in accordance with the provisions of Section 18.26 of this ordinance and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

d. CONDITIONS. A public use permit shall not be granted unless the applicant demonstrates that the proposed use will not be detrimental to the health, safety or general welfare of the
community. Any permit that is granted shall be subject to such conditions as shall be
necessary to protect the health, safety or general welfare of the community.

e. REVOCATION OF PERMIT. Any public use permit granted may be revoked upon the
findings and procedures set forth in Section 18.31 of this ordinance.”

Section 6. Section 18.30 of Ordinance No. 348 is amended to read as follows:

“SECTION 18.30 PLOT PLANS. The following procedures shall apply to all applications for
approval of a plot plan that is required by any section of this ordinance:

a. CLASSIFICATION OF PLOT PLANS. Plot plans are classified as follows:

(1) Plot plans that are not subject to the California Environmental Quality Act and are
not transmitted to any governmental agency other than the Planning Department for
review and comment.

(2) Plot plans that are not subject to the California Environmental Quality Act and are
transmitted to one or more governmental agencies other than the Planning
Department.

(3) Plot plans that are subject to the California Environmental Quality Act.

(4) Plot plans for outdoor advertising displays that require field checking by the Land
Use Division of the Department of Building and Safety.

b. APPLICATIONS.

(1) An application for a plot plan shall be made in writing to the Planning Director on
the forms provided by the Planning Department and shall be accompanied by an
initial payment of the deposit based fees as set forth in Ordinance No. 671.

(2) Environmental Clearance. No application that requires compliance with the
Riverside County Rules Implementing the California Environmental Quality Act
shall be considered at a public hearing until all procedures required by the rules to
hear a matter are completed.

c. REQUIREMENTS FOR APPROVAL. No plot plan shall be approved unless it complies
with the following standards:

(1) The proposed use must conform to all the requirements of the General Plan and
will all applicable requirements of State law and the ordinances of Riverside
County.

(2) The overall development of the land shall be designed for the protection of the
public health, safety and general welfare; to conform to the logical development of
the land and to be compatible with the present and future logical development of
the surrounding property. The plan shall consider the location and need for
dedication and improvement of necessary streets and sidewalks, including the
avoidance of traffic congestion; and shall take into account topographical and
drainage conditions, including the need for dedication and improvements of
necessary structures as a part thereof.

(3) All plot plans which permit the construction of more than one structure on a single
legally divided parcel shall, in addition to all other requirements, be subject to a
condition which prohibits the sale of any existing or subsequently constructed
structures on the parcel until the parcel is divided and a final map recorded in
accordance with Ordinance No. 460 in such a manner that each building is located
on a separate legally divided parcel.

d. ACTION ON PLOT PLANS.

(1) Plot Plans Not Requiring Public Hearing. The Planning Director shall approve,
conditionally approve or disapprove a plot plan based upon the standard in
Subsection c. of this Section within thirty days after accepting a completed application and give notice of the decision, including any required conditions of approval, by mail, to the applicant and any other persons requesting notice.

(2) Plot Plan Requiring Hearing. The Planning Director shall hold a public hearing on all plot plans for which a negative declaration or an EIR is prepared pursuant to the Riverside County Rules Implementing the California Environmental Quality Act. Notice of the time, date and place of the public hearing shall be given as provided in Section 18.26.c. of this ordinance.

(3) Plot Plans for Large Commercial Developments. Notwithstanding any other provision in this Section to the contrary, a noticed public hearing shall be held on a plot plan for a commercial development of thirty acres or larger. Such plot plans shall be heard by the Planning Commission. Notice of the time, date and place of the hearing shall be given as provided in Section 18.26.c. of this ordinance. Any appeal of the Commission decision shall be to the Board of Supervisors as provided in Section 18.30.e. of this ordinance.

(4) Notwithstanding the above or any other provision herein to the contrary, a plot plan application which:

(a) Requires the approval of a general plan amendment, a specific plan amendment or a change of zone shall be heard in accordance with the provisions of this ordinance, whichever is applicable, and all of the procedural requirements and rights of appeal as set forth therein shall govern the hearing.

(b) Requires the approval of a land division map or is being processed concurrently with a land division map, but is not included in a fast track
project and does not require the approval of a general plan amendment, a
specific plan amendment, or a change of zone, shall be heard in accordance
with the provisions of Sections 6.5., 6.6 and 6.7 of Ordinance No. 460, and
all of the procedural requirements and rights of appeal as set forth therein
shall govern the hearing.

e. APPEALS – (PLOT PLANS NOT INCLUDING WIRELESS COMMUNICATION
FACILITIES). An applicant or any other interested party may appeal from the decision of
the Planning Director by the following procedure:

(1) Initial Appeal. Within ten (10) calendar days after the date of decision by the
Planning Director, an appeal in writing may be made on the form provided by the
Planning Department and which shall be accompanied by a filing fee as set forth in
Ordinance No. 671. Upon receipt of a completed appeal, the Planning Director
shall set the matter for hearing and shall mail notice thereof to the applicant and the
appellant if the plot plan did not require a public hearing. If the plot plan required a
public hearing, notice of the appeal shall be given in the same manner that notice
was given for the original hearing. Such appeals shall be heard by the Planning
Commission, except that any appeal concerning an application of a
commercial/industrial nature given fast track status, shall be heard directly by the
Board of Supervisors. For purposes of this section, an application shall be
considered to have been given fast track status if it meets the definition set forth in
Section 21.34.d. of this ordinance.

(2) Appeal from Planning Commission. Within ten calendar days after the date of the
mailing of the decision of the Commission, the appellant may appeal that decision,
in writing, to the Board of Supervisors, on the forms provided by the Planning
Department, which shall be accompanied by a filing fee set forth in Ordinance No. 671.

(3) Hearings on Appeals to the Board of Supervisors. Upon receipt of a completed appeal, the Clerk of the Board shall set the matter for hearing before the Board of Supervisors not less than five days nor more than thirty days thereafter and shall give written notice of the hearing to the appellant and the Planning Director. The Board of Supervisors shall render its decision within thirty days following the close of the hearing on the appeal.

f. APPEALS – (WIRELESS COMMUNICATION FACILITIES PLOT PLANS). An applicant or any other interested party may appeal from the decision of the Planning Director by the following procedure:

(1) Initial Appeal. The Planning Director shall file notice of decision with the secretary of the Planning Commission together with a report of the proceedings, not more than fifteen days after making the decision. A copy of the notice of decision shall be mailed to the applicant and to any person who has made a written request for a copy of the decision. The Secretary of the Planning Commission shall place the notice of decision on the next agenda of the Planning Commission held five or more days after the Secretary receives the notice from the Planning Director. The decision of the Planning Director is considered final and no action by the Planning Commission is required unless, within ten days after the notice appears on the Planning Commission agenda, the applicant or an interested person files an appeal, accompanied by the fee set forth in Ordinance No. 671 or unless the Planning Commission assumes jurisdiction by ordering the matter set for public hearing. If a timely appeal is filed, or the Planning Commission assumes jurisdiction by
ordering the matter set for public hearing, the Secretary of the Planning Commission shall set the matter for public hearing before the Planning Commission not less than five nor more than thirty days thereafter and shall give notice of the hearing in the same manner as the notice was given for the original hearing.

(2) Appeal from Planning Commission. Within ten calendar days after the date of the mailing of the decision of the Planning Commission, the appellant may appeal that decision, in writing, to the Board of Supervisors, on the form provided by the Planning Department, which shall be accompanied by a filing fee set forth in Ordinance No. 671.

(3) Hearings on Appeals to the Board of Supervisors. Upon receipt of a completed appeal, the Clerk of the Board shall set the matter for hearing before the Board of Supervisors not less than five days nor more than thirty days thereafter and shall give written notice of the hearing to the appellant and the Planning Director. The Board of Supervisors shall render its decision within thirty days following the close of the hearing on the appeal.

(g) Notwithstanding the specific requirements of the zoning classification and this section, no plot plan is required to establish a proposed use when the proposed use is replacing an existing used provided that:

(1) The existing and proposed use are conforming uses;
(2) The existing use was subject to a plot plan approval;
(3) The proposed use will not require the construction of a building, or the reconstruction or expansion of an existing building;
(4) The proposed use complies with the parking and landscaping requirements of Section 18.12 of this ordinance; and,

(5) The proposed site has adequate road and other improvements required for the implementation of the proposed use available on site.”

Section 7. Section 21.69 of Ordinance No. 348 is amended to read as follows:

“Section 21.69 STRUCTURE. Anything constructed or erected and the use of which requires more or less permanent location on the ground or attachment to something having a permanent location on the ground, such as awnings and patio covers, but not including walls and fences or wall and fences with arch entries.”

Section 8. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By:__________________________________________
Chairman

ATTEST:    Kecia Harper-Ihem
CLERK OF THE BOARD:

By:________________________
Deputy
APPROVED AS TO FORM
September 16, 2014

By: ______________________________

KARIN WATTS-BAZAN,
Principal Deputy County Counsel

KWB/nlr
091614
Revised: 10/10/14
Y:\Planning Case Files-Riverside office\CZ07826\PC-BOS\PC 10-15-14:Ord 348 4791 Amending 348_091614 DMares corrections.docx
Hi Jim,
Thanks for all your efforts.
I've had projects that needed to be closer than 10 feet from the driving surface, can we try for 6 feet?
Also, I think that the side line zero setback is less necessary for steep properties. Besides they then have fire requirements that start to kick in as well as getting next door neighbors feeling more encroached upon.
Thanks all,
David

On Tue, Sep 30, 2014 at 9:59 PM, Jim Marsh <jgqm@msn.com> wrote:
Happy day Dave,

I took the liberty of adding some wording (in red) to section 18.18.B.3 that might make all parties happy.

Where the average slope of the front half of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four feet above or below such established street elevation a private garage (or carport) may be built to the street and side lines, except as follows: In no case shall the structure be closer than ten feet to the closest edge of the street driving surface.

You may have more eloquent words, but I think this is a good compromise.

It would be nice to work this out before the Oct 15 meeting, so there will be no more delays in the approval process.

thank you for your patience!

Jim Marsh Architect
951-658-4733
Regarding ordinance 348, section 18.18. The intent of the ordinance appears to eliminate all future garages built with variances on the property line or within the normal county set back from a street. In IDYLLWILD, where many lots are on slopes, being able to build near the property line is the only way to have cars not parked in the street and often in the right of way. As Idyllwild is not a subdivision community, with standard width streets with curbs and sidewalks, parking is an issue of concern. This is especially true in the winter with ice and snow on the ground. Often the back top of a street is buffered with some dirt edging, while in other places the black top of the street is on and in a few locations encroaching into the adjacent property. This wording change and following regulation change is not helpful to our rural mountain community.

Currently, there are numerous streets that enter Hwy. 243 that are blind and present far greater dangers to people entering the highway than garages on the edge of streets. Such streets such as Alpine Way, Manzanita (Pine Cove) and Manzanita (Idyllwild), Foster Lake Road, Big Rock Rd, Marion View (west side), Jameson, plus other streets that enter Hwy. 243 with blocked or limited visibility. In town there are a number of streets that intersect, that are also blind. Interestingly, there are virtually NO accidents reported at both Hwy. and local street intersections. Highway motorcycle accidents, some dui and drug intoxication situations, are the more common accidents in our area which are generally not at intersections! The hazard that you are fearing from backing out of a garage does not seem to have much accident and death data to support more government regulation.

It is much more hazardous in winter months when residences have no off street parking and the snow plow has to go around the parked cars creating big snow blockages into the street. A street side garage is helpful in parking off street during the snow season. Even commercial establishments’ customer parking on sides of road in winter months creates more danger than the few garages that back out into residential streets.

Please reconsider your additional government regulations that do not have the data to support the fears you have living in Riverside that Idyllwild residents do not have who live here. Local residents are careful and seem to have an eye out for driveways as well as garages that open to the streets. We generally safely navigate the winter snow and ice where streets intersect as well as where garages open to the street. Even inexperienced winter drivers from “off the Hill” who are unfamiliar with standard winter driving safety have few accidents in town other than occasional bumps and bruises from
driving too fast, hitting their brakes, and not being familiar with the curves or street inclines or declines ahead of them that they need to be anticipating. Ordinance 348 Section 18.18 is not an ordinance that creates more safety in our rural mountain community. Your consideration of this unnecessary regulation is appreciated.

Sincerely,
Kay Jennison

Kay Jennison

KayRealty
54545 North Circle
PO Box 585
Idyllwild, CA 92549
DRE # 01065718

Office: 951-659-3686
Cell: 909-754-7528
Fax: 866-311-9262
Email: kayrealty@verizon.net
     kayrealtyidy@verizon.net
Dear Sir:

As a Real Estate professional in Idyllwild, I am greatly concerned with the proposed deletion of section 18.18.b.3 from Ordinance 348. Idyllwild is a unique community and our needs are not the same as the needs in other communities in Riverside County. Therefore, a one-size fits all ordinance is detrimental to many of our citizens and future homeowners.

Most of our roads are lightly traveled and backing out of a driveway with a garage on the property line is hardly a cause of concern. A garage located 20 feet from the property line may also have to back into the same traffic. What is the difference? The setback alone provides that area of safety.

I suggest that you do a study to determine if there is a history of accidents caused by cars pulling out of a driveway located on the property line in relation to any other similar accidents caused by cars pulling out of driveways with garages located behind the property lines. Personally, I find it harder to see on-coming cars around vehicles parked on the road.

Before any decision is made, I request that you consider the needs and potential problems that removing this section will cause to the greater Idyllwild community.

Respectfully submitted,

Karen Doshier
(951) 452-4599 – cell
(951) 659-8335 – office
Muirsmountainrealty.com
karendoshier@gmail.com
DRE License # 01261037
Dear Mr. Mares,

It has been brought to my attention that the allowance of detached garages in the mountain areas to be able to go to the front property line in steep conditions is being dropped from the code. I've been a home designer in the Idyllwild area for 25 years and have many times had to rely on this provision as the only way to allow construction of a garage on certain properties. Given how common these steep properties are and coupled with the often difficult snow conditions up here, I think (and obviously the code originally agreed) that the zero setback in certain conditions is a very reasonable allowance.

I don't know of any problem that has resulted from the use of the original code. I would greatly appreciate from you any examples of problems that have arisen.

I would urge you or whomever in positions of authority to reconsider. Idyllwild and the mountain communities have a unique and desirable charm. Tailoring county ordinances to allow design with our natural environment is wise, attractive and preferable.

Thank you very much,
I look forward to hearing from you,
David Lilieholm
David J. Lilieholm, Design
951-659-5750

On Mon, Jul 14, 2014 at 3:44 PM, Jim Marsh <jqqm@msn.com> wrote:

I forgot Dave Mares email:
dmares@rctlma.org
Mr Mares,

Thank you for getting back with me.
I will track down the garages I've done, photograph them in relation to the streets and try to find the permit numbers.
I understand the transportation concerns. However with our 2 lane streets of maybe 24 feet wide, within the right-of-ways of at least 50 to 60 feet, usually there is a car length from the street to even a zero setback garage. This allows for backing out without a blind traffic issue.
I do however like your suggestion that additional scrutiny could be paid regarding particular properties and potential traffic issues.

Thank you again,
David
Happy day Planning Commission,

RE: CZ7826 (revisions to Ordinance 348)

I understand you are considering removing section 18.18.b.3 from Ordinance 348. This section reads:

"Where the average slope of the front half of the lot is greater than one foot rise or fall in a seven foot run from the established street elevation at the property line, or where the front half of the lot is more than four feet above or below such established street elevation a private garage may be built to the street and side lines."

I think removal of this section from Ordinance 348, would be detrimental to the residents of Riverside County. This section has allowed many residents of Idyllwild to have a garage on their property, (who otherwise could not have had one). I have personally used this section more than 10 times and I know several of my peers have also utilized it.

I heard that Transportation is concerned about the safety of having a garage near the front property line. I think this concern is mitigated by the very nature of 1 in 7 minimum slope requirement...this condition generally only occurs on very lightly used streets, such as those found in the residential areas of Idyllwild. On the streets where I have utilized section 18.18.b.3, I would estimate the average traffic volume is one car every ten minutes (hardly enough to be safety concern). Also, the front property line is normally 12 to 20 feet behind the edge of the street, leaving a built-in buffer for a garage (see attached drawing).

On steep sloping properties, a garage located at the front property line is actually safer than not having a garage. In most of the cases I have been involved with, the owners were previously forced to park their vehicles in the street right-of-way (because of the slope issues on their property). In some cases, they had to park only a foot away from moving traffic. (see attached drawing) This is obviously more dangerous than the parking in a garage that is 12 to 20 feet from moving traffic. Parking in the right-of-way also creates a danger and a liability for the snowplows. I think the Department of Transportation would much rather see cars parked in a garage outside of the street right-of-way, especially during their snowplowing operations. It is clearly a safer situation to get the vehicles in a garage out of the street right-of-way. I have been working in Idyllwild for 30 years and I have seen over a hundred garages that are on, or close to, the front property line. I do not know of one accident or safety concern due to any of these garages.

I have also attached the Plot Plan of a garage I permitted using section 18.18.b.3. Without this section in the ordinance, the owner could not have built a garage on his property. The owner is thankful he does not have to park on the street any more. Even though this garage is on the front property line, there is still 16' to the actual street.

Also, to prevent any monstrosities, it might be appropriate to include a size limit, "... a private garage less than 650 square feet in area may be built to the street and side lines."

In conclusion: if section 18.18.b.3 is removed from Ordinance 348, a high percentage of the properties in Idyllwild will never be able to have a garage, and many unsafe parking conditions will remain forever.

Thank you for your consideration,

Jim Marsh Architect
PLOT PLAN

54074 LINGER LANE, IDYLLWILD 92549

PERMIT # BASO80374
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of zone No. 7834 proposes to change the site's zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) Zone.

This site is located northerly of 32nd Avenue, southerly of 30th Avenue, easterly of Ludy Blvd and westerly of Stephenson Blvd.

BACKGROUND:

This Change of Zone request is to establish General Plan and Zoning consistency. The proposed A-1-10 zone is consistent with the site's existing Agricultural land use designation. The applicant intends to place this existing farm operation into an agricultural preserve.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.) to the north, south, east, and west.
3. Existing Zoning (Ex. #3): Rural Residential (R-R)
4. Proposed Zoning (Ex. #3): Light Agriculture (A-1-10) Zone
5. Surrounding Zoning (Ex. #3): Light Agriculture (A-1-10) to the north and south, and Rural Residential (R-R) to the east and west.
6. Existing Land Use (Ex. #1): Active farming operation
7. Surrounding Land Use (Ex. #1): Active farming operations surround the property.
8. Project Data: Total Acreage: 278.10 acres
9. Environmental Concerns: No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162
RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7834, amending the zoning classification for the subject property from R-R Zone to A-1-10 Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Agriculture (AG:AG) (10 Acre Min.) of the Palo Verde Valley Area Plan.

2. The proposed zone change to Light Agriculture (A-1-10) zone is consistent with the AG:AG Land Use Designation.

3. The existing zoning for the project site is R-R Zone.

4. The project site is surrounded by properties that are designated AG:AG to the north, AG:AG to the south AG:AG to the east and AG:AG to the west.

5. The proposed zoning for the subject site is Light Agriculture (A-1-10) Zone.

6. The project site is an active farming operation.

7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.

8. The project site is surrounded by properties which are zoned Light Agriculture (A-1-10) to the north and south, and Rural Residential (R-R) to the east and west.

9. Agricultural uses have been constructed and are operating in the project vicinity.

10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

11. This project is not within the City of Blythe Sphere of Influence.
12. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7834 will not result in any new significant environmental impacts not identified in certified EIR No. 441. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

a. Change of Zone No. 7834 is changing the property’s zoning classification to Light Agriculture Zone to be consistent with the approved General Plan; and,

b. The subject site was included within the project boundary analyzed in EIR No. 441; and,

c. There are no changes to the mitigation measures included in EIR No. 441; and

d. Change of Zone No. 7834 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

CONCLUSIONS:

1. The proposed project is in conformance with the Palo Verde Valley Area Plan and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Light Agriculture zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is clearly compatible with the present and future logical development of the area.

4. The public’s health, safety, and general welfare are protected through project design.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. The city of Blythe sphere of influence;
   b. A 100-year flood plain or dam inundation area;
   c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   d. Within a Master Drainage Plan or an Area Drainage Plan boundary;
   e. A fault zone; or,
   f. A MSHCP Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Palo Verde Unified School District;
   b. Low Paleontological Sensitive area;
c. Subsidence Area;
d. Very high liquefaction potential; and,

4. The subject site is currently designated as Assessor's Parcel Number: 878-141-002.
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.

CASE NUMBER: C007834       DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

Applicant's Name: Jim Walker       E-Mail: jweller@intltfarming.com
Mailing Address: 1291 VS Hwy 258 N.       Kinston NC 28504

Daytime Phone No: (252) 523-0800       Fax No: (252) 525-6104

Engineer/Representative's Name: Will Walton       E-Mail: wwalton@intltfarming.com
Mailing Address: 500Y Thompson Terrace, Suite 110       Colleyville TX 76034

Daytime Phone No: (214) 697-6735       Fax No: (252) 525-6104

Property Owner's Name: Co River Basin Farms, LLC       E-Mail: awells@intltfarming.com
Mailing Address: 1291 VS Hwy 258 N.       Kinston NC 28504

Daytime Phone No: (252) 523-0800       Fax No: (252) 525-6104

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

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-6277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"
APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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 signature below 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 your application, you 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.

[Signatures]

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

[Signatures]

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

[Signatures]

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 878/4/1002

Section: 16 Township: 85 Range: ZZ E

Approximate Gross Acreage: 278.10

General location (nearby or cross streets): North of 32nd Ave., South of Hvy 78, East of Ranells Blvd., West of Stevenson Blvd.
APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates:

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

Change zoning from Rural Residential (RR) to Light Agricultural (A-2). Property's adjacent are currently zoned RR or A-2.

Related cases filed in conjunction with this request:

This Zone Change Application is filed to facilitate Williamson Act Application AQ0133
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 ______________________ hereafter “Applicant” and ______________________ Property Owner”.

Description of application/permit use:
Zone change from Rural Residential (RR) to Light Agricultural (A-1)
for enrollment in Williamson Act.

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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): 878141002

Property Location or Address:
North of 52nd Ave, South of HWY 78, East of Ranells Blvd, West of Stephenson Blvd.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: CO River Basin Farms, LLC

Firm Name: International Farming Corporation

Email: awells@intfarming.com

Address: 1291 U.S. HWY 25 S

Winston, NC 28804

3. APPLICANT INFORMATION:

Applicant Name: Jim Walker

Phone No.: (252) 523-0800

Firm Name: International Farming Corporation

Email: jwalker@intfarming.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Jim Walker

Print Name and Title: Jim Walker (CFO)

Date: 6/5/14

Signature of Property Owner:

Print Name and Title: John McAllister (Chairman)

Date: 6/5/14

Signature of the County of Riverside, by

Print Name and Title:

Date:

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit(s) #: ____________________________

Set #: ____________________________ Application Date: ____________________________

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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 the project shown below:

CHANGE OF ZONE NO. 7834 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 32nd Avenue, southerly of 30th Avenue, easterly of Ludy Blvd. and westerly of Stephenson Blvd. – 278.10 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 15, 2014
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Larry Ross at (951) 955-9294 or e-mail lross@rctlma.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 although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Larry Ross, P.O. Box 1409, Riverside, CA 92502-1409
PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/3/2014.

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

APN (s) or case numbers CZ07834 For

Company or Individual’s Name Planning Department

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158
CZ07834 (2400 feet buffer)

Selected Parcels

878-091-013 878-112-007 878-141-001 878-141-004 878-092-014 878-092-015 878-082-007 878-112-014 878-112-015 878-092-016
878-082-009 878-091-014 878-112-010 878-142-021 878-142-017 878-142-022 878-142-023 878-142-008

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.
ASMT: 878092016, APN: 878092016
PURPLE VERBENA
113 S LA BREA AVE 3RD FL
LOS ANGELES CA 90036

ASMT: 878112012, APN: 878112012
ANDREW VANSICKLE
P O BOX 2266
BLYTHE CA 92226

ASMT: 878112015, APN: 878112015
MWD
700 N ALAMEDA ST
LOS ANGELES CA 90012

ASMT: 878141002, APN: 878141002
CO RIVER BASIN FARMS
1291 US HIGHWAY 258 N
Kinston NC 28504

ASMT: 878141004, APN: 878141004
FISHER FAMILY PROP
C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92225

ASMT: 878142008, APN: 878142008
BETTY BENEFIELD, ETAL
1901 MEACHAM LN
PADUCAH KY 42003

ASMT: 878142017, APN: 878142017
CATTLE CO INC, ETAL
C/O ALBERT E ROBEY
32500 MOHAVE RD S
PARKER AZ 85344

ASMT: 878142019, APN: 878142019
DARLENE COBB
35269 MOUNTAIN VIEW ST
YUCAIPA CA 92399

ASMT: 878142020, APN: 878142020
CBI PROP
C/O MANUEL CAZAVOS
P O BOX 470
EHRENBERG AZ 85334

ASMT: 878142021, APN: 878142021
PVID
180 W 14TH AVE
BLYTHE CA 92225

ASMT: 878142022, APN: 878142022
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

ASMT: 878142023, APN: 878142023
SOUTH VALLEY HOLDINGS
C/O JACK SEILER
P O BOX 267
PALO VERDE CA 92266
STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Date: 10/07/2003

Lead Agency: COUNTY PLANNING

County Agency of Filing: Riverside

Document No: 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING

Phone Number:

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

☒ Environmental Impact Report $850.00

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☒ County Administration Fee $64.00

☐ Project does not require fees (Definitive Exemption)

☐ Project does not make fees (Notice of Exemption)

Total Received $914.00

Signature and title of person receiving payment:

Notes:
NOTICE OF DETERMINATION

TO:
Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814
County Clerk
County of Riverside

FROM:
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

GARY L. ORSO
Riverside County Transportation Department
30375 Highway 111, 2nd Floor
Indio, CA 92201

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EIR No. 441
Comprehensive General Plan Amendment No. 618 (GP00518) and Environmental Assessment No. 38614 (EA38614)

Project Title: Case Numbers
SCH No. 300265149
Gerald V. Jollife (909) 955-3161
State Clearinghouse Number
Contact Person
Area Code/No./Ext.
Riverside County Planning Department, P. O. Box 1409, Riverside, CA 92502-1409

Project Applicant/Property Owner and Address
All of unincorporated Riverside County, California

Project Location
Adoption of a new General Plan for the County of Riverside — The new General Plan for the County of Riverside and its constituent Area Plans would designate the locations of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space Use and Conservation required elements are combined into a Multirealm Open Space Element.

Project Description
This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on October 7, 2003, and has made the following determinations regarding that project:

1. The project ☐ will, ☐ will not have a significant effect on the environment.
2. ☑ An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. ($914 fee)
   ☐ An addendum to an Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. ($946 fee)
   ☐ A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. ($1,314 fee)
   ☐ The project was undertaken pursuant to and in conformity with Specific Plan No. 77 (77) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or Negative Declaration and were found to be mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. ($404 fee)
3. Mitigation Measures ☑ were, ☐ were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations ☒ was, ☐ was not adopted for the project.
6. ☐ a de minimis finding ☒ was, ☐ was not made for the project in accordance with Section 7114.4 of the California Fish and Game Code.

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 82675 Highway 111, Room 209, Indio, CA 92201
Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Sincerely,

[Signature]
Clerk of the Board Office
October 7, 2003

Please charge deposit fee case #: 15.2

COUNTY CLERK
Date

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Filed per P.R.C. 21102

OCT 07 2003

Revised:

10/07/03

PLS.

FROM COUNTY CLERK'S USE ONLY

POSTED

Date Received for Filing and Posting at OPR:

OCT 07 2003

By:
[Signature]
County of Riverside, P.O. Box 1409

[Stamp: Original]
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Road
Second Floor Suite A Palm Desert, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8277
(951) 955-3200 (951) 600-6100

* REPRINTED * R0318520

Reprinted from: COUNTY OF RIVERSIDE - TLMA
paid by: JV 0000576128
paid towards: CFG02705 CALIP FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
appl type: CFG2

By ADANELYA posting date Oct 01, 2003 12:57

$914.00

-----------------------------------------------
Account Code Description Amount
658353120100208100 CF&G TRUST $850.00
658353120100208100 CF&G TRUST: RECORD FEES $64.00

Overpayments of less than $5.00 will not be refunded!
Additional info at www.rctlma.org
TO:        Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
County of Riverside County Clerk  

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

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7834 (CZ07834)

Project Title/Case Numbers
Larry Ross, Principal Planner  
951-955-9284  
County Contact Person  
Phone Number  
N/A  

State Clearinghouse Number (if submitted to the State Clearinghouse)
Jim Walker  
1291 US Highway 258N, Kinston, NC 28504  
Project Applicant  
Address

Northeast of 32nd Avenue, southeasterly of 30th Avenue, easterly of Ludy Blvd and westerly of Stephenson Blvd.

Project Location
Change of Zone No. 7834 proposes to change the existing zoning of Rural Residential (R-R) zone to Light Agriculture (A-1-10) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. CZ07834 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. CZ07834 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 441; no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZ07834 is changing the property’s zoning classification to A-1 Zone to be consistent with the approved General Plan; the subject site was included within the project boundary analyzed in EIR No. 441, there are no changes to the mitigation measures included in EIR No. 441, and CZ07834 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

Project Description
This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on __________ and has made the following determinations regarding that project:
1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Date Received for Filing and Posting at OPR: ____________________
Sign: ____________________
Title: ____________________
Date: ____________________

Please charge deposit fee case #: ZCFG06084

FOR COUNTY CLERK’S USE ONLY
Received from: JIM WALKER
paid by: CK 001988
EA42699
paid towards: CFG06084  CALIF FISH & GAME: DOC FEE
at parcel: 31011 STEPHENSON BLV BLYT
appl type: CFG3

Jun 26, 2014 17:08
posting date Jun 26, 2014

Account Code Description    Amount
658353120100208100 CF&G TRUST: RECORD FEES $50.00

Overpayments of less than $5.00 will not be refunded!
PROJECT DESCRIPTION AND LOCATION:

Change of zone No. 7835 proposes to change the site’s zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) Zone.

This site is located northerly of 28th Avenue, southerly of 22nd Avenue, easterly of S De Frain Blvd and westerly of S Lovekin Blvd.

BACKGROUND:

This Change of Zone request is to establish General Plan and Zoning consistency. The proposed A-1-10 zone is consistent with the site’s existing Agricultural land use designation. The applicant intends to place this existing farm operation into an agricultural preserve.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.) to the north, south, east, and west.
3. Existing Zoning (Ex. #3): Rural Residential (R-R)
4. Proposed Zoning (Ex. #3): Light Agriculture (A-1-10) Zone
5. Surrounding Zoning (Ex. #3): Rural Residential (R-R) to the north, A-1-10 to the south, A-1-20 to the east, and A-1-10 to the west.
6. Existing Land Use (Ex. #1): Active farming operation
7. Surrounding Land Use (Ex. #1): Active farming operations surround the property.
8. Project Data: Total Acreage: 120.96 acres
9. Environmental Concerns: No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162
RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7835, amending the zoning classification for the subject property from R-R Zone to A-1-10 Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS:  The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Agriculture (AG:AG) (10 Acre Min.) of the Palo Verde Valley Area Plan.

2. The proposed zone change to Light Agriculture (A-1-10) zone is consistent with the AG:AG Land Use Designation.

3. The existing zoning for the project site is R-R Zone.

4. The project site is surrounded by properties that are designated AG:AG to the north, AG:AG to the south AG:AG to the east and AG:AG to the west.

5. The proposed zoning for the subject site is Light Agriculture (A-1-10) Zone.

6. The project site is an active farming operation.

7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.

8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, Light Agriculture (A-1-10) to the south, Light Agriculture (A-1-20) to the east, and Light Agriculture (A-1-10) to the west.

9. Agricultural uses have been constructed and are operating in the project vicinity.

10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

11. This project is not within the City of Blythe Sphere of Influence.
12. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7835 will not result in any new significant environmental impacts not identified in certified EIR No. 441. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

   a. Change of Zone No. 7835 is changing the property’s zoning classification to Light Agriculture Zone to be consistent with the approved General Plan; and,

   b. The subject site was included within the project boundary analyzed in EIR No. 441; and,

   c. There are no changes to the mitigation measures included in EIR No. 441; and

   d. Change of Zone No. 7835 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

CONCLUSIONS:

1. The proposed project is in conformance with the Palo Verde Valley Area Plan and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Light Agriculture zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is clearly compatible with the present and future logical development of the area.

4. The public’s health, safety, and general welfare are protected through project design.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. The city of Blythe sphere of influence;
   b. A 100-year flood plain or dam inundation area;
   c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   d. Within a Master Drainage Plan or an Area Drainage Plan boundary;
   e. A fault zone; or,
   f. A MSHCP Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Palo Verde Unified School District;
   b. Low Paleontological Sensitive area;
c. Subsidence Area;
d. Very high liquefaction potential; and,

4. The subject site is currently designated as Assessor's Parcel Numbers: 875-131-014, 875-171-016, and 875-171-023.
DISCLAIMER: This map is for planning purposes only and does not represent legal or binding zoning information. For more information, please contact the Riverside County Planning Department at (951) 445-7000.
Zoning Area: South Palo Verde

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan incorporates different type of land use than is provided for under existing zoning. For future information, please contact the Riverside County Planning Department online at Riverside at (951)525-5500 (Riverside County) or at Palm Desert at (760)348-9277 (Riverside County) or Website http://www.rivco.ca.gov
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.

CASE NUMBER: C2007835 DATE SUBMITTED: 06-26-14

APPLICATION INFORMATION

Applicant's Name: Jim Walker E-Mail: jwalker@intITfarming.com

Mailing Address: 1291 US Hwy 258 N. Kinston NC 28504

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-6104

Engineer/Representative's Name: Will Walton E-Mail: wwalton@intITfarming.com

Mailing Address: 500 Y Thompson Terrace, Suite 110 Calleville TX 76034

Daytime Phone No: (214) 697-6735 Fax No: (252) 525-6104

Property Owner's Name: Co River BasinFarms, LLC E-Mail: awill@intITfarming.com

Mailing Address: 1291 US Hwy 258 N. Kinston NC 28504

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-6104

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

Desert Office · 38688 El Corrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future… Preserving Our Past"

Form 295-1071 (08/08/12)
APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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 signature below 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 your application, you 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.

Jim Walker
PRINTED NAME OF APPLICANT

Jim Walker
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

John O. McNally
PRINTED NAME OF PROPERTY OWNER(S)

John O. McNally
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor’s Parcel Number(s): 875131014, 875171016, 875171023

Section: 31 Township: 75 Range: 23E

Approximate Gross Acreage: 120.96

General location (nearby or cross streets): North of 28th Ave., South of 22nd Ave., East of S. Delfin Blvd., West of S. Loreto Blvd.
APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: ________________________________

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

Change zoning from Rural Residential (RR) to Light
Agricultural (A-I). Property's adjacent are currently zoned
RR or A-I.

Related cases filed in conjunction with this request:

This Zone Change Application is filed to facilitate Williamson Act
Application A081034
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyn Syms Luna
Director, Planning Department

Juan C. Perez
Director, Transportation Department

Mike Lara
Director, Building & Safety Department

Code Enforcement
Department

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 Jim Walker hereafter "Applicant" and CB River Basin LLC "Property Owner".

Description of application/permit use:
Zone change from Rural Residential (RR) to Light Agricultural (LA) for enrollment in Williamson Act.

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-8838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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): 875131014, 875171016, 875171023

Property Location or Address:
North of 28th Ave, South of 22nd Ave, East of S. Dothan Blvd, West of S. Lovekin Bl

2. PROPERTY OWNER INFORMATION:

Property Owner Name: CO River Basin Farms, LLC
Firm Name: International Farming Corporation, LLC
Phone No.: (252) 523-0800
Email: qwe123@infarming.com
Address: 1291 U.S. HWY 258 N
Winston, NC 28504

3. APPLICANT INFORMATION:

Applicant Name: Jim Walker
Firm Name: International Farming Corporation, LLC
Phone No.: (252) 523-0800
Email: jwalker@infarming.com
Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: 
Print Name: Jim Walker (CEO)
Print Name and Title: Jim Walker (CEO)
Date: 6/5/14

Signature of Property Owner: 
Print Name: John Mckain (Chairman)
Print Name and Title: John Mckain (Chairman)
Date: 6/5/14

Signature of the County of Riverside, by ___________________________ Date: __________
Print Name and Title: ___________________________

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit(s): ___________________________ Application Date: __________
Set #: ___________________________ Application Date: __________

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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 the project shown below:

CHANGE OF ZONE NO. 7835 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 28th Avenue, southerly of 22nd Avenue, easterly of S. De Frain Blvd and westerly of S. Lovekin Blvd. – 120.96 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 15, 2014
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Larry Ross at (951) 955-9294 or e-mail lross@rcitma.org, or go to the County Planning Department’s Planning Commission agenda web page at http://planning.rcitma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Larry Ross, P.O. Box 1409, Riverside, CA 92502-1409
PROPERTY OWNERS CERTIFICATION FORM

I, ________________Vinnie Nguyen______________, certify that on ________________9/3/2014______________,
The attached property owners list was prepared by ________________________Riverside County GIS__________________.

APN (s) or case numbers ________________________C8C7835__________________ For

Company or Individual’s Name ________________________Planning Department__________________.

Distance buffered ________________________2400__________________.

Pursuant to application requirements furnished by the Riverside County Planning Department,

told 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.

NAME: ________________________Vinnie Nguyen__________________________

TITLE ________________________GIS Analyst__________________________

ADDRESS: ________________________4080 Lemon Street 2nd Floor__________________________

________________________________Riverside, Ca. 92502__________________________

TELEPHONE NUMBER (8 a.m. – 5 p.m.): ________________________(951) 955-8158__________________________
ASMT: 872140001, APN: 872140001
EDWARD LEE, ETAL
C/O CHAFFIN FARMS
13100 W 24TH AVE
BLYTHE CA  92225

ASMT: 875172010, APN: 875172010
W KENWORTHY
C/O VIRGINIA KENWORTHY
12 RICHMOND HILL
LAGUNA NIGUEL CA  92677

ASMT: 875171002, APN: 875171002
PURPLE VERBENA
113 S LA BREA AVE 3RD FL
LOS ANGELES CA  90036

ASMT: 875171023, APN: 875171023
CO RIVER BASIN FARMS
1291 US HIGHWAY 258 N
KINSTON NC  28504

ASMT: 875171024, APN: 875171024
FISHER FAMILY PROP
C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA  92225

ASMT: 875172005, APN: 875172005
J R NORTON VENTURES LTD PARTNERSHIP
C/O JR NORTON CO
4835 E CACTUS RD STE 115
SCOTTSDALE AZ  85254

ASMT: 875172007, APN: 875172007
BARBARA BRYCE, ETAL
C/O GARY BRYCE
P O BOX 1230
BLYTHE CA  92226

ASMT: 875172009, APN: 875172009
PVID
180 W 14TH AVE
BLYTHE CA  92225
<table>
<thead>
<tr>
<th>Owner/Applicant</th>
<th>Engineer</th>
<th>5004 Thompson Terrace, Suite 110, Colleyville, TX 76034</th>
</tr>
</thead>
<tbody>
<tr>
<td>CO River Basin Farms, LLC</td>
<td>Will Walton</td>
<td>5004 Thompson Terrace, Suite 110, Colleyville, TX 76034</td>
</tr>
<tr>
<td>Jim Walker</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1291 US Highway 258 N</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Kinston, NC 28504</td>
<td></td>
<td></td>
</tr>
<tr>
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<td></td>
<td></td>
</tr>
<tr>
<td>Kinston, NC 28504</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 200301036

Date: 10/07/2003

Document No: 200301036

Lead Agency: COUNTY PLANNING

County Agency of Filing: Riverside

Project Title: EIR 441; EA 39614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING

Phone Number:

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

CHECK APPLICABLE FEES:

☒ Environmental Impact Report $850.00

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☒ County Administration Fee $64.00

☐ Project that is exempt from fees (Deemitted Exemption)

☐ Project that is exempt from fees (Notice of Exemption)

Total Received $914.00

Signature and title of person receiving payment:

Notes:
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT

NOTICE OF DETERMINATION

OCT 07 2003

TO:
Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk
County of Riverside

FROM:
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

GARY L. ORSO
Riverside County Transportation Department
4080 Lemon Street, 9th Floor
P. O. Box 1090
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EIR No. 441 Comprehensive General Plan Amendment No. 618 (OPA00518) and Environmental Assessment No. 38614 (EA38614)

Project Title: Case Numbers

SCH No. 2002051143

Gerald V. Jolliffe
(909) 355-3151

State Clearinghouse Number
Contact Person

Riverside County Planning Department
P. O. Box 1409
Riverside, CA 92502-1409

Project Applicant/Property Owner and Address
All of unincorporated Riverside County, California

Project Location

Adoption of a new General Plan for the County of Riverside — The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation required elements are combined into a Multifunction Open Space Element.

Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on October 7, 2003, and has made the following determinations regarding that project:

1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (CEQA, 1973) (EIR)
   □ An addendum to an Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (CEQA, 1973) (Addendum)
   □ A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (CEQA, 1973) (ND)
   □ The project was undertaken pursuant to and in conformity with Specific Plan No. 77 (SP) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or Negative Declaration and were certified or adopted pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (Addendum)

3. Mitigation Measures were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21061 of the California Public Resources Code.
5. A statement of Overriding Considerations was not adopted for the project.
6. A de minimis finding was not made for the project in accordance with Section 21164 of the California Fish and Game Code.

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Transportation Department, 82-675 Highway 111, Room 209, Indio, CA 92201
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Clerk of the Board Office
October 7, 2003

María J. Villarreal, Deputy Title

COUNTY CLERK
Neg. Declaration/No Determination
Filed per R.R.C 21152

OCT 07 2003

Explanations:
Removal: NOV 07 2003

Please charge deposit fee case #:

TO BE COMPLETED BY OPR
Data Received for Filing and Posting at OPR:

FOR COUNTY CLERK'S USE ONLY
Received from: COUNTY OF RIVERSIDE - TLMA
paid by: JV 06000576128
paid towards: CFG02705 CALIF FISH & GAME: EIR
            FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
    appl type: CFG2

By ADANELYA posting date Oct 01, 2003 12:57

Account Code Description Amount
658353120100208100 CF&G TRUST $850.00
658353120100208100 CF&G TRUST: RECORD FEES $64.00

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org
Juan C. Perez,
Interim Planning Director

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

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409
☑ 38660 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7835 (C207835)

Project Title/Case Numbers
Larry Ross, Principal Planner
County Contact Person
951-355-9294
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Jim Walker
Project Applicant
1291 US Highway 258N, Kinston, NC 28504
Address

Northerly of 28th Avenue, southerly of 22nd Avenue, easterly of S De Frain Blvd and westerly of S Lovekin Blvd.

Project Location
Change of Zone No. 7835 proposes to change the existing zoning of Rural Residential (R-R) zone to Light Agriculture (A-1:10) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. C207835 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. C207835 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 441, and no considerably different mitigation measures have been identified and no mitigation measures found feasible have become feasible because of the following: C207835 is changing the property's zoning classification to A-1 Zone to be consistent with the approved General Plan. The subject site was included within the project boundary analyzed in EIR No. 441, there are no changes to the mitigation measures included in EIR No. 441, and C207835 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

Project Description
This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on __________, and has made the following determinations regarding that project:
1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

__________________________  ___________________________  ____________
Signature                          Title                          Date

Date Received for Filing and Posting at OPR: ____________

DM/DM  Revised 9/03/2014
Y:\Planning Case Files-Riverside office\AG21034\C207835_NOD Form.docx

Please charge deposit fee case#: ZCFG06085

FOR COUNTY CLERK’S USE ONLY
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd
Second Floor Suite A Indio, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271
(951) 955-3200 (951) 694-5242

*******************************************************************************

Received from: JIM WALKER  $50.00
paid by: CK 001988
EA42700
paid towards: CFG06085
CALIF FISH & GAME: DOC FEE
at parcel:  
appl type: CFG3

By: MGARDNER posting date Jun 26, 2014 17:07
*******************************************************************************

Account Code Description Amount
658353120100208100 CF&G TRUST: RECORD FEES $50.00

Overpayments of less than $5.00 will not be refunded!
CHANGE OF ZONE NO. 7836
Applicant: Jim Walker
Engineer/Representative: Will Walton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:
Change of zone No. 7836 proposes to change the site’s zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) Zone.

This site is located northerly of 28th Avenue, southerly of 26th Avenue, and westerly of Keim Blvd.

BACKGROUND:
This Change of Zone request is to establish General Plan and Zoning consistency. The proposed A-1-10 zone is consistent with the site’s existing Agricultural land use designation. The applicant intends to place this existing farm operation into an agricultural preserve.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:
1. Existing General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.) to the north, south, east, and west.
3. Existing Zoning (Ex. #3): Rural Residential (R-R)
4. Proposed Zoning (Ex. #3): Light Agriculture (A-1-10) Zone
5. Surrounding Zoning (Ex. #3): Rural Residential (R-R) to the north, east, west and Light Agriculture (A-1-10) to the south.
6. Existing Land Use (Ex. #1): Active farming operation
7. Surrounding Land Use (Ex. #1): Active farming operations surround the property.
8. Project Data: Total Acreage: 90.75 acres
9. Environmental Concerns: No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162
RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7836, amending the zoning classification for the subject property from R-R Zone to A-1-10 Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Agriculture (AG:AG) (10 Acre Min.) of the Palo Verde Valley Area Plan.

2. The proposed zone change to Light Agriculture (A-1-10) zone is consistent with the AG:AG Land Use Designation.

3. The existing zoning for the project site is R-R Zone.

4. The project site is surrounded by properties that are designated AG:AG to the north, AG:AG to the south AG:AG to the east and AG:AG to the west.

5. The proposed zoning for the subject site is Light Agriculture (A-1-10) Zone.

6. The project site is an active farming operation.

7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.

8. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east, west and Light Agriculture (A-1-10) to the south.

9. Agricultural uses have been constructed and are operating in the project vicinity.

10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

11. This project is not within the City of Blythe Sphere of Influence.
12. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7836 will not result in any new significant environmental impacts not identified in certified EIR No. 441. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

   a. Change of Zone No. 7836 is changing the property's zoning classification to Light Agriculture Zone to be consistent with the approved General Plan; and,
   
   b. The subject site was included within the project boundary analyzed in EIR No. 441; and,
   
   c. There are no changes to the mitigation measures included in EIR No. 441; and
   
   d. Change of Zone No. 7836 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

CONCLUSIONS:

1. The proposed project is in conformance with the Palo Verde Valley Area Plan and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Light Agriculture zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is clearly compatible with the present and future logical development of the area.

4. The public's health, safety, and general welfare are protected through project design.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. The city of Blythe sphere of influence;
   b. A 100-year flood plain or dam inundation area;
   c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   d. Within a Master Drainage Plan or an Area Drainage Plan boundary;
   e. A fault zone; or,
   f. A MSHCP Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Palo Verde Unified School District;
   b. Low Paleontological Sensitive area;
c. Subsidence Area;
d. Very high liquefaction potential; and,

4. The subject site is currently designated as Assessor's Parcel Number: 878-020-002.
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.

CASE NUMBER: C707834  DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

Applicant's Name: Jim Walker  E-Mail: jwalker@int/farming.com

Mailing Address: 1291 US Hwy 258 N.

Kinston  NC  28504

City  State  ZIP

Daytime Phone No: (252) 523-0800  Fax No: (252) 525-6184

Engineer/Representative's Name: Will Walton  E-Mail: wwalton@int/farming.com

Mailing Address: 500y Thompson Terrace, Suite 110

Calleville  TX  76034

City  State  ZIP

Daytime Phone No: (214) 697-0735  Fax No: (252) 525-6184

Property Owner's Name: Co River Basin Farm, LLC  E-Mail: awell@int/farming.com

Mailing Address: 1291 US Hwy 258 N.

Kinston  NC  28504

City  State  ZIP

Daytime Phone No: (252) 523-0800  Fax No: (252) 525-6184

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

Desert Office · 38866 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"
APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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 signature below 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 your application, you 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.

________________________  ______________________
Jim Walker               Jim Walker
PRINTED NAME OF APPLICANT     SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner’s behalf.

________________________  ______________________
John Q. McHarg              John Q. McHarg
PRINTED NAME OF PROPERTY OWNER(S)     PRINTED NAME OF PROPERTY OWNER(S)
SIGNATURE OF PROPERTY OWNER(S)         SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor’s Parcel Number(s): 078020002

Section: 6  Township: 85  Range: 22E

Approximate Gross Acreage: 90.75

General location (nearby or cross streets): North of 28th Ave., South of 26th Ave., East of Lucky Blv., West of S. Rosell's Blvd.
APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: ________________________________

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

Change zoning from Rural Residential (RR) to Light Agricultural (A-1). Property's adjacent are currently zoned RR or A-1.

Related cases filed in conjunction with this request:

This Zone Change Application is filed to facilitate Williamson Act Application A01035
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyn Syms Luna
Director, Planning Department
Juan C. Perez
Director, Transportation Department
Mike Lara
Director, Building & Safety Department

Code
Enforcement
Department

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 Jim Walker hereafter “Applicant” and CO River Basin Farm, LLC “Property Owner”.

Description of application/permit use:

Zone change from Rural Residential (RR) to Light Agricultural (A-I)
for enrollment in Williamson Act.

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

B. 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.

C. 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.

D. 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 will 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.

E. 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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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): 878020002
   Property Location or Address:
   North of 28th Ave, South of 26th Ave, East of Lucky Blvd, West of S. Rennels Blvd.

2. PROPERTY OWNER INFORMATION:
   Property Owner Name: CO River Basin Farms, LLC
   Firm Name: International Farming Corporation, LLC
   Phone No.: (252) 523-0800
   Email: cwwells@intl farming.com
   Address: 1291 U.S. HWY 258 N
             Kinston, NC 28504

3. APPLICANT INFORMATION:
   Applicant Name: Jim Walker
   Phone No.: (252) 523-0800
   Firm Name: International Farming Corporation, LLC
   Email: jwalker@intl farming.com
   Address (if different from property owner)

4. SIGNATURES:
   Signature of Applicant: ________________ Date: 6/5/14
   Print Name and Title: Jim Walker (CFO)
   Signature of Property Owner: ________________ Date: 6/5/14
   Print Name and Title: John McNally (Chairman)

Signature of the County of Riverside, by __________________________ Date: __________
Print Name and Title: __________________________

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit(s)#: __________________________ Application Date: __________________________

Set #: __________________________ Application Date: __________________________
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 the project shown below:

CHANGE OF ZONE NO. 7836 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 26th Avenue, southerly of 26th Avenue, and westerly of Keim Blvd. – 90.75 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 15, 2014
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Larry Ross at (951) 955-9294 or e-mail lross@rctma.org, or go to the County Planning Department’s Planning Commission agenda web page at http://planning.rctma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Larry Ross, P.O. Box 1409, Riverside, CA 92502-1409
PROPERTY OWNERS CERTIFICATION FORM

I, _______Vinnie Nguyen_______, certify that on ______9/3/2014_____,
The attached property owners list was prepared by ______Riverside County GIS______.

APN (s) or case numbers _______C207836________ For

Company or Individual’s Name _______Planning Department__________.

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.

NAME:________________________Vinnie Nguyen________________________

TITLE ________________________GIS Analyst________________________

ADDRESS:____________________4080 Lemon Street 2nd Floor
______________________________Riverside, Ca. 92502________________________

TELEPHONE NUMBER (8 a.m. – 5 p.m.): _______ (951) 955-8158________
CZ07836 (2400 feet buffer)

Selected Parcels

872-160-003 878-081-012 878-210-026 878-081-001 878-081-002 878-081-004 878-081-005 879-210-005 879-210-006 879-210-023

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.
ASMT: 872160003, APN: 872160003
DORIS BAKER, ETAL
16115 W 20TH AVE
BLYTHE CA  92225

ASMT: 878020002, APN: 878020002
CO RIVER BASIN FARMS
1291 US HIGHWAY 258 N
KINSTON NC   28504

ASMT: 878020007, APN: 878020007
VIRGINIA TAYLOR, ETAL
P O BOX 181
FAIRACRES NM   88033

ASMT: 878081005, APN: 878081005
PURPLE VERBENA
113 S LA BREA AVE 3RD FL
LOS ANGELES CA   90036

ASMT: 879130035, APN: 879130035
EUGENE GABRYCH, ETAL
2006 HIGHWAY 395
FALLBROOK CA  92028

ASMT: 879210023, APN: 879210023
ROVEY INV
1785 W HIGHWAY 89A STE 31
SEDONA AZ   86336

ASMT: 879210026, APN: 879210026
MWD
700 N ALAMEDA ST
LOS ANGELES CA  90012
Owner/Applicant
CO River Basin Farms, LLC
Jim Walker
1291 US Highway 258 N
Kinston, NC 28504

Engineer
Will Walton
5004 Thompson Terrace, Suite 110
Colleyville, TX 76034

Owner/Applicant
CO River Basin Farms, LLC
Jim Walker
1291 US Highway 258 N
Kinston, NC 28504

Engineer
Will Walton
5004 Thompson Terrace, Suite 110
Colleyville, TX 76034

Owner/Applicant
CO River Basin Farms, LLC
Jim Walker
1291 US Highway 258 N
Kinston, NC 28504

Engineer
Will Walton
5004 Thompson Terrace, Suite 110
Colleyville, TX 76034
STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Date: 10/07/2003

Document No: 200301036

Lead Agency: COUNTY PLANNING

County Agency of Filing: Riverside

Project Title: BR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

☒ Environmental Impact Report $850.00
☐ Negative Declaration
☐ Application Fee Water Diversion (State Water Resources Control Board Only)
☐ Project Subject to Certified Regulatory Programs
☐ County Administration Fee
☐ Project that is exempt from fees (De minimis Exemption)
☐ Project that is exempt from fees (Notice of Exemption)

$64.00

Total Received $914.00

Signature and title of person receiving payment:

Notes:
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

OCT 07 2003

TO:
Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814
County Clerk
County of Riverside

FROM:
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
82-975 Highway 111, 2nd Floor
Indio, CA 92201

CARY L. ORSO
Riverside County Transportation Department
4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EIR No. 441
Comprehensive General Plan Amendment No. 618 (GP A00618) and Environmental Assessment No. 38614 (EA 38614)

Case Numbers
Project Title: Contact Person
SCH No. 2002051149 Gerald V. Jolliffe (909) 955-3161
State Clearinghouse Number Area Code/No./Ext.
Riverside County Planning Department, P. O. Box 1409, Riverside CA 92502-1409

Project Applicant/Property Owner and Address
All of unincorporated Riverside County, California

Project Location
Adoption of a new General Plan for the County of Riverside. The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation required elements are combined into a Multipurpose Open Space Element.

Project Description

It is advisable that the Riverside County Board of Supervisors has approved the above-referenced project on October 7, 2003, and has made the following determinations regarding that project:

1. The project [ ] will, [ ] will not have a significant effect on the environment.
2. [ ] An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (5104 fees)
   [ ] An addendum to an Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (504 fees)
   [ ] A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (513 fees)
   [ ] The project was undertaken pursuant to and in conformance with Specific Plan No. 77 (77) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects of the project were adequately evaluated in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (504 fees)
3. Mitigation Measures [ ] were, [ ] were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations [ ] was, [ ] was not adopted for the project.
6. A de minimis finding [ ] was, [ ] was not made for the project in accordance with Section 711.4 of the California Fish and Game Code.

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 82-975 Highway 111, Room 203, Indio, CA 92201
Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Clerk of the Board Office
October 7, 2003

Marla J. Villareal, Deputy Title

COUNTY CLERK
Neg. Declaration/No Determination
Filed on R.R.C. 21152

Filed on R.R.C. 21152

Please charge deposit fee case #: 10/07/03 15.2

TO BE COMPLETED BY OPR
Date Received for Filing and Posting at OPR:

FOR COUNTY CLERK'S USE ONLY

OCT 07 2003

Removal: 11/07/2003
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Road
Second Floor Suite A Palm Desert, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8277
(951) 955-3200 (951) 600-6100

================================================================================

Received from: COUNTY OF RIVERSIDE - TLMA
paid by: JV 0000576128
paid towards: CFG02705 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)

at parcel #:
appl type: CFG2

$914.00

By ADANELYA posting date Oct 01, 2003 12:57

================================================================================

Account Code Description Amount
658353120100208100 CF&G TRUST $850.00
658353120100208100 CF&G TRUST: RECORD FEES $64.00

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org

COPY 1-CUSTOMER * REPRINTED *
Change of Zone No. 7836 (C207836)

Project Title/Date Numbers

Larry Ross, Principal Planner 951-955-9294

County Contact Person Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Jim Walker 1291 US Highway 258N, Kinston, NC 28504

Project Applicant Address

Northeast of 28th Avenue, south of 28th Avenue, and westerly of Keim Blvd.

Project Location

Change of Zone No. 7836 proposes to change the existing zoning of Rural Residential (R-R) zone to Light Agriculture (A-1-10) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. C207836 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. C207836 will not result in a substantial increase in the severity of previously identified significant effects; does not propose and substantial changes which will require major revisions to EIR No. 441; no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: C207836 is changing the property's zoning classification to A-1 Zone to be consistent with the approved General Plan; the subject site was included within the project boundary analyzed in EIR No. 441, there are no changes to the mitigation measures included in EIR No. 441, and C207836 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on __________, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

_________________________ ____________________________
Signature Title Date

Date Received for Filing and Posting at OPR: ____________

DMctm 9/30/2014

Y:\Planning Cases Files-Riverside office\A001036\C207836_NCD Form.docx

Please charge deposit fee case #: ZCFG00086

FOR COUNTY CLERK’S USE ONLY
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd
Second Floor Suite A Indio, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271
(951) 955-3200 (951) 694-5242

********************************************************************************

Received from: JIM WALKER $50.00
paid by: CK 001988
EA42701
paid towards: CFG06086 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By MGARDNER posting date Jun 26, 2014 17:05

********************************************************************************

Account Code Description Amount
658353120100208100 CF&G TRUST: RECORD FEES $50.00

Overpayments of less than $5.00 will not be refunded!
CHANGE OF ZONE NO. 7837
Applicant: Jim Walker
Engineer/Representative: Will Walton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of zone No. 7837 proposes to change the site’s zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) Zone.

This site is located northerly of 18th Avenue, southerly of Seeley Avenue, easterly of S Intake Blvd and westerly of Riviera Drive.

BACKGROUND:
This Change of Zone request is to establish General Plan and Zoning consistency. The proposed A-1-10 zone is consistent with the site’s existing Agricultural land use designation. The applicant intends to place this existing farm operation into an agricultural preserve.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.) to the north, south, east, and west.
3. Existing Zoning (Ex. #3): Rural Residential (R-R)
4. Proposed Zoning (Ex. #3): Light Agriculture (A-1-10) Zone
5. Surrounding Zoning (Ex. #3): Light Agriculture (A-1-10) to the north, Rural Residential (R-R) to the south, east and west.
6. Existing Land Use (Ex. #1): Active farming operation
7. Surrounding Land Use (Ex. #1): Active farming operations surround the property.
8. Project Data:
Total Acreage: 54.67 acres
9. Environmental Concerns:
No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162
RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7837, amending the zoning classification for the subject property from R-R Zone to A-1-10 Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Agriculture (AG:AG) (10 Acre Min.) of the Palo Verde Valley Area Plan.
2. The proposed zone change to Light Agriculture (A-1-10) zone is consistent with the AG:AG Land Use Designation.
3. The existing zoning for the project site is R-R Zone.
4. The project site is surrounded by properties that are designated AG:AG to the north, AG:AG to the south AG:AG to the east and AG:AG to the west.
5. The proposed zoning for the subject site is Light Agriculture (A-1-10) Zone.
6. The project site is an active farming operation.
7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.
8. The project site is surrounded by properties which are zoned Light Agriculture (A-1-10) to the north, Rural Residential (R-R) to the south, east and west.
9. Agricultural uses have been constructed and are operating in the project vicinity.
10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
11. This project is within the City of Blythe Sphere of Influence.
12. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7837 will not result in any new significant environmental impacts not identified in certified EIR No. 441. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

a. Change of Zone No. 7837 is changing the property's zoning classification to Light Agriculture Zone to be consistent with the approved General Plan; and,

b. The subject site was included within the project boundary analyzed in EIR No. 441; and,

c. There are no changes to the mitigation measures included in EIR No. 441; and

d. Change of Zone No. 7837 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

CONCLUSIONS:

1. The proposed project is in conformance with the Paio Verde Valley Area Plan and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Light Agriculture zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is clearly compatible with the present and future logical development of the area.

4. The public's health, safety, and general welfare are protected through project design.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. A 100-year flood plain or dam inundation area;
   b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   c. Within a Master Drainage Plan or an Area Drainage Plan boundary;
   d. A fault zone; or,
   e. A MSHCP Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Palo Verde Unified School District;
   b. Low Paleontological Sensitive area;
   c. Subsidence Area;
d. The city of Blythe sphere of influence
d. Very high liquefaction potential; and,

4. The subject site is currently designated as Assessor's Parcel Number: 869-330-010.
Zoning Area: South Palo Verde

Author: Vinnie Nguyen
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

CASE NUMBER: 6207837 DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

Applicant's Name: Jim Walker E-Mail: jwalker@int/farming.com

Mailing Address: 1291 US Hwy 258 N.

Kinston Street NC 28504 ZIP

City State ZIP

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-6104

Engineer/Representative's Name: Will Walton E-Mail: will@int/farming.com

Mailing Address: 5007 Thompson Terrace, Suite 110

Collegeville Street TX 76034 ZIP

City State ZIP

Daytime Phone No: (214) 697-6735 Fax No: (252) 525-6104

Property Owner's Name: UHS Riverside Farms LLC E-Mail: awells@int/farming.com

Mailing Address: 1291 US Hwy 258 N.

Kinston Street NC 28504 ZIP

City State ZIP

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-6104

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"
APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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 signature below 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 your application, you 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.

Jim Walker  
PRINTED NAME OF APPLICANT

Jim Walker  
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner’s behalf.

John D. McLain  
PRINTED NAME OF PROPERTY OWNER(S)

John D. McLain  
SIGNATURE OF PROPERTY OWNER(S)

John D. McLain  
PRINTED NAME OF PROPERTY OWNER(S)

John D. McLain  
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor’s Parcel Number(s): 869330010

Section: 10  Township: 75  Range: 23E

Approximate Gross Acreage: 54.67

General location (nearby or cross streets): North of 18th Ave.  South of 16th Ave.  East of S. Inlet Blvd.  West of Riviera Dr.
APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: ________________________

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

Change zoning from Rural Residential (RR) to Light Agricultural (A-2). Properties adjacent are currently zoned RR, A-2 or A-2.

Related cases filed in conjunction with this request:

This Zone Change Application is filed to facilitate Williamson Act Application 0100340.
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyne Syms Luna
Director, Planning Department

Juan C. Perez
Director, Transportation Department

Mike Lara
Director, Building & Safety Department

Enforcement

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 ____________ hereafter "Applicant" and ____________ Property Owner: "LHS Riverside Farms, LLC"

Description of application/permit use:

Zone change from Rural Residential (RR) to Light Agricultural (A-1)

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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:
   
   Assessor’s Parcel Number(s): 869330010
   
   Property Location or Address:
   North of 18th Ave, South of 16th Ave, East of S. Intake Blvd, West of River Dr.

2. PROPERTY OWNER INFORMATION:
   
   Property Owner Name: LHS Riverside Farms, LLC
   Firm Name: International Farming Corporation, LLC
   Email: ceo@lhrfarms.com
   
   Address: 1291 U.S. HWY 258 N.
   Winston, NC 28804

3. APPLICANT INFORMATION:
   
   Applicant Name: Jim Walker
   Firm Name: International Farming Corporation, LLC
   Email: jwalker@lhrfarms.com
   
   Address (if different from property owner)

4. SIGNATURES:
   
   Signature of Applicant: ___________________________ Date: 6/5/14
   Print Name and Title: Jim Walker (CFO)
   
   Signature of Property Owner: ___________________________ Date: 6/5/14
   Print Name and Title: John McCarthy (Chairman)
   
   Signature of the County of Riverside, by ___________________________ Date: __________________
   Print Name and Title: ___________________________

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit #: ____________________
Set #: ____________________ Application Date: ____________________

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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 the project shown below:

CHANGE OF ZONE NO. 7837 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Waiton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 18th Avenue, southerly of Seeley Avenue, easterly of S. Intake Blvd and westerly of Riviera Drive – 54.67 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistant with the General Plan. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 15, 2014
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Larry Ross at (951) 955-9294 or e-mail lross@rctlma.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 although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Larry Ross, P.O. Box 1409, Riverside, CA 92502-1409
PROPERTY OWNERS CERTIFICATION FORM

I, ______________, certify that on ___________.

The attached property owners list was prepared by ___________.

APN (s) or case numbers ___________.

Company or Individual’s Name ___________.

Distance buffered ___________.

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.

NAME: ______________, Vinnie Nguyen

TITLE: ______________, GIS Analyst

ADDRESS: ______________, 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158
CZ07837 (2400 feet buffer)

Selected Parcels

875-050-005 875-050-017

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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<td>KINSTON NC 28504</td>
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<td>ULMER FARMS</td>
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<tr>
<td>C/O JODY JOHN</td>
<td>21080 S INTAKE BLV</td>
</tr>
<tr>
<td>P O BOX 908</td>
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<tr>
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<td>180 W 14TH AVE</td>
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|                                 |                                 |
Owner/Applicant
CO River Basin Farms, LLC
Jim Walker
1291 US Highway 258 N
Kinston, NC 28504

Owner/Applicant
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Jim Walker
1291 US Highway 258 N
Kinston, NC 28504

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Kinston, NC 28504

Owner/Applicant
CO River Basin Farms, LLC
Jim Walker
1291 US Highway 258 N
Kinston, NC 28504

Engineer
Will Walton
5004 Thompson Terrace, Suite 110
Colleyville, TX 76034

Owner/Applicant
CO River Basin Farms, LLC
Jim Walker
1291 US Highway 258 N
Kinston, NC 28504

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CO River Basin Farms, LLC
Jim Walker
1291 US Highway 258 N
Kinston, NC 28504
STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Lead Agency: COUNTY PLANNING
County Agency of Filing: Riverside
Document No: 200301036

Project Title: BIR 441; EA 38614; COMPREHENSIVE GPA 618
Project Applicant Name: COUNTY PLANNING
Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501
Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:
- Environmental Impact Report $850.00
- County Administration Fee $64.00

Total Received $914.00

Signature and title of person receiving payment:

Notes:
TO:
Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814
County Clerk
County of Riverside

FROM:
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
82-675 Highway 111, 2nd Floor
Indio, CA 92201

CARY L. ORSO
Riverside County Transportation Department
4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EIR No. 441 Comprehensive General Plan Amendment No. 618 (GPA00518) and Environmental Assessment No. 38614 (EA38614)

Project Title: Case Numbers

Gerald V. Jollife (909) 353-3161
State Clearinghouse Number
P.O. Box 1409, Riverside CA 92502-1409
Contact Person
Area Code/No./Ext.

Project Applicant/Property Owner and Address
All of unincorporated Riverside County, California

Project Location
Adoption of a new General Plan for the County of Riverside — The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation required elements are combined into a Multibarow Open Space Element.

Project Description
This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Transportation Department, 82-675 Highway 111, Room 209, Indio, CA 92201

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:

Clerk of the Board Office October 7, 2003

COUNTY CLERK
Neg. Determination/No Determination
Filed per P.R.C. 21152

TO BE COMPLETED BY OPR
Data Received for Filing and Posting at OPR:

FOR COUNTY CLERK'S USE ONLY

Please charge deposit fee case #:

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT

NOTICE OF DETERMINATION
OCT 07 2003

Original

POSTED

10/07/03 15.2
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Road
Second Floor Suite A Palm Desert, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8277
(951) 955-3200 (951) 600-6100

************************************************************************************************************************************

Received from: COUNTY OF RIVERSIDE - TLMA
paid by: JV 0000576128
paid towards: CPG02705 CALIF FISH & GAME: EIR
             FISH & GAME FOR EIR00441 (GPA0618)
at parcel #:
appl type: CPG2

By ADANELYA posting date Oct 01, 2003 12:57

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Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org
TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044

FROM:  Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7837 (C207637)

Project Title/Case Numbers

Larry Ross, Principal Planner  
951-955-9204

System Contact Person  
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Jim Walker  
1291 US Highway 258N, Kinston, NC 28504

Project Applicant  
Address

Northernly of 18th Avenue, southerly of Seeley Avenue, easterly of S Intake Blvd and westerly of Riviera Drive.

Project Location

Change of Zone No. 7837 proposes to change the existing zoning of Rural Residential (R-R) zone to Light Agriculture (A-1-10) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. C207637 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. C207637 will not result in a substantial increase in the severity of previously identified significant effects. does not propose and substantial changes which will require major revisions to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: CZU7637 is changing the property's zoning classification to A-1 Zone to be consistent with the approved General Plan, the subject site was included within the project boundary analyzed in EIR No. 441, there are no changes to the mitigation measures included in EIR No. 441, and C207637 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on __________, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Date Received for Filing and Posting at OPR: __________________________  
Signature  
Date

FOR COUNTY CLERK'S USE ONLY

Please charge deposit fee case: ZCFG06067

DMiller: Revised 002/02/14
Y:\Planning Case Fills-Riverside office\AG010386\C207637_NOO Form.docx
Received from: JIM WALKER
paid by: CK 001988
paid towards: CFG06087
at parcel:
appl type: CFG3

$50.00
CALIF FISH & GAME: DOC FEE

By MGARDNER posting date Jun 26, 2014 17:04

Account Code Description Amount
658353120100208100 CF&G TRUST: RECORD FEES $50.00

Overpayments of less than $5.00 will not be refunded!
COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of zone No. 7838 proposes to change the site’s zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) Zone.

This site is located northerly of 26th Avenue, southerly of 24th Avenue, and westerly of Rannells Blvd.

BACKGROUND:
This Change of Zone request is to establish General Plan and Zoning consistency. The proposed A-1-10 zone is consistent with the site’s existing Agricultural land use designation. The applicant intends to place this existing farm operation into an agricultural preserve.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.) to the north, south, east, and west.
3. Existing Zoning (Ex. #3): Rural Residential (R-R)
4. Proposed Zoning (Ex. #3): Light Agriculture (A-1-10) Zone
5. Surrounding Zoning (Ex. #3): Light Agriculture (A-1-10) to the north, Light Agriculture (A-1-10) and Rural Residential (R-R) to the south, Rural Residential (R-R) to the west, and Agriculture (A-1-10) and Rural Residential (R-R) to the east.
6. Existing Land Use (Ex. #1): Active farming operation
7. Surrounding Land Use (Ex. #1): Active farming operations surround the property.
8. Project Data: Total Acreage: 192.51 acres
9. Environmental Concerns: No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162
RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7838, amending the zoning classification for the subject property from R-R Zone to A-1-10 Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Agriculture (AG:AG) (10 Acre Min.) of the Palo Verde Valley Area Plan.

2. The proposed zone change to Light Agriculture (A-1-10) zone is consistent with the AG:AG Land Use Designation.

3. The existing zoning for the project site is R-R Zone.

4. The project site is surrounded by properties that are designated AG:AG to the north, AG:AG to the south AG:AG to the east and AG:AG to the west.

5. The proposed zoning for the subject site is Light Agriculture (A-1-10) Zone.

6. The project site is an active farming operation.

7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.

8. The project site is surrounded by properties which are zoned Light Agriculture (A-1-10) to the north, Light Agriculture (A-1-10) and Rural Residential (R-R) to the south, Rural Residential (R-R) to the west, and Agriculture (A-1-10) and Rural Residential (R-R) to the east.

9. Agricultural uses have been constructed and are operating in the project vicinity.

10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

11. This project is not within the City of Blythe Sphere of Influence.
12. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7838 will not result in any new significant environmental impacts not identified in certified EIR No. 441. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

a. Change of Zone No. 7838 is changing the property’s zoning classification to Light Agriculture Zone to be consistent with the approved General Plan; and,

b. The subject site was included within the project boundary analyzed in EIR No. 441; and,

c. There are no changes to the mitigation measures included in EIR No. 441; and

d. Change of Zone No. 7838 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

CONCLUSIONS:

1. The proposed project is in conformance with the Palo Verde Valley Area Plan and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Light Agriculture zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is clearly compatible with the present and future logical development of the area.

4. The public’s health, safety, and general welfare are protected through project design.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. The city of Blythe sphere of influence;
   b. A 100-year flood plain or dam inundation area;
   c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   d. Within a Master Drainage Plan or an Area Drainage Plan boundary;
   e. A fault zone; or,
   f. A MSHCP Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Palo Verde Unified School District;
   b. Low Paleontological Sensitive area;
c. Subsidence Area;
d. Very high liquefaction potential; and,

4. The subject site is currently designated as Assessor’s Parcel Numbers: 872-150-004, and 872-160-004.
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07838
PROPOSED ZONING

Zoning Area: South Palo Verde

Author: Vinnie Nguyen

Disclaimer: On October 7, 2005, the Council of Riverside adopted a new General Plan providing new local land designations for unincorporated Riverside County permits. The new General Plan may result in different zoning than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 245-2000 (Administrative Services) or online at www.rivcoe.ca.gov
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.

CASE NUMBER: C006567 DATE SUBMITTED: 6-24-14

APPLICATION INFORMATION

Applicant's Name: Jim Walker E-Mail: jwalker@intHforming.com
Mailing Address: 1291 US Hwy 258 N. Kinston NC 28504

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-6104

Engineer/Representative's Name: Will Walton E-Mail: wwalton@intHforming.com
Mailing Address: 5004 Thompson Terrace, Suite 110 Calleville TX 76035

Daytime Phone No: (214) 697-6735 Fax No: (252) 525-6104

Property Owner's Name: Cal River Basin Form LLC E-Mail: awells@intHforming.com
Mailing Address: 1291 US Hwy 258 N. Kinston NC 28504

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-6104

Riverside Office · 4080 Lemon Street, 12th Floor P.O. Box 1409, Riverside, California 92502-1409 Desert Office · 38686 El Cerrito Road
(951) 955-3200 · Fax (951) 955-1811 Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

“Planning Our Future... Preserving Our Past”
APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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 signature below 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 your application, you 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.

_________________________  __________________________
PRINTED NAME OF APPLICANT   SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

_________________________  __________________________
PRINTED NAME OF PROPERTY OWNER(S)   SIGNATURE OF PROPERTY OWNER(S)

_________________________  __________________________
PRINTED NAME OF PROPERTY OWNER(S)   SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor’s Parcel Number(s):   87Z150004, 87Z160004

Section: 37  S Township: 75  Range: 22E

Approximate Gross Acreage: 192.51

APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: __________________________

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

Change zoning from Rural Residential (RR) to Light Agricultural (A-1). Properties adjacent are currently zoned RR & A-1.

Related cases filed in conjunction with this request:
This Zone Change Application is filed to facilitate Williamson Act Application AG01037.
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_________________________ hereafter “Applicant” and ______________________________ “Property Owner”.

Description of application/permit use:
Zone change from Rural Residential (RR) to Light Agricultural (A-1),
For enrollment in Williamson Act.

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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:
Assessor’s Parcel Number(s): 872150004, 872160004

Property Location or Address:
North of 26th Ave, South of 24th Ave, East of Luby Blvd, West of S. Renae Blvd.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: CD River Basin Farms, LLC
Firm Name: International Farming Corporation
Address: 1291 U.S. HWY 25 S.
Winston, NC 28804

3. APPLICANT INFORMATION:

Applicant Name: Jim Walker
Firm Name: International Farming Corporation
Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: Jim Walker
Print Name and Title: Jim Walker (CFO)
Date: 6/5/14

Signature of Property Owner: John E. Walker (Chairman)
Print Name and Title: John E. Walker (Chairman)
Date: 6/5/14

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s): __________________________ Application Date: __________________________
Set #: __________________________ Application Date: __________________________

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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 the project shown below:

CHANGE OF ZONE NO. 7838 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 26th Avenue, southerly of 24th Avenue, and westerly of Rannells Blvd – 192.51 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 15, 2014
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Larry Ross at (951) 955-9294 or e-mail lross@rcrta.org, or go to the County Planning Department’s Planning Commission agenda web page at http://planning.rcrta.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Larry Ross, P.O. Box 1409, Riverside, CA 92502-1409
PROPERTY OWNERS CERTIFICATION FORM

I, Vinnie Nguyen, certify that on 9/4/2014, the attached property owners list was prepared by Riverside County GIS.

APN(s) or case numbers C207838 For Company or Individual’s Name Planning Department.

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.

NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158
ASMT: 872030001, APN: 872030001
GLEN BAKER, ETAL
P O BOX 907
BLYTHE CA  92226

ASMT: 872160001, APN: 872160001
EUGENE GABRYCH, ETAL
2006 HIGHWAY 395
FALLBROOK CA  92028

ASMT: 872160003, APN: 872160003
DORIS BAKER, ETAL
16115 W 20TH AVE
BLYTHE CA  92225

ASMT: 872170012, APN: 872170012
BERGER, ETAL
1091 S INTAKE BLVD
BLYTHE CA  92225

ASMT: 872170014, APN: 872170014
FONTELLA HENDERSON, ETAL
C/O CARLOS DORAME
RT 2 BOX 347B
BLYTHE CA  92225

ASMT: 872180005, APN: 872180005
FISHER FAMILY PROP
C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA  92225

ASMT: 872180010, APN: 872180010
D KEENAN, ETAL
P O BOX 1030
BLYTHE CA  92226

ASMT: 878020002, APN: 878020002
CO RIVER BASIN FARMS
1291 US HIGHWAY 258 N
KINSTON NC  28504

ASMT: 878020003, APN: 878020003
VIRGINIA TAYLOR, ETAL
P O BOX 181
FAIRACRES NM  88033

ASMT: 876020005, APN: 876020005
PURPLE VERBENA
113 S LA BREA AVE 3RD FL
LOS ANGELES CA  90036

ASMT: 878030006, APN: 878030006
LOUIS SCHINDLER
3595 W HOBSONWAY
BLYTHE CA  92225

ASMT: 878030012, APN: 878030012
PVID
PVID
180 W 14TH AVE
BLYTHE CA  92225
STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt # 200301036

Lead Agency: COUNTY PLANNING  Date: 10/07/2003
County Agency of Filing: Riverside  Document No: 200301036

Project Title: BIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING  Phone Number:
Project Applicant Address: 4080 LEMON ST, 9TH FLOOR RIVERSIDE, CA 92501
Project Applicant: Local Public Agency

CHECK APPLICABLE FEE:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Environmental Impact Report</td>
<td>$850.00</td>
</tr>
<tr>
<td>County Administration Fee</td>
<td>$64.00</td>
</tr>
</tbody>
</table>

Total Received $914.00

Signature and title of person receiving payment:

Notes:
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

OCT 07 2003

TO:  
Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814
County Clerk
County of Riverside

FROM:  
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409
82-475 Highway 111, 2nd Floor
Indio, CA 92201

GARY L. ORSO
Riverside County Transportation Department
4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EIR No. 441
Comprehensive General Plan Amendment No. 618 (GPA 000518) and Environmental Assessment No. 3514 (EA 18514)

Project Title:  
Core Numbers

SCH No. 2002051149

Contact Person
Gerald V. Jolliffe  
(909) 955-3161

State Clearcase/Case Number

Area Code/No./Ext.

Riverside County Planning Department, P. O. Box 1409, Riverside CA 92502-1409

Project Applicant/Property Owner and Address

All unincorporated Riverside County, California

Project Location

Adoption of a new General Plan for the County of Riverside — The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation required elements are combined into a Multi-Basin Open Space Element.

Project Description

his is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on October 7, 2003, and has made the following determinations regarding that project:

1. The project ☐ will, ☐ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (CEQA) ($50)  
   ☐ An addendum to an Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. (CEQA) ($50)  
   ☐ A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (CEQA) ($75)  
   ☐ The project was undertaken pursuant to and in conformity with Specific Plan No. 22 (??) for which an Environmental Impact Report was certified or a Negative Declaration was adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or Negative Declaration and were avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. ($50)
3. ☐ Mitigation Measures ☐ were, ☐ were not made a condition of the approval of the project.
4. Findings were made in accordance with Section 21081 of the California Public Resources Code.
5. A statement of Overriding Considerations ☐ was, ☐ was not adopted for the project.
6. A de minimis finding ☐ was, ☐ was not made for the project in accordance with Section 7114 of the California Fish and Game Code.

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 82-475 Highway 111, Room 209, Indio, CA 92201
Riverside County Transportation Department, 4083 Lemon Street, 9th Floor, Riverside, CA 92501

Deana J. Villagreal, Deputy Title

COUNTY CLERK
Neg. Declaration/NEP Determination
Filed per PRC 22162

OCT 07 2003

Date

COUNTY CLERK

POSTED

OCT 07 2003

Removal: NOV 07 2003

By: C. J. Villagreal, Dept.

County of Riverside

TO BE COMPLETED BY OPR

Date Received for Filing and Posting at OPR:

FOR COUNTY CLERK'S USE ONLY

Please charge deposit fee case #:  

10/07/03 15.2
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Road
Second Floor Suite A Suite A
Riverside, CA 92502 Murrieta, CA 92563 Palm Desert, CA 92211
(951) 955-3200 (951) 600-6100 (760) 863-8277

Received from: COUNTY OF RIVERSIDE - TLMA
paid by: JV 0000576128
paid towards: CFG02705 CALIF FISH & GAME: EIR
             FISH & GAME FOR EIR00441 (GPA00618)
             at parcel #:
             appl type: CFGZ

By ADANELYA posting date Oct 01, 2003 12:57

Account Code Description Amount
658353120100208100 CF&G TRUST $850.00
658353120100208100 CF&G TRUST: RECORD FEES $64.00

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org
Change of Zone No. 7838 (C207838)

Project Title/Cause Numbers
Larry Ross, Principal Planner
County Contact Person
951-955-9204
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Jim Walker
Project Applicant
1291 US Highway 258N, Kinston, NC 28504
Address

Northeast of 26th Avenue, southerly of 24th Avenue, and westerly of Rannells Blvd.

Project Location
Change of Zone No. 7838 proposes to change the existing zoning of Rural Residential (R-R) zone to Light Agriculture (A-1-10) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR. and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. C207838 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. C207838 will not result in a substantial increase in the quantity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 441. no considerably different mitigation measures have been identified and no mitigation measures found 'infeasible have become feasible because of the following: C207838 is changing the property's zoning classification to A-1 Zone to be consistent with the approved General Plan, the subject site was included within the project boundary analyzed in EIR No. 441, there are no changes to the mitigation measures included in EIR No. 441, and C207838 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

Project Description
This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on ________, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

__________________________
Signature

__________________________
Date Published for Filing and Posting at OPR:
DMfd Revised 9/6/2014
Y:\Planning Case Files\River\De office\AG01037\C207838_NOC Form.docx

Please charge deposit fee case#: ZCFG06088

FOR COUNTY CLERK'S USE ONLY
Received from: JIM WALKER
paid by: CK 001988
EA42703
paid towards: CFG06088 CALIF FISH & GAME: DOC FEE
at parcel: 17123 24TH AVE BLYT
appl type: CFG3

By MGARDNER posting date Jun 26, 2014 17:02

Account Code Description Amount
658353120100208100 CF&G TRUST: RECORD FEES $50.00

Overpayments of less than $5.00 will not be refunded!
CHANGE OF ZONE NO. 7840
Applicant: Jim Walker
Engineer/Representative: Will Walton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:
Change of zone No. 7840 proposes to change the site’s zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) Zone.

This site is located northerly of 18th Avenue, southerly of Seeley Avenue, and westerly of Stephenson Blvd.

BACKGROUND:
This Change of Zone request is to establish General Plan and Zoning consistency. The proposed A-1-10 zone is consistent with the site’s existing Agricultural land use designation. The applicant intends to place this existing farm operation into an agricultural preserve.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5):
   Agriculture (AG:AG) (10 Acre Min.)
2. Surrounding General Plan Land Use (Ex. #5):
   Agriculture (AG:AG) (10 Acre Min.) to the north, south, east, and west.
3. Existing Zoning (Ex. #3):
   Rural Residential (R-R)
4. Proposed Zoning (Ex. #3):
   Light Agriculture (A-1-10) Zone
5. Surrounding Zoning (Ex. #3):
   Light Agriculture (A-1-10) to the north, and Rural Residential (R-R) to the south, west, and east.
6. Existing Land Use (Ex. #1):
   Active farming operation
7. Surrounding Land Use (Ex. #1):
   Active farming operations surround the property.
8. Project Data:
   Total Acreage: 200.8 acres
9. Environmental Concerns:
   No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162
RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7840, amending the zoning classification for the subject property from R-R Zone to A-1-10 Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Agriculture (AG:AG) (10 Acre Min.) of the Palo Verde Valley Area Plan.

2. The proposed zone change to Light Agriculture (A-1-10) zone is consistent with the AG:AG Land Use Designation.

3. The existing zoning for the project site is R-R Zone.

4. The project site is surrounded by properties that are designated AG:AG to the north, AG:AG to the south AG:AG to the east and AG:AG to the west.

5. The proposed zoning for the subject site is Light Agriculture (A-1-10) Zone.

6. The project site is an active farming operation.

7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.

8. The project site is surrounded by properties which are zoned Light Agriculture (A-1-10) to the north, and Rural Residential (R-R) to the south, west, and east.

9. Agricultural uses have been constructed and are operating in the project vicinity.

10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

11. This project is not within the City of Blythe Sphere of Influence.
12. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7840 will not result in any new significant environmental impacts not identified in certified EIR No. 441. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

a. Change of Zone No. 7840 is changing the property’s zoning classification to Light Agriculture Zone to be consistent with the approved General Plan; and,

b. The subject site was included within the project boundary analyzed in EIR No. 441; and,

c. There are no changes to the mitigation measures included in EIR No. 441; and

d. Change of Zone No. 7840 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

CONCLUSIONS:

1. The proposed project is in conformance with the Palo Verde Valley Area Plan and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Light Agriculture zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is clearly compatible with the present and future logical development of the area.

4. The public’s health, safety, and general welfare are protected through project design.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is **not** located within:
   a. The city of Blythe sphere of influence;
   b. A 100-year flood plain or dam inundation area;
   c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   d. Within a Master Drainage Plan or an Area Drainage Plan boundary;
   e. A fault zone; or,
   f. A MSHCP Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Palo Verde Unified School District;
   b. Low Paleontological Sensitive area;
c. Subsidence Area;

d. Very high liquefaction potential; and,

4. The subject site is currently designated as Assessor’s Parcel Numbers: 863-110-004, 863-130-002, and 863-130-003.
Zoning Area: South Palo Verde

Author: Vinnie Nguyen
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.

CASE NUMBER: C007840 DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

Applicant's Name: Jim Walker E-Mail: jwalker@intfarming.com

Mailing Address: 1291 US Hwy 258 N. Kinston NC 28504

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-6104

Engineer/Representative's Name: Will Walton E-Mail: wwalton@intfarming.com

Mailing Address: 5004 Thompson Terrace, Suite 110 Collegeville TX 76034

Daytime Phone No: (214) 697-6735 Fax No: (252) 525-6104

Property Owner's Name: Go River-Basin Farms, Inc E-Mail: amorris@intfarming.com

Mailing Address: 1291 US Hwy 258 N. Kinston NC 28504

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-6104
APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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 signature below 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 your application, you 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.

Jim Walker
PRINTED NAME OF APPLICANT

Jim Walker
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner’s behalf.

John O. Mckinney
PRINTED NAME OF PROPERTY OWNER(S)

John O. Mckinney
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor’s Parcel Number(s): 86310004, 86313002, 86313003

Section: 8T9 Township: 75 Range: 23E

Approximate Gross Acreage: 200.80

General location (nearby or cross streets): North of 18th Ave., South of Keim Blvd., East of Ludy Blvd., West of Stephenson Blvd.
APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: _____________________________

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

Change zoning from Rural Residential (RR) to Light Agricultural (A-I). Property's adjacent are currently zoned AR & A-2.

Related cases filed in conjunction with this request:

This Zone Change Application is filed to facilitate Williamson Act Application #01039.
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 ___________________________ hereafter “Applicant” and ___________________________ “Property Owner”.

Description of application/permit use:
Zone change from Rural Residential (RR) to Light Agricultural (A-1)
for enrollment in Williamson Act.

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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): 86310004, 86313002, 86313003
   Property Location or Address:
   North of 18th Ave., South of Heim Blvd., East of Ludy Blvd., West of Stephenson Blvd.

2. PROPERTY OWNER INFORMATION:

   Property Owner Name: CO River Basin Farm, LLC
   Firm Name: International Farming Corporation
   Email: cwells @ intfarm.com
   Address: 1791 U.S. Hwy 25 S
   Winsted, MN 55964

3. APPLICANT INFORMATION:

   Applicant Name: Jim Walker
   Phone No.: (252) 523-0800
   Firm Name: International Farming Corporation, Ltd.
   Email: jwalker @ intfarm.com
   Address (if different from property owner)

4. SIGNATURES:

   Signature of Applicant: ___________________________ Date: 6/5/14
   Print Name and Title: Jim Walker (CEO)

   Signature of Property Owner: ___________________________ Date: 6/5/14
   Print Name and Title: John McNary (Chairman)

   Signature of the County of Riverside, by ___________________________ Date: ____________
   Print Name and Title: ___________________________

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit #: ___________________________
Set #: ___________________________ Application Date: ___________________________
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 the project shown below:

CHANGE OF ZONE NO. 7840 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 18th Avenue, southerly of Seeley Avenue, and westerly of Stephenson Blvd – 200.8 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. Project Planner: Larry Ross at (951) 955-9294 or email lross@rclma.org. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter,
DATE OF HEARING: October 15, 2014
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Larry Ross at (951) 955-9294 or e-mail lross@rclma.org, or go to the County Planning Department’s Planning Commission agenda web page at http://planning.rclma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Larry Ross, P.O. Box 1409, Riverside, CA 92502-1409
PROPERTY OWNERS CERTIFICATION FORM

I, __________ Vinnie Nguyen __________, certify that on __________ 9/4/2014 __________.

The attached property owners list was prepared by __________ Riverside County GIS __________.

APN (s) or case numbers __________ CZ07840 __________ For __________ Planning Department __________.

Distance buffered __________ 2,400' __________.

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.

NAME: __________ Vinnie Nguyen __________

TITLE __________ GIS Analyst __________

ADDRESS: __________ 4080 Lemon Street 2nd Floor __________

__________________ Riverside, Ca. 92502 __________

TELEPHONE NUMBER (8 a.m. – 5 p.m.): __________ (951) 955-8158 __________
ASMT: 863100004, APN: 863100004
MARTHA HURTADO, ETAL
432 BLUEWATER DR
PARKER AZ 85344

ASMT: 863100007, APN: 863110007
SOUTH VALLEY HOLDINGS
C/O JOHN W SEILER
P O BOX 267
PALO VERDE CA 92266

ASMT: 863110004, APN: 863120002
LISA KONTILIS, ETAL
481 CORONADO ST
BLYTHE CA 92225

ASMT: 863120002, APN: 863120002
BILL VASILIS RANCH
C/O KIRK KONTILIS
332 W CHANSLOR WAY
BLYTHE CA 92225

ASMT: 863130003, APN: 863130003
CO RIVER FARMS
C/O JIM WALKER
1291 US HIGHWAY 258 N
KINSTON NC 28504

ASMT: 863130004, APN: 863130004
NORMA MARTIN, ETAL
31547 WHISPERING PALMS
CATHEDRAL CY CA 92234

ASMT: 863130006, APN: 863130006
FISHER FAMILY PROP
C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92225
STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT  

Receipt #: 200301036  

Lead Agency: COUNTY PLANNING  
Date: 10/07/2003  

County Agency of Filing: Riverside  
Document No.: 200301036  

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618  

Project Applicant Name: COUNTY PLANNING  
Phone Number:  

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501  

Project Applicant: Local Public Agency  

CHECK APPLICABLE FEES:  

☑ Environmental Impact Report $850.00  
☐ Negative Declaration  
☐ Application Fee Water Diversion (State Water Resources Control Board Only)  
☐ Project Subject to Certified Regulatory Programs  
☑ County Administration Fee $64.00  
☐ Project that is exempt from fees (Delinquency Exemption)  
☐ Project that is exempt from fees (Notice of Exemption)  

Total Received $914.00  

Signature and title of person receiving payment:  

Notes:
NOTICE OF DETERMINATION

TO:
Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk
County of Riverside

FROM:
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

CARY L. ORSO
Riverside County Transportation Department
4080 Lemon Street, 8th Floor
P. O. Box 1090
Riverside, CA 92502-1090

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

FIR No. 441
Comprehensive General Plan Amendment No. 618 (GPA00518) and Environmental Assessment No. 38614 (EA38614)

Project Title: Case Numbers
SCH No. 200205143

State Clearinghouse Number
Contact Person: Gerald V. Jolliffe
(909) 855-3161
Area Code/No./Ext.

Riverside County Planning Department, P. O. Box 1409, Riverside, CA 92502-1409

Project Appellant/Property Owner and Address
All of unincorporated Riverside County, California

Project Location
Adoption of a new General Plan for the County of Riverside -- The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation requirements are combined into a Multimodal Open Space Element.

Project Description
It is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on October 7, 2003, and has made the following determinations regarding the project:

1. The project will not have a significant effect on the environment.

2. An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act.

   a) An addendum to the Environmental Impact report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act.

b) A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act.

   c) The project was undertaken pursuant to and is in conformity with Specific Plan No. ?? (for an Environmental Impact Report was certified and a Negative Declaration adopted. All potentially significant effects of the project were adequately analyzed in the earlier EIR or Negative Declaration and were resolved or mitigated pursuant to the earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED.

   d) Mitigation Measures were not made a condition of the approval of the project.

3. Findings were made in accordance with Section 21081 of the California Public Resources Code.

4. A statement of Overriding Considerations was not adopted for the project.

5. A de minimis finding was not made for the project in accordance with Section 7114.4 of the California Fish and Game Code.

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

TO BE COMPLETED BY OPR
Date Received for Filing and Posting at OPR:

Please charge deposit fee case #:

COUNTY CLERK
Neg. Declaration/No Determination
Filed at P.R.C. 21152

POSTED
OCT 7 2003

By: C. T. DeP.

County of Riverside, Riverside County
Received from: COUNTY OF RIVERSIDE - TLMA  
paid by: JV 0000576128  
paid towards: CFG02705  
CALIF FISH & GAME: EIR  
FISH & GAME FOR EIR00441 (GPA00618)  
at parcel #:  
appl type: CFG2  

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</tbody>
</table>

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org
RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez,
Interim Planning Director

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

FROM: Riverside County Planning Department
☐ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409
☐ 38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7840 (C207840)
Project Title/Case Numbers
Larry Ross, Principal Planner
County Contact Person
951-955-9294
Phone Number
N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)
Jim Walker
Project Applicant
1291 US Highway 268N, Kinston, NC 28504
Address

Nothwerly of 18th Avenue, southerly of Seeley Avenue, and westerly of Stephenson Blvd.

Project Location
Change of Zone No. 7840 proposes to change the existing zoning of Rural Residential (R-R) zone to Light Agriculture (A-1-10) zone. No new environmental document is required because no potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 441, pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. C207840 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. C207840 will not result in a substantial increase in the severity of previously identified significant effects. does not propose and substantial changes which will require major revisions to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: C207840 is changing the property's zoning classification to A-1 Zone to be consistent with the approved General Plan. the subject site was included within the project boundary analyzed in EIR No. 441, there are no changes to the mitigation measures included in EIR No. 441; and C207840 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

Project Description
This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _________ and has made the following determinations regarding that project:
1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($50.00) and the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Date Received for Filing and Posting at OPR: ______________

DMvr: Revised 09/02/2014
Y:\Planning Case Files\Riverside County\AG01039\C207840_NOD\Form.docx

Please charge deposit fee case#: ZCFG06089

FOR COUNTY CLERK'S USE ONLY
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd
Second Floor Suite A Indio, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271
(951) 955-3200 (951) 694-5242

----------------------------------------------------------------------

Received from: JIM WALKER $50.00
paid by: CK 001988
EA42704
paid towards: CFG06089 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

----------------------------------------------------------------------

By MGARDNER posting date Jun 26, 2014 17:01

----------------------------------------------------------------------

Account Code Description Amount
658353120100208100 CF&G TRUST: RECORD FEES $50.00

Overpayments of less than $5.00 will not be refunded!
CHANGE OF ZONE NO. 7841
Applicant: Jim Walker
Engineer/Representative: Will Walton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:
Change of zone No. 7841 proposes to change the site’s zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) Zone.

This site is located northerly of 6th Avenue, southerly of 2nd Avenue, easterly of N. Lovekin Blvd and westerly of Hunter Blvd.

BACKGROUND:
This Change of Zone request is to establish General Plan and Zoning consistency. The proposed A-1-10 zone is consistent with the site’s existing Agricultural land use designation. The applicant intends to place this existing farm operation into an agricultural preserve.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:
1. Existing General Plan Land Use (Ex. #5):
   Agriculture (AG:AG) (10 Acre Min.)
2. Surrounding General Plan Land Use (Ex. #5):
   Agriculture (AG:AG) (10 Acre Min.) to the north, south, east, and west.
3. Existing Zoning (Ex. #3):
   Rural Residential (R-R)
4. Proposed Zoning (Ex. #3):
   Light Agriculture (A-1-10) Zone
5. Surrounding Zoning (Ex. #3):
   Light Agriculture (A-1-10) to the north, and Rural Residential (R-R) to the south, east and west.
6. Existing Land Use (Ex. #1):
   Active farming operation
7. Surrounding Land Use (Ex. #1):
   Active farming operations surround the property.
8. Project Data:
   Total Acreage: 219.50 acres
9. Environmental Concerns:
   No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162
RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7841, amending the zoning classification for the subject property from R-R Zone to A-1-10 Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Agriculture (AG:AG) (10 Acre Min.) of the Palo Verde Valley Area Plan.

2. The proposed zone change to Light Agriculture (A-1-10) zone is consistent with the AG:AG Land Use Designation.

3. The existing zoning for the project site is R-R Zone.

4. The project site is surrounded by properties that are designated AG:AG to the north, AG:AG to the south AG:AG to the east and AG:AG to the west.

5. The proposed zoning for the subject site is Light Agriculture (A-1-10) Zone.

6. The project site is an active farming operation.

7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.

8. The project site is surrounded by properties which are zoned Light Agriculture (A-1-10) to the north, and Rural Residential (R-R) to the south, east and west.

9. Agricultural uses have been constructed and are operating in the project vicinity.

10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

11. This project is not within the City of Blythe Sphere of Influence.
12. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7841 will not result in any new significant environmental impacts not identified in certified EIR No. 441. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

   a. Change of Zone No. 7841 is changing the property’s zoning classification to Light Agriculture Zone to be consistent with the approved General Plan; and,

   b. The subject site was included within the project boundary analyzed in EIR No. 441; and,

   c. There are no changes to the mitigation measures included in EIR No. 441; and

   d. Change of Zone No. 7841 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

CONCLUSIONS:

1. The proposed project is in conformance with the Palo Verde Valley Area Plan and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Light Agriculture zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is clearly compatible with the present and future logical development of the area.

4. The public’s health, safety, and general welfare are protected through project design.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. The city of Blythe sphere of influence;
   b. A 100-year flood plain or dam inundation area;
   c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   d. Within a Master Drainage Plan or an Area Drainage Plan boundary;
   e. A fault zone; or,
   f. A MSHCP Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Palo Verde Unified School District;
   b. Low Paleontological Sensitive area;
c. Subsidence Area;
d. Very high liquefaction potential; and,

4. The subject site is currently designated as Assessor's Parcel Numbers: 827-061-003, 827-071-001, 827-071-005, 827-160-001, 827-160-004, 827-160-005, and 827-170-017.
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.

CASE NUMBER: C707841 DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

Applicant's Name: Jim Walker E-Mail: jswalker@intHforming.com

Mailing Address: 1291 US Hwy 258 N.
Kinston NC 28504

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-610Y

Engineer/Representative's Name: Will Walton E-Mail: wwalton@intHforming.com

Mailing Address: 5004 Thompson Terrace, Suite 110
Calyville TX 7603Y

Daytime Phone No: (214) 697-6735 Fax No: (252) 525-610Y

Property Owner's Name: Co RiverBasin Farms, LLC E-Mail: swwells@intHforming.com

Mailing Address: 1291 US Hwy 258 N.
Kinston NC 28504

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-610Y

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

Desert Office · 38666 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 865-7555

"Planning Our Future… Preserving Our Past"
APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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 signature below 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 your application, you 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.

[Signatures]

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner’s behalf.

[Signatures]

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

[Signatures]

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor’s Parcel Number(s): 827160004, 827160001, 827071001
827061003, 827071005, 827170017, 827160005

Section: 4 Township: 65 Range: 23E

Approximate Gross Acreage: 219.50

General location (nearby or cross streets): North of 6th Ave., South of N. Larkin Blvd., East of Williams Ave., West of Hunter Blvd.
APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: ____________________________

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

Change zoning from Rural Residential (RR) to Light Agricultural (A-1). Properties adjacent are currently zoned RR & A-1.

Related cases filed in conjunction with this request:

This Zone Change Application is filed to facilitate Williamson Act Application A$01040.
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

Carolyn Syms Luna
Director, Planning Department

Juan C. Perez
Director, Transportation Department

Mike Lara
Director, Building & Safety Department

Code Enforcement Department

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 ______________________ hereafter ‘Applicant’ and ______________________ “Property Owner”.

Description of application/permit use:

Zone change from Real Residential (RR) to Light Agricultural (L-A-2)

for enrollment in Williamson Act.

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-8838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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: 82716004, 82716001, 82707001
   Assessor's Parcel Number(s): 827061003, 827071005, 827170017, 82716005
   Property Location or Address:
   [North of 6th Ave, South of M Locust Blvd, East of Williams Ave, West of Hunter Blvd]

2. PROPERTY OWNER INFORMATION:

   Property Owner Name: CD River Basin Farms, LLC
   Firm Name: International Farming Corporation, LLC
   Address: 1291 U.S. HWY 258 N
            Kirksville, MO 65601
   Phone No.: (573) 523-0800
   Email: ceil@intfarmco.com

3. APPLICANT INFORMATION:

   Applicant Name: Jim Walker
   Firm Name: International Farming Corporation, LLC
   Address (if different from property owner)
   Phone No.: (573) 523-0800
   Email: jwalker@intfarmco.com

4. SIGNATURES:

   Signature of Applicant: [Signature]
   Date: 6/5/14
   Print Name and Title: Jim Walker (CFO)

   Signature of Property Owner: [Signature]
   Date: 6/5/14
   Print Name and Title: John McHarg (Chairman)

   Signature of the County of Riverside, by [Signature]
   Date: [Signature]
   Print Name and Title: [Signature]

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit(s)#:
Set #: Application Date:

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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 the project shown below:

CHANGE OF ZONE NO. 7841 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – North Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 6th Avenue, southerly of 2nd Avenue, easterly of N. Lovekin Blvd. and westerly of Hunter Blvd. – 219.50 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistant with the General Plan. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: October 15, 2014
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Larry Ross at (951) 955-9294 or e-mail lross@rcitma.org, or go to the County Planning Department’s Planning Commission agenda web page at http://planning.rcitma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Larry Ross, P.O. Box 1409, Riverside, CA 92502-1409
PROPERTY OWNERS CERTIFICATION FORM

I, ________VINNIE NGUYEN________, certify that on ________9/14/2014________.

The attached property owners list was prepared by ________Riverside County GIS________.

APN (s) or case numbers ________C207841________ For Company or Individual’s Name ________Planning Department________.

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.

NAME: ____________________________ Vinnie Nguyen

TITLE ____________________________ GIS Analyst

ADDRESS: ___________________ 4080 Lemon Street 2nd Floor

______________________________ Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): ________(951) 955-8158________
ASMT: 815200006, APN: 815200006
MARYANN BORDEN, ETAL
P O BOX 309
PAUMA VALLEY CA 92061

ASMT: 827072007, APN: 827072007
RICK MORGAN
9490 4TH AVE
BLYTHE, CA. 92225

ASMT: 827062005, APN: 827062005
CHRISTOPHER OROZCO
2960 HUNTER BLV
BLYTHE, CA. 92225

ASMT: 827072008, APN: 827072008
PHILLIP CLEAVER, ETAL
9420 4TH AVE
BLYTHE, CA. 92225

ASMT: 827062009, APN: 827062009
KIMBERLY PRESTON
P O BOX 316
BLYTHE CA 92225

ASMT: 827072012, APN: 827072012
JANE MENDOZA
P O BOX 160
BLYTHE CA 92226

ASMT: 827062010, APN: 827062010
CYNDEE ROGLIN, ETAL
2840 HUNTER BLV
BLYTHE, CA. 92225

ASMT: 827072016, APN: 827072016
LINDA WILSON
9400 4TH AVE
BLYTHE, CA. 92225

ASMT: 827071002, APN: 827071002
PURPLE VERBENA
113 S LA BREA AVE 3RD FL
LOS ANGELES CA 90036

ASMT: 827072020, APN: 827072020
LINDA WILSON
9400 1 2 4TH AVE
BLYTHE CA 92225

ASMT: 827071004, APN: 827071004
SANDRA HUDSON, ETAL
C/O SANDRA HUDSON
9546 4TH AVE
BLYTHE CA 92225

ASMT: 827072021, APN: 827072021
SUSAN FORREST, ETAL
9330 4TH AVE
BLYTHE, CA. 92225

ASMT: 827072006, APN: 827072006
CHERRY MAYS
3580 HUNTER BLV
BLYTHE, CA. 92225

ASMT: 827072024, APN: 827072024
21ST MORTGAGE CORP
C/O ALPERT BARR & GRANT
6345 BALBOA BLV STE 1300
ENCINO CA 91316
ASMT: 827130007, APN: 827130007  
LINDA NOROIAN, ETAL  
P O BOX 730  
BLYTHE CA 92226

ASMT: 827130011, APN: 827130011  
SHIRLEY DIXON  
10050 6TH AVE  
BLYTHE, CA. 92225

ASMT: 827140001, APN: 827140001  
VALERIE WILLIAMS, ETAL  
C/O RONALD L JOHNSON  
10970 WILLIAMS AVE  
BLYTHE CA 92225

ASMT: 827150003, APN: 827150003  
DEBBIE COOPER, ETAL  
4251 N INTAKE BL  
BLYTHE CA 92225

ASMT: 827160007, APN: 827160007  
DEBBIE COOPER, ETAL  
4251 INTAKE BLVD  
BLYTHE CA 92225

ASMT: 827160008, APN: 827160008  
DEBBIE COOPER, ETAL  
4251 N INTAKE BLV  
BLYTHE, CA. 92225

ASMT: 827130008, APN: 827130008  
JOHN LARD, ETAL  
P O BOX 673  
BLYTHE CA 92223

ASMT: 827170009, APN: 827170009  
AUDREY PRATT, ETAL  
13480 W RIVERSIDE DR  
BLYTHE CA 92225

ASMT: 827170010, APN: 827170010  
DEBBIE GRAY, ETAL  
9460 6TH AVE  
BLYTHE, CA. 92225

ASMT: 827170011, APN: 827170011  
DECONINCK HARRISON PARTNERSHIP  
10851 COCONINCO  
BLYTHE CA 92225

ASMT: 827170013, APN: 827170013  
SHEILA ENTWISTLE, ETAL  
5051 INTAKE BLV  
BLYTHE, CA. 92225

ASMT: 827170014, APN: 827170014  
WILLIAM STROSCEIN  
3540 N LOVEKIN  
BLYTHE CA 92225

ASMT: 827170015, APN: 827170015  
JACK SCHURINGA  
2265 E CHANSLORWAY  
BLYTHE CA 92225

ASMT: 827160011, APN: 827160011  
MARK NELSON, ETAL  
44530 LUMBERJACK LN  
SOLDOTNA AK 99669
ASMT: 827170017, APN: 827170017
CO RIVER FARMS
1291 US HIGHWAY 258 N
KINSTON NC 28504

ASMT: 830050006, APN: 830050006
NORMAN LOURENCO, ETAL
C/O JONATHAN LOURENCO
322 NE TUDOR RD
LEES SUMMIT MO 64086

ASMT: 830050007, APN: 830050007
DOROTHY JONES, ETAL
7435 7TH AVE
BLYTHE CA 92225

ASMT: 830070001, APN: 830070001
CATTLE CO INC, ETAL
32500 MOHAVE RD S
PARKER AZ 85344

ASMT: 830070002, APN: 830070002
CAROLE FIBROW, ETAL
9591 6TH AVE
BLYTHE, CA. 92225

ASMT: 830070003, APN: 830070003
PVID
PVID
180 W 14TH AVE
BLYTHE CA 92225

ASMT: 830090012, APN: 830090012
BILL VASILIS RANCH
C/O KIRK KONTILIS
332 W CHANSLOR WAY
BLYTHE CA 92225
STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 200301036

Lead Agency: COUNTY PLANNING
County Agency of Filing: Riverside
Document No: 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618
Project Applicant Name: COUNTY PLANNING
Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501
Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

☒ Environmental Impact Report  $850.00
☐ Negative Declaration
☐ Application Fee Water Diversion (State Water Resources Control Board Only)
☐ Project Subject to Certified Regulatory Programs
☒ County Administration Fee
☐ Project that is exempt from fees (Declarative Exemption)
☐ Project that is exempt from fees (Notice of Exemption)

Total Received $914.00

Signature and title of person receiving payment:

Notes:
NOTICE OF DETERMINATION

TO:  
Office of Planning and Research (OPR)  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

County Clerk  
County of Riverside

FROM:  
Riverside County Planning Department  
4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502

DATE:  
OCT 07 2003

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

EIR No. 441  
Comprehensive General Plan Amendment No. 618 (GPA00618) and Environmental Assessment No. 38614 (EA18514)

Project Title:  
Case Numbers

SCH No. 2002051143  
Gerald V. Jolliff  
(909) 955-3161

State Clearinghouse Number  
Contact Person  
Area Code/No./Ext.

Riverside County Planning Department, P. O. Box 1409, Riverside, CA 92502-1409

Project Applicant/Property Owner and Address

All of unincorporated Riverside County, California

Project Location

Adoption of a new General Plan for the County of Riverside -- The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation required elements are combined into a Multi-purpose Open Space Element.

Project Description

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Riverside County Transportation Department, 82-675 Highway 111, Room 209, Indio, CA 92201

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Riverside County Transportation Department, 82-675 Highway 111, Room 209, Indio, CA 92201

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Riverside County Transportation Department, 82-675 Highway 111, Room 209, Indio, CA 92201

Please charge deposit fee case #:  

OCT 07 2003

COUNTY CLERK

Neg. Determination/No Determination  
Filed per P.R.C. 21152

ORIGINAL

10/07/03  15.2
COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center  

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerритo Road  
Palm Desert, CA 92211  
(760) 863-8277

*******************************************************************************
*******************************************************************************

Received from: COUNTY OF RIVERSIDE - TLMA  
paid by: JV 0000576128  
paid towards: CFG02705  
             CALIF FISH & GAME: EIR  
             FISH & GAME FOR EIR00441 (GPA00618)

at parcel #:  
appl type: CFG2

$914.00

By ADANELYA  
posting date Oct 01, 2003 12:57

*******************************************************************************
*******************************************************************************

Account Code | Description               | Amount
--------------|---------------------------|--------
658353120100208100 | CF&G TRUST               | $850.00
658353120100208100 | CF&G TRUST: RECORD FEES | $64.00

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org
FROM: Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409  

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

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7841 (C207841)

Project Title/Casenumber

Larry Ross, Principal Planner  
951-955-9284  
County Contact Person  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Jim Walker  
1291 US Highway 258N, Kinston, NC 28504  
Project Applicant  
Address

Northerly of 6th Avenue, southerly of 2nd Avenue, easterly of N. Lovekin Blvd and westerly of Hunter Blvd.

Project Location

Change of Zone No. 7841 proposes to change the existing zoning of Rural Residential (R-R) zone to Light Agriculture (A-1-10) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the staff report findings and conclusions for this project. The mitigation measures identified herein by reference C207841 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. C207841 will not result in a substantial increase in the severity of previously identified significant effects, does not propose and substantial changes which will require major revisions to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following: C207841 is changing the project’s zoning classification to A-1 Zone to be consistent with the approved General Plan, the subject site was included within the project boundary analyzed in EIR No. 441, there are no changes to the mitigation measures included in EIR No. 441, and C207841 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on __________, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature  
Date

Date Received for Filing and Posting at OPR:  
DM/dm  Revised 9/22/2014  
Y:\Planning Case Files\Riveride\office\A001040\C207841_NOD Form.docx

Please charge deposit fee case#: ZCFG06090

FOR COUNTY CLERK’S USE ONLY
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center
4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Rd
Second Floor Suite A Indio, CA 92211
Riverside, CA 92502 Murrieta, CA 92563 (760) 863-8271
(951) 955-3200 (951) 694-5242

***************************************************************

Received from: JIM WALKER paid by: CK 001988
paid towards: CFG06090 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By MGARDNER posting date Jun 26, 2014 16:59

***************************************************************

Account Code Description Amount
658353120100208100 CF&G TRUST: RECORD FEES $50.00

Overpayments of less than $5.00 will not be refunded!

COPY 2-TLMA ADMIN  * REPRINTED *
Agenda Item No.: 4 0
Area Plan: Palo Verde Valley
Zoning Area: South Palo Verde
Supervisory District: Fourth/Fourth
Project Planner: Larry Ross
Planning Commission: October 15, 2014

CHANGE OF ZONE NO. 7842
Applicant: Jim Walker
Engineer/Representative: Will Walton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Change of zone No. 7842 proposes to change the site’s zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) Zone.

This site is located northerly of 22nd Avenue, southerly of 20th Avenue, easterly of Stephenson Blvd. and westerly of S De Frain Blvd.

BACKGROUND:
This Change of Zone request is to establish General Plan and Zoning consistency. The proposed A-1-10 zone is consistent with the site’s existing Agricultural land use designation. The applicant intends to place this existing farm operation into an agricultural preserve.

There are no issues of concern for this item. Any future entitlement project will comply with the applicable regulations, the California Environmental Quality Act and all applicable conditions will apply as part of the Conditions of Approval.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.)
2. Surrounding General Plan Land Use (Ex. #5): Agriculture (AG:AG) (10 Acre Min.) to the north, south, east, and west.
3. Existing Zoning (Ex. #3): Rural Residential (R-R)
4. Proposed Zoning (Ex. #3): Light Agriculture (A-1-10) Zone
5. Surrounding Zoning (Ex. #3): Light Agriculture (A-1-10) to the north, and Rural Residential (R-R) to the south, east and west.
6. Existing Land Use (Ex. #1): Active farming operation
7. Surrounding Land Use (Ex. #1): Active farming operations surround the property.
8. Project Data:
   Total Acreage: 158.18 acres
9. Environmental Concerns:
   No Further Environmental Documentation Required pursuant to CEQA Guidelines Section 15162
RECOMMENDATIONS:

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that NO NEW ENVIRONMENTAL DOCUMENT IS REQUIRED because all potentially significant effects on the environment have been adequately analyzed in the previously certified ENVIRONMENTAL IMPACT REPORT NO. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section 15162 exist based on the findings and conclusions set forth herein; and,

APPROVE CHANGE OF ZONE NO. 7842, amending the zoning classification for the subject property from R-R Zone to A-1-10 Zone, in accordance with Exhibit No. 3, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings which is incorporated herein by reference.

1. The project site is designated Agriculture (AG:AG) (10 Acre Min.) of the Palo Verde Valley Area Plan.

2. The proposed zone change to Light Agriculture (A-1-10) zone is consistent with the AG:AG Land Use Designation.

3. The existing zoning for the project site is R-R Zone.

4. The project site is surrounded by properties that are designated AG:AG to the north, AG:AG to the south AG:AG to the east and AG:AG to the west.

5. The proposed zoning for the subject site is Light Agriculture (A-1-10) Zone.

6. The project site is an active farming operation.

7. The proposed Change of Zone will make the zoning consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. Any future land use permit such as a revised plot plan or new use permit will comply with all applicable regulations and the California Environmental Quality Act.

8. The project site is surrounded by properties which are zoned Light Agriculture (A-1-10) to the north, and Rural Residential (R-R) to the south, east and west.

9. Agricultural uses have been constructed and are operating in the project vicinity.

10. This project is not located within Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.

11. This project is not within the City of Blythe Sphere of Influence.
12. In accordance with CEQA Guidelines Section 15162, Change of Zone No. 7842 will not result in any new significant environmental impacts not identified in certified EIR No. 441. The change of zone will not result in a substantial increase in the severity of previously identified significant effects, does not propose any substantial changes which will require major revision to EIR No. 441, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible because of the following:

   a. Change of Zone No. 7842 is changing the property’s zoning classification to Light Agriculture Zone to be consistent with the approved General Plan; and,

   b. The subject site was included within the project boundary analyzed in EIR No. 441; and,

   c. There are no changes to the mitigation measures included in EIR No. 441; and

   d. Change of Zone No. 7842 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

CONCLUSIONS:

1. The proposed project is in conformance with the Palo Verde Valley Area Plan and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the proposed Light Agriculture zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is clearly compatible with the present and future logical development of the area.

4. The public’s health, safety, and general welfare are protected through project design.

5. The proposed project will not have a significant effect on the environment.

6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
   a. The city of Blythe sphere of influence;
   b. A 100-year flood plain or dam inundation area;
   c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
   d. Within a Master Drainage Plan or an Area Drainage Plan boundary;
   e. A fault zone; or,
   f. A MSHCP Core Reserve Area.

3. The project site is located within:
   a. The boundaries of the Palo Verde Unified School District;
   b. Low Paleontological Sensitive area;
c. Subsidence Area;

d. Very high liquefaction potential; and,

4. The subject site is currently designated as Assessor's Parcel Number: 866-230-003.
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07842
PROPOSED ZONING

Zoning Area: South Palo Verde
Author: Vinnie Nguyen

DIMENSIONS: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County
permitted. The new general plan map includes different types of land use zones provided
for under existing zoning. For further information, please contact the Riverside County
Planning Department offices in Riverside at (951) 480-5800 (Western Counties) or in
Redlands at 171060 30737 (Eastern Counties) or online: http://planning.rivco.ca.gov

Supervisor Benoit
District 4

Date Drawn: 09/06/2014
Exhibit 3
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.

CASE NUMBER: C607842 DATE SUBMITTED: 6-30-14

APPLICATION INFORMATION

Applicant's Name: Jim Walker E-Mail: jwalker@int/ARM.com
Mailing Address: 1291 US Hwy 258 N.
Kinston NC 28501

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-6264

Engineer/Representative's Name: Will Walden E-Mail: twalden@int/ARM.com
Mailing Address: 5004 Thompson Terrace, Suite 110
Georgetown TX 76554

Daytime Phone No: (214) 647-6795 Fax No: (252) 525-6054

Property Owner's Name: C River Basin Farms, LLC E-Mail: awells@int/ARM.com
Mailing Address: 1291 US Hwy 258 N.
Kinston NC 28501

Daytime Phone No: (252) 523-0800 Fax No: (252) 525-6104

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

Desert Office · 38686 El Carrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future… Preserving Our Past"
APPLICATION FOR CHANGE OF ZONE

If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties 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 signature below 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 your application, you 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.

__________________________
PRINTED NAME OF APPLICANT

__________________________
SIGNATURE OF APPLICANT

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. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

__________________________
PRINTED NAME OF PROPERTY OWNER(S)

__________________________
SIGNATURE OF PROPERTY OWNER(S)

__________________________
PRINTED NAME OF PROPERTY OWNER(S)

__________________________
SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 896730003

Section: 23,24,25,26 Township: 75 Range: 22E

Approximate Gross Acreage: 158.18

General location (nearby or cross streets): North of 22nd Ave. South of 70th Ave. East of S. Neighbors Blvd West of S. DeFain Blvd.
APPLICATION FOR CHANGE OF ZONE

Thomas Brothers map, edition year, page number, and coordinates: ________________________________

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

Change zoning from rural residential (RR) to Light
Agricultural (A-2). Property's adjacent are currently zoned
RR + A-2.

Related cases filed in conjunction with this request:

This Zone Change Application is filed to Facilitate Williamson Act
Application A601041
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 ___________________________ hereafter “Applicant” and ___________________________ Property Owner.

Description of application/permit use:

Zone change from Rural Residential (RR) to Light Agricultural (A-2)

For enrollment in Williamson Act.

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.

4080 Lemon Street, 14th Floor • Riverside, California 92501 • (951) 955-6838
P. O. Box 1605 • Riverside, California 92502-1605 • FAX (951) 955-6879
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): 866 230003

Property Location or Address:
North of 22nd Ave, South of 70th Ave, East of S Neighbors Blvd, West of S Defrain Blvd

2. PROPERTY OWNER INFORMATION:

Property Owner Name: CO River Basin Farms, LLC Phone No.: (252) 523-0800
Firm Name: International Farming Company LLC Email: awells@infarming.com
Address: 1251 U.S. HWY 258 N.
Winston, NC 27504

3. APPLICANT INFORMATION:

Applicant Name: Jim Walker Phone No.: (252) 523-0800
Firm Name: International Farming Company LLC Email: jwalker@infarming.com
Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant: ________________________________ Date: 6/5/14
Print Name and Title: Jim Walker (CFO)

Signature of Property Owner: ________________________________ Date: 6/5/14
Print Name and Title: John McHale (Owner)

Signature of the County of Riverside, by ________________________________ Date: __________________
Print Name and Title: ________________________________

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit #: ________________________________ Application Date: __________________
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 the project shown below:

CHANGE OF ZONE NO. 7842 – No New Environmental Document Required – Applicant: Jim Walker – Engineer/Representative: Will Walton – Fourth/Fourth Supervisorial District – South Palo Verde Area – Palo Verde Valley Area Plan – Agriculture: Agriculture (AG:AG) (10 Acre Minimum) – Location: Northerly of 22nd Avenue, southerly of 20th Avenue, easterly of Stephenson Blvd. and westerly of S. De Frain Blvd – 158.18 Gross Acres – Zoning: Rural Residential – ½ Acre Minimum (R-R) – REQUEST: Change of Zone proposes to change the existing zoning from Rural Residential (R-R) to Light Agriculture (A-1-10) to be consistent with the General Plan. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter,
DATE OF HEARING: October 15, 2014
PLACE OF HEARING: County Administrative Center
1st Floor Board Chambers
4080 Lemon Street
Riverside, CA 92501

For further information regarding this project, please contact project planner, Larry Ross at (951) 955-9294 or e-mail lross@rclma.org, or go to the County Planning Department’s Planning Commission agenda webpage at http://planning.rclma.org/PublicHearings.aspx.

The Riverside County Planning Department has determined that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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: Larry Ross, P.O. Box 1409, Riverside, CA 92502-1409
PROPERTY OWNERS CERTIFICATION FORM

I, ___________ VINNIE NGUYEN ___________ certify that on ___________ 9/4/2014 ___________,

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

APN (s) or case numbers ___________ C207842 ___________ For

Company or Individual’s Name ___________ Planning Department ___________,

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.

NAME: ___________ Vinnie Nguyen ___________,

TITLE ___________ GIS Analyst ___________,

ADDRESS: ___________ 4080 Lemon Street 2nd Floor ___________,

____________________ ___________ Riverside, Ca. 92502 ___________.

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


CZ07842 (2400 feet buffer)

Selected Parcels


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 guarantees 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.
ASMT: 866220003, APN: 866220003
DAVID TURNER
25653 E 54 HIGHWAY
WALKER MO  64790

ASMT: 866230003, APN: 866230003
CO RIVER BASIN FARMS
1291 US HIGHWAY 258 N
KINSTON NC  28504

ASMT: 866240002, APN: 866240002
FARMLAND RESERVE INC
C/O TAX DIVISION RM 2225
50 E NORTH TEMPLE
SALT LAKE CITY UT  84150

ASMT: 866240003, APN: 866240003
FISHER FAMILY PROP
C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA  92225

ASMT: 866250011, APN: 866250011
PURPLE VERBENA
113 S LA BREA AVE 3RD FL
LOS ANGELES CA  90036

ASMT: 866250012, APN: 866250012
LAKOTA RESOURCES
P O BOX 609
GILBERT AZ  85234

ASMT: 866250013, APN: 866250013
PID
180 W 14TH AVE
BLYTHE CA  92225
STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 200301036

Leade Agency: COUNTY PLANNING  Date: 10/07/2003

County Agency of Filing: Riverside  Document No: 200301036

Project Title: EIR 441; EA 38614; COMPREHENSIVE GPA 618

Project Applicant Name: COUNTY PLANNING  Phone Number:

Project Applicant Address: 4080 LEMON ST. 9TH FLOOR RIVERSIDE, CA 92501

Project Applicant: Local Public Agency

CHECK APPLICABLE FEES:

❌ Environmental Impact Report  $850.00

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☒ County Administration Fee

☐ Project that is exempt from fees (Declarative Exemption)

☐ Project that is exempt from fees (Notice of Exemption)

Total Received $914.00

Signature and title of person receiving payment:

Notes:
COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

NOTICE OF DETERMINATION

TO:
Office of Planning and Research (OPR)
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk
County of Riverside

FROM:
Riverside County Planning Department
4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

GARY L. ORSING
Riverside County Transportation Department
1400 Tenth Street, Room 121
Sacramento, CA 95814

OCT 07 2003

SUBJECT: Filing of Notice of Determination in Compliance with Section 21152 of the California Public Resources Code.

BIR No. 444
Comprehensive General Plan Amendment No. 618 (GPA00518) and Environmental Assessment No. 3814 (EA08514)

Project Title:
Case Numbers

SCH No. 200205143

Gerald V. Jolifile
(909) 955-3161

State Clearinghouse Number
Contact Person
Area Code/No./Ext.

Riverside County Planning Department, P. O. Box 1409, Riverside CA 92502-1409

Project Applicant/Property Owner and Address
All of unincorporated Riverside County, California

Project Location
Adoption of a new General Plan for the County of Riverside -- The new General Plan for the County of Riverside and its constituent Area Plans would designate the location of future residential, commercial, industrial, agricultural, rural, and conservation uses and would further specify the appropriate densities for residential development. The new General Plan includes all State-mandated elements, plus an Air Quality Element. The Open Space and Conservation reserved elements are combined into a Multifaceted Open Space Element.

Project Description
...his is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on October 7, 2003, and has made the following determinations regarding that project:

1. The project will, will not have a significant effect on the environment.

2. An Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act. ($414 fee)

3. Mitigation Measures were, were not made a condition of the approval of the project.

4. Findings were made in accordance with Section 21081 of the California Public Resources Code.

5. A statement of Overriding Considerations was, was not adopted for the project.

6. A de minimis finding was, was not made for the project in accordance with Section 7113.4 of the California Fish and Game Code.

This is to certify that the Final EIR, with comments, responses and record of project approval is available to the general public at:

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Riverside County Transportation Department, 82-675 Highway 111, Room 209, Indio, CA 92201

To be completed by OPR
Date Received for filing and posting at OPR:

Please charge deposit fee case #:

For County Clerk's use only

COUNTY CLERK
Neg. Declaration/No Determination
Filed P.B.G. 21152

OCT 07 2003

Revised:

By:

Date:
10/07/03

15.2

Original
COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

4080 Lemon Street 39493 Los Alamos Road 38686 El Cerrito Road
Second Floor Suite A Palm Desert, CA 92211
Riverside, CA 92502 Murrieta, CA 92563
(951) 955-3200 (951) 600-6100

 ************************************************************
 Received from: COUNTY OF RIVERSIDE - TLMA $914.00
 paid by: JV 0000576128
 paid towards: CFG02705 CALIF FISH & GAME: EIR
 FISH & GAME FOR EIR00441 (GPA00618)
 at parcel #:
appl type: CFG2

By ______________________________ posting date Oct 01, 2003 12:57
ADANELYA

 ************************************************************

 Account Code Description Amount
658353120100208100 CF&G TRUST $850.00
658353120100208100 CF&G TRUST: RECORD FEBS $64.00

Overpayments of less than $5.00 will not be refunded!

Additional info at www.rctlma.org

COPY 1-CUSTOMER * REPRINTED *
RIVERSIDE COUNTY
PLANNING DEPARTMENT

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

FROM: Riverside County Planning Department
☒ 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409
☐ 38666 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Change of Zone No. 7842 (C207842)

Project Title/Case Numbers

Larry Ross, Principal Planner
County Contact Person

951-955-9284
Phone Number

N/A
State Clearinghouse Number (If submitted to the State Clearinghouse)

Jim Walker
Project Applicant

1291 US Highway 258N, Kinston, NC 28504
Address

Northerly of 22nd Avenue, southerly of 20th Avenue, easterly of Stephenson Blvd. and westerly of S De Frain Blvd.

Project Location

Change of Zone No. 7842 proposes to change the existing zoning of Rural Residential (R-R) zone to Light Agriculture (A-1-10) zone. No new environmental document is required because all potentially significant effects on the environment have been adequately analyzed in the previously certified Environmental Impact Report No. 441 pursuant to applicable legal standards and have been avoided or mitigated pursuant to that earlier EIR, and none of the conditions described in CEQA Guidelines Section § 15162 exist based on the staff report findings and conclusions for this project, which is incorporated herein by reference. C207842 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. C207842 will not result in a substantial increase in the severity of previously identified significant effects; does not propose and substantial changes which will require major revisions to EIR No. 441; do not constitute different mitigation measures have been identified and no mitigation measures found feasible have become feasible because of the following: C207842 is changing the property’s zoning classification to A-1 Zone to be consistent with the approved General Plan; the subject site was included within the project boundary analyzed in EIR No. 441, there are no changes to the mitigation measures included in EIR No. 441, and C207842 does not propose any changes to the approved General Plan analyzed in EIR No. 441.

Project Description:
This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on __________, and has made the following determinations regarding that project:
1. The project WILL NOT have a significant effect on the environment.
2. A finding that nothing further is required was prepared for the project pursuant to the provisions of the California Environmental Quality Act ($50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature __________________________ Date ____________

File Received for Filing and Posting at OPR: ______________

DAIM 06/23/2014
Planning Case F-Hos-Riverside Office C207842_NOD Form.docx

Please charge deposit fee cases: ZCFG06091

FOR COUNTY CLERK'S USE ONLY
Received from: JIM WALKER
paid by: CK 001988
EA42706
paid towards: CFG06091
at parcel:
appl type: CFG3

By MGARDNER posting date Jun 26, 2014 16:57

Account Code Description Amount
658353120100208100 CF&G TRUST: RECORD FEES $50.00

Overpayments of less than $5.00 will not be refunded!