



RIVERSIDE COUNTY
PLANNING DEPARTMENT

RIVERSIDE COUNTY PLANNING COMMISSION

9:00 A.M.

OCTOBER 15, 2014

**PLANNING
COMMISSIONERS
2014**

1st District
Charissa Leach

2nd District
Ed Sloman

3rd District
John Petty

4th District
Bill Sanchez
Chairman

5th District
Mickey Valdivia
Vice Chairman

**Interim
Planning Director**
Juan C. Perez

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

Phone
951 955-3200

Fax
951 955-1811

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)

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

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 dlijones@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



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

**COUNTY OF RIVERSIDE
PLANNING COMMISSION**


**OCTOBER 15, 2014
COUNTY ADMINISTRATIVE CENTER**



ITEM NO. 1.1


ADOPTION OF THE REVISED PLANNING COMMISSION 2014 CALENDAR


2014 PLANNING COMMISSION CALENDAR


DRAFT 10-06-14



JANUARY	
1	DARK
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	DARK
29	DARK


FEBRUARY	
5	DARK
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	City of La Quinta City Council Chambers 


MARCH	
5	DARK
12	RCTC - DARK
19	Riverside CAC 1st Floor Board Room 
26	DARK


APRIL	
2	DARK
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	DARK




MAY	
7	DARK
14	RCTC - DARK
21	Riverside CAC 1st Floor Board Room 
28	DARK



JUNE	
4	DARK
11	RCTC - DARK
18	Riverside CAC 1st Floor Board Room 
25	City of La Quinta City Council Chambers 


JULY	
2	DARK
9	RCTC - DARK
16	Riverside CAC 1st Floor Board Room 
23	DARK
30	DARK

AUGUST	
6	DARK
13	RCTC - DARK
20	Riverside CAC 1st Floor Board Room 
27	DARK

SEPTEMBER	
3	DARK
10	RCTC - DARK
17	Riverside CAC 1st Floor Board Room 
24	DARK

OCTOBER	
1	DARK
8	RCTC - DARK
15	Riverside CAC 1st Floor Board Room 
22	City of La Quinta City Council Chambers 
29	Riverside CAC 1st Floor Board Room 

NOVEMBER	
5	Riverside CAC 1st Floor Board Room 
12	RCTC - DARK
17	Riverside CAC 1st Floor Board Room 
26	DARK

DECEMBER	
3	CVWD Board Room 75515 Hovley Lane East Palm Desert, CA 92211 
10	RCTC - DARK
17	DARK
24	DARK

2.1

Agenda Item No.:
Area Plan: Temescal Canyon
Zoning Area: Glen Ivy
Supervisory District: First/First
Project Planner: Paul Rull
Planning Commission: October 15, 2014

GENERAL PLAN AMENDMENT NO. 1144
(Entitlement/Policy Amendment)
Applicant: Corona Clay Co.
Engineer/Representative: Lilburn Corporation

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.

D.M.

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 |

- | | |
|-----------------------------------|--|
| 5. Surrounding Zoning (Ex. #2): | Manufacturing, Natural Assets,
Mineral Resources, Mineral Resources & Related
Manufacturing, Natural Assets, Residential
Agricultural-10 acre minimum |
| 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:

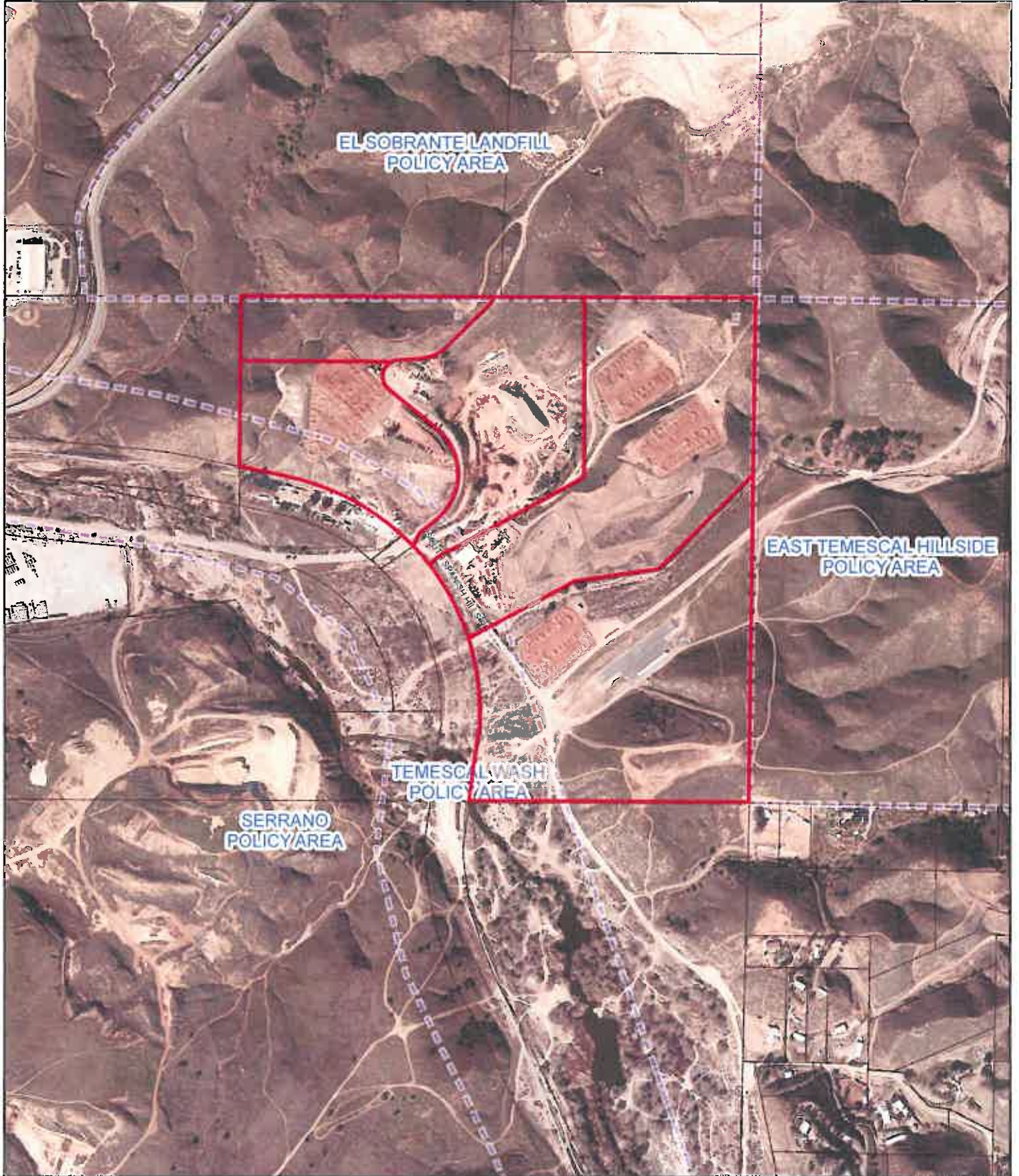
1. As of this writing (8/27/14), no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An earthquake fault zone;
 - b. A Specific Plan,
 - c. Tribal Land,
 - d. A General Plan Overlay Area,
 - e. A Historic Preservation District,
 - f. Mt. Palomar Observatory 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

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA1144

POLICY AREAS

Supervisor Jeffries
District 1



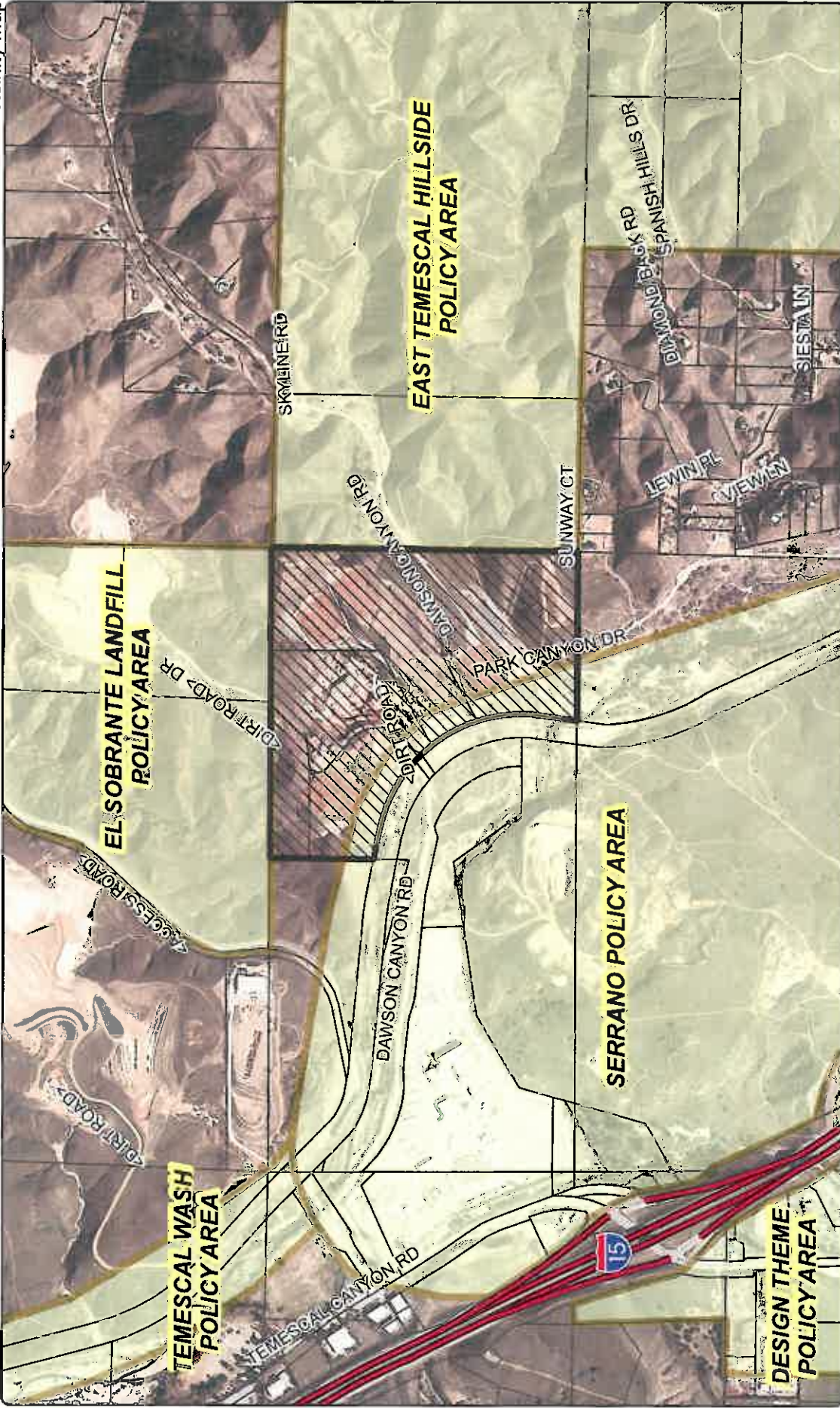
0 335 670 1,340 Feet
 Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
 Printed by prull on 9/3/2014

The County of Riverside assumes no liability or responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01144
VICINITY/POLICY AREAS

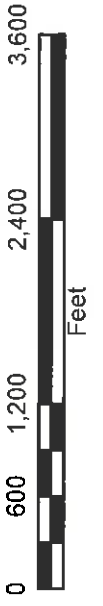
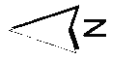
Supervisor Jeffries
 District 1

Date Drawn: 08/28/2014
 Vicinity Map



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the Council of Riverside adopted a new General Plan for the County of Riverside. The Council of Riverside County is currently in the process of updating the General Plan. For further information, please contact the Riverside County Planning Department at (951) 955-1200 (Western County) or at (951) 955-1200 (Eastern County) or visit www.riversidecounty.net.

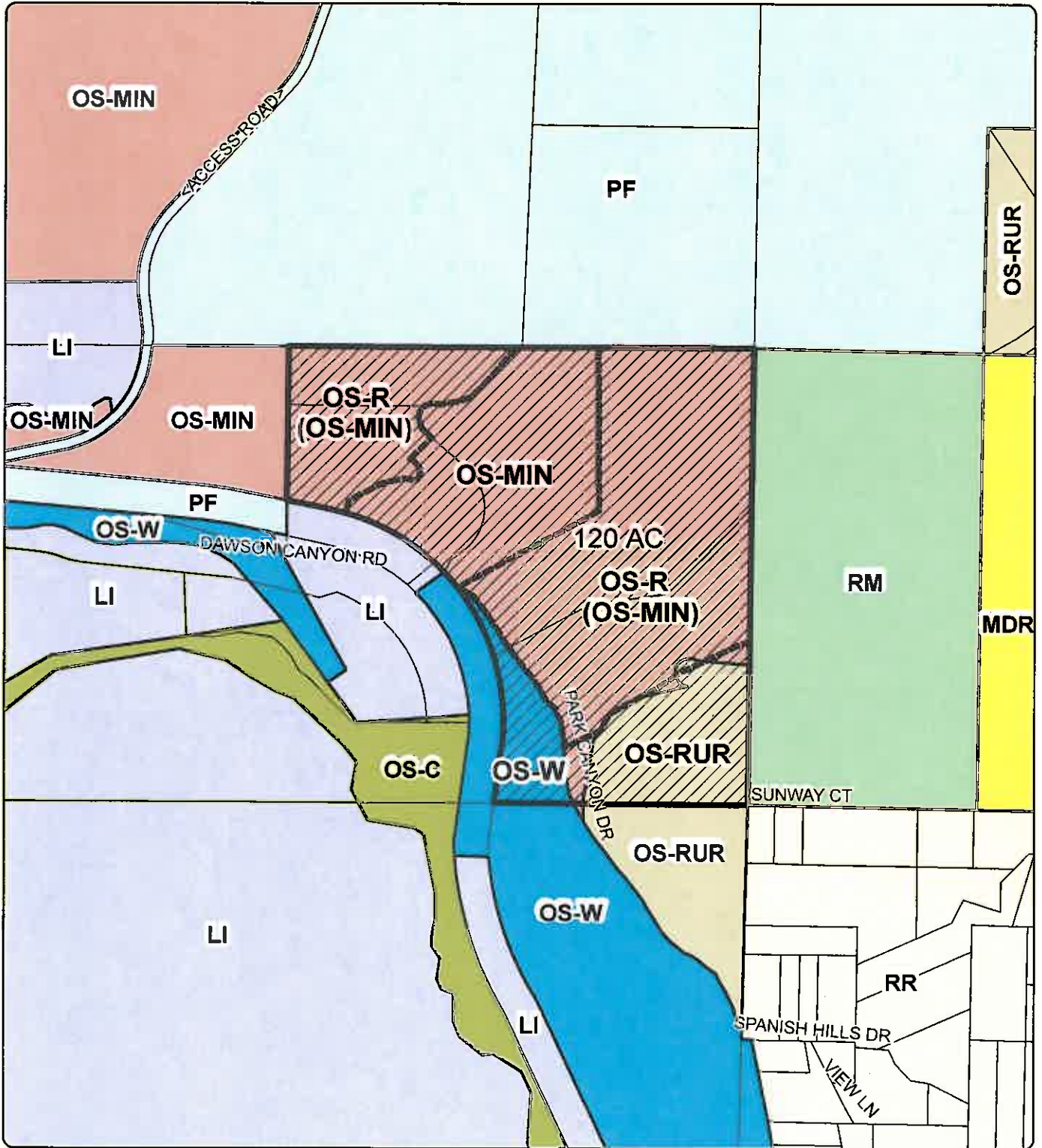
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01144

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 08/28/2014
Exhibit 6



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

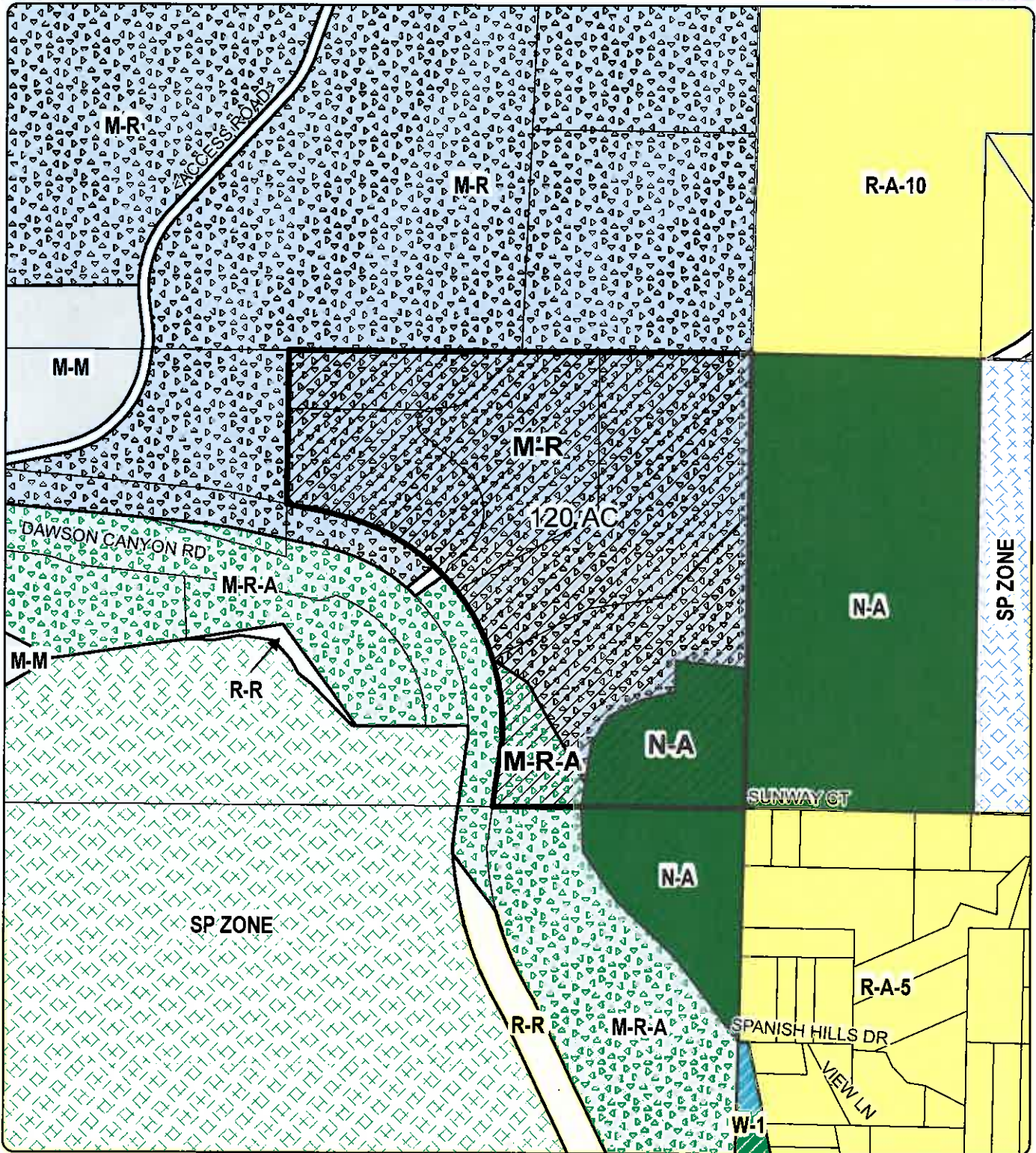
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01144

Supervisor Jeffries
District 1

Date Drawn: 08/28/2014
Exhibit 2

EXISTING ZONING



Zoning Area: Glen Ivy

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfdma.org>

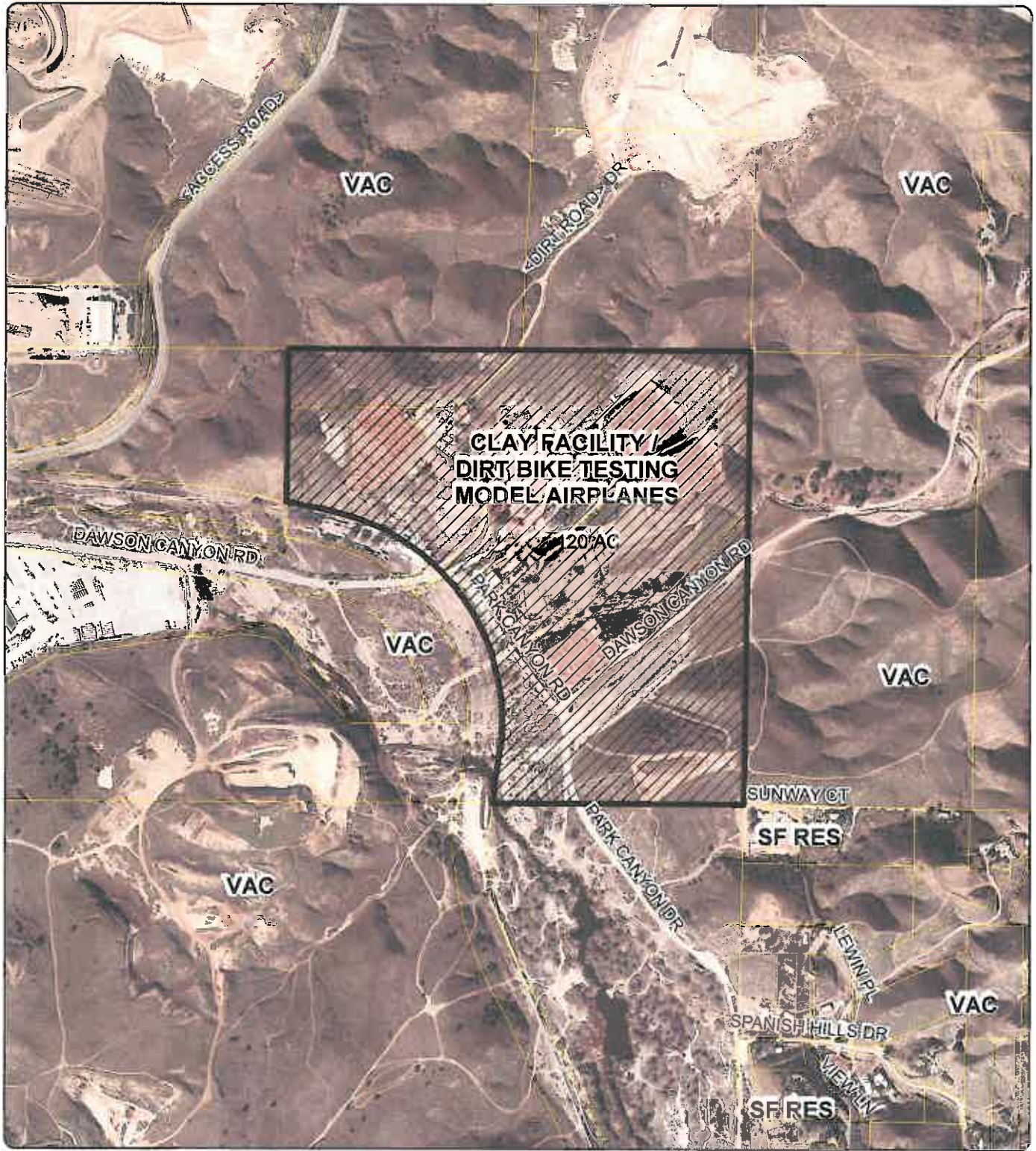
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01144

LAND USE

Supervisor Jeffries
District 1

Date Drawn: 08/28/2014
Exhibit 1



Zoning Area: Glen Ivy

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfdms.org>



LEGEND

- Corona Clay Property
 - Existing Forest Line
 - Proposed General Plan Amendment From OS-MIN (Mineral Resources) to OS-R (Recreation)
 - USGS Survey Section Line
 - Intermittent Stream
- Existing General Plan Land Use Designations**
- OS-MIN Open Space - Mineral Resources
 - OS-R/R Open Space - Rural
 - OS-W Open Space - Water
 - PF Public Facilities
 - U Light Industrial
 - RR Rural Residential
 - RIM Rural Miscellaneous



NOTES

- A. Applicant: Corona Clay Co., 2000 S. Bascom Road, Corona, CA 92880, 951-277-2667
- B. Land Owner: Corona Clay Co., 22079 Kanabe Road, Corona, CA 92880, 951-277-2667
- C. Map Preparer: Lilburn Corporation, 1700 Industrial Center Drive, San Ramon, CA 94583
- D. Legal Description: See attached
- E. Amendment Description: Amend OS-MIN to OS-R on approximately 72 acres.
- F. Thomas Broder Map Coordinates and Page Number 2005, Page 804, F4

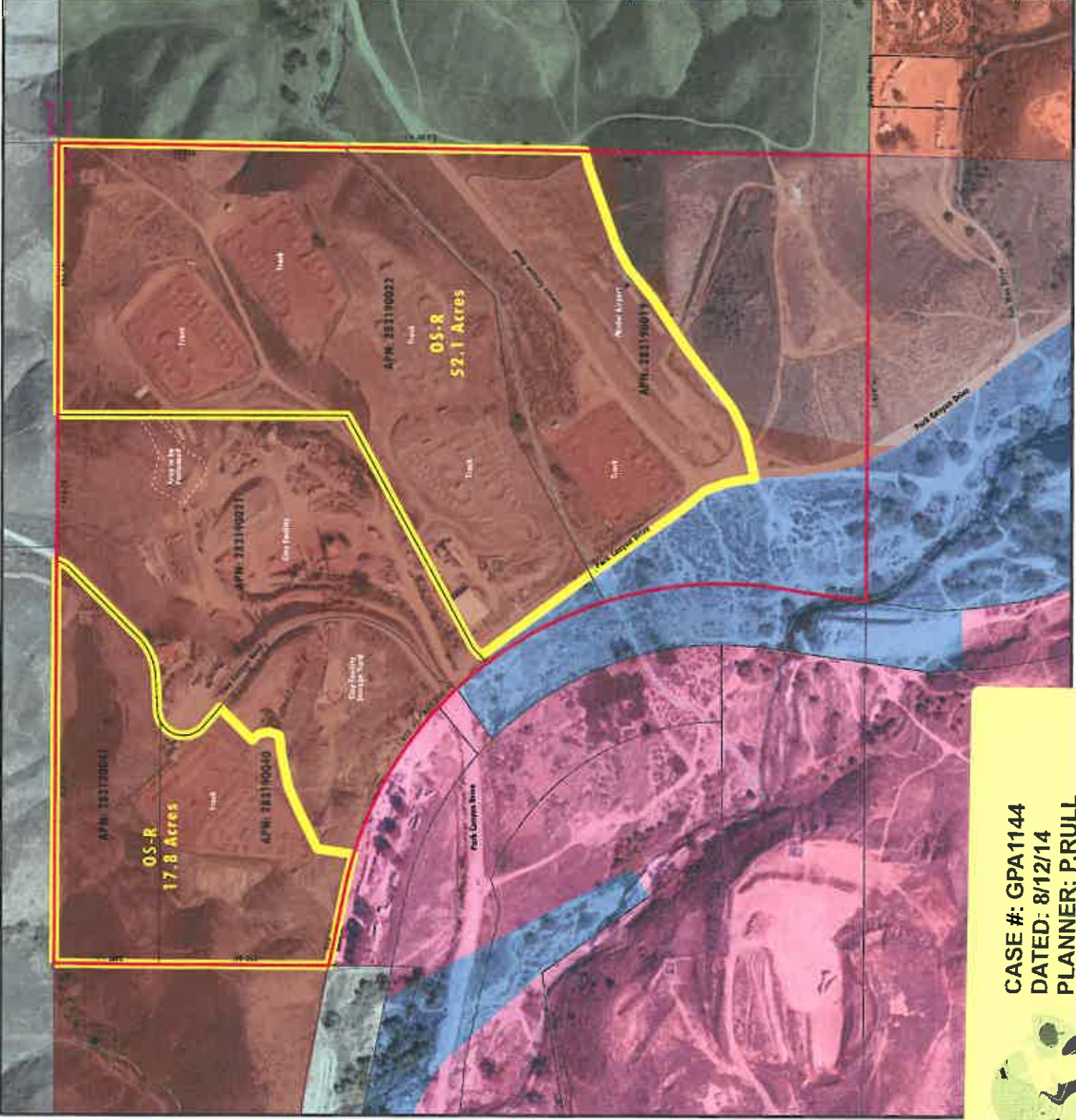
PROPOSED GENERAL PLAN AMENDMENTS

Corona Clay
County of Riverside, California

Scale: 1" = 200'
Date: 7/14/14
GPA# 8/12/14

1700 Industrial Center Drive
San Ramon, CA 94583
951-277-2667

Sheet 1 of 1



CASE #: GPA1144
DATED: 8/12/14
PLANNER: P.PULL

ENTITLEMENT / POLICY AMENDMENT

CYCLE: Quarterly

Case No. GPA No. 1144 Supervisorial 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

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

CHECK LIST

Affected by	Yes	No	Comments
Coachella Valley MSHCP Conservation Area		X	
Western Riverside County MSHCP Cell	X		
Agricultural Preserve		X	
Airport Compatibility Zone		X	
Flood Plain (Zone A – 100 Year)	X		Within flooding sensitivity
FLT Sand Source Area or FLT Preserve		X	
Fault Zone		X	
Faults within ½ Mile	X		Unnamed fault in Elsinore fault zone
Liquefaction Potential; Subsidence		X	Low
High Fire Area	X		
Code Compliant		X	
MSHCP Conserved Land		X	
Access / Alternate Access Issues	X		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	

City Sphere of Influence	X	City of Corona
Proposed Annexation/ Incorporation Area	X	
Other Issues* (see below)	X	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.

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?*

Finding	Yes	No	Comment
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.	X		(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

<p>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:</p> <p>TCAP 5.5. Encourage intensive recreation development such as parks and golf courses along the river banks above and out of erosive flooding areas.</p> <p>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.</p>		<p>The proposed Amendment would provide for recreational opportunities in proximity to Temescal Wash and is compatible with the existing surrounding land use designations.</p> <p>The findings can be made that the proposed Amendment does not change or conflict with general plan principles.</p> <p>(c) Any Foundation Component designation in the General Plan.</p> <p>The proposed land use designations are all within the same Open Space Foundation, and the proposal would be consistent with this Foundation.</p>	<p>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.</p>
		<p>X</p>	
			<p>The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.</p>

				The findings can be made that the proposed Amendment contributes to the purposes of the General Plan.
Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.			X	
A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.			X	
An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.			X	
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.	X			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.
An amendment is required to address changes in ownership of land or land not under the land use authority of the Board of Supervisors.			X	

* THE ADOPTION OF AN ORDER BY THE BOARD OF SUPERVISORS INITIATING AMENDMENT PROCEEDINGS SHALL NOT IMPLY ANY SUCH AMENDMENT WILL BE APPROVED.

STAFF COMMENTS:

Department	Comments
Planning	None at this time
Transportation	None at this time
EPD	None at this time
Fire	None at this time
Flood	None at this time
Building and Safety	None at this time
Geologist	None at this time



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

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 ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA-01144 DATE SUBMITTED: Aug 6, 2014

I. GENERAL INFORMATION

APPLICATION INFORMATION

Applicant's Name: Corona Clay Co./Craig Deleo E-Mail: coronaclayco@aol.com

Mailing Address: 22078 Kanabo Road 1628 Laguna LN
Corona CA 92880 / 9/2/14
City State ZIP

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

Engineer/Representative's Name: Lilburn Corporation/Mary Derus E-Mail: mderus@lilburncorp.com

Mailing Address: 1908 Business Center Drive
San Bernardino CA 92408
City State ZIP

Daytime Phone No: (909) 890-1818 Fax No: (909) 890-1802

Property Owner's Name: Same as applicant E-Mail: _____

Mailing Address: _____
City State ZIP

Daytime Phone No: () _____ Fax No: () _____

Riverside Office · 4050 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 965-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Dune Court, Suite H
Palm Desert, California 92241
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

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.

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)

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): 293-190-019, 021, 022, 040, and 041

Section: 35 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, SMP165

E.A. Nos. (if known) Unknown E.I.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?		
		Yes	No
Electric Company	Southern California Edison		
Gas Company	The Gas Company	x	
Telephone Company	AT & T (Wireless)		x
Water Company/District	Elsinore Valley Municipal Water District	x	
Sewer District	On-site septic system	x	

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)

FOR CORONA CLAY COMPANY GFA APPLICATION

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 southeastern area of APN 283-190-019 is designated Open Space – Rural consistent with uses 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 in 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 283-190-019 is a remote controlled model airplane field consisting of approx. 1.25 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 Areas). 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.
628 Lancer Lane
Corona CA 91719

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Corona Clay Co.
628 Lancer Lane
Corona CA 91719

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

Agenda Item No.: 3.1
Area Plan: Temescal Canyon
Zoning District: Glen Ivy Area
Supervisory District: First
Project Planner: David L. Jones
Planning Commission: October 15, 2014

RECLAMATION PLAN NO. 135
ORDER TO COMPLY - Update
Environmental Assessment No. N/A
Applicant: Mission Clay Products
Engineer/Representative: Ken Garrett

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's/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's/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 the 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 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.

1 preparation of an environmental assessment pursuant to Section 18.30 of this ordinance if
2 either:

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

5 (2) The total square footage of all detached accessory buildings or structures on a lot
6 equal or exceed five thousand square feet. Said determination of potential
7 environmental concerns shall be made by the Planning Director and is within his or
8 her sole discretion. Upon completion of the review of the plot plan and the
9 environmental assessment, a public hearing shall be held. Said plot plan shall only
10 be approved if it complies with the requirements of this Section and the
11 requirements of Section 18.30 of this ordinance.
12

13 c. DEVELOPMENT STANDARDS. Where the principal use of a lot includes a one family
14 dwelling, a detached accessory building or structure shall be permitted subject to the
15 following requirements. These requirements are in addition to the development standards
16 of the applicable zone.
17

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

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

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

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

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

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

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

23 (8) A. For lots one acre or smaller, the minimum setback from a side property line
24 shall be five feet and the minimum setback from a rear property line shall
25

1 be ten feet; provided, however, that where the applicable zone provides for
2 a greater side or rear yard setback, the greater setback shall apply.

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

7
8 (9) Notwithstanding the height limitations of any zone, the height limit on any lot shall
9 be twenty feet for lots one acre or less and thirty feet for lots larger than one acre.

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

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

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

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

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

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

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

6 d. GUEST QUARTERS. Excluding Subsection C.(13) of this Section, all development
7 standards for detached accessory buildings and structures shall apply to guest quarters. In
8 addition, the following development standards shall apply to guest quarters:
9

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

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

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

15
16 (4) No reduction of the side and rear yard setbacks shall be allowed for any guest
17 quarter.

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

20
21 e. EXCEPTIONS. This Section shall not be applicable in the A-P, A-2 or A-D zones.

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

24 (1) The lot is zoned for a one family dwelling as a permitted use; provided, however,
25 that the lot may not be part of a planned residential development or located in the R-6
26 Zone.
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- 1 (2) The second unit shall comply with all development standards of the zone in which
2 the lot is located, including but not limited to, height, setbacks, and lot coverage.
- 3 (3) The minimum lot sizes and allowable living areas for a second unit shall be as
4 follows:
- 5 A. A second unit shall not be permitted on a lot less than seven thousand two
6 hundred feet in size. For lots seven thousand two hundred feet in size to
7 nineteen thousand nine hundred and ninety-nine square feet, the maximum
8 allowable living area for a second unit shall be twelve hundred square feet.
- 9 B. For lots twenty thousand square feet to one and ninety-nine hundredths of
10 an acre, the maximum allowable living area for a second unit shall be
11 fifteen hundred square feet.
- 12 C. For lots two acres to three and ninety-nine hundredths of an acre, the maximum
13 allowable living area for a second unit shall be twenty-five hundred square feet.
- 14 D. For lots four acres or larger, the maximum allowable living area for a second unit
15 shall be twenty-five hundred square feet or up to two hundred percent of the living
16 area of the existing one family dwelling.
- 17 E. Living area includes the interior habitable area of a second unit or an existing one
18 family dwelling including basements and attics but does not include a garage or any
19 accessory building or structure.
- 20 F. Second units shall not be subject to the provisions of Section 18.11 of this
21 ordinance.
- 22 (4) The lot contains a one family dwelling. Prior to the final inspection of a building
23 permit for a second unit, the one family dwelling shall receive a final inspection. In
24 the event the second unit is larger than an existing one family dwelling, the second
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1 unit shall become the primary one family dwelling and the former existing one
2 family dwelling shall become the second unit.

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

5 (6) Off-street parking shall be required for the second unit in addition to any off-street
6 parking requirements for the one family dwelling. A second unit with one bedroom
7 shall provide a minimum of one parking space. A second unit with two or more
8 bedrooms shall provide a minimum of two parking spaces. The required off-street
9 parking for a second unit may be located in setback areas or through tandem
10 parking.
11

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

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

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

19 (10) Any second unit located more than one hundred fifty feet from a public right-of-
20 way shall provide all weather access for emergency vehicles.
21

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

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

- 6 A. Fire Department;
- 7 B. Riverside County Flood Control and Water Conservation District;
- 8 C. Coachella Valley Water District;
- 9 D. Environmental Programs Division of the Planning Department;
- 10 E. Any other entities deemed necessary as determined by the Planning
11 Director.
12

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

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

23 (16) The second unit may not be sold as a separate unit unless the lot is subdivided
24 pursuant to all applicable laws and ordinances.
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1 c. PUBLIC HEARING. A public hearing shall be held on the application for a conditional
2 use permit in accordance with the provisions of either Section 18.26 or 18.26.a. of the
3 ordinance, whichever is applicable, and all of the procedural requirements and rights of
4 appeal as set forth therein shall govern the hearing. Notwithstanding the above, or any
5 other provision herein to the contrary, the hearing on any conditional use permit that
6 requires approval of a General Plan Amendment, a Specific Plan Amendment or a Change
7 of Zone shall be heard in accordance with the Provisions of Section 2.5, 2.6 or 20.3.a. of
8 this ordinance, whichever, is applicable, and all of the procedural requirements and rights
9 of appeal as set forth therein shall govern the hearing.
10

11 d. CONDITIONS. A conditional use permit shall not be granted unless the applicant
12 demonstrates that the proposed use will not be detrimental to the health, safety or general
13 welfare of the community. Any permit that is granted shall be subject to such conditions
14 as shall be necessary to protect the health, safety or general welfare of the community.
15

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

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

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

20 “Section 18.29 PUBLIC USE PERMITS.

21 a. Notwithstanding any other provisions of this ordinance, the following uses may be
22 permitted in any zone classification provided that a public use permit is granted pursuant to
23 the provisions of this section:
24

25 (1) Educational institutions.

26 (2) Facilities for the storage or transmission of electrical energy where the County is
27 not preempted by law from exercising jurisdiction. This subsection shall take
28

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

1 community. Any permit that is granted shall be subject to such conditions as shall be
2 necessary to protect the health, safety or general welfare of the community.

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

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

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

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

- 9 (1) Plot plans that are not subject to the California Environmental Quality Act and are
10 not transmitted to any governmental agency other than the Planning Department for
11 review and comment.
12 (2) Plot plans that are not subject to the California Environmental Quality Act and are
13 transmitted to one or more governmental agencies other than the Planning
14 Department.
15 (3) Plot plans that are subject to the California Environmental Quality Act.
16 (4) Plot plans for outdoor advertising displays that require field checking by the Land
17 Use Division of the Department of Building and Safety.

18 b. APPLICATIONS.

- 19 (1) An application for a plot plan shall be made in writing to the Planning Director on
20 the forms provided by the Planning Department and shall be accompanied by an
21 initial payment of the deposit based fees as set forth in Ordinance No. 671.
22 (2) Environmental Clearance. No application that requires compliance with the
23 Riverside County Rules Implementing the California Environmental Quality Act
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1 shall be considered at a public hearing until all procedures required by the rules to
2 hear a matter are completed.

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

- 5 (1) The proposed use must conform to all the requirements of the General Plan and
6 will all applicable requirements of State law and the ordinances of Riverside
7 County.
8
- 9 (2) The overall development of the land shall be designed for the protection of the
10 public health, safety and general welfare; to conform to the logical development of
11 the land and to be compatible with the present and future logical development of
12 the surrounding property. The plan shall consider the location and need for
13 dedication and improvement of necessary streets and sidewalks, including the
14 avoidance of traffic congestion; and shall take into account topographical and
15 drainage conditions, including the need for dedication and improvements of
16 necessary structures as a part thereof.
17
- 18 (3) All plot plans which permit the construction of more than one structure on a single
19 legally divided parcel shall, in addition to all other requirements, be subject to a
20 condition which prohibits the sale of any existing or subsequently constructed
21 structures on the parcel until the parcel is divided and a final map recorded in
22 accordance with Ordinance No. 460 in such a manner that each building is located
23 on a separate legally divided parcel.
24

25 d. ACTION ON PLOT PLANS.

- 26 (1) Plot Plans Not Requiring Public Hearing. The Planning Director shall approve,
27 conditionally approve or disapprove a plot plan based upon the standard in
28

1 Subsection c. of this Section within thirty days after accepting a completed
2 application and give notice of the decision, including any required conditions of
3 approval, by mail, to the applicant and any other persons requesting notice.

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

9
10 (3) Plot Plans for Large Commercial Developments. Notwithstanding any other
11 provision in this Section to the contrary, a noticed public hearing shall be held on a
12 plot plan for a commercial development of thirty acres or larger. Such plot plans
13 shall be heard by the Planning Commission. Notice of the time, date and place of
14 the hearing shall be given as provided in Section 18.26.c. of this ordinance. Any
15 appeal of the Commission decision shall be to the Board of Supervisors as provided
16 in Section 18.30.e. of this ordinance.

17
18 (4) Notwithstanding the above or any other provision herein to the contrary, a plot plan
19 application which:

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

25
26 (b) Requires the approval of a land division map or is being processed
27 concurrently with a land division map, but is not included in a fast track
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1 project and does not require the approval of a general plan amendment, a
2 specific plan amendment, or a change of zone, shall be heard in accordance
3 with the provisions of Sections 6.5., 6.6 and 6.7 of Ordinance No. 460, and
4 all of the procedural requirements and rights of appeal as set forth therein
5 shall govern the hearing.

6 e. APPEALS – (PLOT PLANS NOT INCLUDING WIRELESS COMMUNICATION
7 FACILITIES). An applicant or any other interested party may appeal from the decision of
8 the Planning Director by the following procedure:
9

10 (1) Initial Appeal. Within ten (10) calendar days after the date of decision by the
11 Planning Director, an appeal in writing may be made on the form provided by the
12 Planning Department and which shall be accompanied by a filing fee as set forth in
13 Ordinance No. 671. Upon receipt of a completed appeal, the Planning Director
14 shall set the matter for hearing and shall mail notice thereof to the applicant and the
15 appellant if the plot plan did not require a public hearing. If the plot plan required a
16 public hearing, notice of the appeal shall be given in the same manner that notice
17 was given for the original hearing. Such appeals shall be heard by the Planning
18 Commission, except that any appeal concerning an application of a
19 commercial/industrial nature given fast track status, shall be heard directly by the
20 Board of Supervisors. For purposes of this section, an application shall be
21 considered to have been given fast track status if it meets the definition set forth in
22 Section 21.34.d. of this ordinance.
23

24 (2) Appeal from Planning Commission. Within ten calendar days after the date of the
25 mailing of the decision of the Commission, the appellant may appeal that decision,
26 in writing, to the Board of Supervisors, on the forms provided by the Planning
27
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1 Department, which shall be accompanied by a filing fee set forth in Ordinance No.
2 671.

3 (3) Hearings on Appeals to the Board of Supervisors. Upon receipt of a completed
4 appeal, the Clerk of the Board shall set the matter for hearing before the Board of
5 Supervisors not less than five days nor more than thirty days thereafter and shall
6 give written notice of the hearing to the appellant and the Planning Director. The
7 Board of Supervisors shall render its decision within thirty days following the close
8 of the hearing on the appeal.
9

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

13 (1) Initial Appeal. The Planning Director shall file notice of decision with the
14 secretary of the Planning Commission together with a report of the proceedings, not
15 more than fifteen days after making the decision. A copy of the notice of decision
16 shall be mailed to the applicant and to any person who has made a written request
17 for a copy of the decision. The Secretary of the Planning Commission shall place
18 the notice of decision on the next agenda of the Planning Commission held five or
19 more days after the Secretary receives the notice from the Planning Director. The
20 decision of the Planning Director is considered final and no action by the Planning
21 Commission is required unless, within ten days after the notice appears on the
22 Planning Commission agenda, the applicant or an interested person files an appeal,
23 accompanied by the fee set forth in Ordinance No. 671 or unless the Planning
24 Commission assumes jurisdiction by ordering the matter set for public hearing. If a
25 timely appeal is filed, or the Planning Commission assumes jurisdiction by
26
27
28

1 ordering the matter set for public hearing, the Secretary of the Planning
2 Commission shall set the matter for public hearing before the Planning
3 Commission not less than five nor more than thirty days thereafter and shall give
4 notice of the hearing in the same manner as the notice was given for the original
5 hearing.

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

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

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

- 20 (1) The existing and proposed use are conforming uses;
21 (2) The existing use was subject to a plot plan approval;
22 (3) The proposed use will not require the construction of a building, or the
23 reconstruction or expansion of an existing building;
24
25
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1 (4) The proposed use complies with the parking and landscaping requirements of
2 Section 18.12 of this ordinance; and,

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

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

6 “Section 21.69 STRUCTURE. Anything constructed or erected and the use of which requires
7 more or less permanent location on the ground or attachment to something having a permanent
8 location on the ground, such as awnings and patio covers, but not including walls and fences or
9 wall and fences with arch entries.”
10

11 ///

12 ///

13 ///

14 ///

15 ///

16
17 Section 8. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its
18 adoption.

19
20 BOARD OF SUPERVISORS OF THE COUNTY
21 OF RIVERSIDE, STATE OF CALIFORNIA

22 By: _____
23 Chairman

24 ATTEST: Kecia Harper-Ihem
25 CLERK OF THE BOARD:

26 By: _____
27 Deputy
28

(SEAL)

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

Mares, David

From: David Lilieholm <lilieholmdesign@gmail.com>
Sent: Wednesday, October 01, 2014 2:34 PM
To: Jim Marsh
Cc: Mares, David; Robert Priefer; dora@lovethehill.com; chrisdavis.rea@gmail.com
Subject: Re: Ord 348 revision

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 <jqqm@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](tel:951-658-4733)

Mares, David

From: Kay @ Kay Realty <kayrealty@verizon.net>
Sent: Monday, September 29, 2014 1:14 PM
To: Mares, David
Cc: 'IAOR-Amber Robertson'; kayrealty@verizon.net; 'Chris Davis'
Subject: Ordinance 348, section 18 regarding Idyllwild

September 29, 2014

Mr. Mares:

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

Muir's Mountain Realty
26115 Suite A Highway 243
P O Box 1107
Idyllwild, CA 92549

David Mares, Principal Planner

4080 Lemon Street, 12th Floor

Riverside, CA 92501

Dear Sir:

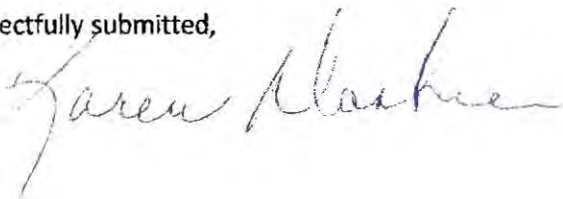
As a Real Estate professional in Idyllwild, I am greatly concerned with the proposed deletion of section 18.18.b.3 from Ordinance 348. Idyllwild is a unique community and our needs are not the same as the needs in other communities in Riverside County. Therefore, a one-size fits all ordinance is detrimental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



Mares, David

From: David Lilieholm <lilieholmdesign@gmail.com>
Sent: Monday, July 21, 2014 2:23 PM
To: Mares, David
Subject: Re: oops

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

Mares, David

From: David Lilieholm <lilieholmdesign@gmail.com>
Sent: Tuesday, July 22, 2014 10:07 AM
To: Mares, David
Subject: Sec. 18.18

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

8-12-2014

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.

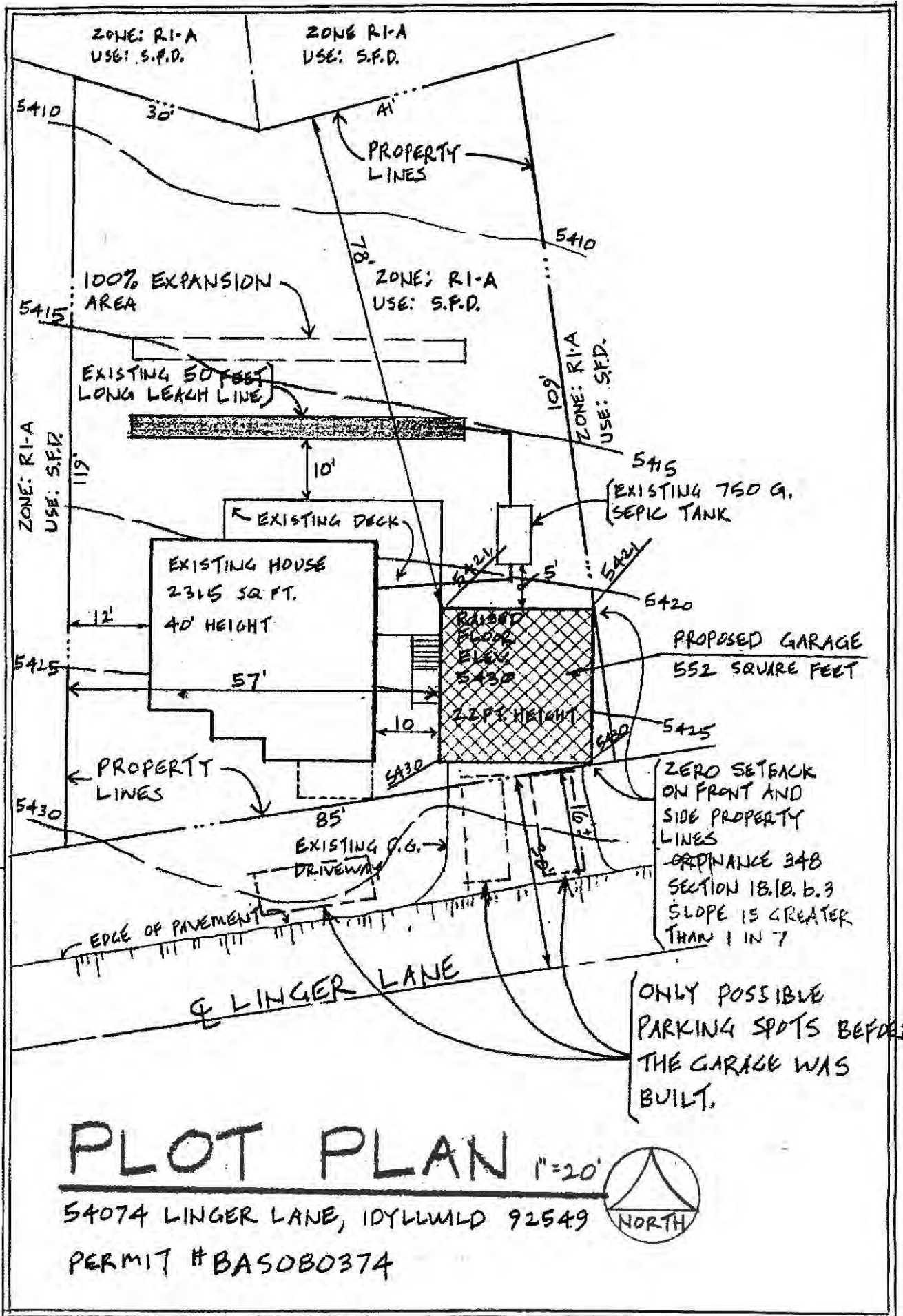
I have also attached the Plot Plan of a garage I permitted using section 18.18.b.3. Without this section in the ordinance, the owner could not have built a garage on his property. The owner is thankful he does not have to park on the street any more. Even though this garage is on the front property line,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



Agenda Item No.: 4.1
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. 7834
Applicant: Jim Walker
Engineer/Representative: Will Walton

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

N

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.

CHANGE OF ZONE NO. 7834

Planning Commission Staff Report: October 15, 2014

Page 3 of 4

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.

Y:\Planning Case Files-Riverside office\AG01033\SR CZ07834 PC AG01033.docx
Date Prepared: 08/14/14
Date Revised: 09/03/14

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07834

LAND USE

Supervisor Benoit
District 4

Date Drawn: 09/03/2014
Exhibit 1



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

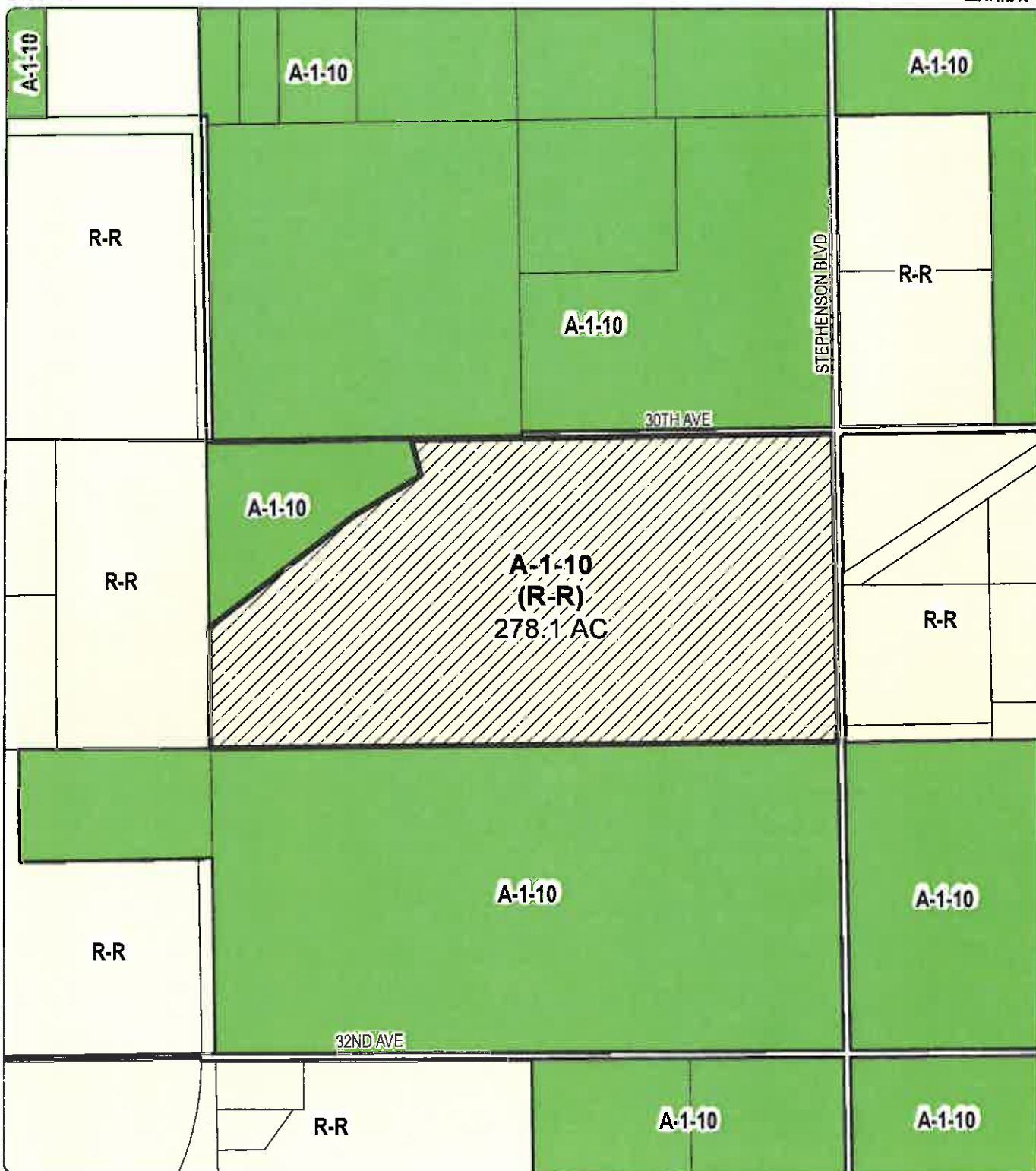
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07834

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 09/03/2014
Exhibit 3



Zoning Area: South Palo Verde

Author: Vinnie Nguyen

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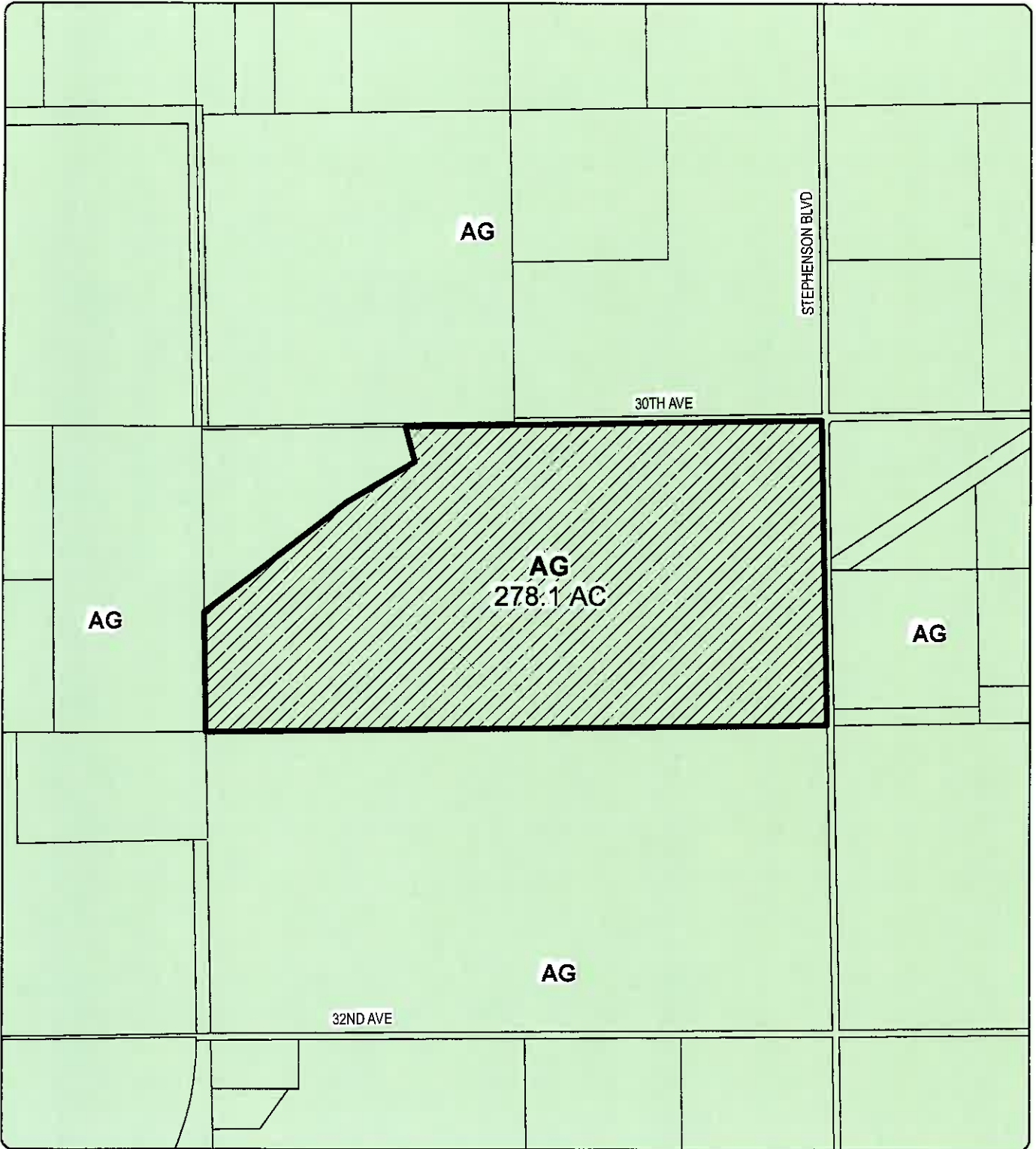


RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor Benoit
District 4

CZ07834
EXISTING GENERAL PLAN

Date Drawn: 09/03/2014
Exhibit 5



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdnet.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

CC006503

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: 0207834

DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

Applicant's Name: Jim Walker

E-Mail: jwalker@intl-farming.com

Mailing Address: 1291 US Hwy 258 N.
Kinston Street NC 28504
City State ZIP

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

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

Mailing Address: 5004 Thompson Terrace, Suite 110
Colleyville Street TX 76034
City State ZIP

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

Property Owner's Name: Co River Basin Farms LLC E-Mail: awells@intl-farming.com

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

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

John O. McNamara [Signature]
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): 878141002
Section: 16 Township: 85 Range: 22E
Approximate Gross Acreage: 278.10
General location (nearby or cross streets): North of 32nd Ave., South of Hwy 78, East of Rannells 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-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 AG11033



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 Farms, LLC "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.

- 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): 878 141002

Property Location or Address:

North of 32nd Ave, South of HWY 78, East of Rannells Blvd, West of Stephense Blvd.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: CO River Basin Farms, LLC Phone No.: (252) 523-0800

Firm Name: International Farming Corporation, LLC Email: awells@intl-farming.com

Address: 1291 U.S. HWY 258 N.
Kinston, NC 28504

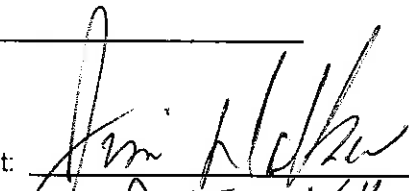
3. APPLICANT INFORMATION:

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 McKinry (Chairman)

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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

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

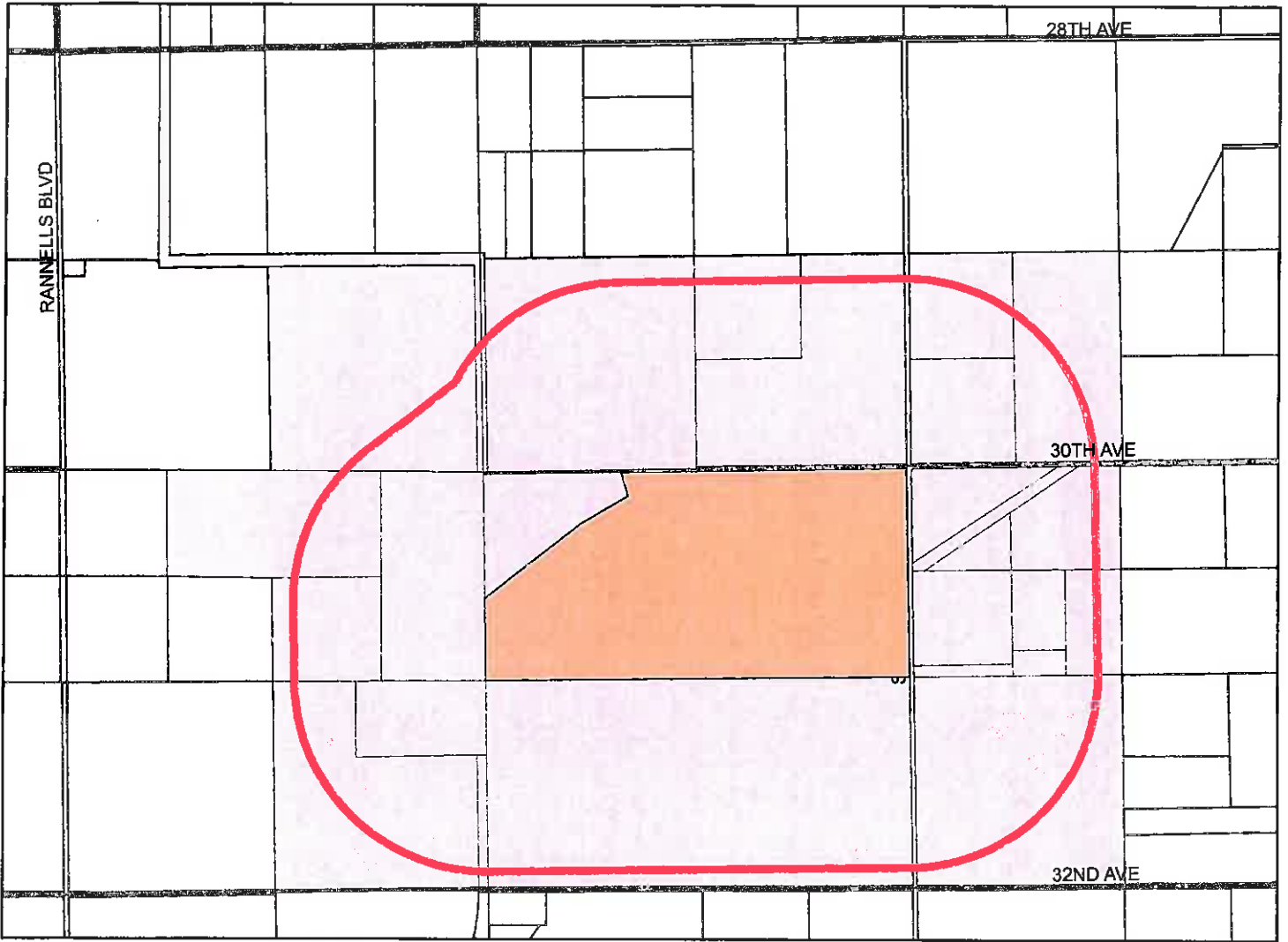
TITLE GIS Analyst

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

878-112-004 878-112-012 878-142-020 878-141-002 878-142-002 878-142-003 878-142-006 878-142-019 878-091-011 878-091-012
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: 878142019, APN: 878142019
DARLENE COBB
35269 MOUNTAIN VIEW ST
YUCAIPA CA 92399

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

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

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

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

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

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

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

ASMT: 878142023, APN: 878142023
SOUTH VALLEY HOLDINGS
C/O JACK SEILER
P O BOX 267
PALO VERDE CA 92266

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 ROBNEY
32500 MOHAVE RD S
PARKER AZ 85344



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

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EA 38614

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 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 (Deafinitive Exemption)

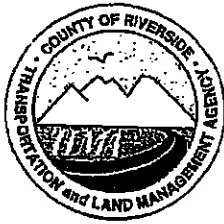
Project that is exempt from fees (Notice of Exemption)

Total Received \$914.00

C. Hall

Signature and title of person receiving payment:

Notes:



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT DEPARTMENT

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
82-675 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 (GPA00618) and Environmental Assessment No. 38614 (EA38614)
Project Title: Case Numbers

SCH No. 2002051143 Gerald V. Jolliffe (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 Multipurpose 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)
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 general public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature: Maria J. Villarreal, Deputy Title Clerk of the Board Office Date: October 7, 2003

Form with fields: TO BE COMPLETED BY OPR, FOR COUNTY CLERK'S USE ONLY, Date Received for Filing and Posting at OPR, Please charge deposit fee case #:, COUNTY CLERK, Neg. Declaration/No Determination Filled per P.R.C. 21152, POSTED, OCT 07 2003, Removed: NOV 07 2003, By: [Signature] Dept.

ORIGINAL

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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 Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

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 ADANELYA Oct 01, 2003 12:57
posting date Oct 01, 2003

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



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. 7834 (CZ07834)

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 258N, Kinston, NC 28504

Address

Northerly of 32nd Avenue, southerly 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.

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm Revised 9/03/2014

Y:\Planning Case Files-Riverside office\AG01033\CZ07834_NOD Form.docx

Please charge deposit fee case#: ZCFG06084

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1406740

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: JIM WALKER \$50.00
paid by: CK 001988
EA42699
paid towards: CFG06084 CALIF FISH & GAME: DOC FEE
at parcel: 31011 STEPHENSON BLV BLYT
appl type: CFG3

By _____ Jun 26, 2014 17:08
MGARDNER 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!

Agenda Item No.: 4 . 2
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. 7835
Applicant: Jim Walker
Engineer/Representative: Will Walton

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

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.

CHANGE OF ZONE NO. 7835

Planning Commission Staff Report: October 15, 2014

Page 3 of 4

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.

Y:\Planning Case Files-Riverside office\AG01034\CZ07835 AG01034 SR PC.docx
Date Prepared: 08/14/14
Date Revised: 09/02/14

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07835 VICINITY/POLICY AREAS

Supervisor Benoit
District 4

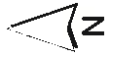
Date Drawn: 09/03/2014
Vicinity Map



COLORADO RIVER
POLICY AREA

Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted the new General Plan. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department, (760)946-1877, Riverside, CA 92503, <http://www.co.riverside.ca.us>

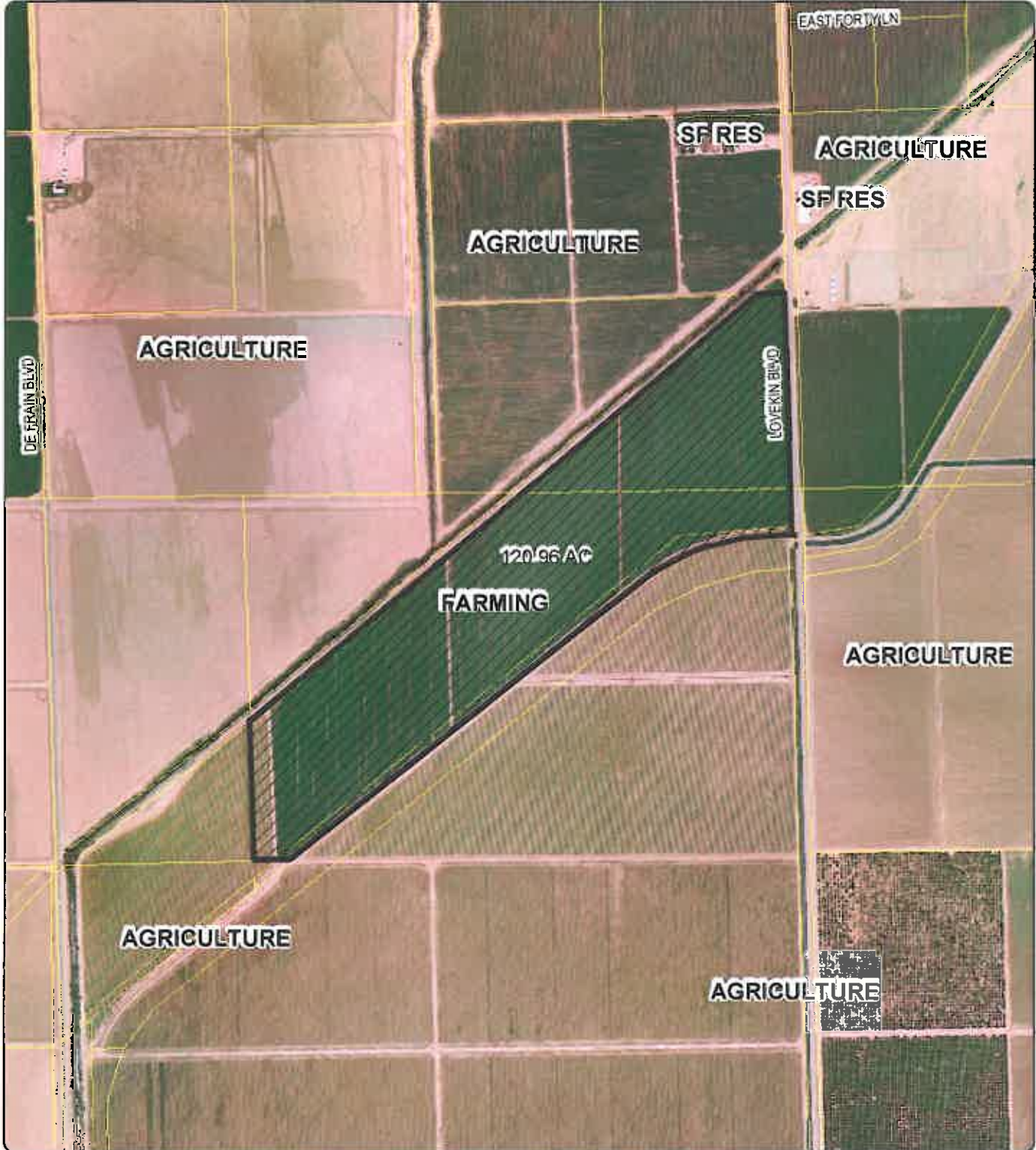
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07835

LAND USE

Supervisor Benoit
District 4

Date Drawn: 09/03/2014
Exhibit 1



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)953-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07835

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 09/03/2014

Exhibit 3



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

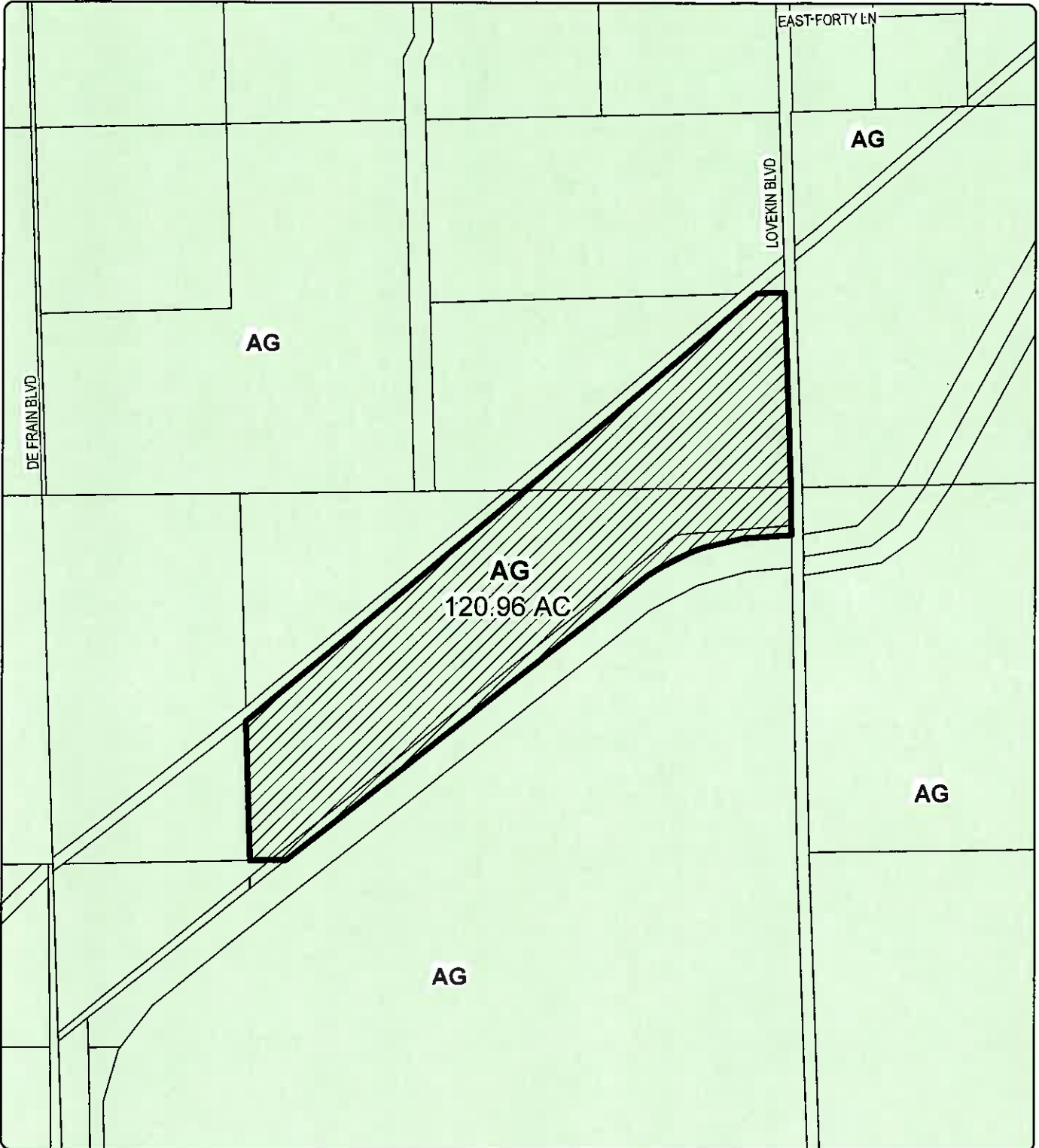
CZ07835

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 09/03/2014

Exhibit 5



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctima.org>



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

0006504

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: 0707835 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
City State ZIP

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

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

Mailing Address: 5004 Thompson Terrace, Suite 110
Colleville ^{Street} TX 76034
City State ZIP

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

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

Mailing Address: 1291 US Hwy 258 N.
Kinston ^{Street} NC 28504
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 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

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. McHenry

PRINTED NAME OF PROPERTY OWNER(S)

John O. McHenry

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. DeFrais Blvd., West of S. Lovelin 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 A601034



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 ED River Basin Farms, LLC "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.

- 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): 875 131014, 875 171016, 875 171023

Property Location or Address:

North of 28th Ave, South of 22nd Ave, East of S. DeFrain Blvd, West of S. Lovelin Blv

2. PROPERTY OWNER INFORMATION:

Property Owner Name: CO River Basin Farms, LLC Phone No.: (252) 523-0800

Firm Name: International Farming Corporation, LLC Email: awells@intl-farming.com

Address: 1291 U.S. HWY 258 N
Winston, 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 McNaary (Chairman)

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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

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@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 CZ07835 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

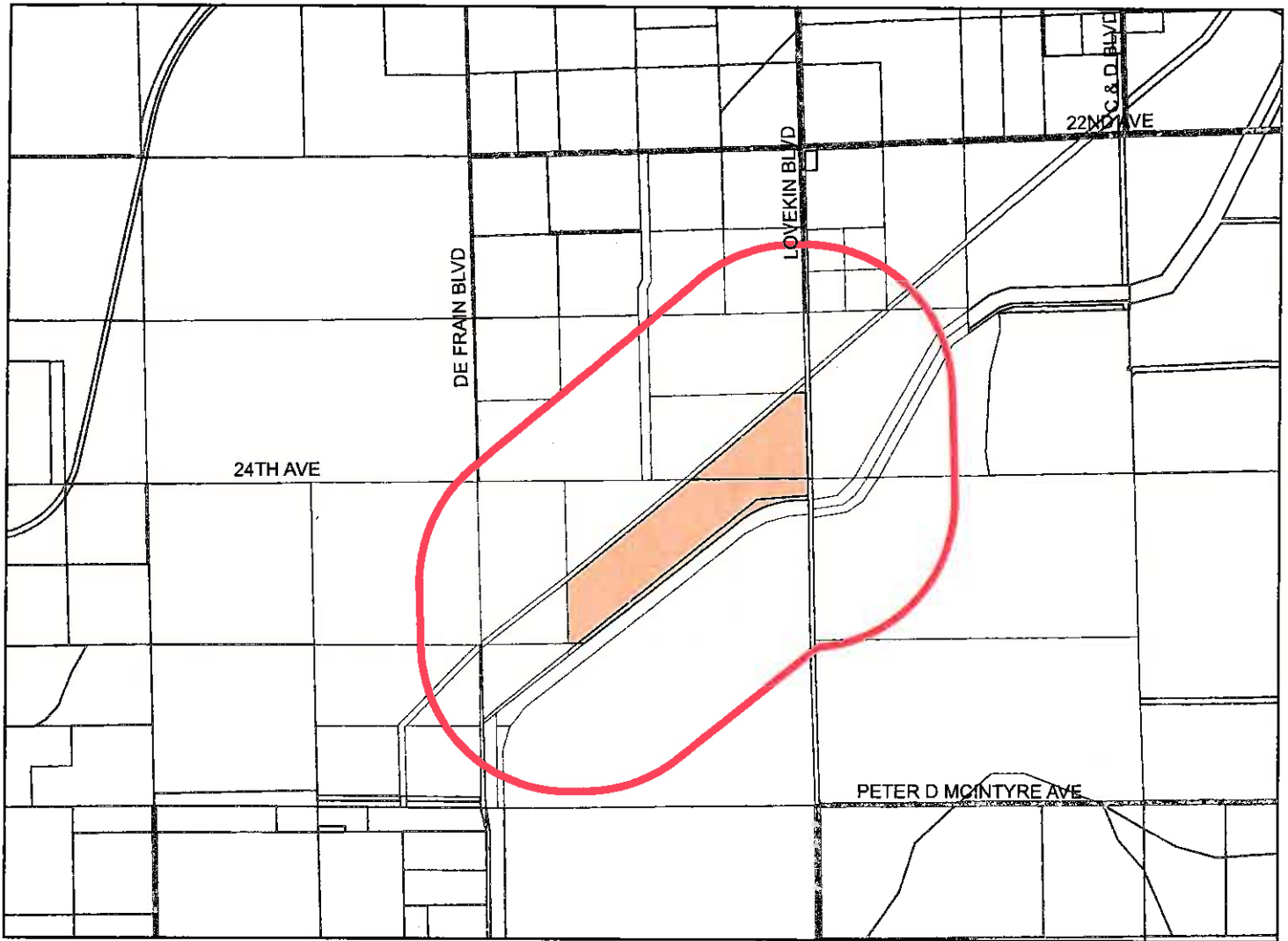
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07835 (2400 feet buffer)



Selected Parcels

875-131-014	875-171-016	875-171-023	875-171-018	875-171-019	875-171-020	875-171-004	875-171-017	875-171-024	875-131-007
875-131-008	875-132-001	875-132-002	875-132-007	875-140-003	875-140-004	875-140-013	875-140-014	875-140-015	875-140-016
875-172-007	875-172-005	872-140-001	872-360-003	872-370-002	872-370-008	872-370-013	872-370-018	875-131-009	875-131-010
875-171-001	875-171-002	875-131-015	875-131-016	875-132-005	875-140-008	875-171-015	875-171-021	875-171-022	875-172-009
875-132-009	875-172-008	875-131-011	875-131-012	875-131-013	875-132-008	875-172-010			



2,400 1,200 0 2,400 Feet

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: 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



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

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EA 38614

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 (De Minimis Exemption)

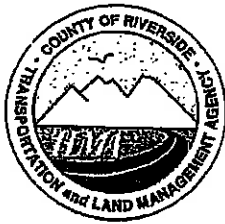
Project that is exempt from fees (Notice of Exemption)

Total Received \$914.00

C. F. [Signature]

Signature and title of person receiving payment:

Notes:



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT DEPARTMENT

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
82-675 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 (GPA00618) and Environmental Assessment No. 38614 (EA38614)
Project Title: Case Numbers
SCH No. 2002051143 Gerald V. Jolliffe (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 Multipurpose 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)
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 general public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature: Maria J. Villarreal, Deputy Title Clerk of the Board Office Date: October 7, 2003

COUNTY CLERK
Neg. Declaration/Nic Determination
Filed per P.R.C. 21152

Form with fields: TO BE COMPLETED BY OPR, FOR COUNTY CLERK'S USE ONLY, Date Received for Filing and Posting at OPR, Please charge deposit fee case #:, OCT 07 2003, Removed: NOV 07 2003, By: [Signature], Dept. [Signature]

ORIGINAL

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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 Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

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 ADANELYA Oct 01, 2003 12:57
posting date Oct 01, 2003

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



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. 7835 (CZ07835)

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 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. CZ07835 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. CZ07835 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: CZ07835 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 CZ07835 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\AG01034\CZ07835_NOD Form.docx

Please charge deposit fee case#: ZCFG06085

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1406737

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

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 _____ Jun 26, 2014 17:07
MGARDNER 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!

Agenda Item No.: 4 . 3
Area Plan: Palo Verde Valley
Zoning Area: South Palo Verde
Supervisorial District: Fourth/Fourth
Project Planner: Larry Ross
Planning Commission: October 15, 2014

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

h

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.

CHANGE OF ZONE NO. 7836

Planning Commission Staff Report: October 15, 2014

Page 3 of 4

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.

Y:\Planning Case Files-Riverside office\AG01035\CZ07836 SR PC AG01035.docx
Date Prepared: 08/14/14
Date Revised: 09/02/14

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07836
VICINITY/POLICY AREAS

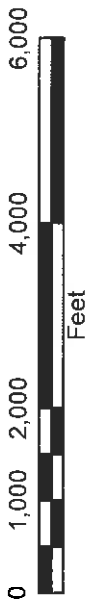
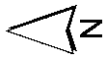
Supervisor Benoit
District 4

Date Drawn: 09/17/2014
Vicinity Map



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5000 (ext.4500) or by e-mail at (951)955-5277. Riverside County of Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07836

LAND USE

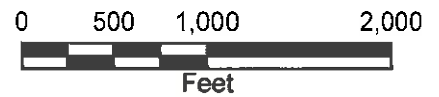
Supervisor Benoit
District 4

Date Drawn: 09/17/2014
Exhibit 1



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3000 (Western County) or in Palm Desert at (760)663-8277 (Eastern County) or Website <http://planning.rcta.ca.gov>

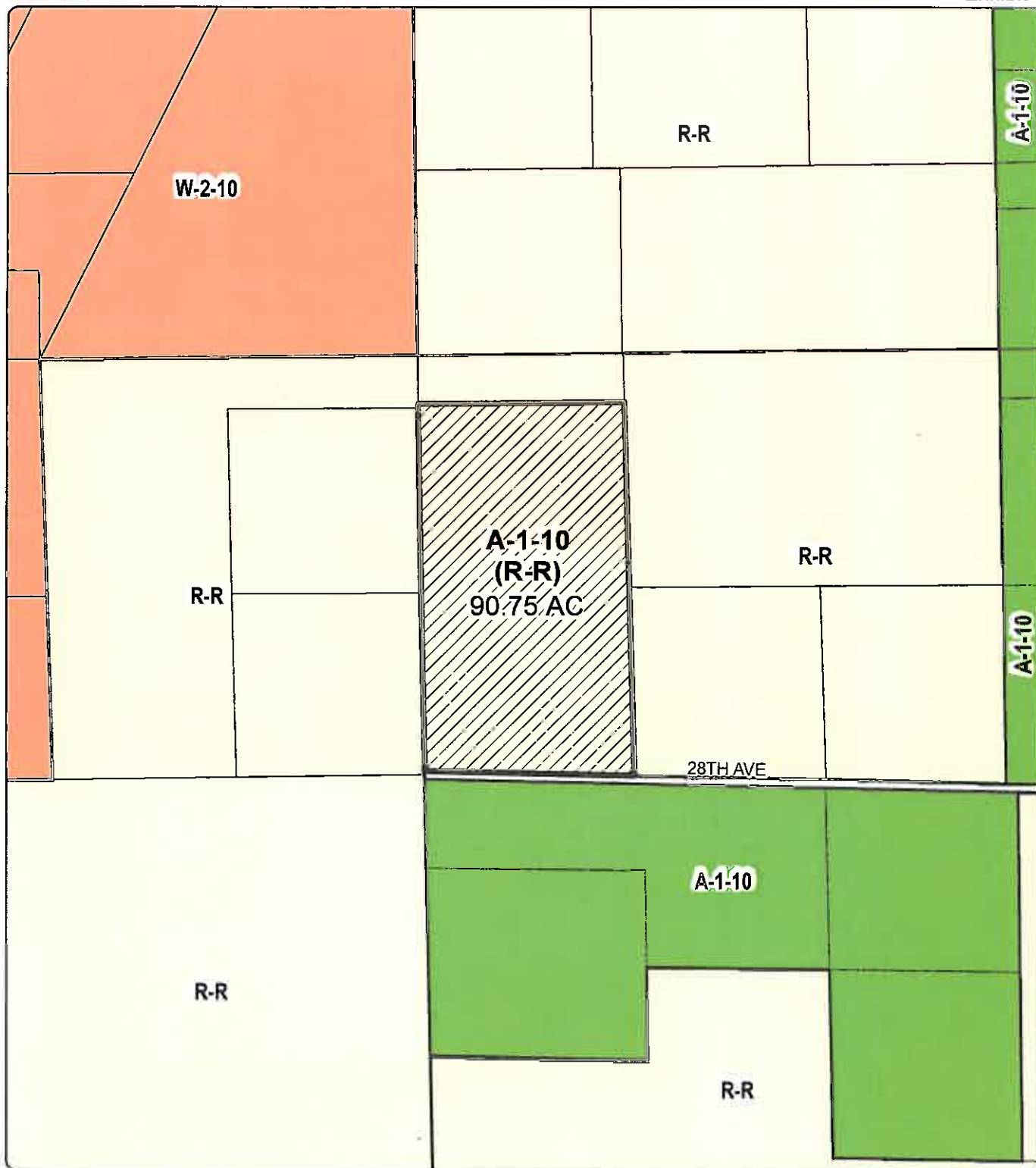
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07836

Supervisor Benoit
District 4

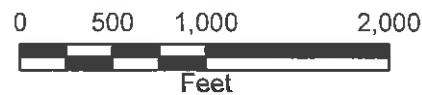
Date Drawn: 09/17/2014
Exhibit 3

PROPOSED ZONING



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdna.org>

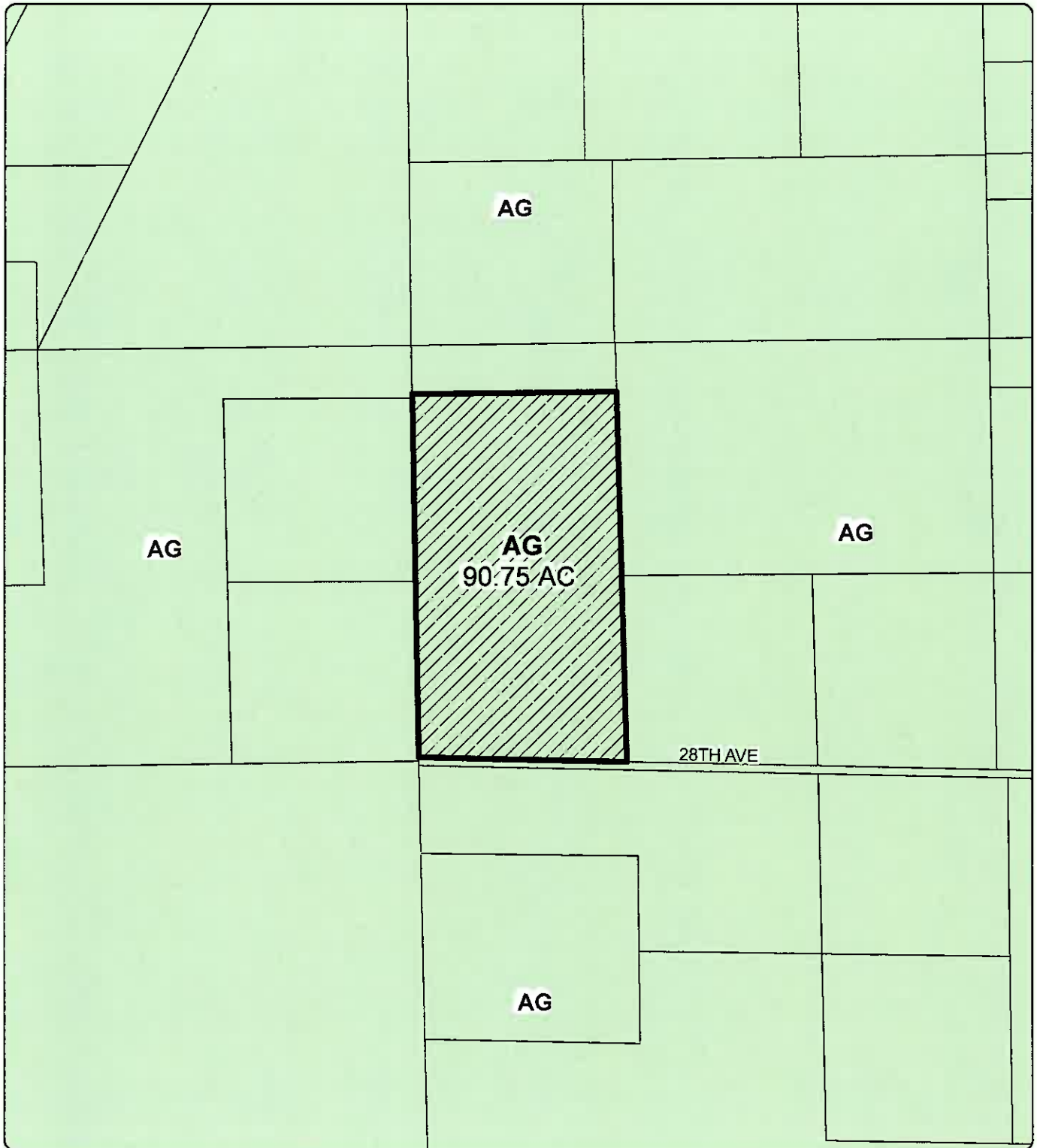
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07836

Supervisor Benoit
District 4

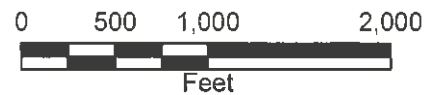
EXISTING GENERAL PLAN

Date Drawn: 09/17/2014
Exhibit 5



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planriverside.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

0006565

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: CZ 07836 DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

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

Mailing Address: 1291 US Hwy 258 N.
Kingston NC 28504
City State ZIP

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

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

Mailing Address: 5004 Thompson Terrace, Suite 110
Colleyville TX 76034
City State ZIP

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

Property Owner's Name: Co River Basin Farms, LLC E-Mail: awells@intl-farming.com

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

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. McNairy

PRINTED NAME OF PROPERTY OWNER(S)

John O. McNairy

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): 878020002

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 Lady Blvd., West of S. Rennells 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 A69035



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 Farms, LLC "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.

- 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 Lucy Blvd., West of S. Rennells Blvd.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: CO River Basin Farms, LLC Phone No.: (252) 523-0800

Firm Name: International Farming Corporation, LLC Email: awells@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 McNairy (Chairman)

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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

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 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. (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 CZ07836 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

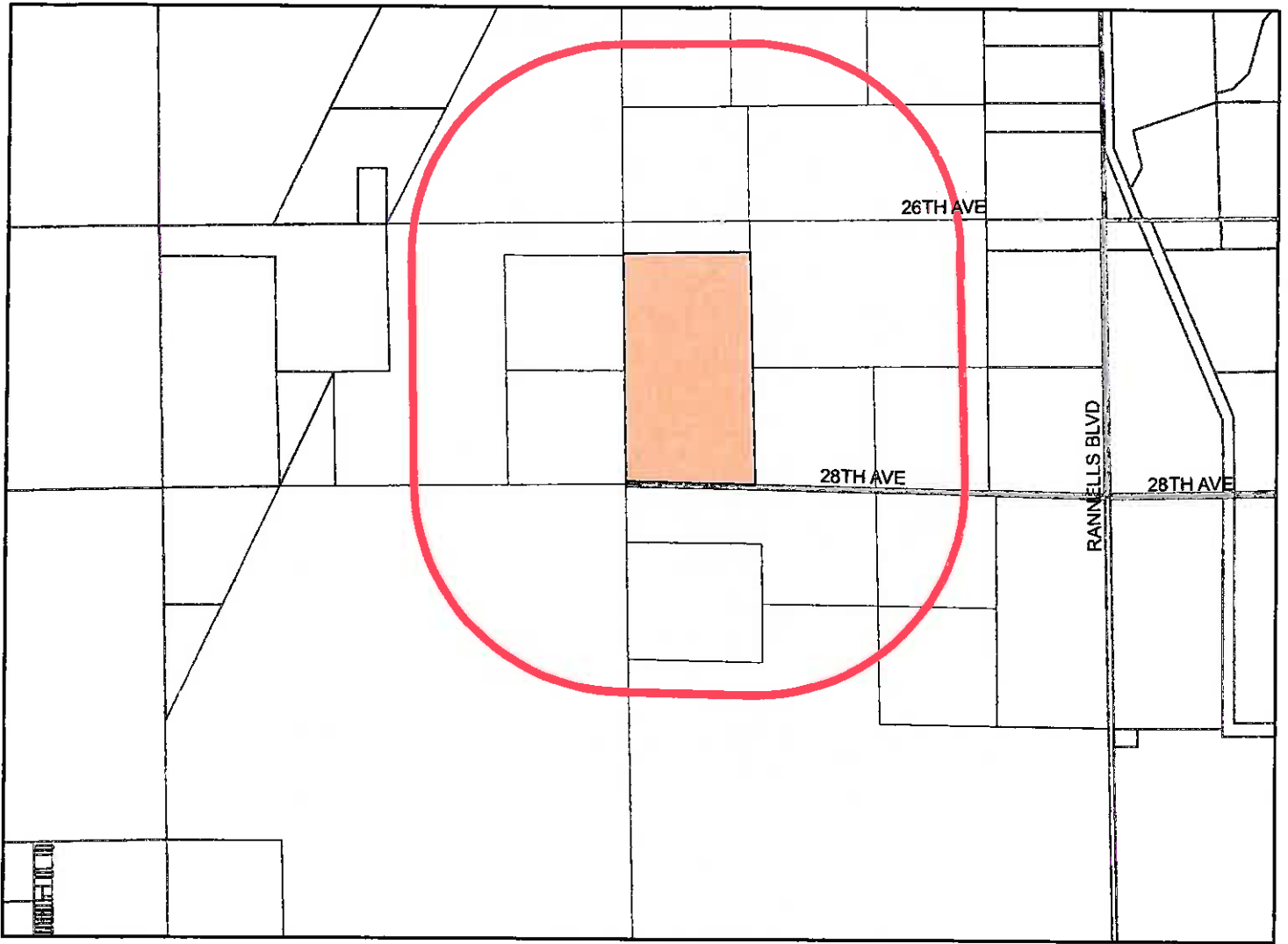
TITLE GIS Analyst

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

872-160-004 878-020-001 878-020-002 872-160-001 879-130-035 872-160-002 872-160-005 878-020-003 878-020-006 878-020-007
872-160-003 878-081-012 879-210-026 878-081-001 878-081-002 878-081-004 878-081-005 879-210-005 879-210-006 879-210-023



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 3I
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

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EA 38614

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:

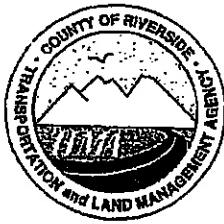
- Environmental Impact Report \$850.00
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee \$64.00
 - Project that is exempt from fees (De Minimis Exemption)
 - Project that is exempt from fees (Notice of Exemption)

Total Received \$914.00

C. [Signature]

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
82-675 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 (GPA00618) and Environmental Assessment No. 38614 (EA38614)
Project Title: Case Numbers
SCH No. 2002051143 Gerald V. Jolliffe (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 Multipurpose 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)
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 general public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature: Maria J. Villarreal, Deputy Title Clerk of the Board Office Date: October 7, 2003

COUNTY CLERK
Neg. Declaration/Nic Determination
Filed per P.R.C. 21152

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:
FOR COUNTY CLERK'S USE ONLY
POSTED OCT 07 2003
Removed: NOV 07 2003
By: C. J. [Signature] Dept.
County of Riverside, State of California
10/07/03 15.2

ORIGINAL

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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 Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: COUNTY OF RIVERSIDE - TLMA
paid by: JV 0000576128 \$914.00
paid towards: CFG02705 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
appl type: CFG2

By ADANELYA Oct 01, 2003 12:57
posting date Oct 01, 2003

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



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. 7836 (CZ07836)

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 258N, Kinston, NC 28504
Address

Northerly of 28th Avenue, southerly of 26th 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. CZ07836 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. CZ07836 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: CZ07836 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 CZ07836 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 EIR 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\AG01035\CZ07836_NOD Form.docx

Please charge deposit fee case#: ZCFG06086

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1406734

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

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 _____ Jun 26, 2014 17:05
MGARDNER 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!

Agenda Item No.: 4.4
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. 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.

CHANGE OF ZONE NO. 7837

Planning Commission Staff Report: October 15, 2014

Page 3 of 4

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 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. 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.

Y:\Planning Case Files-Riverside office\AG01036\CZ07837 SR PC AG01036.docx
Date Prepared: 08/14/14
Date Revised: 09/02/14

Supervisor Benoit
District 4

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07837
VICINITY/POLICY AREAS

Date Drawn: 09/16/2014
Vicinity Map



Zoning Area: South Palo Verde

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided in the current zoning ordinance. The Planning Department offices in Riverside at 9519953200 (Riverside County) or Fullerton at (714)938-9277 (Business County) or Whittier at (562)433-6333.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07837

LAND USE

Supervisor Benoit
District 4

Date Drawn: 09/16/2014

Exhibit 1



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07837

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 09/16/2014
Exhibit 3



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplina.org>

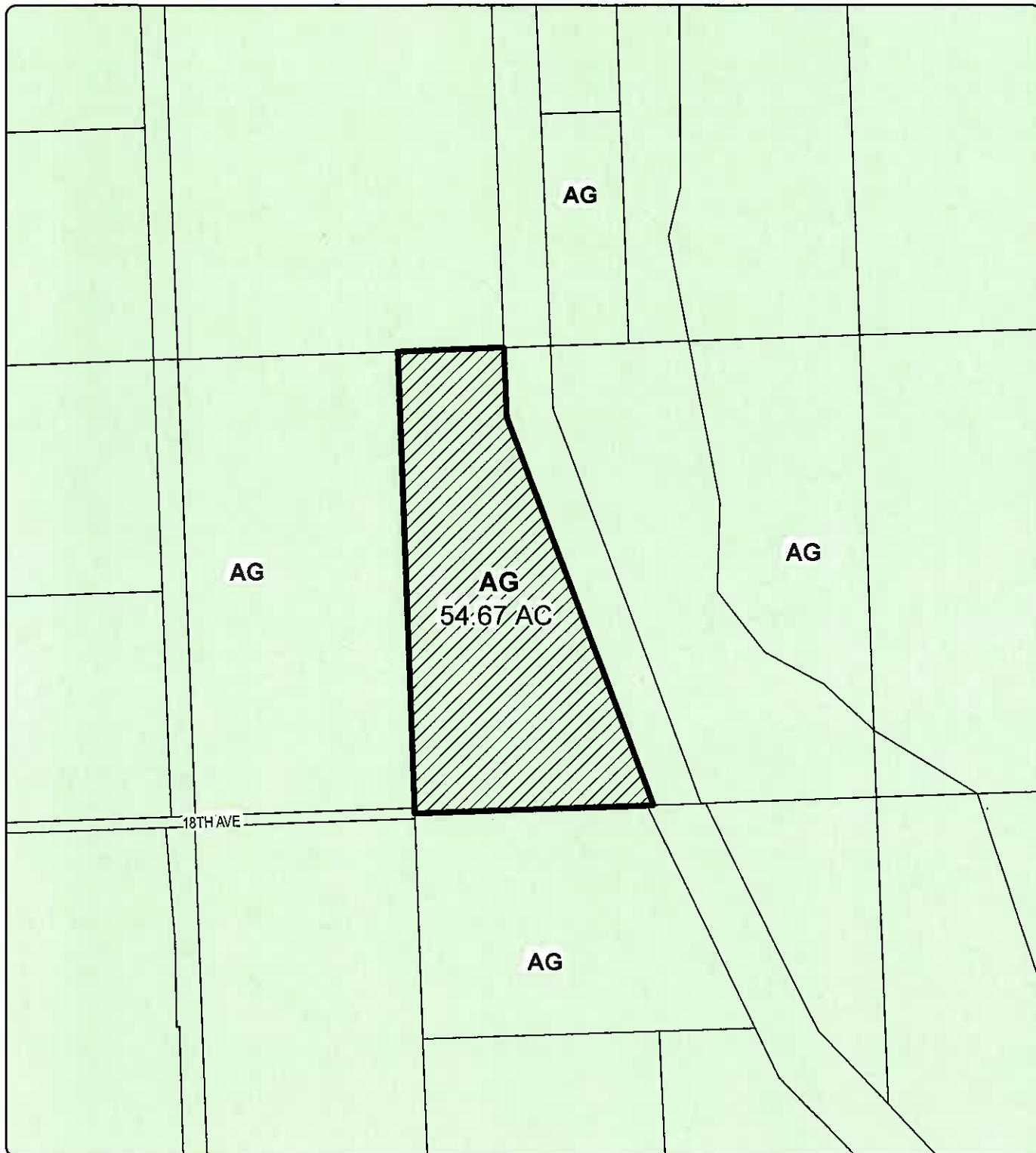
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07837

Supervisor Benoit
District 4

EXISTING GENERAL PLAN

Date Drawn: 09/16/2014
Exhibit 5



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cotina.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

CC006566

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: CE07837 DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

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

Mailing Address: 1291 US Hwy 258 N.
Kingston NC 28504
City State ZIP

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

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

Mailing Address: 5004 Thompson Terrace, Suite 110
Colleyville TX 76034
City State ZIP

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

Property Owner's Name: LHS Riverside Farms, LLC E-Mail: awells@intl farming.com

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

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 D. McNeary

PRINTED NAME OF PROPERTY OWNER(S)

John D. McNeary

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): 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. Intake 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-1). Property's adjacent are currently zoned RR, A-1 or A-2.

Related cases filed in conjunction with this request:

This Zone Change Application is filed to facilitate Williamson Act Application AG010310.



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 LHS Riverside Farms, LLC "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.

- 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): 869330010

Property Location or Address:

North of 18th Ave., South of 16th Ave., East of S. Intake Blvd, West of Riviera Dr.

2. PROPERTY OWNER INFORMATION:

Property Owner Name: LHS Riverside Farms, LLC Phone No.: (252) 523-0800

Firm Name: International Farming Corporation, LLC Email: awells@intl-farming.com

Address: 1291 U.S. HWY 258 N.
Winston, NC 28504

3. APPLICANT INFORMATION:

Applicant Name: Jim Walker Phone No.: (252) 523-0800

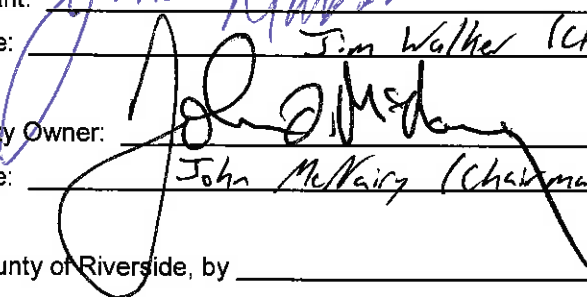
Firm Name: International Farming Corporation, LLC Email: jwalker@intl-farming.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: 6/5/14

Print Name and Title: Jim Walker (CEO)

Signature of Property Owner:  Date: 6/5/14

Print Name and Title: John McKairy (Chairman)

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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

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 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. (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 9/4/2014,

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

APN (s) or case numbers CZ07837 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.

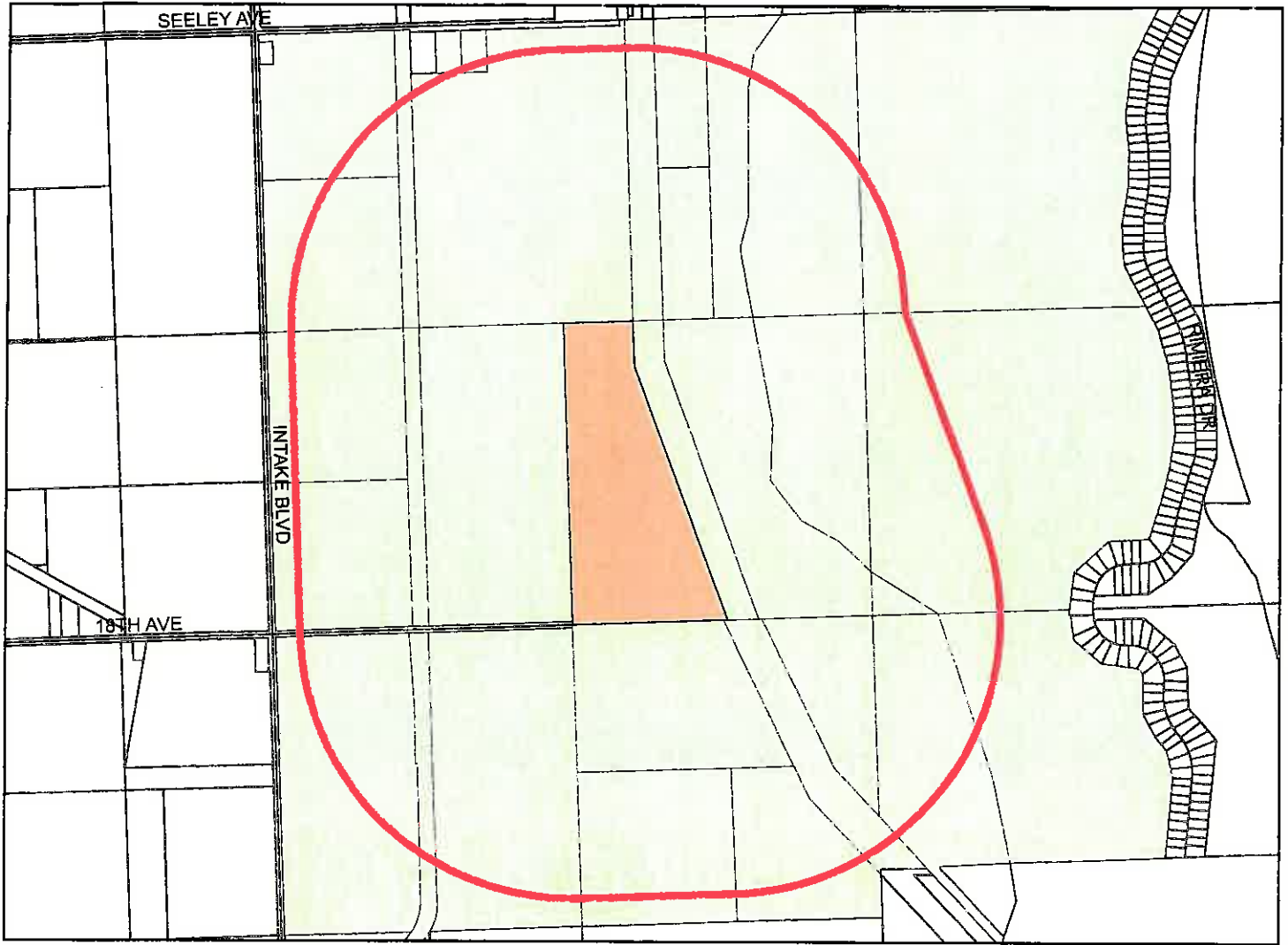
NAME: Vinnie Nguyen

TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor
Riverside, Ca. 92502

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

CZ07837 (2400 feet buffer)



Selected Parcels

869-320-029	869-330-003	869-320-027	875-050-001	875-050-002	869-320-002	869-330-001	869-330-002	869-320-010	869-330-010
869-320-011	869-330-006	875-050-021	869-320-005	869-320-006	869-320-024	869-320-025	869-330-011	869-330-012	869-340-001
869-350-021	869-350-022	875-050-006	875-060-020	875-060-021	869-320-028	869-320-018	869-330-008	875-050-003	875-050-004
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.

ASMT: 869320005, APN: 869320005
RICK BRYCE, ETAL
C/O BRYCE COMPANY
13013 N PANORAM DR NO 135
FOUNTAIN HILLS AZ 85268

ASMT: 869320010, APN: 869320010
LAKOTA RESOURCES
P.O BOX 609
GILBERT AZ 85234

ASMT: 869320027, APN: 869320027
CHAIREL CUSTOM HAY INC
C/O JODY JOHN
P O BOX 908
BLYTHE CA 92226

ASMT: 869320028, APN: 869320028
JANICE MALLETT, ETAL
1200 N EUCALYPTUS
BLYTHE CA 92225

ASMT: 869320029, APN: 869320029
BETTY SEALE, ETAL
3589 WELLS RD NO 70
BLYTHE CA 92225

ASMT: 869330002, APN: 869330002
FISHER FAMILY PROP
C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92225

ASMT: 869330003, APN: 869330003
BETTY SEALE, ETAL
4489 WELLS RD NO 70
BLYTHE CA 92225

ASMT: 869330010, APN: 869330010
LHS RIVERSIDE FARMS
1291 US HIGHWAY 258 NORTH
KINSTON NC 28504

ASMT: 875050002, APN: 875050002
B FISHER, ETAL
C/O DANA FISHER
10620 ICE PLANT RD
BLYTHE CA 92225

ASMT: 875050017, APN: 875050017
ULMER FARMS
21080 S INTAKE BLV
BLYTHE CA 92225

ASMT: 875050021, APN: 875050021
PVID
180 W 14TH AVE
BLYTHE CA 92225

ASMT: 875060021, APN: 875060021
RICK BRYCE, ETAL
C/O BRYCE COMPANY
13013 N PANORAMA NO 135
FOUNTAIN HILLS CA 85268

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
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Kinston, NC 28504

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EA 38614

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 (De Minimis Exemption)
 - Project that is exempt from fees (Notice of Exemption)
- Total Received \$914.00

C. Hall

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)
FROM: Riverside County Planning Department
GARY L. ORSO
Riverside County Transportation Department

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 (EA38614)
Project Title: Case Numbers
SCH No. 2002051143 Gerald V. Jolliffe (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 Multipurpose 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)
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 general public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature: Maria J. Villarreal, Deputy Title Clerk of the Board Office Date: October 7, 2003

COUNTY CLERK
Neg. Declaration/Nic Determination
Filed per P.R.C. 21152

Form with fields: TO BE COMPLETED BY OPR, Date Received for Filing and Posting at OPR; FOR COUNTY CLERK'S USE ONLY, Please charge deposit fee case #; POSTED, OCT 07 2003, Removed: NOV 07 2003, By: C. J. [Signature] Dept.

ORIGINAL

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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 Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

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 ADANELYA Oct 01, 2003 12:57
posting date Oct 01, 2003

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



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. 7837 (CZ07837)

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 258N, Kinston, NC 28504

Address

Northerly 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. CZ07837 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. CZ07837 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: CZ07837 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 CZ07837 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 9/02/2014

Y:\Planning Case Files-Riverside office\AG01036\CZ07837_NOD Form.docx

Please charge deposit fee case#: ZCFG06087

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1406731

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: JIM WALKER \$50.00
paid by: CK 001988
EA42702
paid towards: CFG06087 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 26, 2014 17:04
MGARDNER 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!

Agenda Item No.: 4.5
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. 7838
Applicant: Jim Walker
Engineer/Representative: Will Walton

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.

CHANGE OF ZONE NO. 7838

Planning Commission Staff Report: October 15, 2014

Page 3 of 4

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;

CHANGE OF ZONE NO. 7838

Planning Commission Staff Report: October 15, 2014

Page 4 of 4

- 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.

Y:\Planning Case Files-Riverside office\AG01037\CZ07838 SR PC AG01037.docx
Date Prepared: 08/14/14
Date Revised: 09/02/14

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07838

VICINITY/POLICY AREAS

Supervisor Benoit
District 4

Date Drawn: 09/16/2014
Vicinity Map



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan and the 2013-2020 General Plan. The County of Riverside is providing this map for informational purposes only. This map is not intended to be used for any other purpose. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-2300 (Main) County or in Palm Desert at (760) 447-1400 (County of Windsor) <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07838

LAND USE

Supervisor Benoit
District 4

Date Drawn: 09/16/2014
Exhibit 1



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctd.ca.gov>

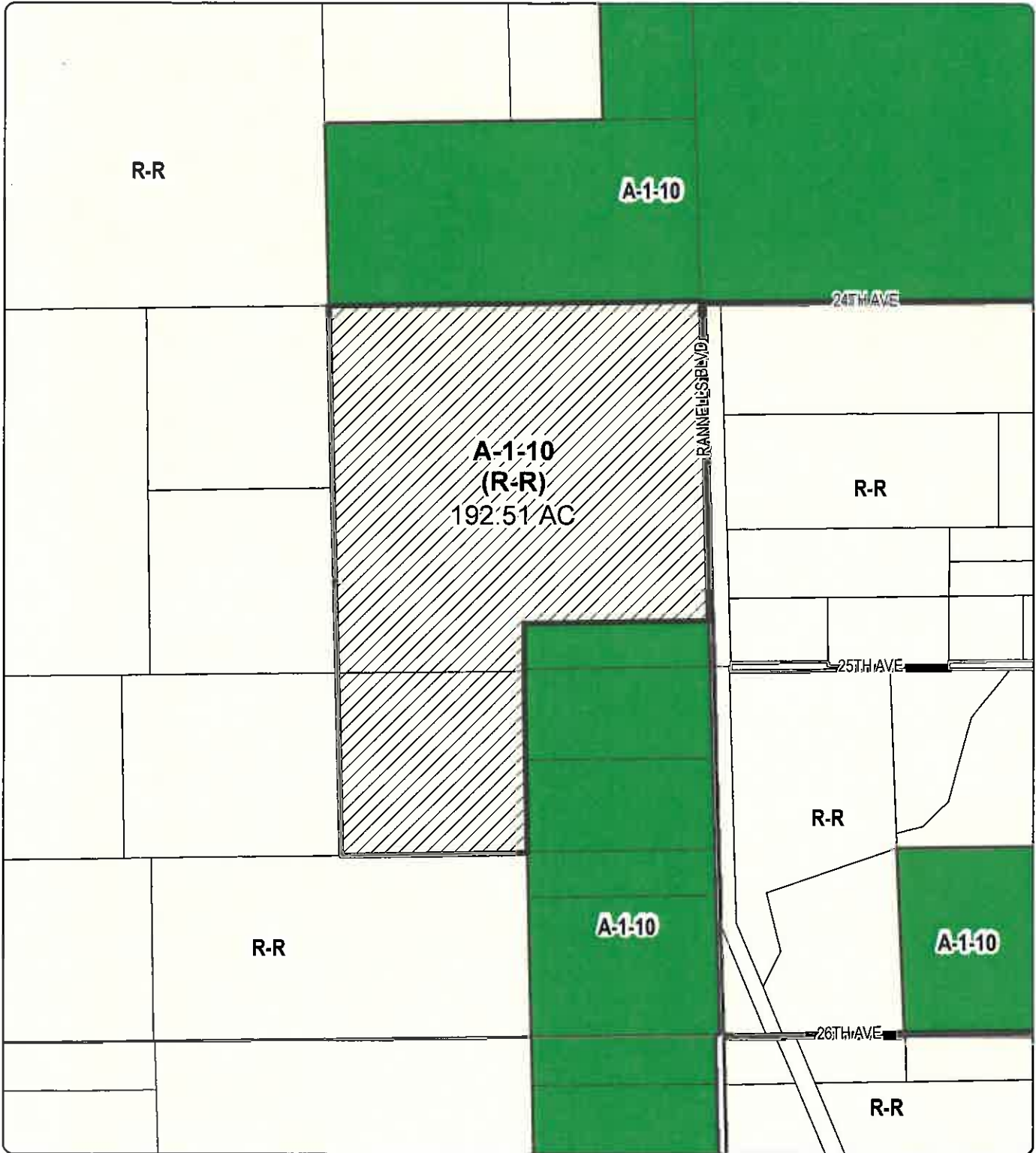
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07838

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 09/16, 2014
Exhibit 3



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



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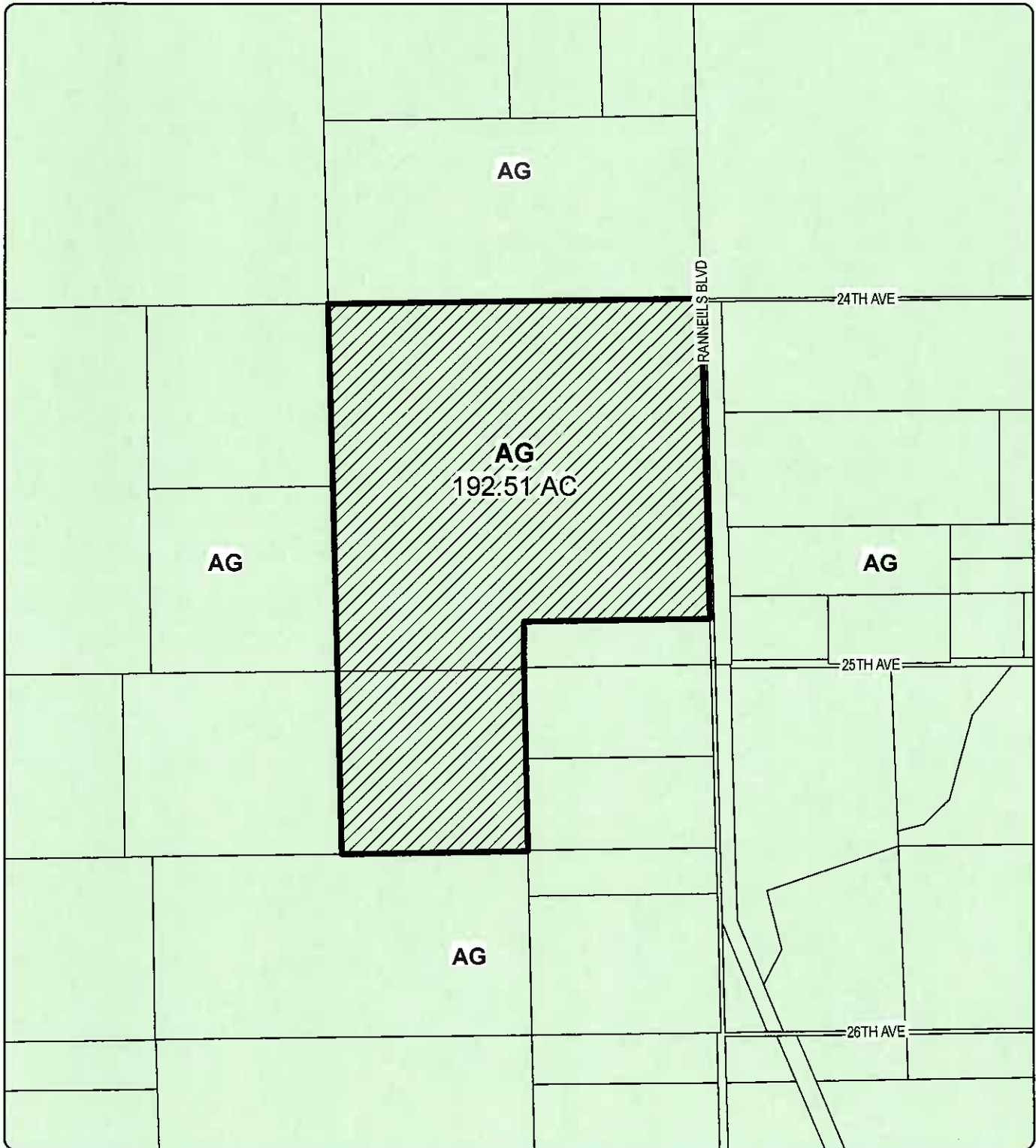
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07838

Supervisor Benoit
District 4

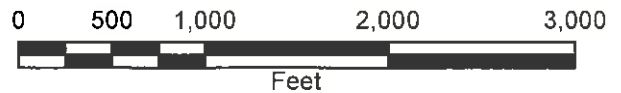
EXISTING GENERAL PLAN

Date Drawn: 09/16/2014
Exhibit 5



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

CC006567

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: CE 07838

DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

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

Mailing Address: 1291 US Hwy 258 N.
Kingston NC 28504
City State ZIP

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

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

Mailing Address: 5004 Thompson Terrace, Suite 110
Colleyville TX 76034
City State ZIP

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

Property Owner's Name: Co River Basin Farms, LLC E-Mail: awells@intl-farming.com

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

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. McNairy

PRINTED NAME OF PROPERTY OWNER(S)

John O. McNairy

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): 872150004, 872160004

Section: 31/32 Township: 75 Range: 22E

Approximate Gross Acreage: 192.51

General location (nearby or cross streets): North of 26th Ave., South of 24th Ave., East of Ludby Blvd., West of S. Rennells 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 + A-1.

Related cases filed in conjunction with this request:

This Zone Change Application is filed to facilitate Williamson Act
Application AG01037.



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 Farms, LLC "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.

- 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): 872150004, 872160004

Property Location or Address: North of 26th Ave., South of 24th Ave., East of Ludy Blvd., West of S. Rennells Blvd.

2. PROPERTY OWNER INFORMATION:

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

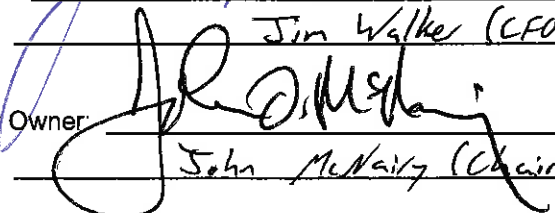
3. APPLICANT INFORMATION:

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 McNairy (Chairman)

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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

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@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 9/4/2014,

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

APN (s) or case numbers CZ07838 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

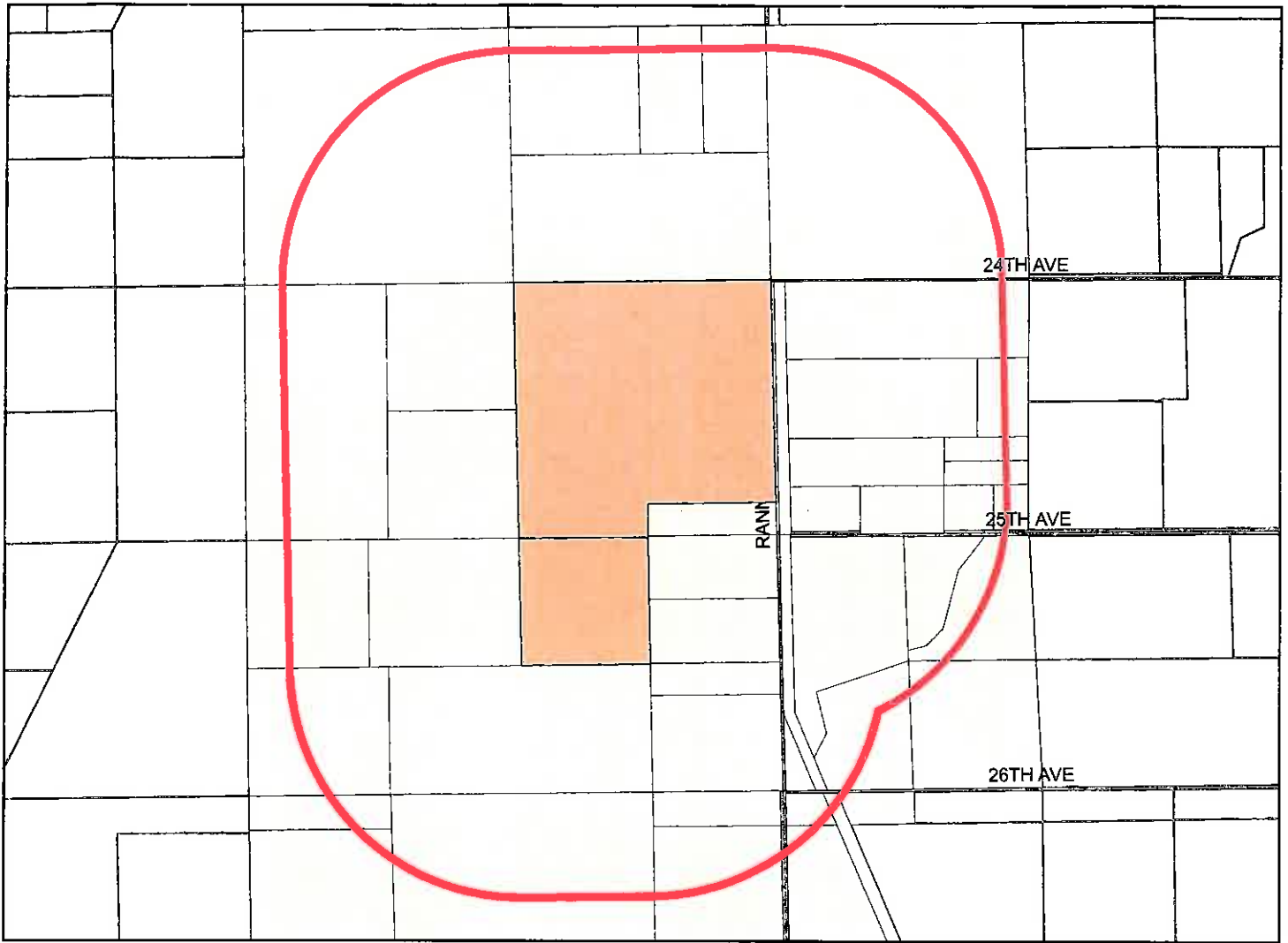
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07838 (2400 feet buffer)



Selected Parcels

872-170-003 872-170-004 872-170-006 872-170-007 872-170-012 872-150-004 872-160-004 878-020-001 878-020-002 872-030-004
 872-030-005 872-050-009 872-180-003 872-180-005 872-030-002 872-030-003 872-150-001 872-160-001 872-170-011 872-180-002
 872-180-010 872-170-001 872-170-002 872-170-005 872-170-008 872-170-009 872-170-010 872-170-013 872-180-001 872-160-002
 872-160-005 878-020-003 872-150-002 872-150-003 872-160-003 878-030-001 878-030-002 878-030-006 872-150-005 872-160-006
 872-160-007 872-160-008 872-160-009 872-180-006 878-020-004 878-020-005 872-170-018 872-180-011 878-030-012 872-030-001
 872-170-014



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: 872030001, APN: 872030001
GLEN BAKER, ETAL
P O BOX 907
BLYTHE CA 92226

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

ASMT: 872160001, APN: 872160001
EUGENE GABRYCH, ETAL
2006 HIGHWAY 395
FALLBROOK CA 92028

ASMT: 878020003, APN: 878020003
VIRGINIA TAYLOR, ETAL
P O BOX 181
FAIRACRES NM 88033

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

ASMT: 878020005, APN: 878020005
PURPLE VERBENA
113 S LA BREA AVE 3RD FL
LOS ANGELES CA 90036

ASMT: 872170012, APN: 872170012
BERGER, ETAL
1091 S INTAKE BLVD
BLYTHE CA 92225

ASMT: 878030006, APN: 878030006
LOUIS SCHINDLER
3595 W HOBSONWAY
BLYTHE CA 92225

ASMT: 872170014, APN: 872170014
FONTELLA HENDERSON, ETAL
C/O CARLOS DORAME
RT 2 BOX 347B
BLYTHE CA 92225

ASMT: 878030012, APN: 878030012
PVID
PVID
180 W 14TH AVE
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

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

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Colleyville, TX 76034

EA 38614

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 (DeMinimis Exemption) _____
 - Project that is exempt from fees (Notice of Exemption) _____
- Total Received \$914.00

C. [Signature]

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
82-675 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 (GPA00618) and Environmental Assessment No. 38614 (EA38614)
Project Title: Case Numbers

SCH No. 2002051143 Gerald V. Jolliffe (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 Multipurpose 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)
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 general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature Maria J. Villareal, Deputy Title Clerk of the Board Office October 7, 2003 Date

COUNTY CLERK
Neg. Declaration/Neg Determination
Filed per P.R.C. 21152

Form with fields: TO BE COMPLETED BY OPR, FOR COUNTY CLERK'S USE ONLY, Date Received for Filing and Posting at OPR, Please charge deposit fee case #, POSTED, OCT 07 2003, Removed: NOV 07 2003, By: C. Jolliffe, Dept.

ORIGINAL

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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 Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

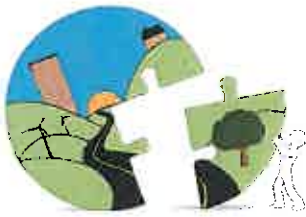
Received from: COUNTY OF RIVERSIDE - TLMA
paid by: JV 0000576128 \$914.00
paid towards: CFG02705 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
appl type: CFG2

By ADANELYA Oct 01, 2003 12:57
posting date Oct 01, 2003

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



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. 7838 (CZ07838)

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 258N, Kinston, NC 28504
Address

Northerly 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. CZ07838 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. CZ07838 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: CZ07838 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 CZ07838 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 Received for Filing and Posting at OPR: _____

Title

Date

DM/dm Revised 9/02/2014
Y:\Planning Case Files-Riverside office\AG01037\CZ07838_NOD Form.docx

Please charge deposit fee case#: ZCFG06088

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1406728

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: JIM WALKER \$50.00
paid by: CK 001988
EA42703
paid towards: CFG06088 CALIF FISH & GAME: DOC FEE
at parcel: 17123 24TH AVE BLYT
appl type: CFG3

By _____ Jun 26, 2014 17:02
MGARDNER 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!

4.6

Agenda Item No.:
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. 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 |

W

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.

CHANGE OF ZONE NO. 7840

Planning Commission Staff Report: October 15, 2014

Page 3 of 4

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.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07840
VICINITY/POLICY AREAS

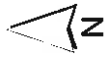
Supervisor Benoit
 District 4

Date Drawn: 09/12/2014
 Vicinity Map



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan. The new General Plan may contain different types of land uses than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (951) 955-3300 or the Riverside County Planning Department at (951) 955-3300. Website: www.riversideca.gov

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07840

LAND USE

Supervisor Benoit
District 4

Date Drawn: 09/12/2014

Exhibit 1



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



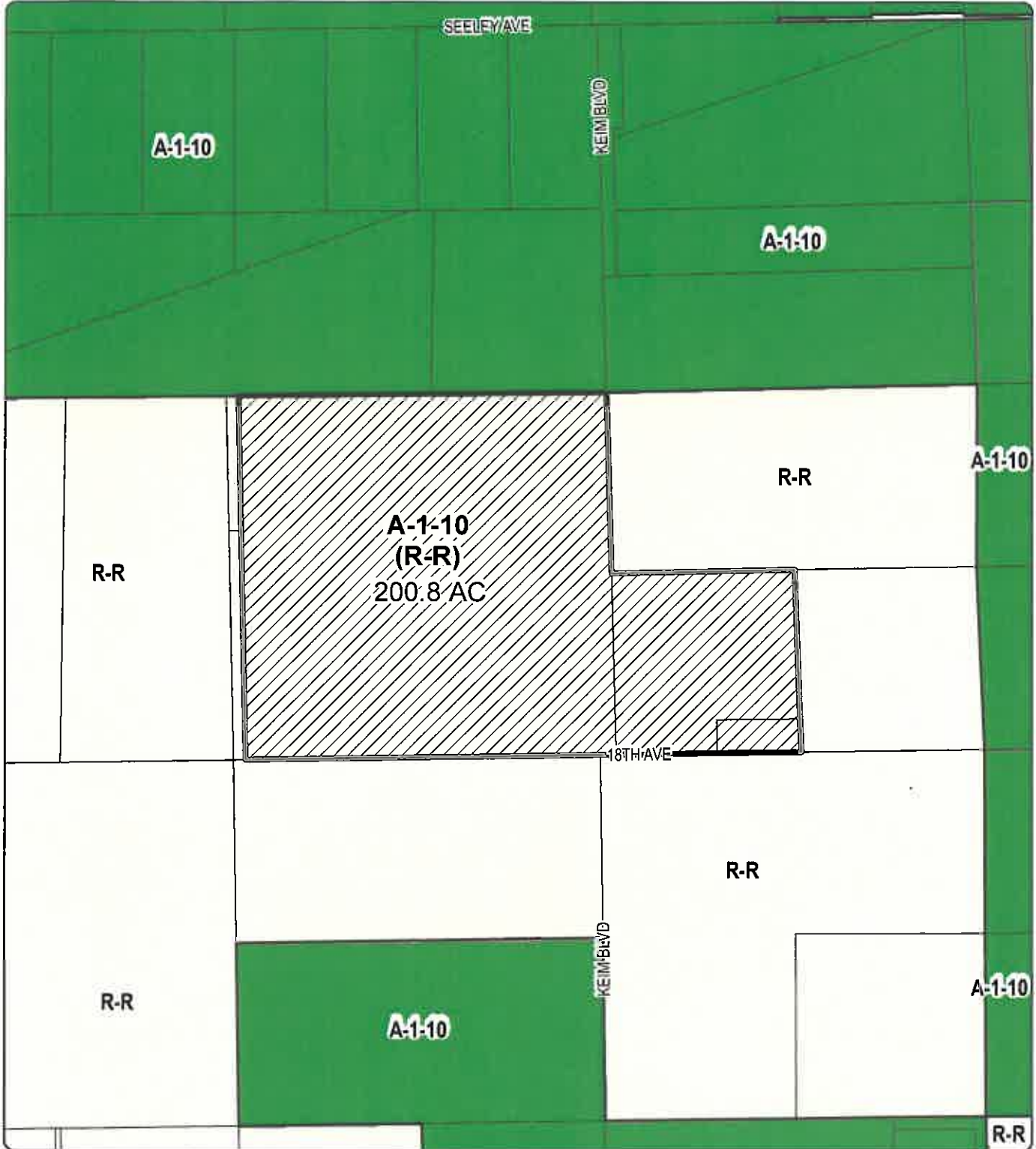
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.reflms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07840

Supervisor Benoit
District 4

PROPOSED ZONING

Date Drawn: 09/12/2014
Exhibit 3



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.netma.org>

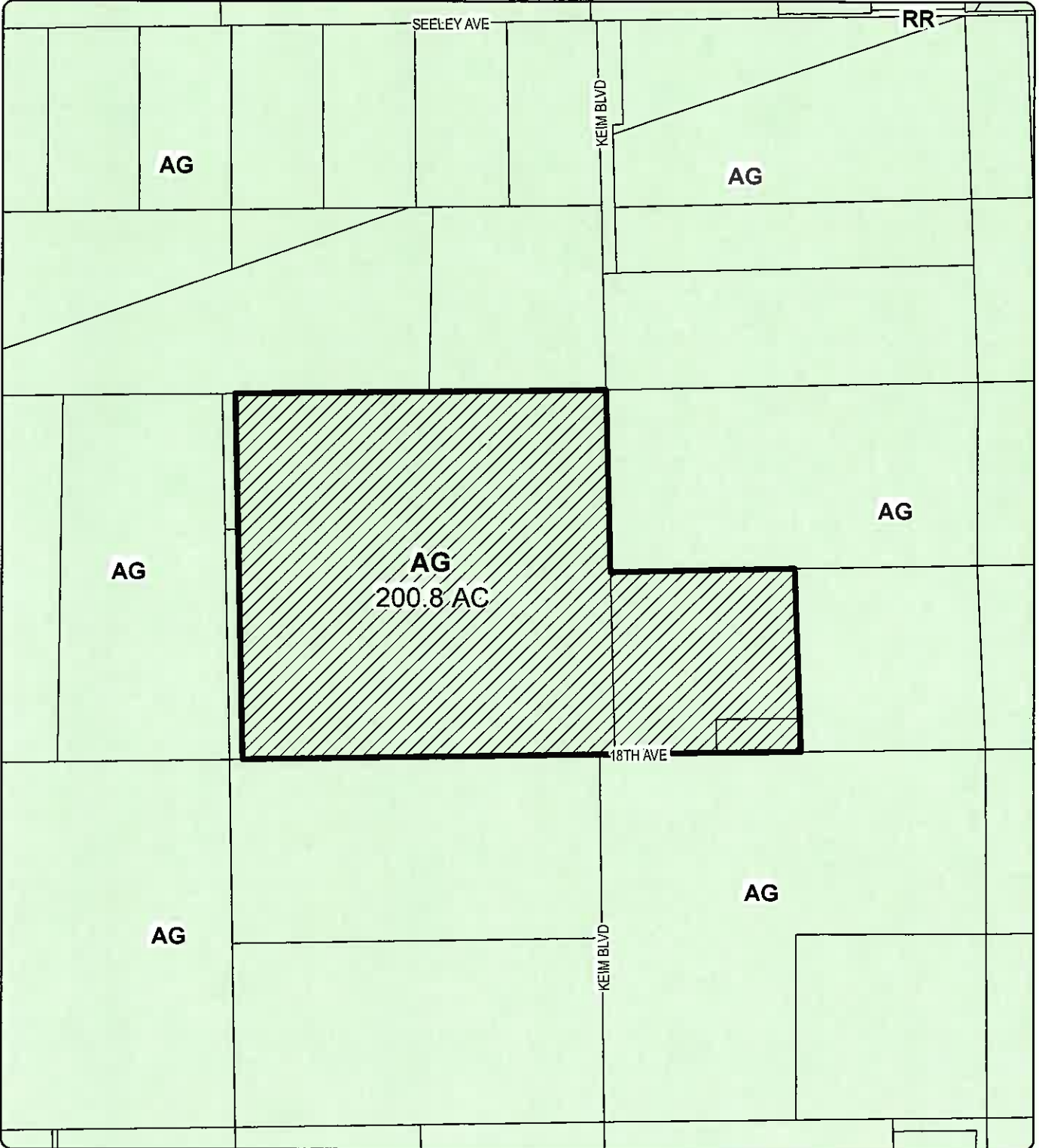
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07840

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 09/12/2014
Exhibit 5



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctlma.org>



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

EC 006568

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: CE 07840 DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

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

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

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

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

Mailing Address: 5004 Thompson Terrace, Suite 110
Colleyville TX 76034
City State ZIP

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

Property Owner's Name: Co River Basin Farms, LLC E-Mail: awells@intl/farming.com

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

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

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 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

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. McShainy

PRINTED NAME OF PROPERTY OWNER(S)

John O. McShainy

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): 863110004, 863130002, 863130003

Section: 8+9 Township: 75 Range: 22E

Approximate Gross Acreage: 200.80

General location (nearby or cross streets): North of 18th Ave., South of

Weim Blvd., East of Lucy Blvd., West of Stepherson 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 & A-1.

Related cases filed in conjunction with this request:

This Zone Change Application is filed to facilitate Williamson Act
Application A601039



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 Farms, LLC "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.

- 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): 863110004, 863130002, 863130003

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 Farms, LLC Phone No.: (252) 523-0800

Firm Name: International Farming Corporation, LLC Email: awells@intl-farming.com

Address: 1291 U.S. HWY 258 N.
Kinston, NC 28504

3. APPLICANT INFORMATION:

Applicant Name: Jim Walker

Phone No.: (252) 523

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 (CEO)

Signature of Property Owner:  Date: 6/5/14

Print Name and Title: John McKinry (Chairman)

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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

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@rctlma.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@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 9/4/2014,

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

APN (s) or case numbers CZ07840 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

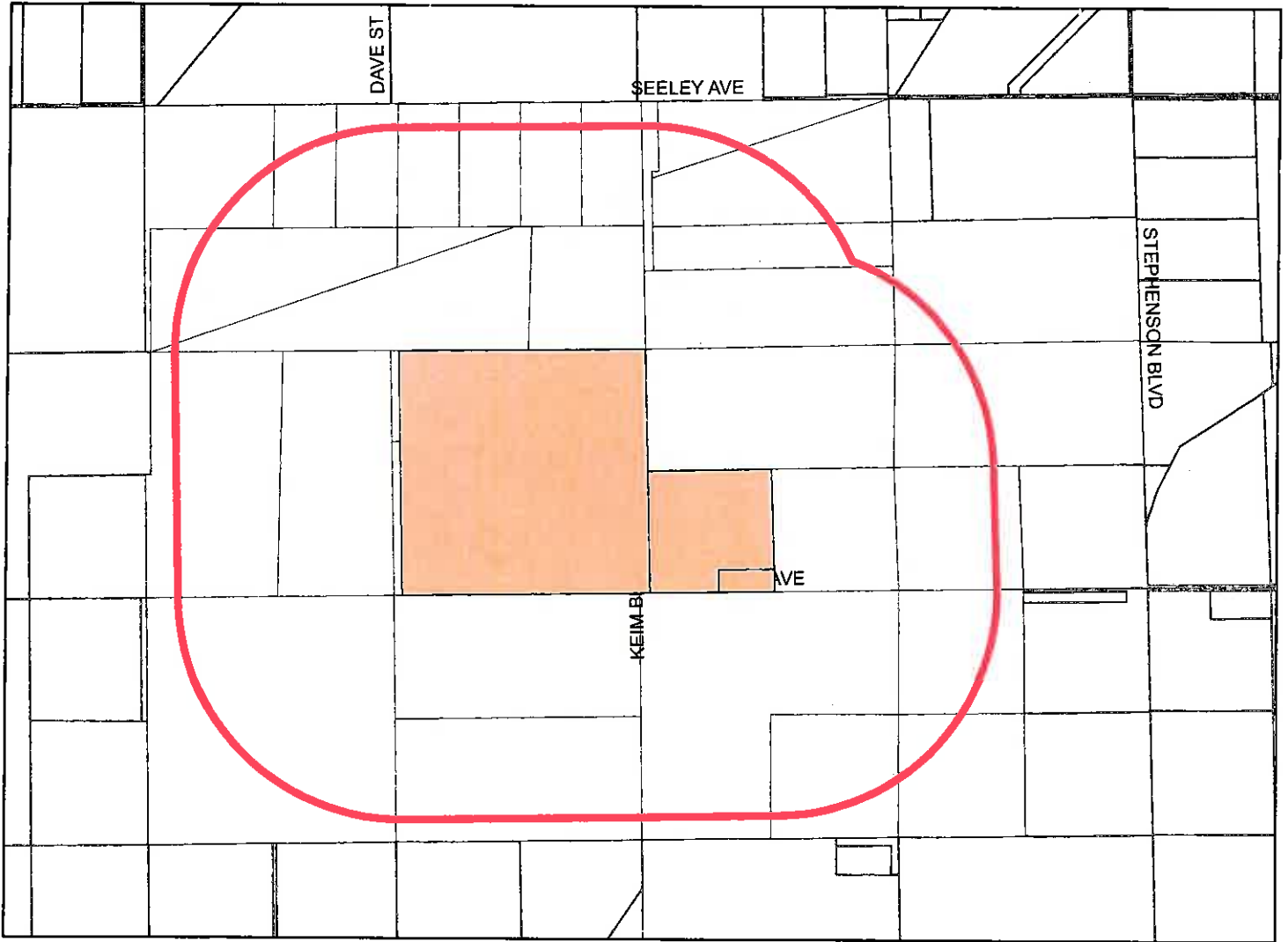
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07840 (2400 feet buffer)



Selected Parcels

863-160-006	863-120-003	863-120-004	863-110-004	863-130-002	863-130-003	863-120-005	863-180-001	863-180-002	863-120-008
863-130-005	863-130-006	863-100-005	863-100-006	863-100-008	863-100-009	863-100-010	863-100-011	863-100-012	863-100-016
863-100-017	863-120-002	863-130-001	863-130-004	863-160-001	863-160-002	863-180-003	863-180-004	863-100-003	863-100-004
863-110-001	863-110-002	863-110-006	863-110-007	863-100-007					



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: 863100004, APN: 863100004
MARTHA HURTADO, ETAL
432 BLUEWATER DR
PARKER AZ 85344

ASMT: 863110007, APN: 863110007
SOUTH VALLEY HOLDINGS
C/O JOHN W SEILER
P O BOX 267
PALO VERDE CA 92266

ASMT: 863120002, APN: 863120002
LISA KONTILIS, ETAL
481 CORONADO ST
BLYTHE CA 92225

ASMT: 863120004, APN: 863120004
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

ASMT: 863160002, APN: 863160002
NANCY GAMMAGE
ARTHUR L & NANCY G ALTMAN
1406 VILLAGE DR
SOUTH CHARLESTON WV 25309

ASMT: 863160006, APN: 863160006
SUSAN FISHER, ETAL
11431 28TH AVE
BLYTHE CA 92225

ASMT: 863180002, APN: 863180002
COX FAMILY FARMS
C/O RICHARD C COX
918 E MURPHY ST
BLYTHE CA 92225

ASMT: 863180004, APN: 863180004
PURPLE VERBENA
113 S LA BREA AVE 3RD FL
LOS ANGELES CA 90036

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

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EA 38614

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:

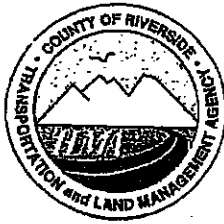
- Environmental Impact Report \$850.00
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee \$64.00
- Project that is exempt from fees (De Minimis Exemption) _____
- Project that is exempt from fees (Notice of Exemption) _____

Total Received \$914.00

C. Hall

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
82-675 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 (GPA00618) and Environmental Assessment No. 38614 (EA38614)
Project Title: Case Numbers
SCH No. 2002051143 Gerald V. Jolliffe (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 Multipurpose 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)
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 general public at:
Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature: Maria J. Villarreal, Deputy Title Clerk of the Board Office Date: October 7, 2003

COUNTY CLERK
Neg. Declaration/Nic Determination
Filed per P.R.C. 21152

Form with fields: TO BE COMPLETED BY OPR, Date Received for Filing and Posting at OPR; FOR COUNTY CLERK'S USE ONLY, Please charge deposit fee case #; POSTED, OCT 07 2003, Removed: NOV 07 2003, By: [Signature] Dept.

ORIGINAL

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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 Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

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 ADANELYA Oct 01, 2003 12:57
posting date Oct 01, 2003

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



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 (CZ07840)
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 258N, Kinston, NC 28504
Address

Northerly 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 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. CZ07840 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. CZ07840 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: CZ07840 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 CZ07840 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 Received for Filing and Posting at OPR: _____

Title

Date

DM/dm Revised 9/02/2014
Y:\Planning Case Files-Riverside office\AG01039\CZ07840_NOD Form.docx

Please charge deposit fee case#: ZCFG06089

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1406725

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

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 _____ Jun 26, 2014 17:01
MGARDNER 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!

4.7

Agenda Item No.:
Area Plan: Palo Verde Valley
Zoning Area: North Palo Verde
Supervisory District: Fourth/Fourth
Project Planner: Larry Ross
Planning Commission: October 15, 2014

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.

CHANGE OF ZONE NO. 7841

Planning Commission Staff Report: October 15, 2014

Page 3 of 4

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;

CHANGE OF ZONE NO. 7841

Planning Commission Staff Report: October 15, 2014

Page 4 of 4

- 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.

Y:\Planning Case Files-Riverside office\AG01040\CZ07841 SR PC AG01040.docx
Date Prepared: 08/14/14
Date Revised: 09/02/14

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07841
VICINITY/POLICY AREAS

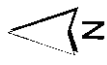
Supervisor Benoit
 District 4

Date Drawn: 09/12/2014
 Vicinity Map



Zoning Area: North Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: This document is for informational purposes only. It is not intended to be used as a legal document. Riverside County Planning Department does not warrant the accuracy or completeness of the information contained herein. For further information, please contact the Riverside County Planning Department at (760)864-2577 (Eastern County) or Website: www.riversidecounty.org

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07841

LAND USE

Supervisor Benoit
District 4

Date Drawn: 09/12/2014
Exhibit 1



Zoning Area: North Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)985-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdima.org>

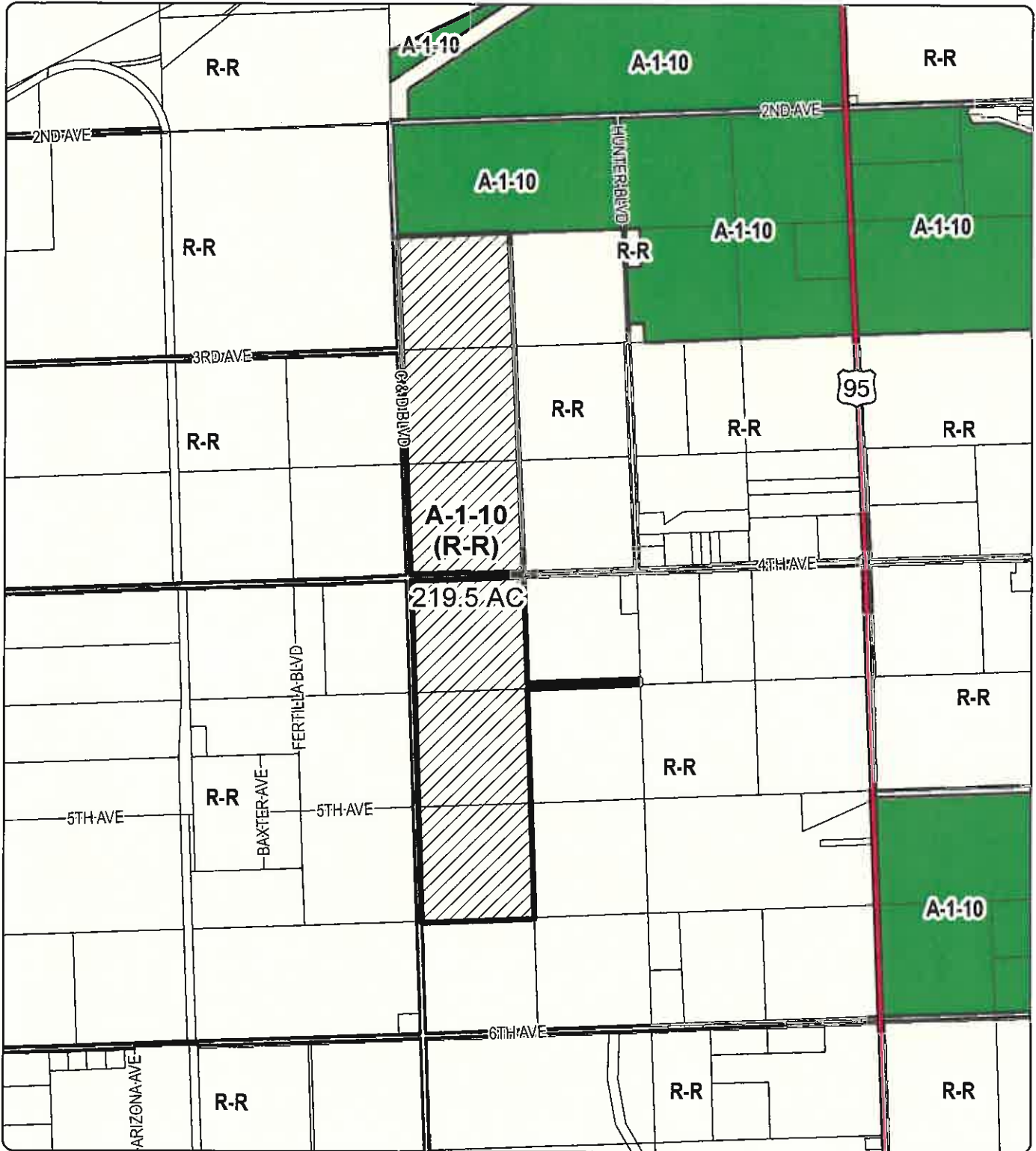
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07841

Supervisor Benoit
District 4

Date Drawn: 09/12/2014
Exhibit 3

PROPOSED ZONING



Zoning Area: North Palo Verde

Author: Vinnie Nguyen



0 800 1,600 3,200 4,800



Feet

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctdima.org>

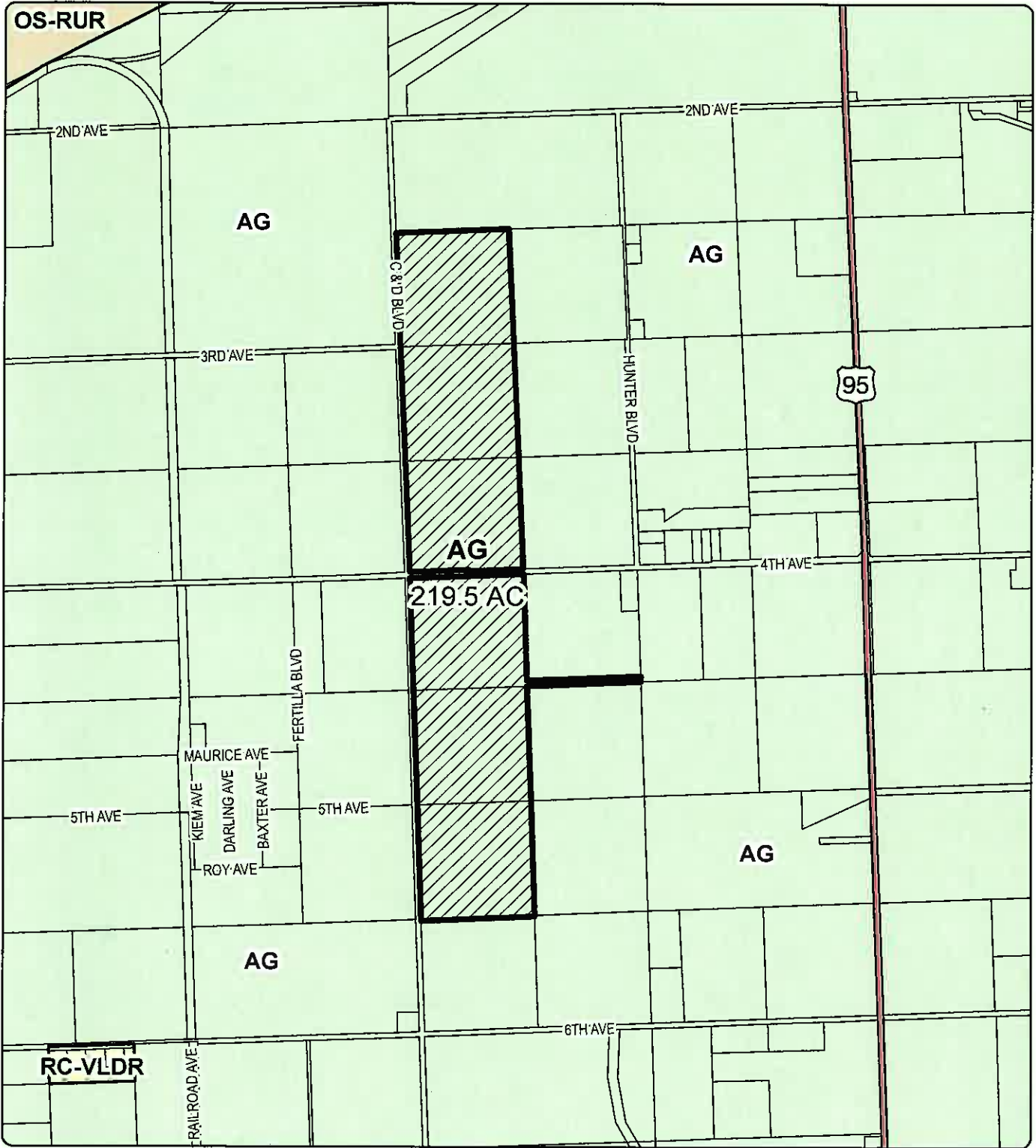
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07841

EXISTING GENERAL PLAN

Supervisor Benoit
District 4

Date Drawn: 09/12/2014
Exhibit 5



Zoning Area: North Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcfdms.org>



Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

CC006570

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: CA07841

DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

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

Mailing Address: 1291 US Hwy 258 N.
Kingston NC 28504
City State ZIP

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

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

Mailing Address: 5004 Thompson Terrace, Suite 110
Colleyville TX 76034
City State ZIP

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

Property Owner's Name: Co RiverBasin Farms, LLC E-Mail: awells@intl-farming.com

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

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. McHain

PRINTED NAME OF PROPERTY OWNER(S)

John O. McHain

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:

827160004, 827160001, 827071001

Assessor's Parcel Number(s): *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. Lovelock 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). Property's 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 A601040.



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 Bus In Farms, LLC "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.

- 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: 827160004, 827160001, 827071001
 Assessors Parcel Number(s): 827061003, 827071005, 827170017, 827160005

Property Location or Address:
North of 6th Ave., South of N. Lovelin Blvd., East of Williams Ave., West of Hunter Blvd.

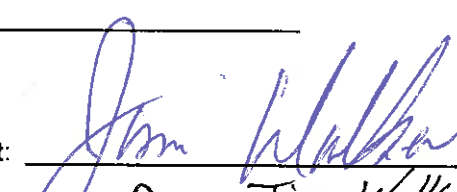
2. PROPERTY OWNER INFORMATION:

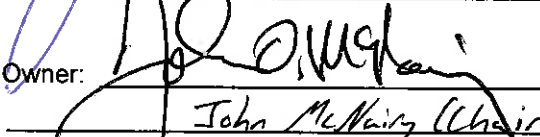
Property Owner Name: CO River Basin Farms, LLC Phone No.: (252) 523-0800
 Firm Name: International Farming Corporation, LLC Email: awells@intl-farming.com
 Address: 1291 U.S. HWY 258 N
Kinston, NC 28504

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 McNairy (Chairman)

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

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

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 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 9/4/2014,

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

APN (s) or case numbers CZ07841 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

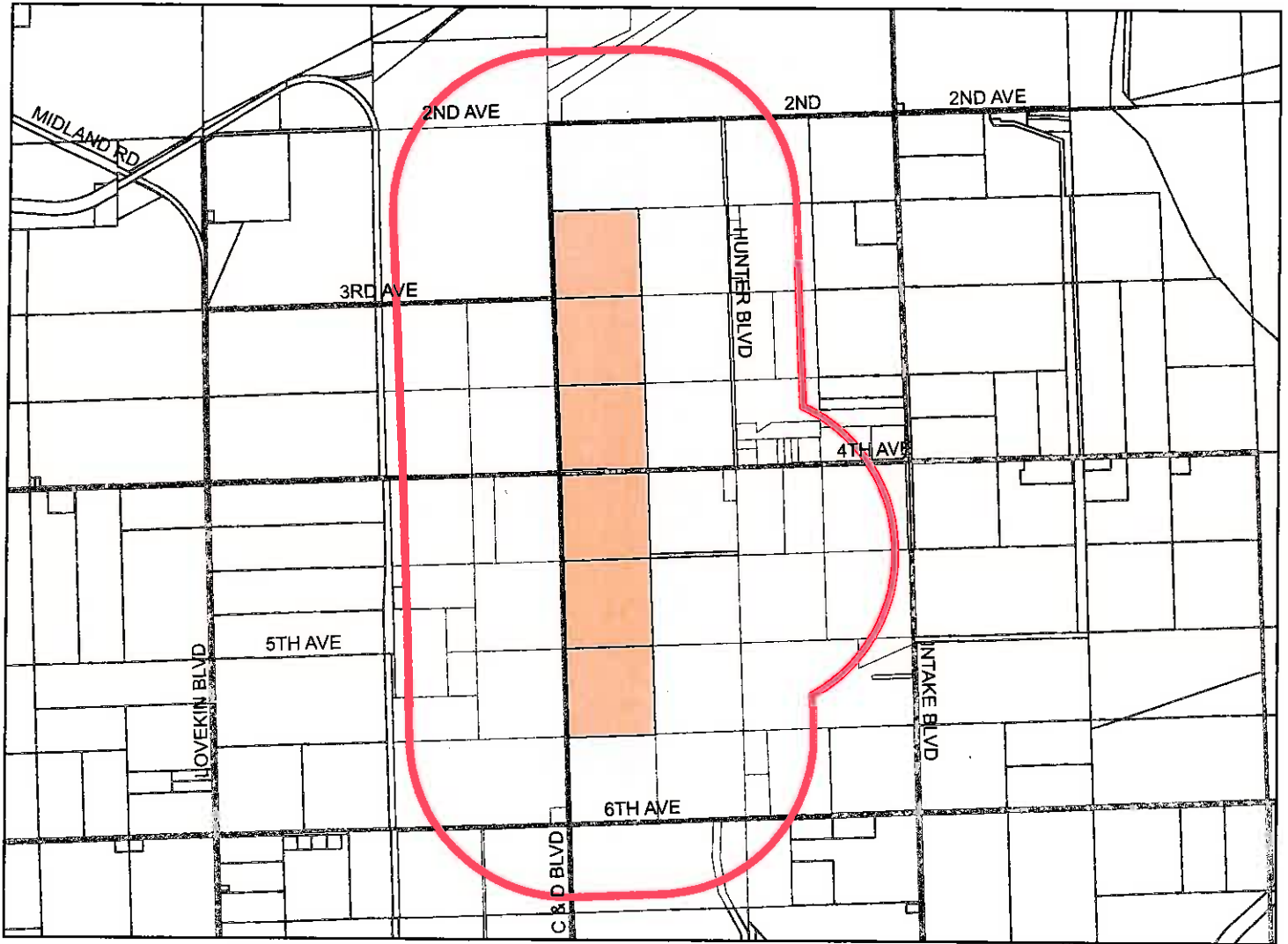
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

CZ07841 (2400 feet buffer)



Selected Parcels

827-072-024	830-050-006	815-180-018	827-040-005	827-120-010	827-130-005	827-140-001	827-160-010	827-160-011	830-090-012
827-072-006	827-062-005	827-061-003	827-071-001	827-071-005	827-160-001	827-160-004	827-160-005	827-170-017	827-170-009
827-170-011	830-070-002	827-072-021	827-072-008	827-170-015	827-170-010	827-072-012	827-062-009	827-160-006	827-170-004
827-170-008	827-072-016	827-072-018	827-072-020	827-062-010	827-130-004	827-130-006	827-130-007	827-150-002	827-150-003
827-160-008	827-150-001	827-160-007	815-200-007	815-200-011	827-061-004	827-061-005	827-062-006	827-062-016	827-071-002
815-200-010	830-050-013	830-070-003	827-071-004	827-072-007	830-070-001	827-130-011	815-200-006	827-072-001	827-072-002
827-072-004	827-072-005	827-170-013	830-050-007	827-170-014	827-050-001	827-050-003	827-050-005	827-050-007	827-120-005
827-120-006	827-120-007	827-120-009	827-120-011						



2,600 1,300 0 2,600 Feet

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: 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
2640 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: 827170008, APN: 827170008
JOHN LARD, ETAL
P O BOX 673
BLYTHE CA 92223

ASMT: 827130011, APN: 827130011
SHIRLEY DIXON
10050 6TH AVE
BLYTHE, CA. 92225

ASMT: 827170009, APN: 827170009
AUDREY PRATT, ETAL
13480 W RIVERSIDE DR
BLYTHE CA 92225

ASMT: 827140001, APN: 827140001
VALERIE WILLIAMS, ETAL
C/O RONALD L JOHNSON
10970 WILLIAMS AVE
BLYTHE CA 92225

ASMT: 827170010, APN: 827170010
DEBBIE GRAY, ETAL
9460 6TH AVE
BLYTHE, CA. 92225

ASMT: 827150003, APN: 827150003
DEBBIE COOPER, ETAL
4251 N INTAKE BL
BLYTHE CA 92225

ASMT: 827170011, APN: 827170011
DECONINCK HARRISON PARTNERSHIP
10851 COCONINCO
BLYTHE CA 92225

ASMT: 827160007, APN: 827160007
DEBBIE COOPER, ETAL
4251 INTAKE BLVD
BLYTHE CA 92225

ASMT: 827170013, APN: 827170013
SHELIA ENTWISTLE, ETAL
5051 INTAKE BLV
BLYTHE, CA. 92225

ASMT: 827160008, APN: 827160008
DEBBIE COOPER, ETAL
4251 N INTAKE BLV
BLYTHE, CA. 92225

ASMT: 827170014, APN: 827170014
WILLIAM STROSCHEIN
3540 N LOVEKIN
BLYTHE CA 92225

ASMT: 827160011, APN: 827160011
MARK NELSON, ETAL
44530 LUMBERJACK LN
SOLDOTNA AK 99669

ASMT: 827170015, APN: 827170015
JACK SCHURINGA
2265 E CHANSLORWAY
BLYTHE CA 92225

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



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
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1291 US Highway 258 N
Kinston, NC 28504

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Colleyville, TX 76034

EA 38614

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:

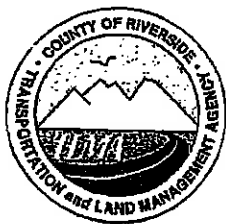
- Environmental Impact Report \$850.00
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee \$64.00
- Project that is exempt from fees (De Minimis Exemption)
- Project that is exempt from fees (Notice of Exemption)

Total Received \$914.00

C. F. [Signature]

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
 82-675 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 (GPA00618) and Environmental Assessment No. 38614 (EA38614)
Project Title: Case Numbers

SCH No. 2002051143 Gerald V. Jolliffe (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 Multipurpose 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. (\$64 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. ?? (??) 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 avoided or mitigated pursuant to that earlier EIR or Negative Declaration. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED. (\$64 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 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 general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

[Signature] Clerk of the Board Office October 7, 2003
 Signature Maria J. Villarreal, Deputy Title Date

COUNTY CLERK
 Neg. Declaration/Neg. Determination
 Filed per P.R.C. 21152

POSTED

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY Please charge deposit fee case #:
--	--

OCT 07 2003

Removed: NOV 07 2003
 By: *[Signature]* Dept.
 County of Riverside, State of California

10/07/03 15.2

ORIGINAL

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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 Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: COUNTY OF RIVERSIDE - TLMA
paid by: JV 0000576128 \$914.00
paid towards: CFG02705 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
appl type: CFG2

By ADANELYA Oct 01, 2003 12:57
posting date Oct 01, 2003

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



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. 7841 (CZ07841)

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 258N, Kinston, NC 28504

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, which is incorporated herein by reference. CZ07841 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. CZ07841 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: CZ07841 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 CZ07841 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 9/02/2014

Y:\Planning Case Files-Riverside office\AG01040\CZ07841_NOD Form.docx

Please charge deposit fee case#: ZCFG06090

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1406722

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: JIM WALKER \$50.00
paid by: CK 001988
EA42705
paid towards: CFG06090 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 26, 2014 16:59
MGARDNER 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!

Agenda Item No.: 4 . 8
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 |

W

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.

CHANGE OF ZONE NO. 7842

Planning Commission Staff Report: October 15, 2014

Page 3 of 4

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
VICINITY/POLICY AREAS

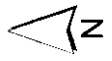
Supervisor Benoit
District 4

Date Drawn: 09/08/2014
Vicinity Map



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. This plan is the basis for all future land use designations in unincorporated Riverside County. For more information regarding the new General Plan, please contact the Riverside County Planning Department at (951) 955-5200. Riverside County is not responsible for any errors or omissions in this map. For more information, please contact the Riverside County Planning Department at (951) 955-5200.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07842

LAND USE

Date Drawn: 09/08/2014

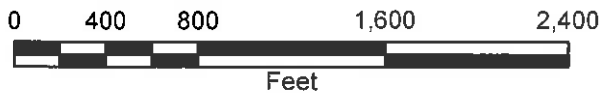
Exhibit 1

Supervisor Benoit
District 4



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8377 (Eastern County) or Website <http://planning.rctdms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07842

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 09/08/2014
Exhibit 3



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

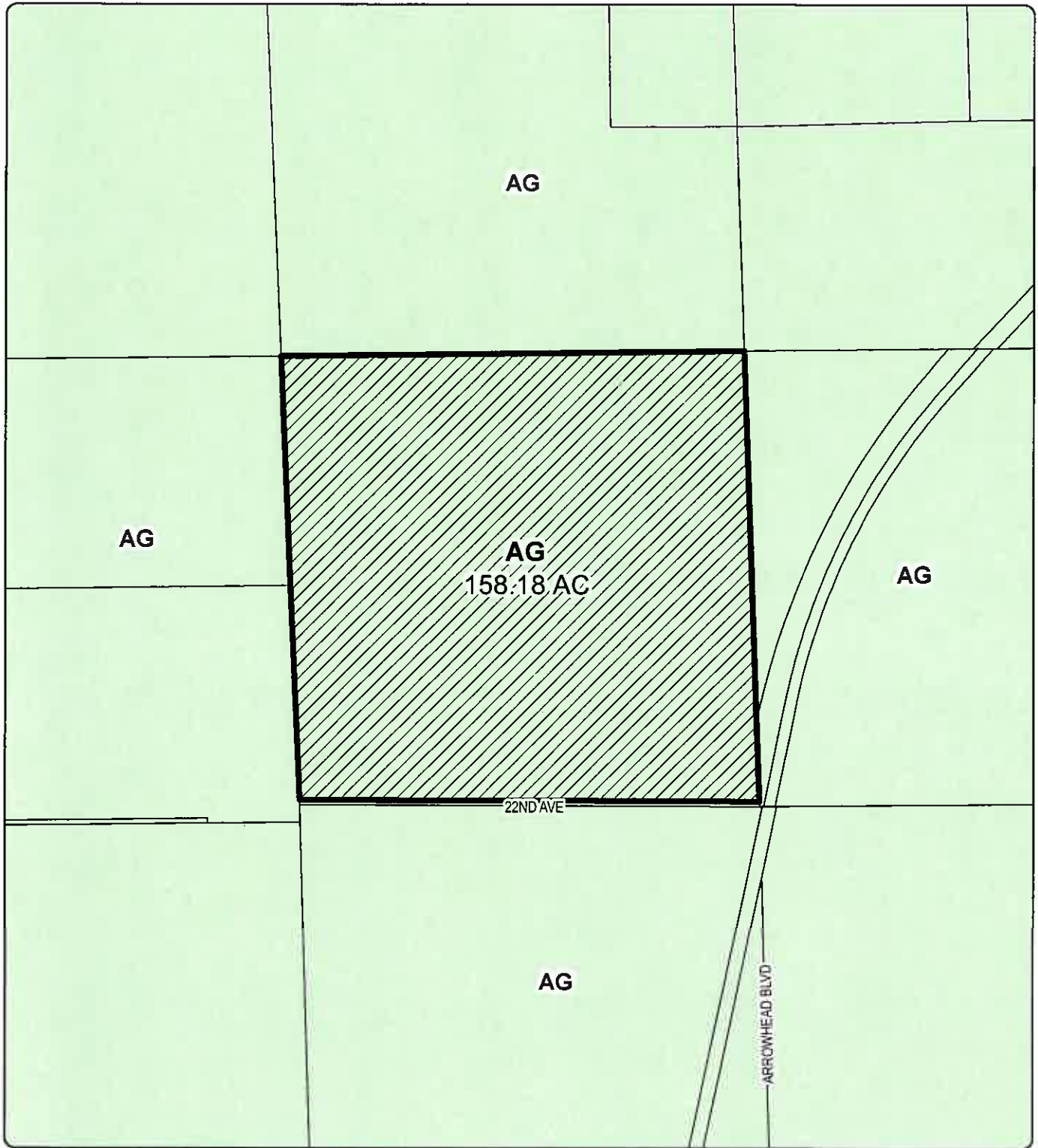
CZ07842

Date Drawn: 09/08/2014

Supervisor Benoit
District 4

EXISTING GENERAL PLAN

Exhibit 5



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)965-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rcdima.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

CC006571

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: CC006571

DATE SUBMITTED: 6-26-14

APPLICATION INFORMATION

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

Mailing Address: 1291 US Hwy 258 N.
Kingston NC 28504
City State ZIP

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

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

Mailing Address: 5004 Thompson Terrace, Suite 110
Colleyville TX 76034
City State ZIP

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

Property Owner's Name: Co River Basin Farms, LLC E-Mail: awells@intl-farming.com

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

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. McHenry

PRINTED NAME OF PROPERTY OWNER(S)

John O. McHenry

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): 866230003

Section: 23, 24, 25, 26 Township: 75 Range: 22E

Approximate Gross Acreage: 158.19

General location (nearby or cross streets): North of 22nd Ave., South of 20th Ave., East of S. Neighbors Blvd. West of S. DeFrein 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



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 Farms, LLC 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.

- 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): 866230003

Property Location or Address:

North of 22nd Ave., South of 20th 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 Corporation, LLC Email: awells@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

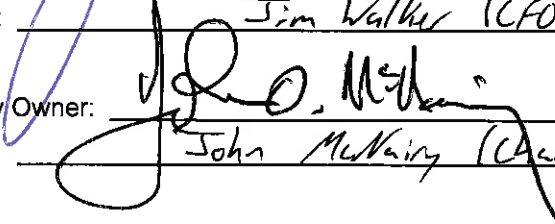
Firm Name: International Farming Corporation, LLC Email: jwalker@intl-farming.com

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 McKeary (Chairman)

Signature of the County of Riverside, by _____ Date: _____

Print Name and Title: _____

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

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@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 9/4/2014.

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

APN (s) or case numbers CZ07842 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

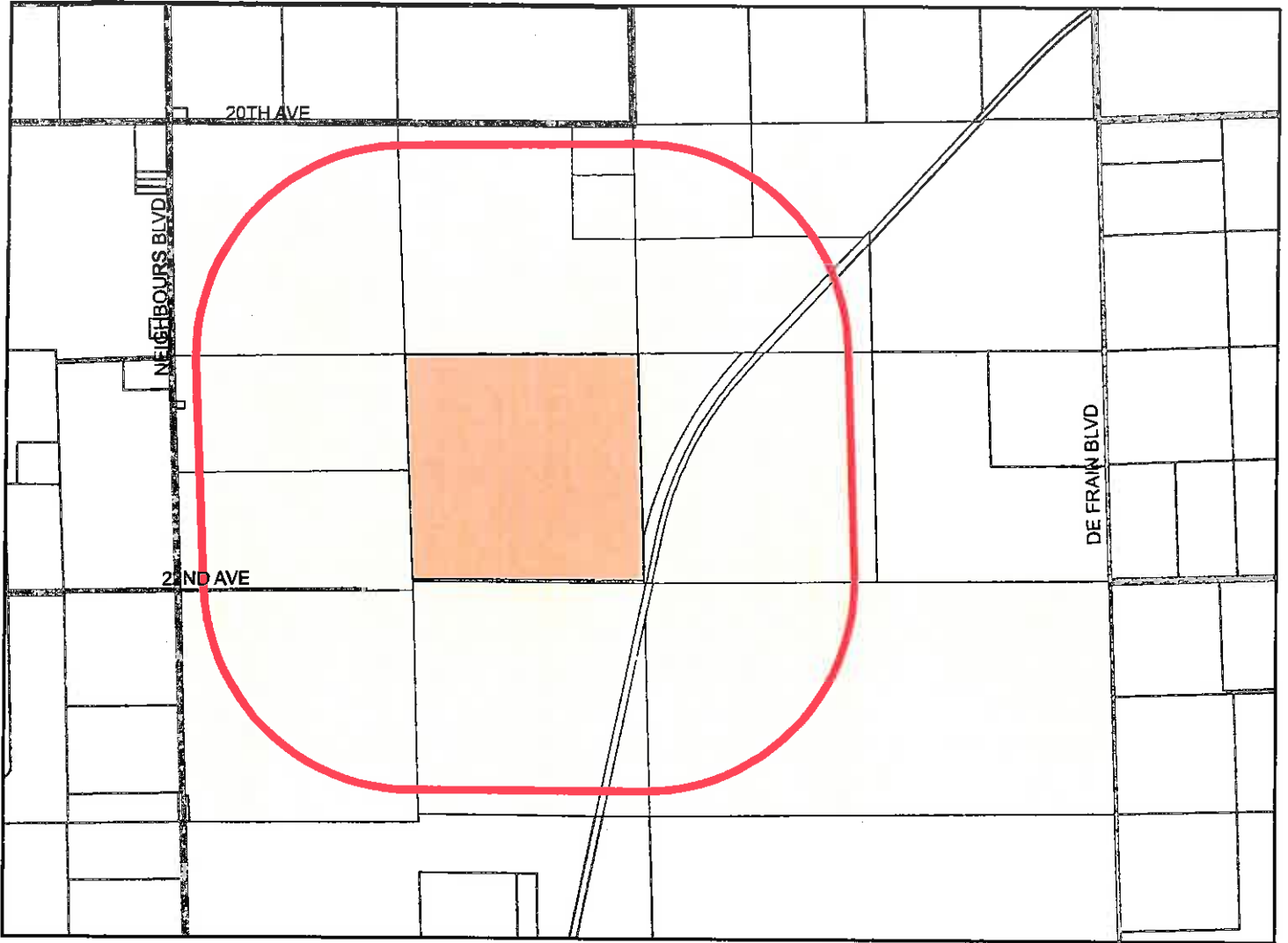
TITLE GIS Analyst

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

866-240-006 866-250-007 872-110-005 866-230-003 866-240-001 866-220-003 866-240-002 866-220-002 866-220-004 866-240-003
866-250-012 866-220-001 872-110-003 872-130-001 872-110-004 866-230-002 866-230-004 872-110-001 866-240-004 866-250-011
866-250-013



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: 866220003, APN: 866220003
DAVID TURNER
25653 E 54 HIGHWAY
WALKER MO 64790

ASMT: 872110001, APN: 872110001
PEGGY SEAY
2357 GRACEY LN
FALLBROOK CA 92028

ASMT: 866230003, APN: 866230003
CO RIVER BASIN FARMS
1291 US HIGHWAY 258 N
KINSTON NC 28504

ASMT: 872110005, APN: 872110005
CALIF RAILROAD CO, ETAL
C/O REAL ESTATE DEPT
4040 BROADWAY NO 200
SAN ANTONIO TX 78209

ASMT: 866240002, APN: 866240002
FARMLAND RESERVE INC
C/O TAX DIVISION RM 2225
50 E NORTH TEMPLE
SALT LAKE CITY UT 84150

ASMT: 872130001, APN: 872130001
CHAFFIN HOLDING INC, ETAL
C/O CHAFFIN FARMS
13100 W 24TH AVE
BLYTHE CA 92225

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
PVID
180 W 14TH AVE
BLYTHE CA 92225



Owner/Applicant
CO River Basin Farms, LLC
Jim Walker
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Engineer
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Colleyville, TX 76034

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EA 38614

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

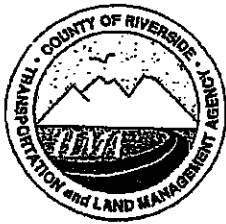
CHECK APPLICABLE FEES:

- 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 (DeMinimis Exemption)
 - Project that is exempt from fees (Notice of Exemption)
- Total Received \$914.00

C. [Signature]

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
 82-675 Highway 111, 2nd Floor
Indio, CA 92201

GARY L. ORSO
Riverside County Transportation Department Deputy
 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 (GPA00618) and Environmental Assessment No. 38614 (EA38614)
Project Title: Case Numbers

SCH No. 2002051143 Gerald V. Jolliffe (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 Multipurpose 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. (\$64 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. ?? (??) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects or 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. (\$64 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 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 general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

[Signature] Clerk of the Board Office
Signature Maria J. Villareal, Deputy Title Date October 7, 2003

COUNTY CLERK
Neg. Declaration/Nic Determination
Filed per P.R.C. 21152

TO BE COMPLETED BY OPR Date Received for Filing and Posting at OPR:	FOR COUNTY CLERK'S USE ONLY Please charge deposit fee case #: POSTED OCT 07 2003 Removed: NOV 07 2003 By: <i>[Signature]</i> Dept. County of Riverside, State of California
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ORIGINAL

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * R0318520

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 Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: COUNTY OF RIVERSIDE - TLMA
paid by: JV 0000576128 \$914.00
paid towards: CFG02705 CALIF FISH & GAME: EIR
FISH & GAME FOR EIR00441 (GPA00618)
at parcel #:
appl type: CFG2

By ADANELYA Oct 01, 2003 12:57
posting date Oct 01, 2003

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



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. 7842 (CZ07842)

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 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. CZ07842 will not result in any new significant environmental impacts not identified in the certified EIR No. 441. CZ07842 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: CZ07842 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 CZ07842 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 9/02/2014

Y:\Planning Case Files-Riverside office\AG01041\CZ07842_NOD Form.docx

Please charge deposit fee case#: ZCFG06091

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1406719

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: JIM WALKER \$50.00
paid by: CK 001988
EA42706
paid towards: CFG06091 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 26, 2014 16:57
MGARDNER 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!