



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

AUGUST 1, 2018

**Planning
Commissioners
2018**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger
Chairman

4th District
Bill Sanchez
Vice-Chairman

5th District
Eric Kroencke

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

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

Any person wishing to speak must complete a "SPEAKER IDENTIFICATION FORM" and submit it to the Hearing 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 provide your name and address and state that you agree with the previous speaker(s).

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

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact Elizabeth Sarabia, TLMA Commission Secretary, at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made at least 72 hours prior to the scheduled meeting. Alternative formats are available upon request.

CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL

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

NONE

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation

NONE

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

NONE

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

4.1 **CHANGE OF ZONE NO. 1800005 – Exempt from the California Environmental Quality Act (CEQA),** pursuant to State CEQA Guidelines Section 15061(b)(3) (activities covered by the general rule) – Applicant: Organic Depot, LLC – Engineer/Representative: Markham Development Management – Fifth Supervisorial District – Lakeview/Nuevo Area Plan (General Plan): Rural Community: Very Low Density Residential (RC-VLDR) – Rural: Rural Mountainous (R-RM) – Homeland Zoning Area – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 10 Acre Minimum (R-A-10) – Location: Northerly of Norden Drive, southerly of Gunther Road, easterly of Briggs, and westerly of Juniper Flats Road – 189.92 Acres – **REQUEST:** To change the existing Zoning Classification on two (2) parcels that total approximately 189.92 acres from R-A-1 and R-A-10 to Light Agriculture – 10 Acre Minimum (A-1-10). Project Planner: Kevin White at (951) 955-1417 or email at Kewwhite@rivco.org.

5.0 WORKSHOPS:

5.1 **ORDINANCE NO. 348 COMMERCIAL and INDUSTRIAL ZONES WORKSHOP**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

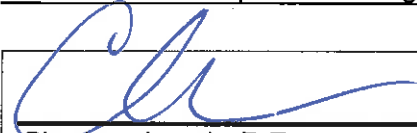
Agenda Item No.

4.1

Planning Commission Hearing: August 1, 2018

PROPOSED PROJECT

Case Number(s):	CZ180005	Applicant(s):	
CEQA Exempt	15061 (b) 3	Organic Depot, LLC	
Area Plan:	Lakeview/Nuevo	Representative(s):	
Zoning Area/District:	Homeland Area	Markham Development Management	
Supervisory District:	Fifth District		
Project Planner:	Kevin White		
Project APN(s):	457-040-005 & 457-050-015		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 1800005 proposes to change the site's zoning from Residential Agricultural – One Acre Minimum Lot Size (R-A-1) & Residential Agricultural – Ten Acre Minimum Lot Size (R-A-10) to Light Agriculture – Ten Acre Minimum Lot Size (A-1-10) for two parcels on 189.92 acres.

The site is located north of Norden Drive, East of Briggs Road, south of Gunther Road, and west of Juniper Flats Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) 3, based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1800005, to change the zoning classification for the subject property from R-A-1 & R-A-10 to A-1-10, based upon the findings and conclusions provided in this staff report, and pending adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A

Existing General Plan Foundation Component:	Rural and Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous (RM) and Rural Community – Very Low Density Residential (RC-VLDR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (VLDR) & Rural Mountainous (RM)
East:	Rural Mountainous (RM)
South:	Very Low Density Residential (VLDR) & Rural Mountainous (RM)
West:	Very Low Density Residential (VLDR) & Open Space Recreation (OS-R)
Existing Zoning Classification:	Residential Agricultural – 1 Acre Minimum (R-A-1) & Residential Agricultural (R-A-10)
Proposed Zoning Classification:	Light Agriculture – 10 Acre Minimum (A-1-10)
Surrounding Zoning Classifications	
North:	Residential Agricultural – 1 Acre Minimum (R-A-1) & Residential Agricultural (R-A-10)
East:	Residential Agricultural (R-A-10)
South:	Residential Agricultural – 1 Acre Minimum (R-A-1) & Residential Agriculture (R-A-10)
West:	Residential Agricultural – 1 Acre Minimum (R-A-1) & Specific Plan (S-P)
Existing Use:	Agriculture – Single Family Residence
Surrounding Uses	
North:	Scattered residential development
South:	Scattered residential development
East:	Scattered residential development
West:	Scattered residential development

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	189.92 Acres	10 Acre Minimum
Existing Building Area (SQFT):	3500sf	N/A
Proposed Building Area (SQFT):	N/A	N/A

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland # 146 – Lighting, Library.
Special Flood Hazard Zone:	No
Agricultural Preserve:	No – Proposed (AG01072)
Liquefaction Area:	Yes – Low / Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Moderate / Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone E
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: Change of Zone No 1800005 was submitted to the County of Riverside on March 1, 2018 to change the zoning classification on the project site from Residential Agricultural–One Acre Minimum Lot Size (R–A–1) & Residential Agricultural–10 Acre Minimum Lot Size (R–A–10) to Light Agriculture–10 Acre Minimum Lot Size (A–1–10). The Light Agriculture classification is similar to the Residential Agricultural zones in that they both allow Single Family Homes, Agricultural Uses, and Animal Keeping. The zoning classification differ in that the Light Agriculture zone is defined by Ordinance No. 348 as an Agriculture Zone and allows greater flexibility with respect to animal keeping.

The project site is split between the Rural and Rural Community General Plan Foundations, and the Land Use Designations include Rural Mountainous (RM) and Very Low Density Residential (VLDR). Both of the Foundations and land use designations allow agricultural uses, animal keeping, and single family homes and therefore the A–1–10 zoning proposed is compatible with both of these land use designations. In addition, the 10 acre minimum lot size will ensure that the density allowed in the A-1-10 zone is consistent with the maximum density of the RM and VLDR designations. Neither the RM nor VLDR designations have a minimum density.

The change of zone was requested to facilitate a request to establish an Agricultural Preserve, and a Land Conservation Contract, which the applicant submitted for review on October 25, 2017. Pursuant to Rules and Regulations Governing Agriculture Preserves in Riverside County, all properties within an agriculture preserve are required to have agriculture zoning, or request a change to an agricultural zone. The Residential Agricultural (R-A) zone is not considered an agricultural zone as defined by Ordinance No. 348. The project site is approximately 190 acres. Structures on the site include a single family residence, barn, and storage containers.

The Agriculture Preserve program is designed to encourage property owners to continue the agricultural use of their land instead of converting it to nonagricultural uses. Properties that are within an agriculture preserve and have a Land Conservation Contract provides the property owner with a reduction in the property taxes for their agricultural land in exchange for long term commitments to retain the land in agriculture. The review authority of the Agricultural Preserve and the Land Conservation Contract is the Board of Supervisors and a recommendation from the Planning Commission is not required. If the Planning Commission recommends the Board approve the Change of Zone, it will join the Agricultural Preserve and Land Conservation Contract and be considered by the Board at a noticed public hearing. At that time, the Board will consider whether the Agricultural Preserve and Land Conservation Contract are exempt from CEQA pursuant to Section 15317, which consists of the establishment of agricultural preserves, and contracts.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Change of Zone is exempt from California Environmental Quality Act (CEQA) review pursuant to the general rule (section 15061 (b) 3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that the Change of Zone will not have a significant effect on the environment, because the Change of Zone will not result in any physical changes to the environment. The site is currently utilized for agricultural and residential uses, and no new land use or construction activity is proposed at this time.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Very Low Density Residential (VLDR) & Rural Mountainous (RM).
2. The project site has a Zoning Classification of Residential Agricultural–1 acre Minimum Lot Size (R–A–1) & Residential Agricultural–10 Acre Minimum (R–A–10), which is consistent with the Riverside County General Plan, because the zoning classifications further define the intent of the land use designations, which allow single-family residential uses, with agriculture and animal keeping uses. However the project proposes to change the zoning on the site to Light Agriculture, which is also consistent with the General Plan as it also allows single-family residential uses, agriculture and animal keeping.

Entitlement Findings:

Change of Zone No. 180005 is a proposal to change the project site's Zoning Classification from R–A–1 & R–A–10 to A–1–10 and is subject to the following findings:

1. The proposed change of zone to Light Agriculture–10 Acre Minimum Lot Size (A–1–10) would allow for the continued use of the site for agricultural production. This proposed A–1–10 zone is compatible with both the Rural Community – Very Low Density Residential designation and the Rural Mountainous designation of the General Plan as both General Plan Designations allow agriculture production. In addition, the 10 acre minimum lot size will ensure that the density allowed in the A-1-10 zone is consistent with the maximum density of the RM and RC–VLDR designations.
2. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, because the proposed change in zoning classification will not result in a physical change to the property. The property is currently utilized for agriculture production and the proposed change of zone will facilitate the establishment of an agricultural preserve.
3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because no new development will occur on the project site as a result of this action. The project will only change the zoning on the project site. Any future projects will be reviewed in accordance to Ordinance No. 348 and would be subject to CEQA.
4. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development, vacant land, and agricultural development. Therefore the change of zone will not result in an incompatible land use, since the project site will continue to be utilized for agricultural production.

Other Findings:

1. The project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The project site is located within the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (Plan), and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on June 28, 2018. On July 9, 2018, the ALUC Director found the project consistent with the Plan.
3. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B. However, no new building or lighting is proposed at this time.

Conclusion:

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

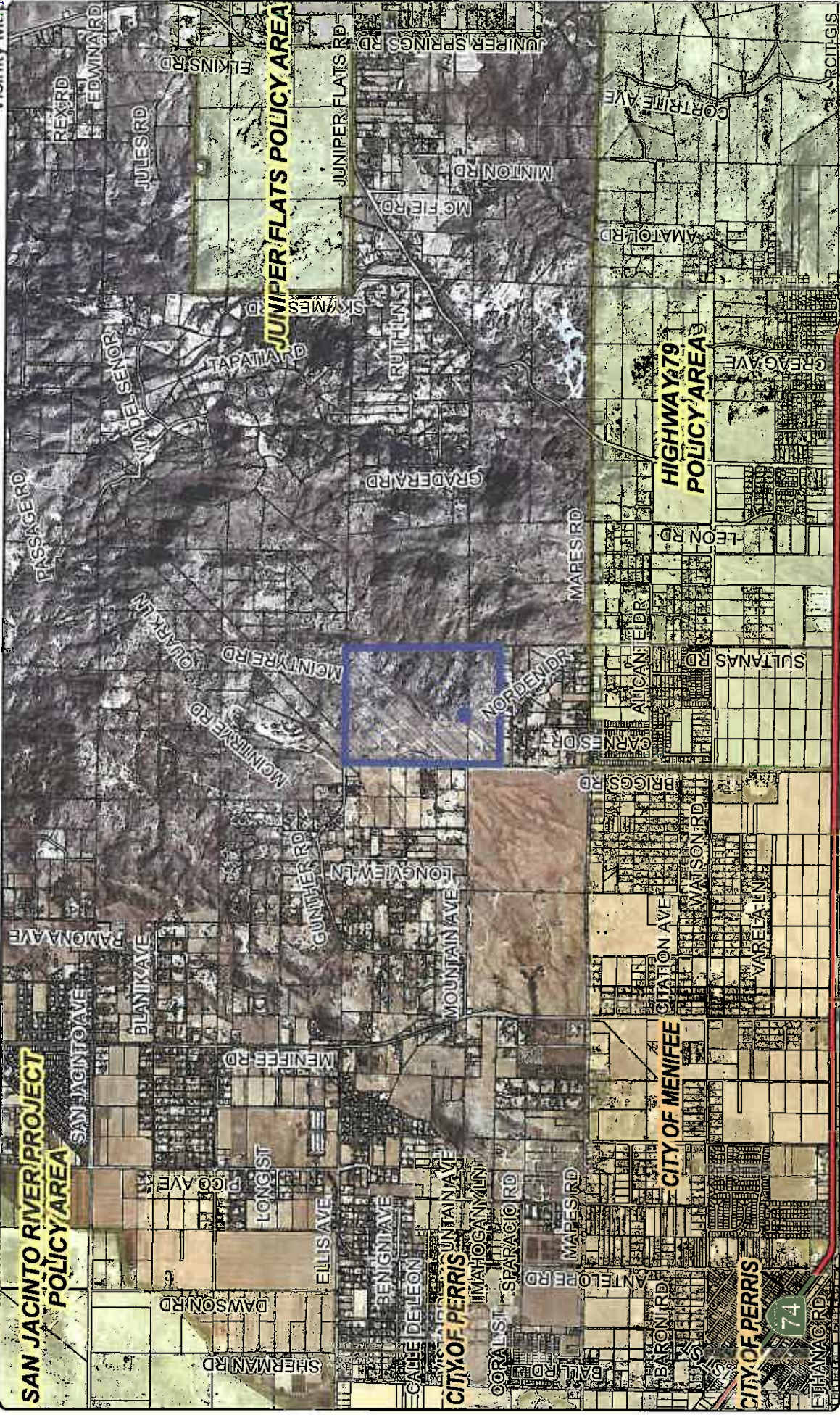
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls for the proposed project.

RIVERSIDE COUNTY PLANNING DEPARTMENT CZ1800005 VICINITY/POLICY AREAS

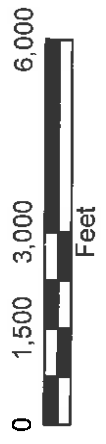
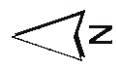
Supervisor: Ashley
District 5

Date Drawn: 07/11/2018
Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing a new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is presently shown on this map. For more information on the new General Plan, please contact the Planning Department at (951) 952-3200 or visit the Riverside County Planning Department website at <http://www.riverside.ca.gov/planning>.

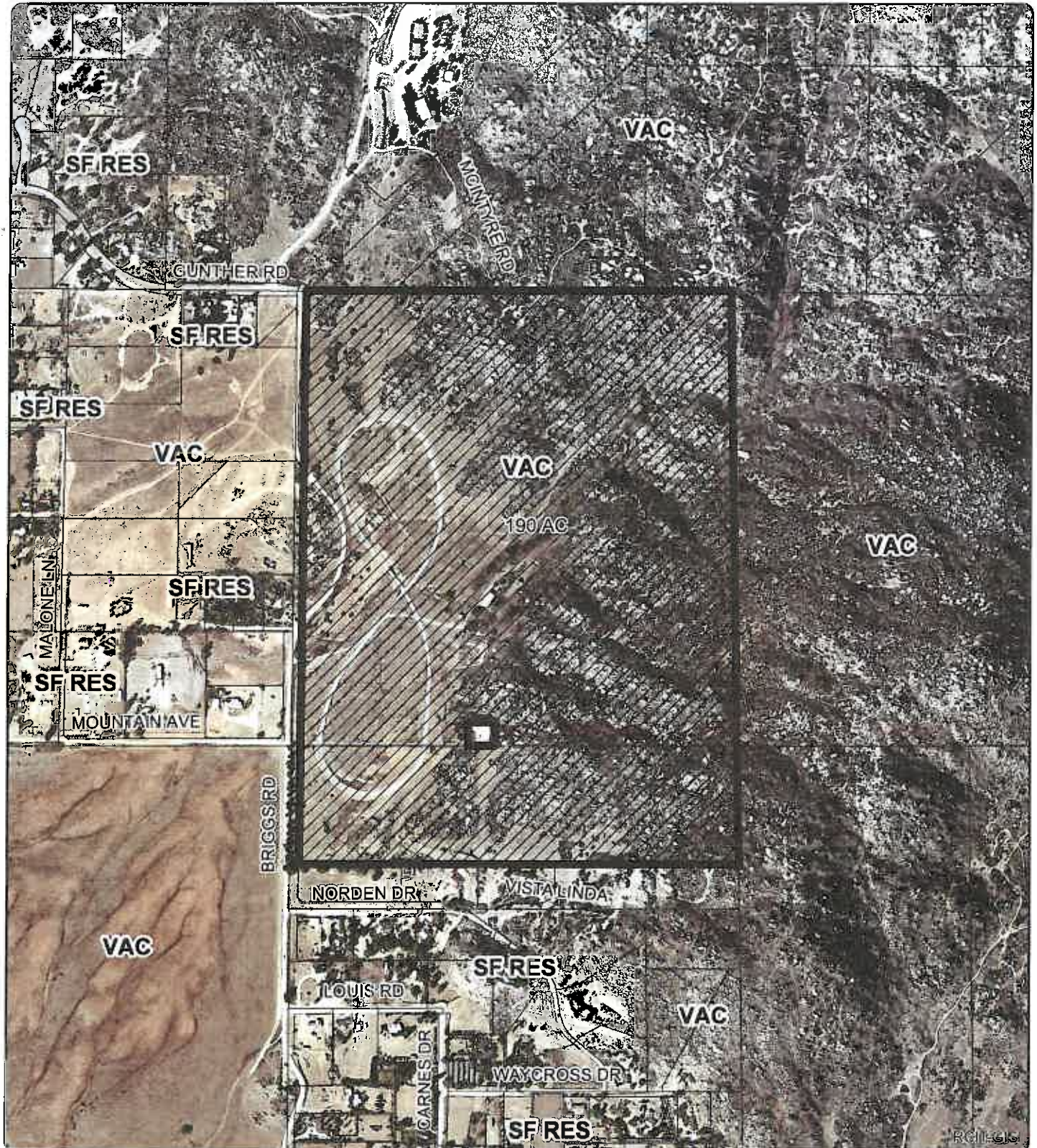
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800005

LAND USE

Supervisor: Ashley
District 5

Date Drawn: 07/11/2018
Exhibit 1



Zoning Area: Homeland

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

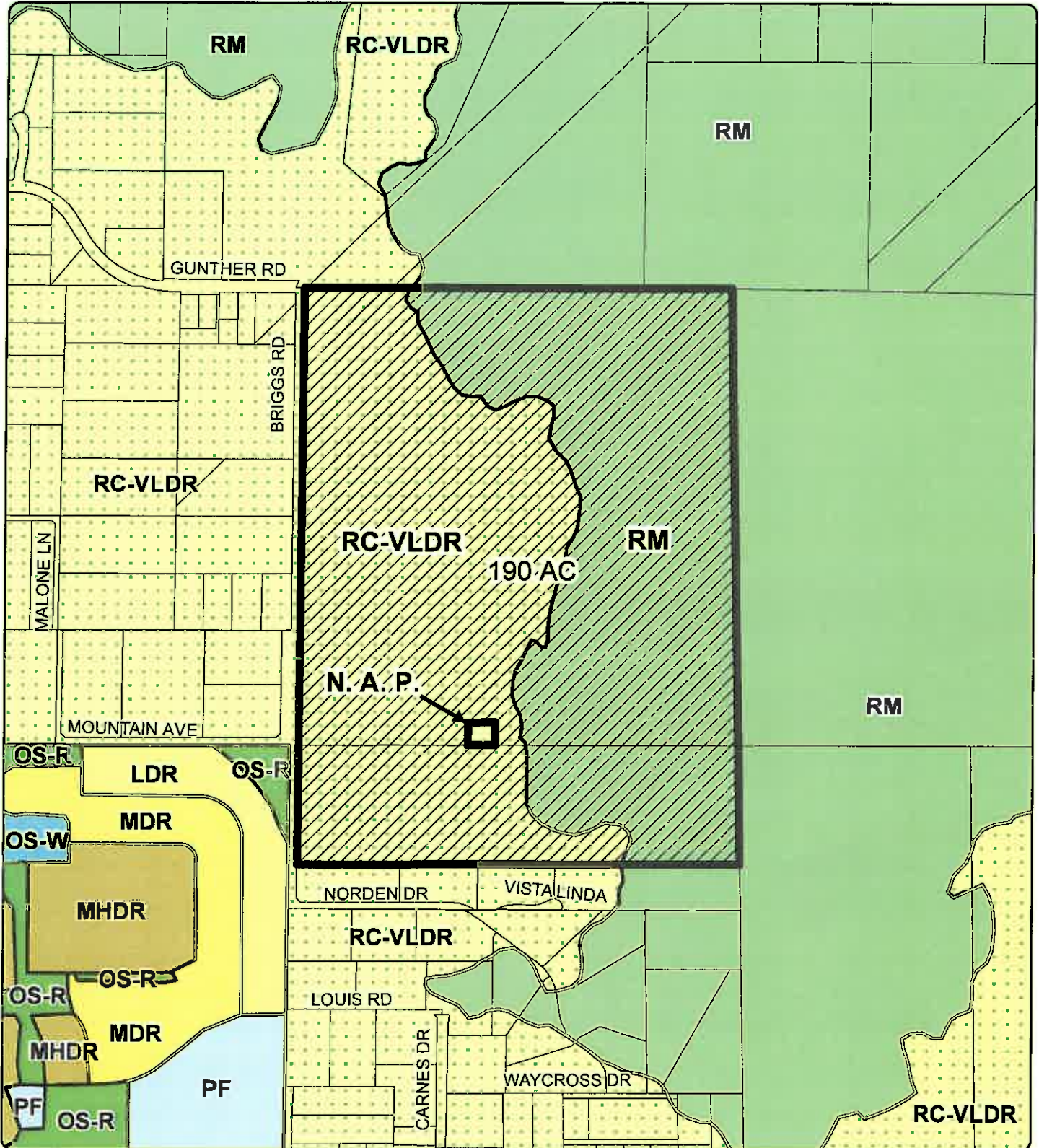
CZ1800005

EXISTING GENERAL PLAN

Supervisor: Ashley
District 5

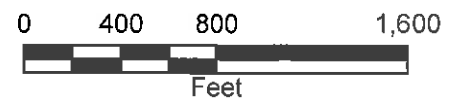
Date Drawn: 07/11/2018

Exhibit 5



Zoning Area: Homeland

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)963-8277 (Eastern County) or Website <http://planning.rcplma.org>

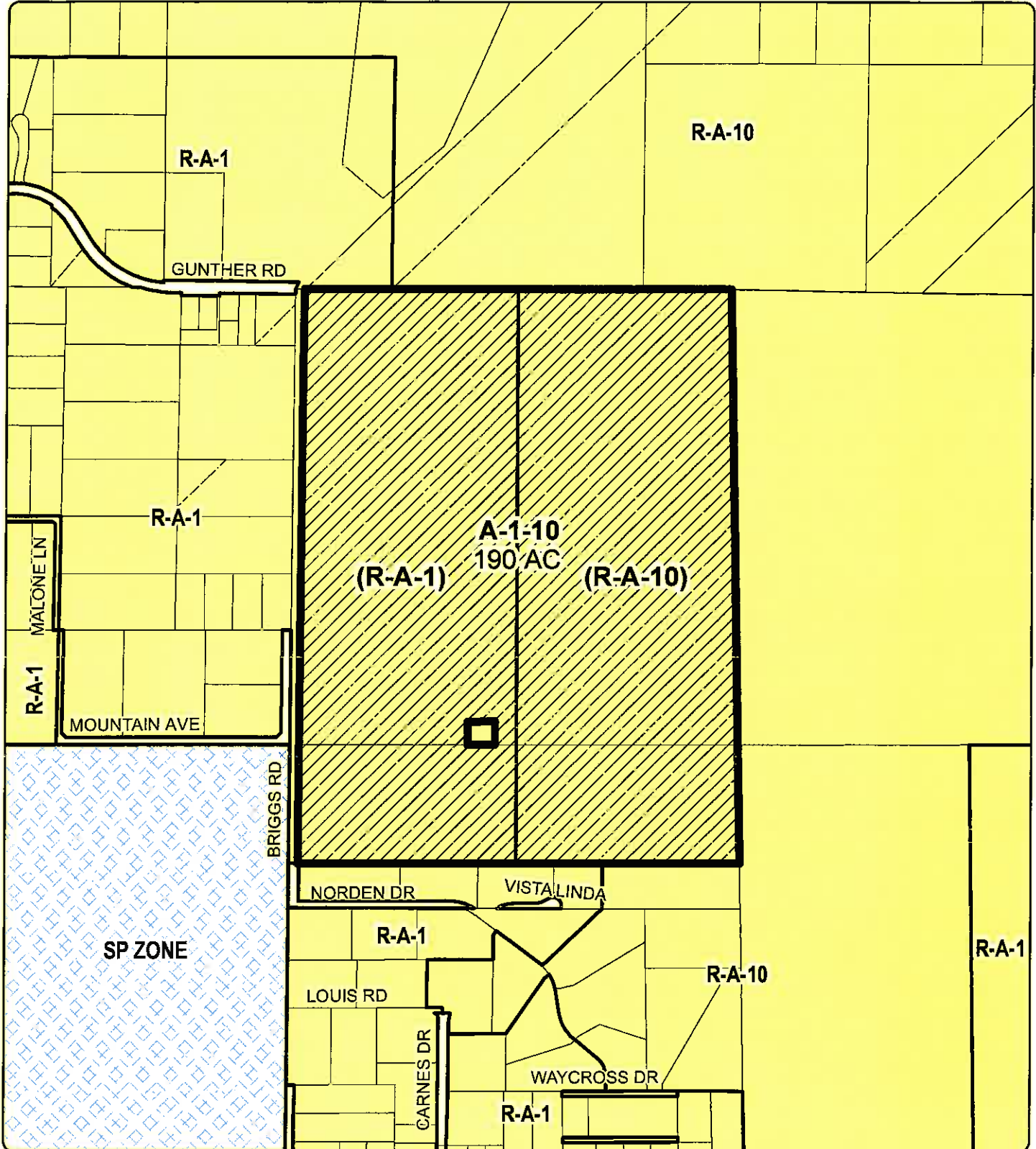
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800005

PROPOSED ZONING

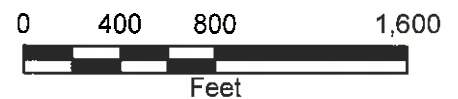
Supervisor: Ashley
District 5

Date Drawn: 07/11/2018
Exhibit 3



Zoning Area: Homeland

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)853-8277 (Eastern County) or Website <http://planning.ci.rcti.ca.gov>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 12th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: CZ1800005

Project Location: North of Norden Drive, East of Briggs Road, south of Gunther Road, and west of Juniper Flats Road..

Project Description: Change of Zone No. 1800005 changes the property's zoning classification from Residential Agriculture –One Acre Minimum & Residential Agriculture – 10 Acre Minimum to Light Agriculture– 10 Acre Minimum & Agriculture Preserve No. 01072 to establish an Agriculture Preserve on 189.92 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Organic Depot LLC, 41750 HWY 79, Aguanga, CA 92536

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15317 Class 17)
- Statutory Exemption (_____)
- Other: 15061 (b) 3 – General Rule

Reasons why project is exempt: The Change of Zone is covered by the general rule (section 15061 (b) 3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the change of zone in question would have a significant effect on the environment, because the Change of Zone will not result in any significant changes to the environment. The site is currently utilized for agricultural and residential uses, and no new land uses or construction activity is proposed at this time. The establishment of the Agricultural Preserve is covered by section 15317. This sections pertains directly to the open space contracts in order to maintain the open space character of an area.

Kevin White (951) 955-1417
County Contact Person Phone Number

Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No.42996 ZCFW No. 6364- County Clerk Posting Fee
FOR COUNTY CLERK'S USE ONLY

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



July 9, 2018

Mr. Robert Flores, Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
Russell Betts
Desert Hot Springs

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW = DIRECTOR'S DETERMINATION

File No.: ZAP1321MA18
Related File No.: CZ1800005 (Change of Zone)
APNs: 457-040-005 and 457-050-015

Dear Mr. Flores:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed Riverside County Case No. CZ1800005 (Change of Zone), a proposal to change the zoning of 189.92 acres located easterly of Briggs Road and the northerly extension thereof and extending southerly from the easterly terminus of Gunther Road on the north past the easterly terminus of Mountain Avenue to the northerly boundary of the row of lots fronting on the northerly side of Norden Drive from Residential Agricultural 1 acre minimum (R-A-1) and Residential Agricultural 10 acre minimum (R-A-10) to Light Agriculture 10 acre minimum (A-1-10), in order to place these lands in an agricultural preserve.

The properties are located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, where residential density is not restricted.

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

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

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

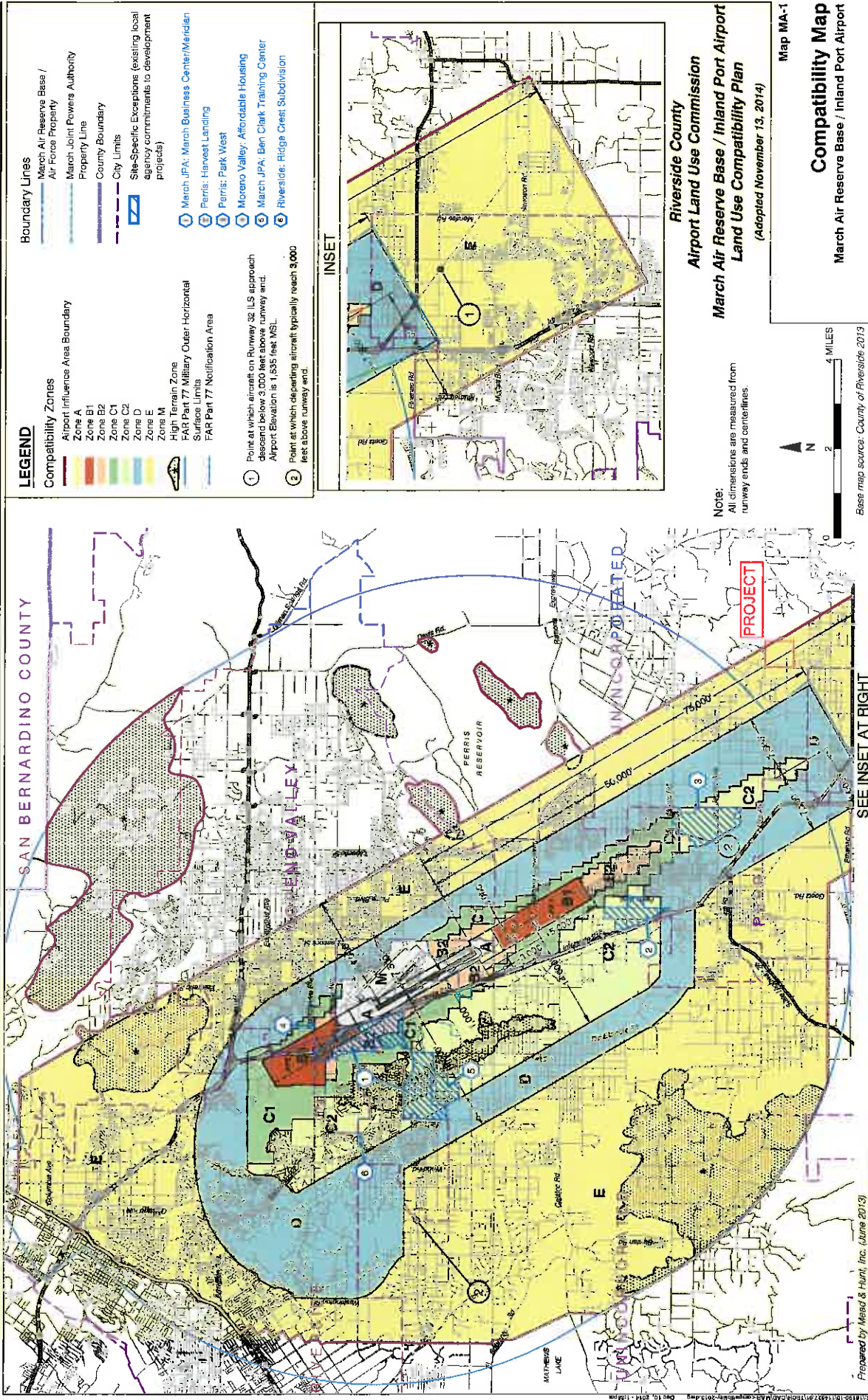
cc: Organic Depot, LLC (applicant)
MDMG, Inc., Nancy Leaman (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel "Rock" Rockholt, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1321MA18\ZAP1321MA18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b)

(13)(A)



- LEGEND**
- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
 - Site-Specific Exceptions (existing local agency commitments to development projects)
- Other Features**
- High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
 - Point at which aircraft on Runway 30 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,635 feet MSL.
 - Point at which departing aircraft typically reach 3,000 feet above runway end.
 - March JPA: March Business Center/Meridian
 - Perris: Harvest Landing
 - Perris: Park West
 - Moreno Valley: Affordable Housing
 - March JPA: Ean Clark Training Center
 - Riverside: Ridge Crest Subdivision

INSET



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



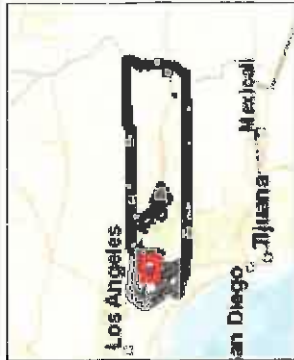
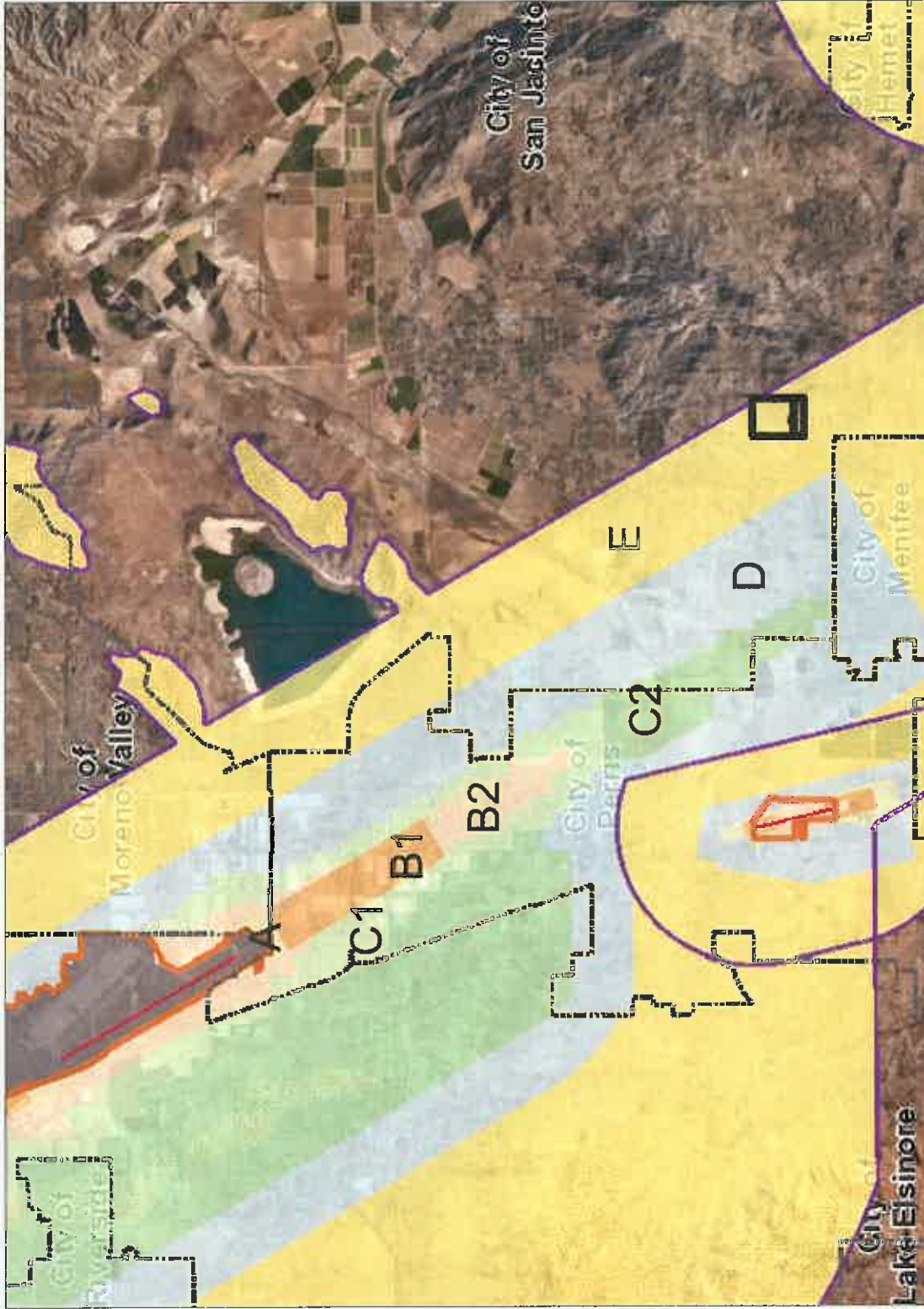
Base map source: County of Riverside 2013

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

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

Map My County Map





Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE


A	A-EXC1
B1	B1
B1-APZ I	B1-APZ I-EXC1
B1-APZ II	B1-APZ II-EXC1
B1-EXC1	B1-EXC1
B2	B2
B2-EXC1	B2-EXC1
C	C
C1	C1
C1-EXC1	C1-EXC1
C1-EXC3	C1-EXC3
C1-EXC4	C1-EXC4
C1-HIGHT	C1-HIGHT
C2	C2
C2-EXC1	C2-EXC1
C2-EXC2	C2-EXC2
C2-EXC3	C2-EXC3
C2-EXC5	C2-EXC5
C2-EXC6	C2-EXC6

Notes

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

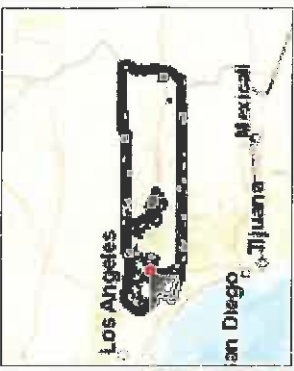
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© Riverside County GIS

Map My County Map



Legend

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

Notes

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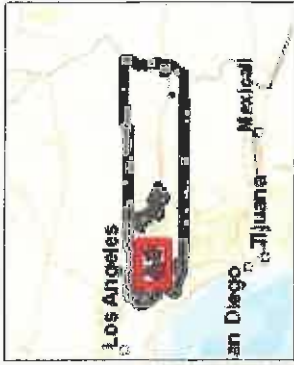


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Map My County Map



Legend

- City Areas
- World Street Map



0 24 49,257 Feet

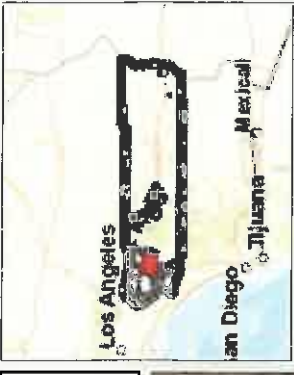
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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

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Notes

Map My County Map



Legend

- Blue Line Streams
- City Areas
- World Street Map



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Notes

Map My County Map



Legend

-  Blueline Streams
-  City Areas
-  World Street Map

Notes

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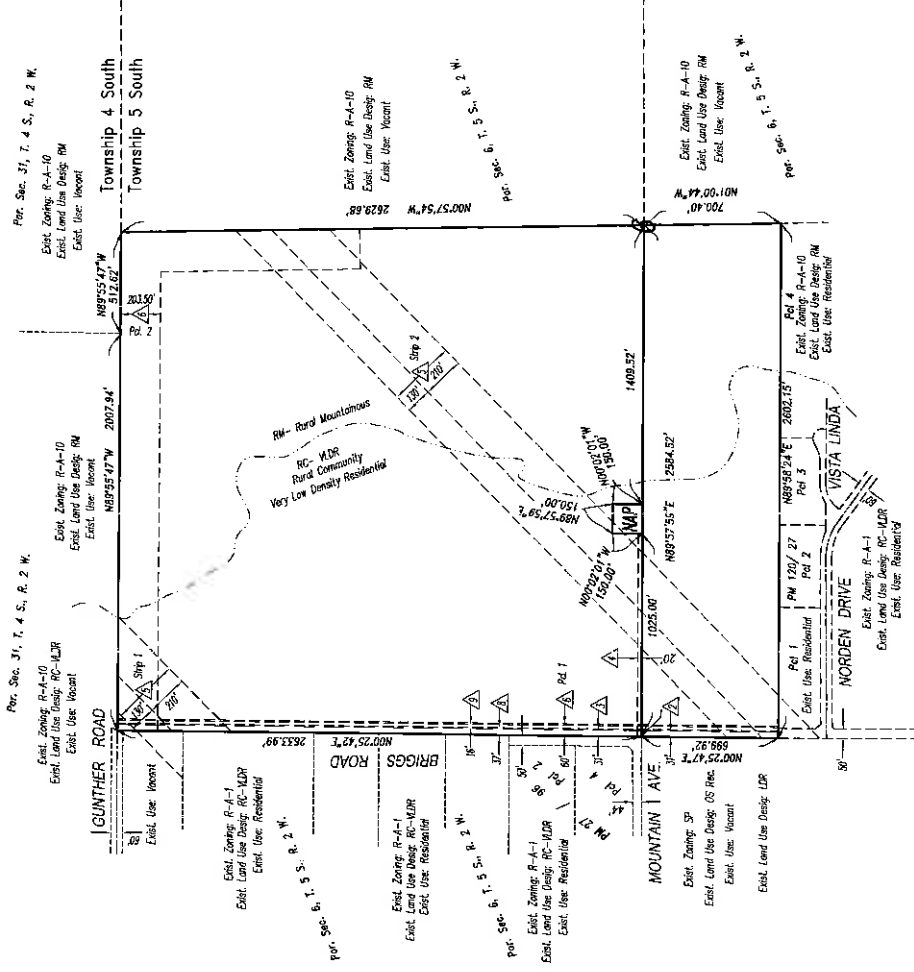
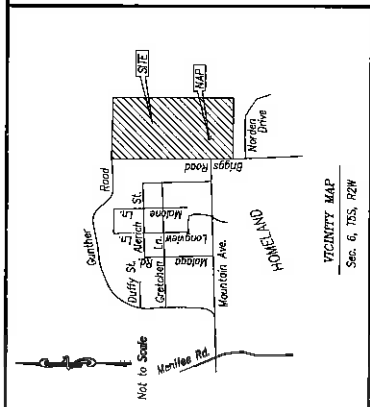


0 1 3,079 Feet

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CHANGE OF ZONE




Scale: 1" = 400'

- GENERAL NOTES**
1. **ASSESSORS PARCEL NUMBER:** 457-040-005, 457-050-015
 2. **TOTAL ACRES:** 195.37 ± acres
 3. **STREET ADDRESS:** 24194 Briggs Road, Homeland, Ca. 92548
 4. **EXHIBIT PREPARED:** February 13, 2018
 5. **LEGAL DESCRIPTION:**
The southeast quarter of the northwest quarter and Cont. Lots 3, 4 and a part of 5 and the north 700 feet of the southeast quarter, all in Section 6, Township 5 South, Range 2 West more particularly described in Inst. 2017-035957, rec. Aug. 25, 2017.
 6. **2008 THOS. BROS.:** Page 809, Cont. J-4 and R-4-1
 7. **EXISTING ZONING:** R-4-1 and R-4-10
 8. **PROPOSED ZONING:** A-1-10
 9. **EXISTING LAND USE:** Residential
 10. **PROPOSED LAND USE:** Apartment
 11. **EXISTING LAND USE DESIGNATION:** Rural Community—Very Low Density Residential (RC-ILDR) and Rural Mountaineous (RM)
 12. **THIS PROJECT IS NOT IN A SPECIFIC PLAN.**
 13. **UTILITY PURVEYORS:**
ELECTRIC— Southern California Edison
GAS— Southern California Gas Company
TELEPHONE— Frontier Communications
SEWER— Eastern Municipal Water District/Sagic
WATER— Eastern Municipal Water District
CABLE— Frontier, Time Warner, Mediacom, DIRECTV, Satellite Television
 14. **SCHOOL DISTRICT:** Romoland School District and Pomona Union High School District
 15. **THIS PROPERTY LIES WITHIN FEMA ZONE "X"—**
Areas of minimal flooding.
- BASEMENT NOTES**
- Easements listed below correspond to same item number in Fidelity National Title Company Plt Order 997-3082217-A-198, dated Jan. 29, 2018.
- △ Easement in favor of California Electric Power Company for utilities per inst. no. 68871, rec. Oct. 18, 1955.
 - △ Easement in favor of California Electric Power Company for telephone lines, cable and poles per inst. no. 68815, rec. Oct. 18, 1955.
 - △ Easement in favor of Eastern Municipal Water District for pipelines per inst. no. 4127, rec. Jan. 15, 1982.
 - △ Easement in favor of Southern California Edison Company for towers, poles and utilities per inst. no. 116329, rec. Nov. 19, 1970.
 - △ Easement in favor of Southern California Edison Company for utilities per inst. no. 61611, rec. Feb. 23, 1985.
 - △ Easement in favor of County of Riverside for public road and utilities per inst. no. 2010-020458, rec. May 13, 2010.
 - △ Easement in favor of County of Riverside for bike lane and trail per inst. no. 2010-025282, rec. June 2, 2010.

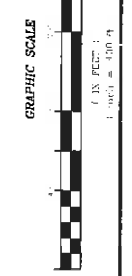
NO.	DATE	REVISION

OWNER/APPLICANT
Organic Depot, LLC, a Nevada limited liability company
Attn: Robert Yanik
41750 Highway 79
Aguanga, Ca. 92536
Phone 909-821-4442

PREPARED BY:



4188 Enterprise Court # - Site 1
Irvine, California 92618
(949) 295-5400 TEL (949) 295-5476 FAX



Conservation Plan Map

Date: 11/15/2017

Customer(s): **ROBERT YANIK**

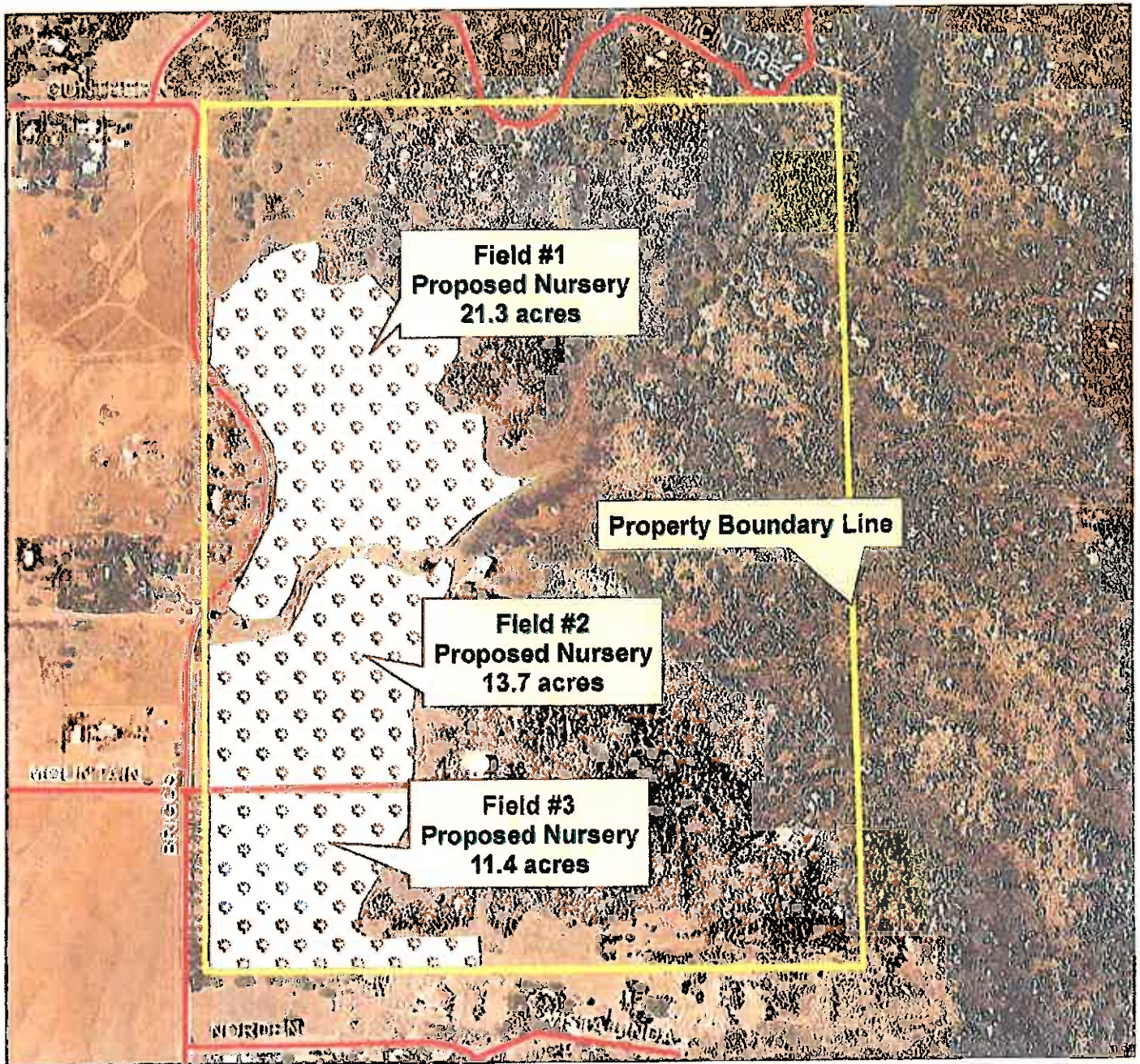
Field Office: SAN JACINTO LPO

Agency: USDA-NRCS

Assisted By: ROBERT HEWITT

State and County: CA, Riverside County, CA.

Approximate Acres: 190



Prepared with assistance from USDA-Natural Resources Conservation Service

Legend

— Riverside County Roads



ORGANIC DEPOT LLC

Applicant: Organic Depot LLC

41750 Hwy 79

Aguanga, CA 92536

457-040-005 & 457-050-015

189.92 Gross Acres

Agricultural Preserve #AG01072

Change of Zone #1800005

Project is an Organic Nursery growing seasonally the following crops:

Hay/Oats 10 acres; lettuce 10 acres; melons cantaloupe 10 Acres; Nursery Stock 40 acres; tomatoes 10 acres; watermelons 10 acres & other items on 10 acres.

On the remaining 90 acres avocados are proposed on slope of land that is not useable for farming due to terrain.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

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

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Organic Depot LLC

Contact Person: Robert Yanik E-Mail: robert.organicdepotllc@yahoo.c

Mailing Address: 41750 Hwy 79
Aguanga Street CA 92536
City State ZIP

Daytime Phone No: (909) 821-4442 Fax No: ()

Engineer/Representative Name: LARRY MARKHAM

Contact Person: NANCY LEAMAN E-Mail: NCL@MARKHAMDMG.COM

Mailing Address: 41635 ENTERPISE CIRCLE N STE B
TEMECULA Street CA 92590
City State ZIP

Daytime Phone No: (951) 296-3466 EXT 221 Fax No: ()

Property Owner Name: Organic Depot LLC

Contact Person: Robert Yanik E-Mail: robert.organicdepotllc@yahoo.com

Mailing Address: 41750 Hwy 79
Street

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

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

APPLICATION FOR CHANGE OF ZONE

Aguana

City

CA

State

92536

ZIP

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

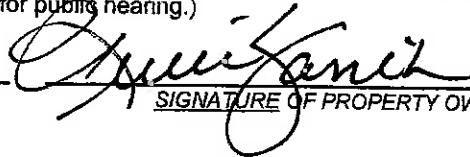
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Renee Yanik

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 457-040-005 & 457-050-015

Approximate Gross Acreage: 189.92

General location (nearby or cross streets): North of NORDEN DRIVE, South of

APPLICATION FOR CHANGE OF ZONE

GUNTHER, East of BRIGGS, West of JUNIPER FLATS ROAD

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

Current Land Use RC-VLDR RM Zoning R-A-1 & R-A-10. Zone Change to A-10 per Ord No. 348, Sec 21.3 & Rules & Regs Governing Ag Preserves states "Only land that currently has ag zoning as defined in Ord 348, Sec 21.3 or for which applicant has filed a cz to such zoning, shall be included in ag preserve"

Related cases filed in conjunction with this request:

AG01072 Ag Preserve application Organic Depot, LLC; BFE170073 AG GRADE EXEMPTION

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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

Renee Yanik

4.17.18

Property Owner(s) Signature(s) and Date

Renee Yanik

PRINTED NAME of Property Owner(s)

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

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

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

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

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

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

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

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

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

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

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

NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 1800005 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) (activities covered by the general rule) – Applicant: Organic Depot, LLC – Engineer/Representative: Markham Development Management – Fifth Supervisorial District – Lakeview/Nuevo Area Plan (General Plan): Rural Community: Very Low Density Residential (RC-VLDR) – Rural: Rural Mountainous (R-RM) – Homeland Zoning Area – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – Residential Agricultural – 10 Acre Minimum (R-A-10) – Location: Northerly of Norden Drive, southerly of Gunther Road, easterly of Briggs, and westerly of Juniper Flats Road – 189.92 Acres – **REQUEST:** To change the existing Zoning Classification on two (2) parcels that total approximately 189.92 acres from R-A-1 and R-A-10 to Light Agriculture – 10 Acre Minimum (A-1-10).

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **AUGUST 1, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Kevin White at (951) 955-1417 or email at Kewwhite@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project 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 Street 12th Floor, Riverside, CA 92501.

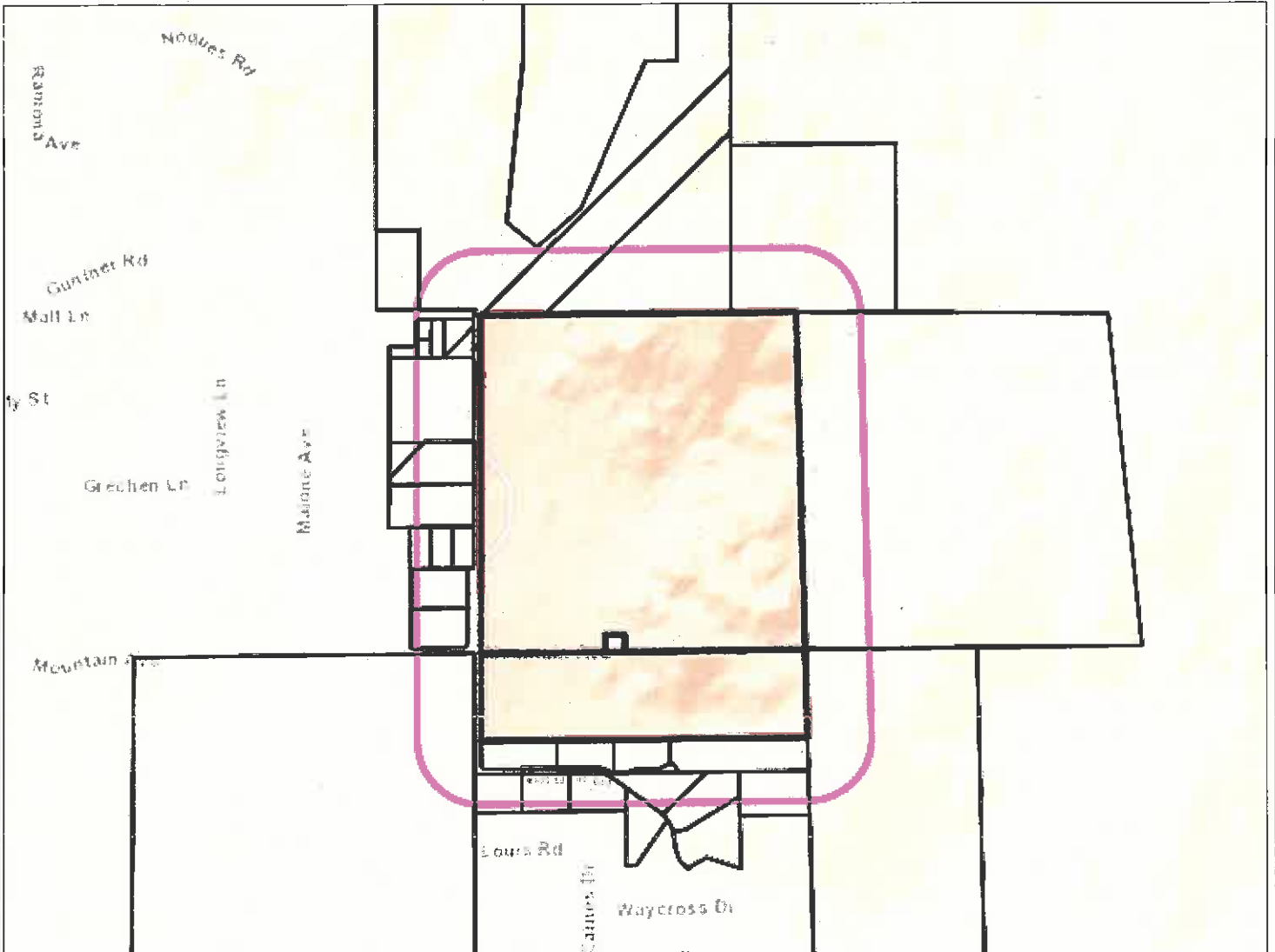
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning 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: Kevin White
P.O. Box 1409, Riverside, CA 92502-1409

Riverside County GIS

APN: 457-040-005 / 457-050-015 (600 feet buffer)



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

Notes



0 1,505 3,009 Feet

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429230026
SOUTHERN CALIFORNIA EDISON CO
C/O C S REENDERS ASST COMPTROLLER
P O BOX 800
ROSEMEAD CA 91770

429230003
SAMUEL ABARCA
MARTHA ABARCA
30040 GUNTHER RD
ROMOLAND CA. 92585

457060032
GLENN SCRIVEN
LOUISE M SCRIVEN
30360 NORDEN DR
HOMELAND CA 92548

457040003
XIAO QIN LIANG
ZHAO LIN ZENG
147 COYOTE BRUSH
IRVINE CA 92618

457040005
ORGANIC DEPOT
41750 HIGHWAY 79
AGUANGA CA 92536

429230014
FULL GOSPEL CHURCHES FELLOWSHIP INC
30250 GUNTHER RD
ROMOLAND CA 92585

429230005
RUTH DOBBINS
1339 W 221ST ST
TORRANCE CA 90501

457060046
FRANCISCO J CHAVEZ GARCIA
ANA MARIA DIAZ DECHAVEZ
24710 BRIGGS RD
HOMELAND CA. 92548

327130030
SOUTHERN CALIFORNIA EDISON CO
C/O C/O REAL PROPERTIES / JANE STONE
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

327130011
SOUTHERN CALIF EDISON CO
C/O C/O REAL PROPERTIES / JANE STONE
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

327130010
GERARD A RELLER
LAURA L RELLER
23150 GUNTHER RD
ROMOLAND CA. 92585

327130044
BONNIE SANDOR
RICHARD SANDOR
2007 180TH PL
TORRANCE CA 92585

327130031
SOUTHERN CALIFORNIA EDISON CO
C/O C/O REAL PROPERTIES / JANE STONE
2131 WALNUT GROVE 2ND FL
ROSEMEAD CA 91770

327130016
THERESA PETTERSON
CLARENCE DALE WILSON
BETTY LEE WILSON

23084 GUNTHER RD
ROMOLAND CA 92338

457050015
ORGANIC DEPOT
41750 HIGHWAY 79
AGUANGA CA 92536

457050011
ALFRED J PALACIOS
AGNES PALACIOS
11626 INGLEWOOD AVE
HAWTHORNE CA 90250

457040004
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

457050004
XIAO QIN LIANG
ZHAO LIN ZENG
147 COYOTE BRUSH
IRVINE CA 92618

457060049
BYRON A RAMIREZ
IVONNE RAMIREZ
2723 CAMBRIDGE AVE
HEMET CA 92545

457060050
GLENN T SCRIVEN
LOUISE M SCRIVEN
30360 NORDEN DR
HOMELAND CA. 92548

457060048
JOYCE MARIE NATIONS
30195 N NORDEN DR
MENIFEE CA 92585

457060047
LOUIE ESPINOZA
MERCY M ESPINOZA
30115 NORDEN DR
HOMELAND CA 92548

457060057
DAVID SCRIVEN
LYNN SCRIVEN
30321 NORDEN DR
HOMELAND CA. 92548

457060083
BRIAN SMITH
30400 NORDEN DR
HOMELAND CA. 92548

Organic Depot
41750 Highway 79
Aguanga, CA 92536

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

MDMG, Inc.
41635 Enterprise Circle N. Suite B
Temecula, CA 92590