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 (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 Kewhite@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
Planning Commission Hearing: August 1, 2018

PROPOSED PROJECT

Case Number(s): CZ180005
CEQA Exempt: 15061 (b) 3
Area Plan: Lakeview/Nuevo
Zoning Area/District: Homeland Area
Supervisory District: Fifth District
Project Planner: Kevin White
Project APN(s): 457-040-005 & 457-050-015

Applicant(s): Organic Depot, LLC
Representative(s): Markham Development Management

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
## Planning Commission Staff Report: August 1, 2018

### 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:

<table>
<thead>
<tr>
<th>Item</th>
<th>Value</th>
<th>Min./Max. Development Standard</th>
</tr>
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<tbody>
<tr>
<td>Project Site (Acres)</td>
<td>189.92 Acres</td>
<td>10 Acre Minimum</td>
</tr>
<tr>
<td>Existing Building Area (SQFT)</td>
<td>3500sf</td>
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<tr>
<td>Proposed Building Area (SQFT)</td>
<td>N/A</td>
<td>N/A</td>
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</table>
Located Within:

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

PROJECT LOCATION MAP

![Project Location Map](image)

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.
NOTICE OF EXEMPTION

TO: ☐ Office of Planning and Research (OPR)  FROM: Riverside County Planning Department
☐ County of Riverside County Clerk  4080 Lemon Street, 12th Floor
P. O. Box 3044  P. O. Box 1409
Sacramento, CA 95812-3044  Riverside, CA 92502-1409
☐ 38686 El Cerrito Road
Palm Desert, CA 92211

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 section 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

Planner IV  Title  July 23, 2018  Date

Signature

Date Received for Filing and Posting at OPR:

Please charge deposit fee case#: ZEA No.42968  ZCPW 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

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

[Signature]

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 influence 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)
Map My County Map

Legend
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
  - OTHER COMPATIBILITY ZONE
  - A
  - A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
  - B2
  - B2-EXC1
  - C
  - C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGH1
  - C2
  - C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

*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.
Customer(s): ROBERT YANIK

Approximate Acres: 190

Field Office: SAN JACINTO LPO
Agency: USDA-NRCS
Assisted By: ROBERT HEWITT
State and County: CA, Riverside County, CA.

Field #1
Proposed Nursery
21.3 acres

Property Boundary Line

Field #2
Proposed Nursery
13.7 acres

Field #3
Proposed Nursery
11.4 acres

Legend
- Riverside County Roads

Prepared with assistance from USDA-Natural Resources Conservation Service

Conservation Plan Map

Date: 11/15/2017
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.
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.com
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 ENTERPRISE 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

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

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

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

Aguana  CA  92536
City  State  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

Form 295-1071 (05/17/16)
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.
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.

[Signature] 4.17.18
Property Owner(s) Signature(s) and Date
Renée 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.
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:


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 Kewhite@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
<table>
<thead>
<tr>
<th>Phone</th>
<th>Name</th>
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<tr>
<td>457050015</td>
<td>ORGANIC DEPOT</td>
<td>41750 HIGHWAY 79, AGUANGA CA 92536</td>
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<tr>
<td>457050011</td>
<td>ALFRED J PALACIOS</td>
<td>11626 INGLEWOOD AVE, HAWTHORNE CA 90250</td>
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<tr>
<td>457040004</td>
<td>EASTERN MUNICIPAL WATER DIST</td>
<td>P O BOX 8200, PERRIS CA 92572</td>
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<tr>
<td>457050004</td>
<td>XIAO QIN LIANG</td>
<td>147 COYOTE BRUSH, IRVINE CA 92610</td>
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<tr>
<td>457060049</td>
<td>BYRON A RAMIREZ</td>
<td>2723 CAMBRIDGE AVE, HEMET CA 92545</td>
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<tr>
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<td>GLENN T SCRIVEN</td>
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<td>LOUIE ESPINOZA</td>
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<tr>
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<td>DAVID SCRIVEN</td>
<td>LYNN SCRIVEN, 30321 NORDEN DR, HOMELAND CA 92548</td>
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<tr>
<td>457060083</td>
<td>BRIAN SMITH</td>
<td>30400 NORDEN DR, HOMELAND CA 92548</td>
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Organic Depot
41750 Highway 79
Aguanga, CA 92536

Richard Drury
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410 12th Street Suite 250
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MDMG, Inc.
41635 Enterprise Circle N. Suite B
Temecula, CA 92590