

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



ITEM
19.4
(ID # 7812)

MEETING DATE:

Tuesday, September 25, 2018

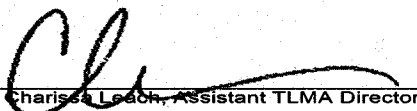
FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING AND COUNTY COUNSEL: PUBLIC HEARING ON AGRICULTURAL PRESERVE NO. 1072, CHANGE OF ZONE NO. 1800005, AND ORDINANCE NO. 348.4895 - CEQA EXEMPT - Applicant: Organic Depot, LLC - Engineer/Representative: Markham Development Management Group, Inc. - Fifth Supervisorial District - Lakeview/Nuevo Area Plan - Rural Community: Very Low Density Residential, Rural: Rural Mountainous - Location: North of Norden Drive, east of Briggs Road, south of Gunther Road, and west of Juniper Flats Road - 189.92 acres - Zoning: Residential-Agriculture, 1-Acre Minimum (R-A-1) and Residential-Agriculture, 10-Acre Minimum - REQUEST: Establish an agricultural preserve and change the property's zoning classification from Residential Agriculture, 1-Acre Minimum (R-A-1) and Residential Agriculture, 10-Acre Minimum (R-A-10) to Light Agriculture, 10-Acre Minimum (A-1-10) in order to establish the agricultural preserve - APN: 457-040-005, 457-050-015. [Applicant Fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines: Section 15061(b)3 and Section 15317 (open Space Contracts or Easements), based on the findings and conclusions incorporated in the staff report; and,


ACTION:


Charissa Leach, Assistant TLMA Director 9/20/2018

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4895 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Ashley and Perez
Nays: None
Absent: None
Date: September 25, 2018
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

RECOMMENDED MOTION: That the Board of Supervisors:

2. **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 on the findings and conclusion provided in the staff report and in accordance with Exhibit No. 3; and,
3. **ADOPT** ORDINANCE NO. 348.4895 amending the zoning in the Homeland Zoning Area shown on Map No. 2.2433, Change of Zone No. 1800005 attached hereto and incorporated by reference; and,
4. **TENTATIVELY APPROVE** AGRICULTURAL PRESERVE CASE NO. 1072, to establish an agricultural preserve within the Lakeview/Nuevo area, as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee on April 18, 2018, based on the findings and conclusions provided in the Comprehensive Agricultural Preserve Technical Advisory Report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Agricultural Preserve No. 1072 proposes to establish an agricultural preserve and a land conservation contract on 189.92 acres. Agricultural preserves are designed to encourage agricultural use of suitable land instead of converting the land to a nonagricultural use. Properties that are within an agricultural preserve and have a land conservation contract receive a reduction in the property taxes in exchange for long-term commitments to retain the land in agricultural use. On April 18, 2018, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to establish the aforementioned agricultural preserve and enter into a land conservation contract (AG No. 1072) and recommended the approval of the establishment and contract. 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 Board of Supervisors concurs with staff's recommendation to tentatively approve AG No. 1072, the adoption of the agricultural preserve and the land conservation contract would return for final action 30 days or more from September 25, 2018, when the change of zone becomes effective, and the project site has an Agriculture Zone.

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

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

keeping, and single family homes. Therefore the establishment of the agricultural preserve is consistent with the General Plan.

Pursuant to Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No. 84-826), all properties within an agricultural preserve are required to have an agricultural zoning, or request a change into an agricultural zone. The current Residential Agricultural (R-A) zone is not considered an agricultural zone as defined by Ordinance No. 348. Change of Zone No. 1800005 (CZ 1800005) is being processed with this Agricultural Preserve No.1072 and proposes to change the property'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).

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 A-1-10 zoning proposed is consistent with both the RM and Very Low Density Residential land use designations. In addition, the 10-acre minimum lot size required by the A-1-10 zoning classification 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 stated minimum density.

Staff recommends that the Board of Supervisors find the Change of Zone 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. Additionally, staff recommends the Board of Supervisors finds the Establishment of the Agricultural Preserve exempt from CEQA pursuant to Section 15317, which consists of the establishment of agricultural preserves and contracts.

Change of Zone No. 1800005 was presented to the Planning Commission on August 1, 2018, and the Commission recommended approval by a vote of 4-0. (Commissioner Taylor Berger was absent.)

Impact on Residents and Businesses

The project will not have a significant effect on surrounding property owners because the project will not result in any substantial 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.

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

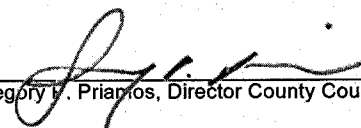
ATTACHMENTS.

- A. COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE REPORT
- B. PLANNING COMMISSION MINUTES
- C. PLANNING COMMISSION STAFF REPORT
- D. ORDINANCE NO. 348.4895
- E. INDEMNIFICATION AGREEMENT



Scott Bruckner

9/20/2018



Gregory V. Priamos, Director County Counsel

9/20/2018

1 ORDINANCE NO. 348.4895

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on
7 the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2433,
8 Change of Zone Case No. 1800005" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By:  _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

18
19 By:  _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 September 11th, 2018

25
26 By:  _____
27 AARON C. GETTIS
Deputy County Counsel

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STATE OF CALIFORNIA)
COUNTY OF RIVERSIDE) SS

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on September 25, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES: Jeffries, Tavaglione, Washington, Ashley and Perez
NAYS: None
ABSENT: None

DATE: September 25, 2018

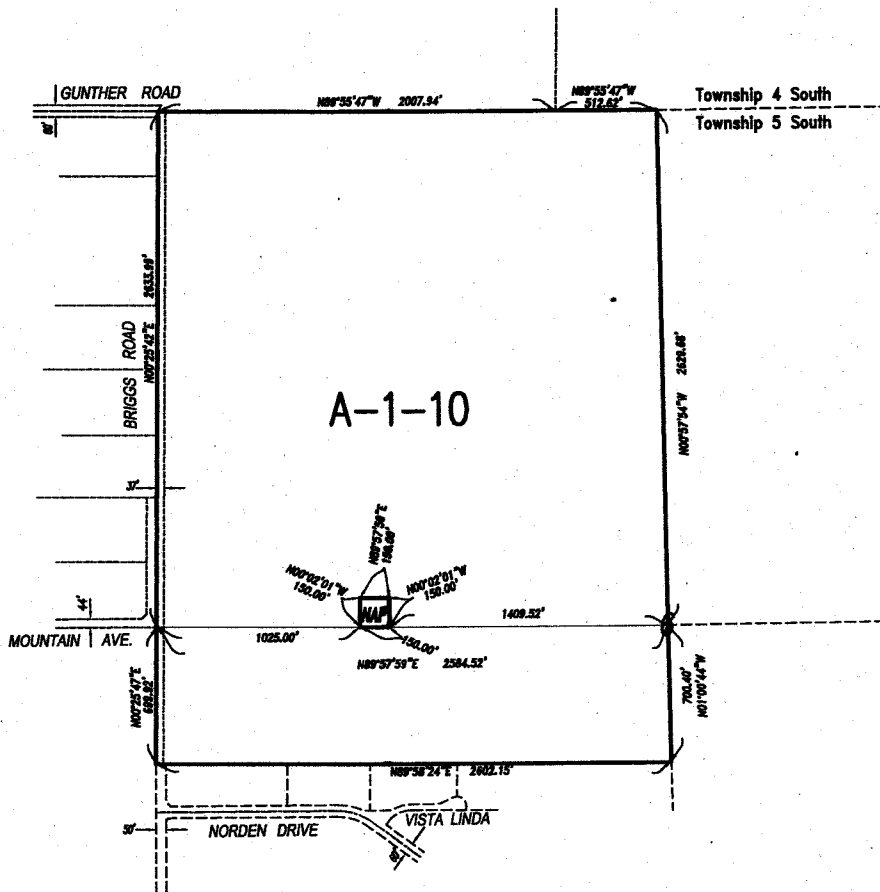
KECIA HARPER-IHEM
Clerk of the Board

BY: *[Signature]*
Deputy

SEAL

Item 19.4

HOMELAND AREA
 SEC. 6, T.5S., R.2W. S.B.B & M.



LEGEND:
A-1-10 LIGHT AGRICULTURE- 10 AC. MIN.

MAP NO. 2.2433
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 1800005
 ADOPTED BY ORDINANCE NO. 348.4895
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS BK. NO.
 457-040-005, 457-050-015

**AGRICULTURAL PRESERVE ESTABLISHMENT/ENLARGEMENT
TECHNICAL ADVISORY COMMITTEE REPORT**

Applicant's Name: Organic Depot LLC Supv. Dist.: 5
Applicant's Address: 41750 Highway 79, Aquana, CA 92536 CAPTAC Date: 4.18.18

1. **Planning Department**

- A. Type of Application: X Establish Enlarge (AG No. 1072)
- B. Acreage: 189.92 acres
- C. Cities within 1 mile: Menifee
- D. Existing Zoning: Residential Agricultural - 1 Acre Minimum (R-A-1)
Residential Agricultural - 10 Acre Minimum (R-A-10)
- E. Existing Land Use: Agriculture: Hay, Oats (10ac); Lettuce (10ac); Melons,
Cantaloupe (10 ac); Nursery stock (40); Tomatoes
(10ac); Watermelons (10 ac); and Other (10ac).
Proposed agriculture use: Avocado Trees (~90ac)
- F. General Plan Land Use: Rural Community: Very Low Density Residential (RC-VLDR)
Rural: Rural Mountainous (RM)
- G. General Location: North of Norden Drive, south of Gunther Road,
east of Briggs Road, and west of Juniper Flats Road.
- H. Site APN or Leg. Desc. APNs: 457-040-005 and 457-050-015 ("Subject Site")

2. **Agricultural Commissioner**

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):
- | | |
|--|---|
| <u>Hay - Oats - 10 AC @ \$195/AC</u> | <u>Watermelon - 10 AC @ \$328/AC</u> |
| <u>Lettuce - 10 AC @ \$503/AC</u> | <u>Other - 10 AC @ \$273/AC</u> |
| <u>Melon - Cantaloupe - 10 AC @ \$423/AC</u> | |
| <u>Nursery Stocks - 40 AC @ \$34,060/AC</u> | <u>(Proposed) Avocado - 90 AC @ 1919/AC</u> |
| <u>Tomato - 10 AC @ \$ 607/AC</u> | |
- B. Number and type of livestock: None

3. **Cooperative Extension**

- A. Suitable commercial agricultural uses: Yes
- B. Availability of irrigation water: Yes
- C. Nuisance effects: None

4. **Natural Resource Conservation Service**

- A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)
Gorgonio coamy sand (GIC) 2 to 8% slope

- Hansford coarse sandy loam (HcC) 2 to 8% slope
- Hansford coarse sandy loam (HcD2) 8 to 15% slope
- Monserate sandy loam (MmB) 0 to 5% slope
- Monserate sandy loam (MmD2) 8 to 15% slope
- Monserate sandy loam (MnD2) 5 to 15% slopes
- Vista rocky coarse sandy loam (VtF2) 2 to 35% slopes
- Cieneba rocky sandy loam (CkD2) 8 to 15% slopes
- Cieneba rocky sandy loam (CkF2) 15 to 50% slopes

- B. Comparison of soil acreage (estimated):
 - 26% Class I and II
 - 8% Class III, IV and V
 - 66% Class VI, VII, VIII
- C. Has a Soils Conservation Plan been prepared for this property? Yes
- D. Soils problems: Erosion

5. **Assessor**

- A. Last annual assessed valuation: [2017]* \$198,321
- B. Estimated annual assessed valuation: [2017*] \$263,921
- C. Estimated differential: <\$65,600> or ~\$704 in taxes
- D. Penalty fee (if applicable): NA
- E. Assessor's parcel numbers, acreage and owner's names:
 - APN 457040005-7 148.91 Acres Organic Depot
 - APN 457050015-7 41.01 Acres Organic Depot

The Parcels are at Brigs Rd and Mountain Ave. Organic Depot purchased the property 08/25/2017; the Assessor has zero evidence of any agricultural use at that time.

O.K. for establishment status

*Note: The 2018 owner and applicant purchased the property 08/25/2017 for \$1,150,000. The estimate differential would be \$951,679 or ~<\$16,507> in taxes.

6. **County Counsel**

7. Committee recommendation on application: X Approval Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed establishment of an agricultural preserve and request to enter into a land conservation contract ("Request") for the Subject Site. The purpose of this evaluation is to determine if the proposed Request is consistent with the **Land Conservation Act of 1965** ("Williamson Act") and **Riverside County Resolution No. 84-526**, "The Rules and Regulations Governing Agricultural Preserves in Riverside County" as amended ("Riverside County AG Preserve Rules and Regs").

Based on a complete evaluation of the Request, CAPTAC was able to make the nine necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors **approves** the Request under Agricultural Preserve No. 1072. CAPTAC affirmed this determination with a **five** to five vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules and Regs:

- I. **Present Zoning of lands proposed to be included in the preserve and surrounding land.**
The Subject Site is zoned R-A-1 and R-A-10, and it is almost completely surrounded by the same zoning, with only a portion of the southwestern boundary abutting Specific Plan (SP) zoning with an open space land use designation. An application (CZ No. 18-0005) has been filed requesting a change of zone for the Subject Site to change the zoning classification to Light Agriculture - 10 Acre Minimum (A-1-10), which is considered an "Agricultural Zone" by Ordinance No. 348. If the Subject Site's zoning becomes A-1-10, it may be included in an agricultural preserve, in accordance to the Riverside County AG Preserve Rules and Regs.
- II. **Present land use of land proposed to be included in the preserve and surrounding properties.**
The Subject Site shall be used for agricultural purposes, and the existing and proposed agricultural uses are listed above in Section 1.E. The surrounding land appears to be open space, rural residential, and incidental uses, according to current aerial imagery.
- III. **Whether or not the land proposed to be included in the preserve is presently employed in an agricultural use and, if so, the agricultural commodities grown thereon.**
According to the petition to establish an agricultural preserve submitted by the land owner with AG No. 1072, the current agricultural uses of the Subject Site includes commercial crops harvesting for hay, oats, lettuce, melons, cantaloupe, nursery stock, tomatoes, and watermelons, and other items; and the balance of the site, besides the existing, is proposed to be avocado trees. Therefore, the entire property will be used for agricultural purposes.
- IV. **The agricultural commodities that may be grown on the property proposed to be included in the preserve taking into consideration the said type, water availability and other**

conditions that may affect the growing of crops.

The current agricultural uses of the Subject Site includes commercial crops harvesting for hay, oats, lettuce, melons, cantaloupe, nursery stock, tomatoes, and watermelons, and other items; and the balance of the site, besides the existing, is proposed to be avocado trees. The existing and proposed agricultural uses are listed above in Section 1.E. by commodities with existing and proposed area. CAPTAC has determine that irrigation water is available, and the site is suitable for commercial agricultural uses.

V. Whether or not the existing or proposed agricultural use of the land constitutes or could constitute a nuisance, public or private, to the surrounding lands.

Due to the rural nature of the area and the vast amounts of open space, the proposed agricultural use is not expected to create a public or private nuisance on surrounding lands, as confirmed by the CAPTAC.

VI. The current assessed valuation and the estimated reduction in assessed valuation if the real property proposed to be included in the preserve enters into a land conservation contract.

The last annual assessed valuation in 2017 was for \$198,321; however, the current owner/applicant purchased the property on August 25, 2017 for \$1,150,000. The current estimated annual assessed valuation is \$263,921. Based on the last annual assessment, the estimated assessment differential is an increase of \$65,600, which will be approximately \$704 in taxes; however, based on the purchased amount, the estimated assessment differential is a decrease of \$951,679, which will be approximately \$16,507 in taxes.

VII. A list of cities that are within one mile of the proposed boundaries of the preserve, and any comments expressed by such a city on the application.

The City of Menifee is the only city within one mile of the proposed boundary of the preserve. Notification of the CAPTAC meeting was mailed to city staff and no comments have been received as of the completion of this report.

VIII. The existence of any historic or scenic value to the lands proposed to be included in the preserve.

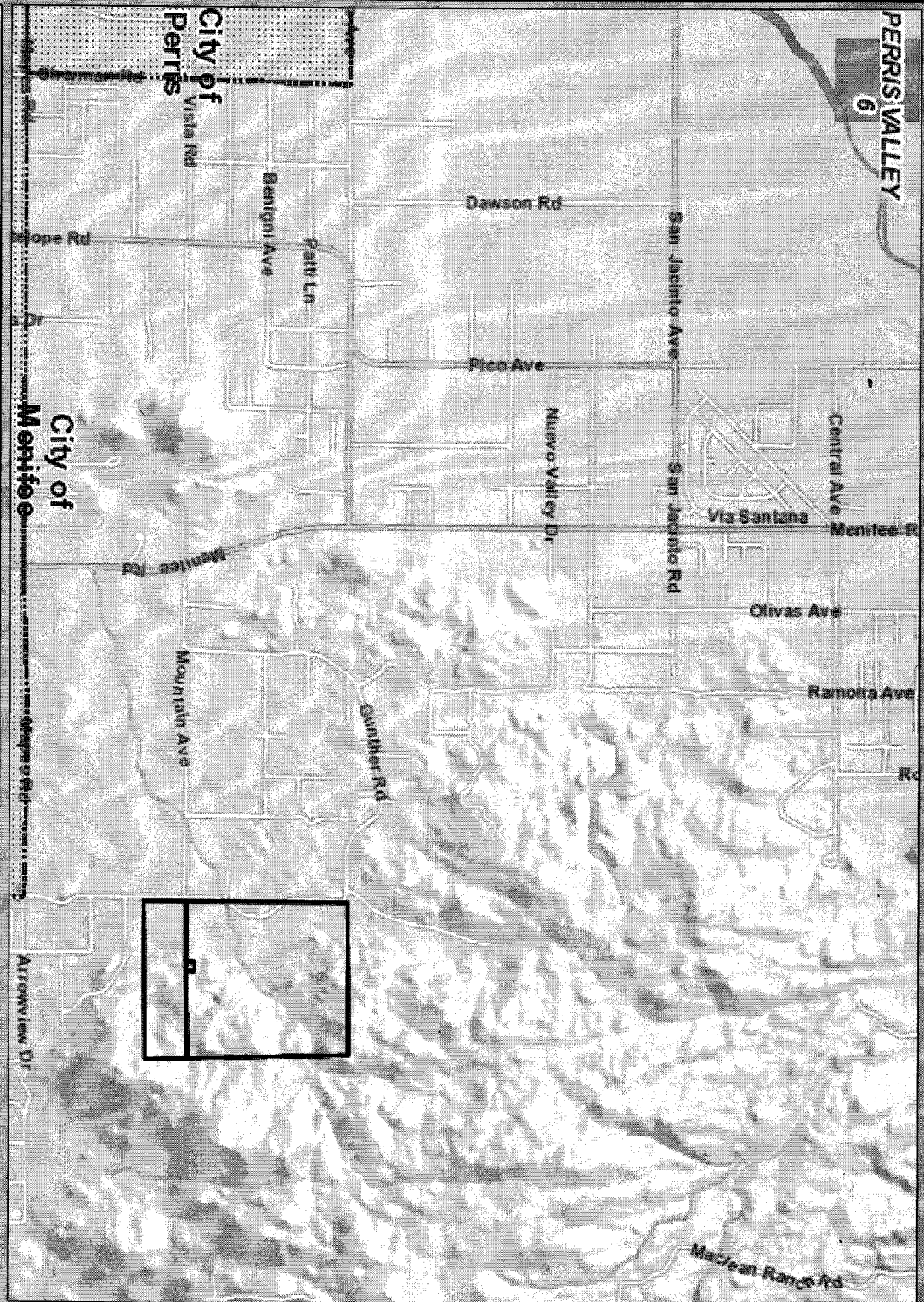
No historic or scenic value to the Subject Site is known or found in this evaluation. However, the Lakeview/Nuevo Area Plan identifies Ramona Expressway as a County Eligible Scenic Highway, which is located approximately 4.5 miles from the Subject Site, and the Harvest Valley/Winchester Area Plan identifies a portion of Highway 74 as a State Eligible Scenic Highway, which is located approximately 1.5 miles from the Subject Site. The Subject Site is not close in proximity to the above highways to create a scenic value.

IX. The acreages of each land owner included in the application and total acreage.

Organic Depot LLC: total acreage is 189.92.

AG No. 1072

CAPTAC Vicinity Map & Property Boundary

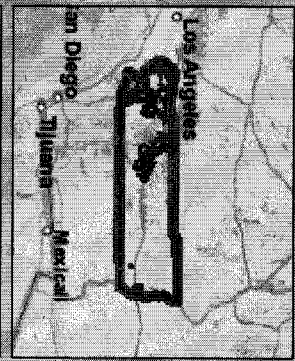


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IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the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

REPORT PRINTED ON...4/6/2018 10:26:09 AM

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Legend	
	Agricultural Preserves
	OTHER AGRICULTURAL PRESERVE
	ANZA, 1
	ANZA, 2
	ANZA, 3
	BAUTISTA CANYON, 1
	BAUTISTA CANYON, 2
	BAUTISTA CANYON, 3
	BLYTHE, 10
	BLYTHE, 11
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Notes
Includes AG, Preserve layer.




**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):	Organic Depot, LLC
CEQA Exempt	15061 (b) 3	Representative(s):	Markham Development Management
Area Plan:	Lakeview/Nuevo	 Charissa Leach, P.E. Assistant TLMA Director	
Zoning Area/District:	Homeland Area		
Supervisory District:	Fifth District		
Project Planner:	Kevin White		
Project APN(s):	457-040-005 & 457-050-015		

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:

Item	Value	Min./Max. Development Standard
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

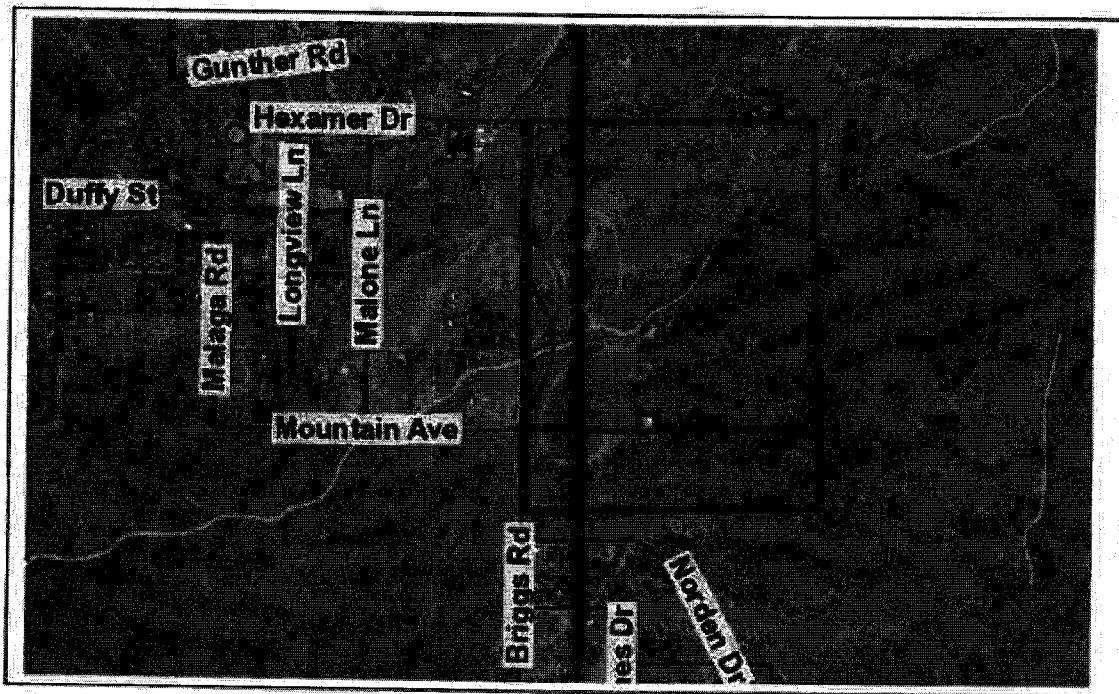


Figure 1: Project Location Map

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**

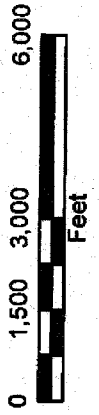
Supervisor: Ashley
District 5

Date Drawn: 07/11/2018
Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



On October 1, 2008, the County of Riverside adopted a new General Plan and the local use designations for unincorporated Riverside County. This map was prepared for the County of Riverside Planning Department. For further information, please contact the Planning Department at (951) 261-3000. Copyright © 2018 by Riverside County or Planning Department. All rights reserved.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800005

LAND USE

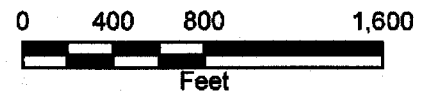
Supervisor: Ashley
District 5

Date Drawn: 07/11/2018
Exhibit 1



Zoning Area: Homeland

Author: Vinnie Nguyen



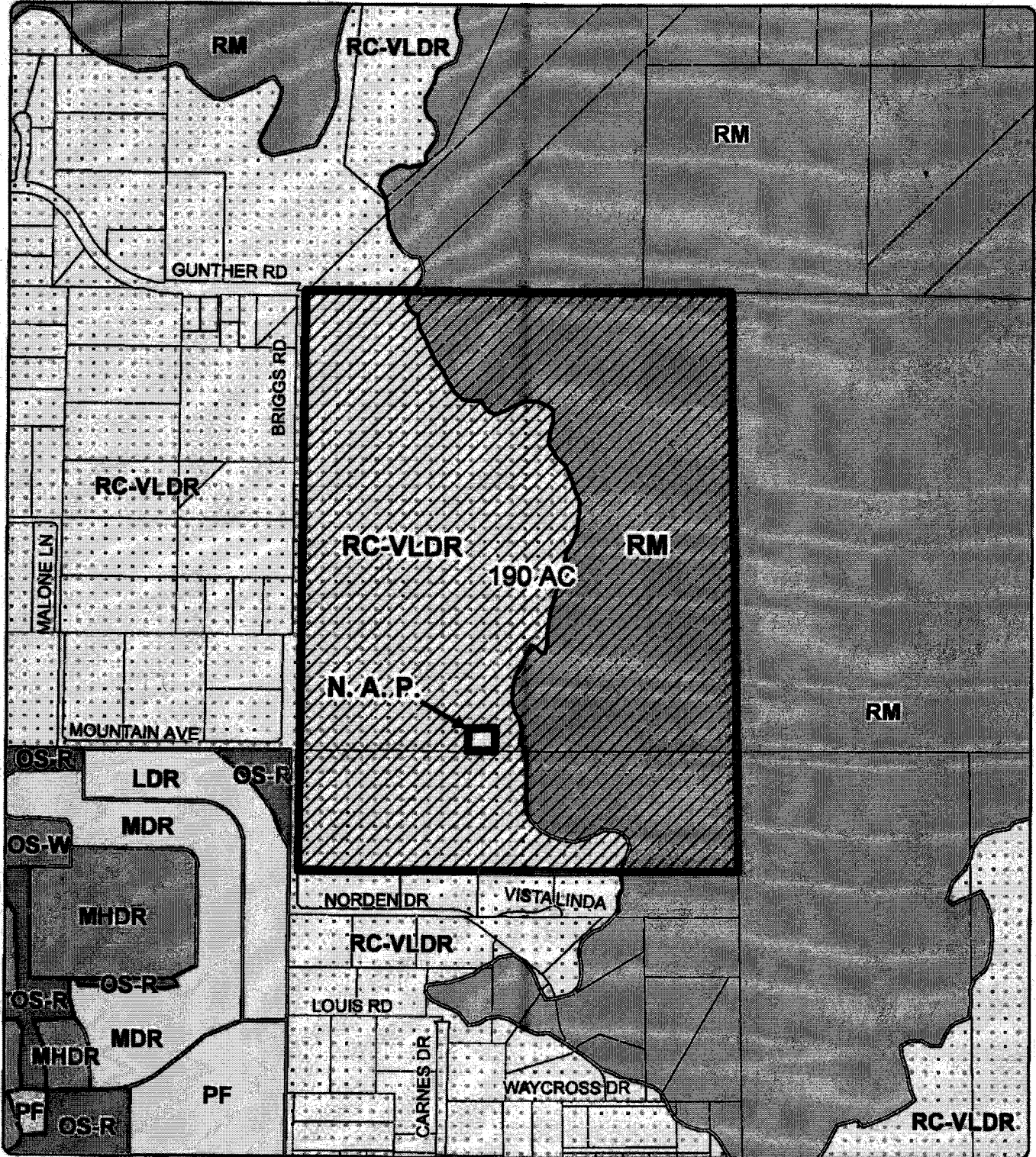
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)963-8277 (Eastern County) or Website <http://planning.rcjma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1800005

Supervisor: Ashley
District 5

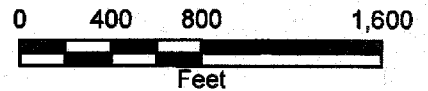
EXISTING GENERAL PLAN

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)955-9900 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplme.org>

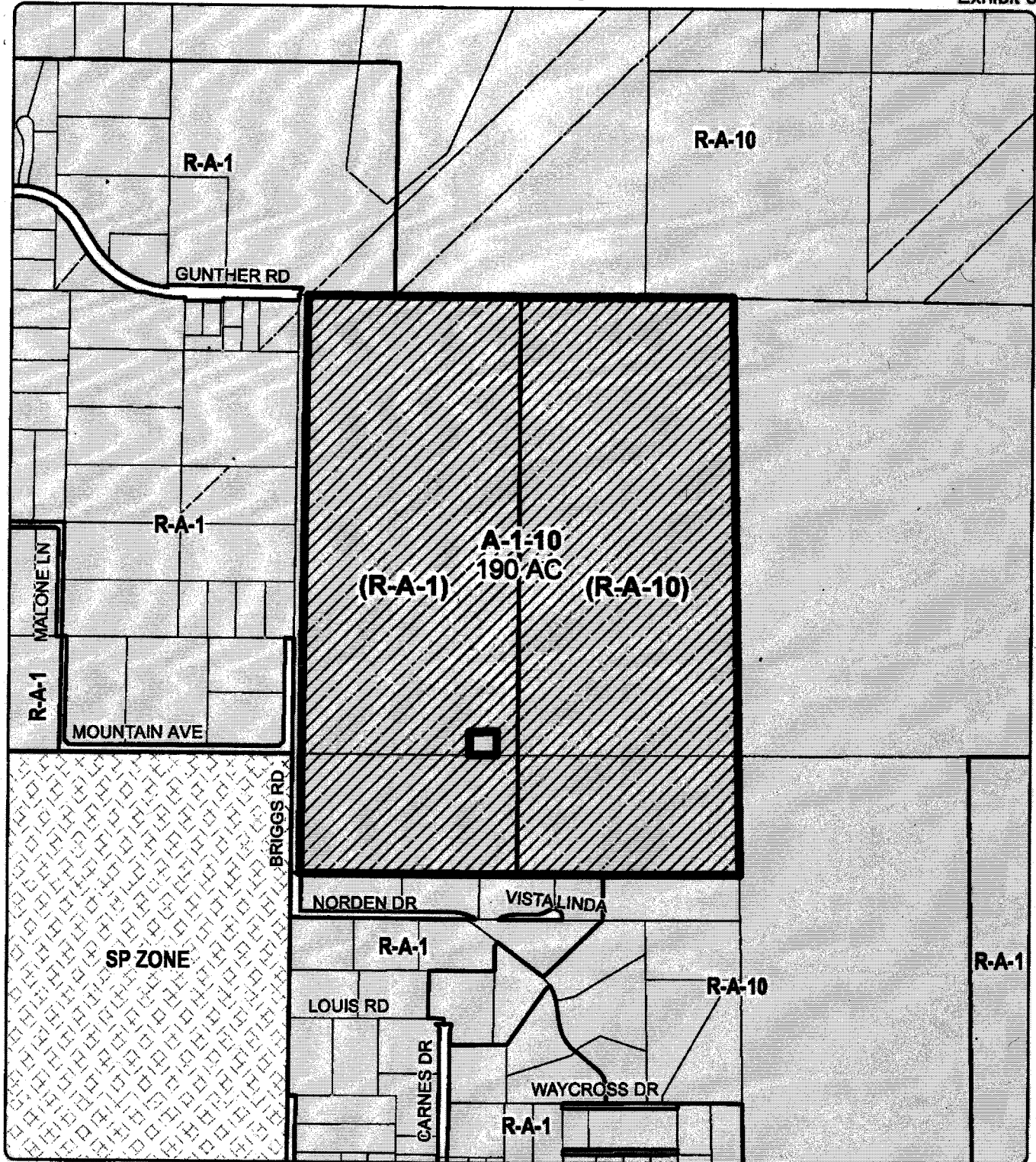
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ180005

PROPOSED ZONING

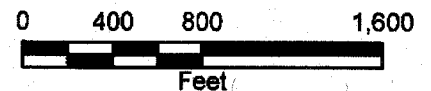
Supervisor: Ashley
District 5

Date Drawn: 07/11/2018
Exhibit 3

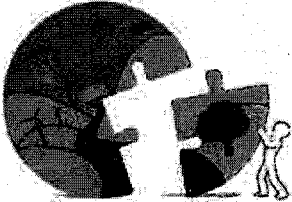


Zoning Area: Homeland

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)853-8277 (Eastern County) or Website <http://planning.rcplma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NOTICE OF EXEMPTION

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, CA 92201

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

County Contact Person

(951) 955-1417

Phone Number

Signature

Planner IV

Title

July 23, 2018

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA No. 42998 ZCFW No. 8364- 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.

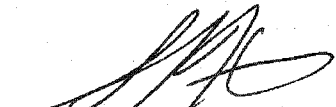
The properties are located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area, where residential density is not restricted.

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



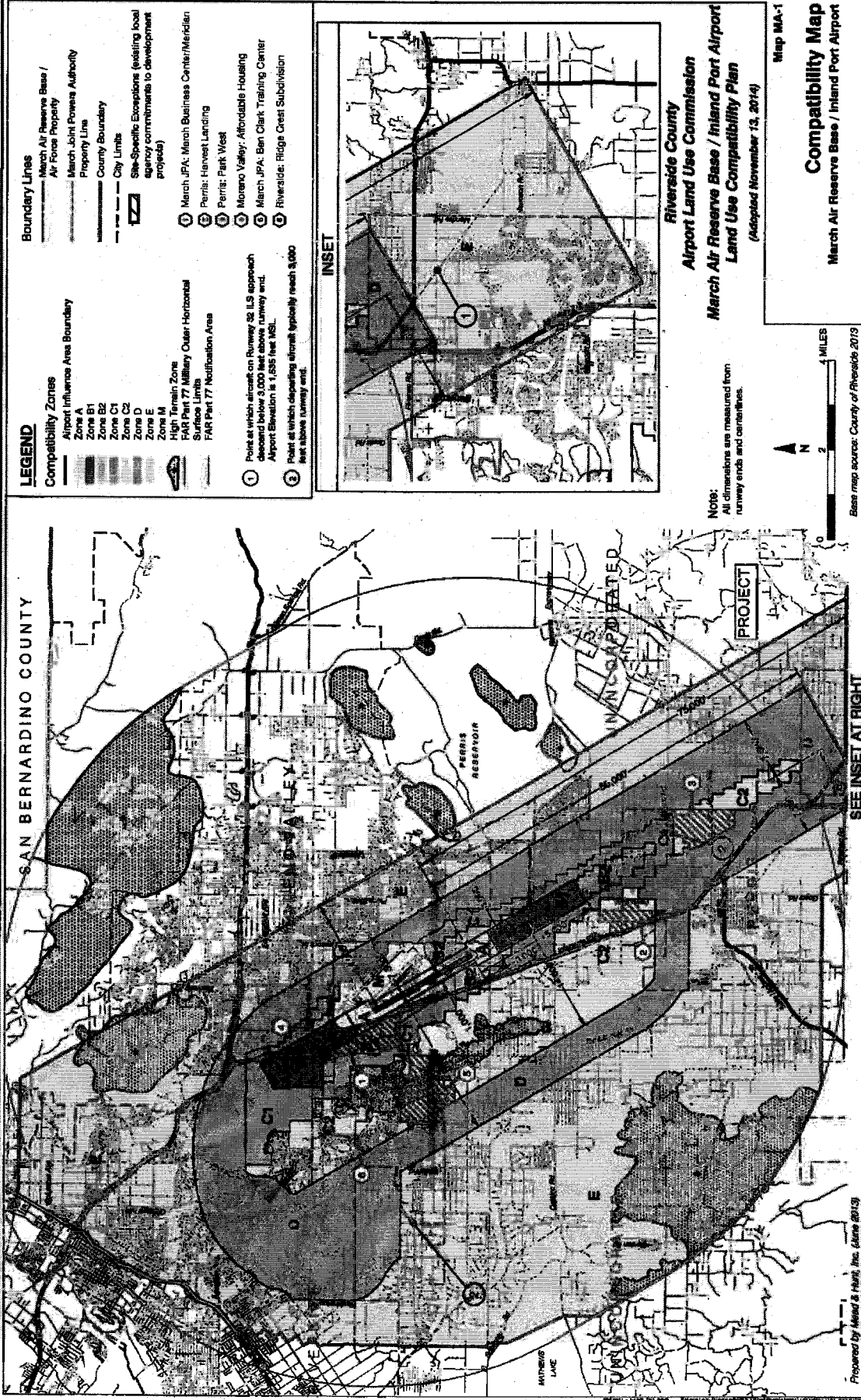
Simon A. Housman, ALUC Director

**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 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)



LEGEND

Compatibility Zones

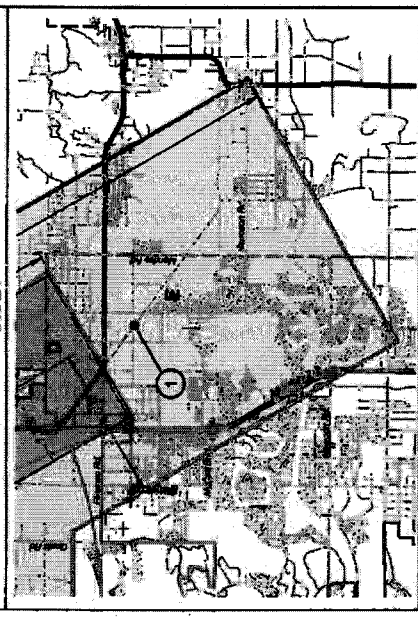
- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C1
- Zone C2
- Zone D
- Zone E
- Zone M
- Zone N
- Zone O
- Zone P
- Zone Q
- Zone R
- Zone S
- Zone T
- Zone U
- Zone V
- Zone W
- Zone X
- Zone Y
- Zone Z

- ① Point at which aircraft on Runway 32 IL9 approach at 1,000 feet above runway end.
- ② Point at which aircraft on Runway 32 IL9 approach at 1,500 feet AGL.
- ③ Point at which departing aircraft typically reach 3,000 feet above runway end.

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)
- ① March IPA: March Business Center/Meridian
- ② Perris: Harvest Landing
- ③ Perris: Park West
- ④ Moreno Valley: Affordable Housing
- ⑤ March IPA: Ben Clark Training Center
- ⑥ Riverside: Ridge Crest Subdivision

INSET



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

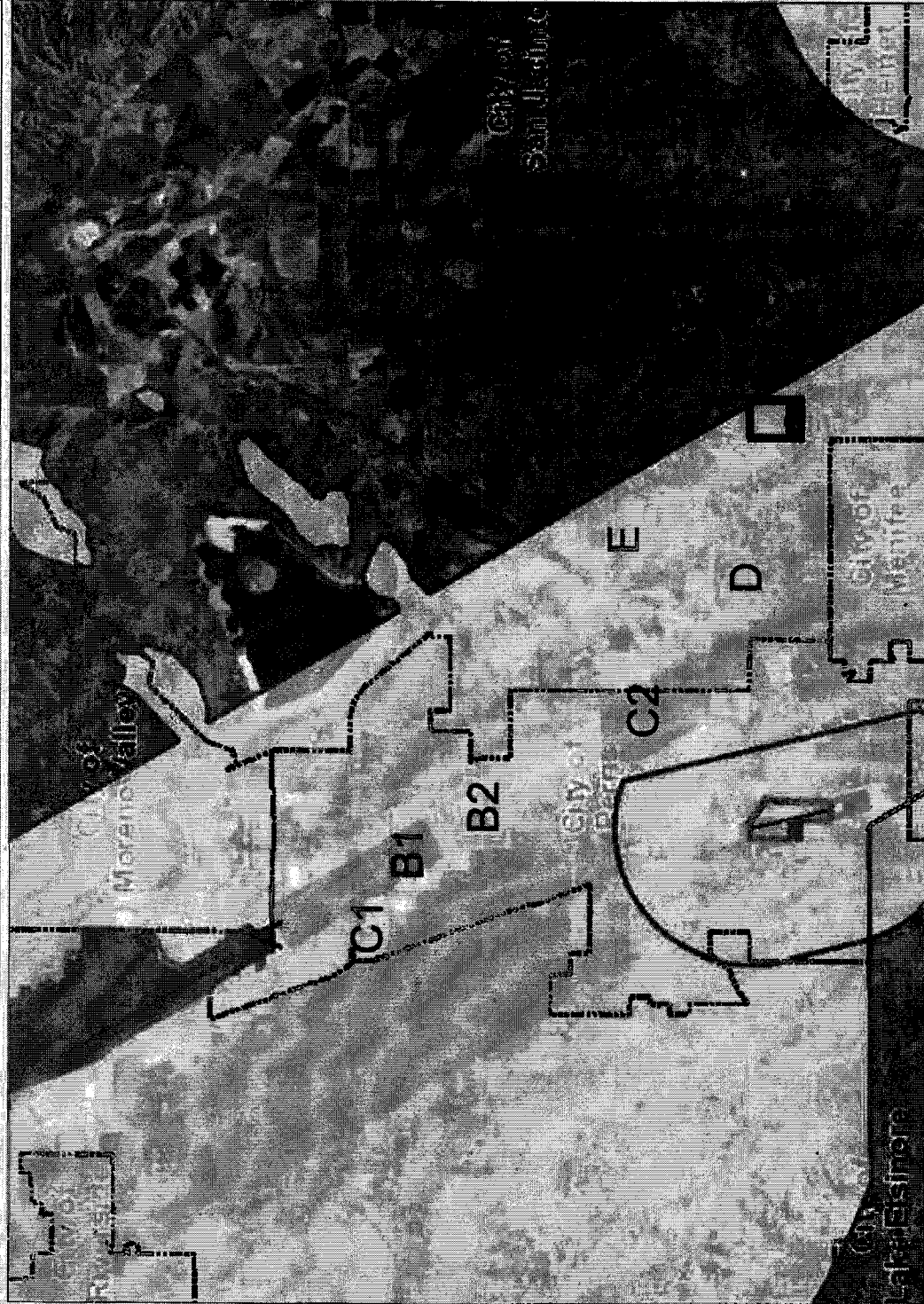


Base map source: County of Riverside 2013

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

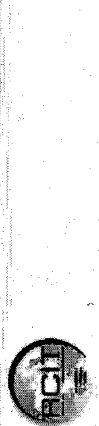
Map MA-1
Compatibility Map
March Air Reserve Base / Inland Port Airport

Map My County Map



Notes

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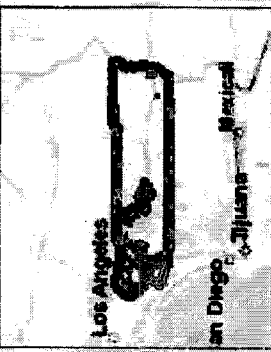
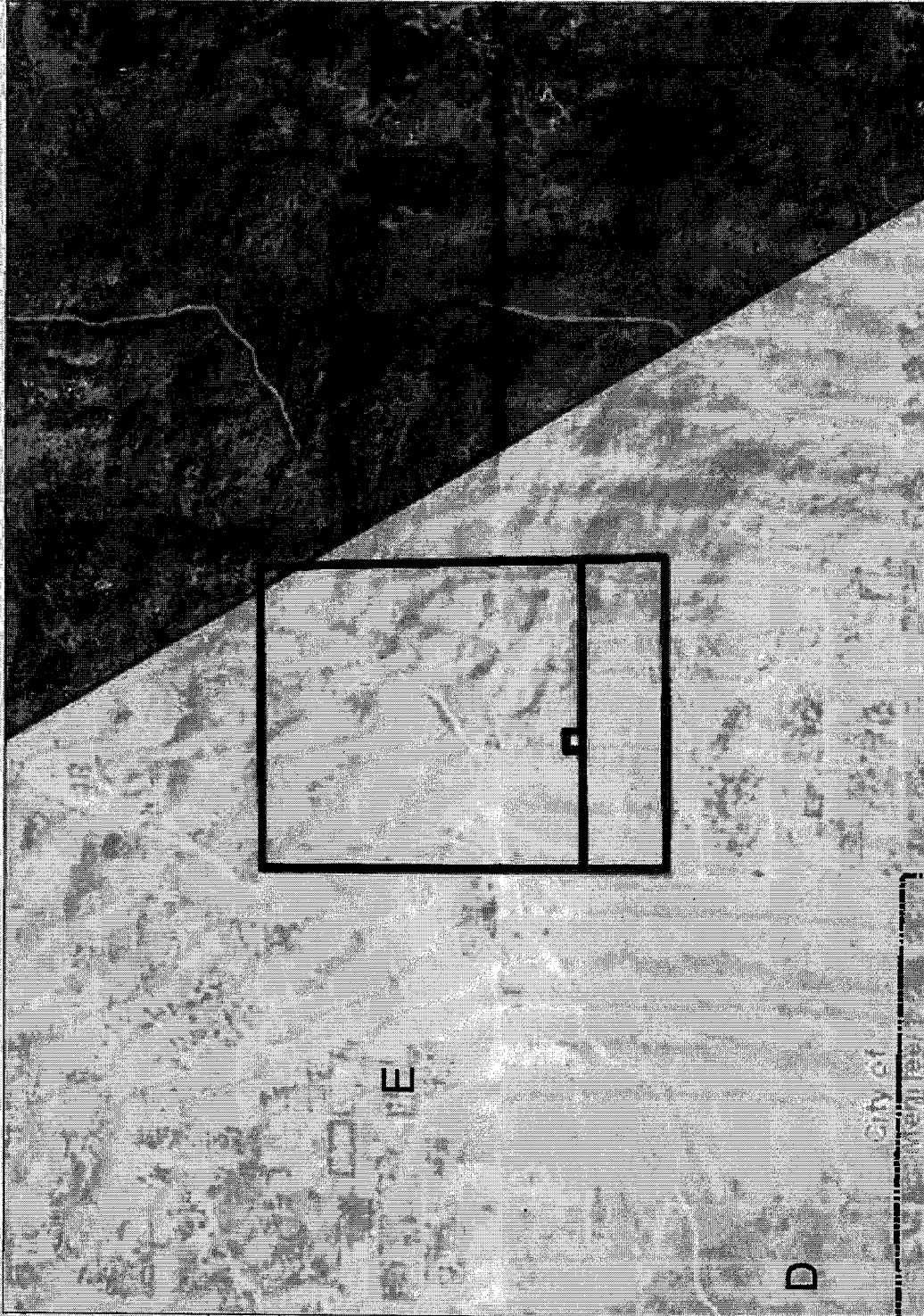
Los Angeles
San Diego
Tijuana
Mexico

Legend

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

A	A-EXC1	
B1	B1	
B1-APZ I	B1-APZ I	
B1-APZ HEXC1	B1-APZ HEXC1	
B1-APZ II	B1-APZ II	
B1-APZ I-EXC1	B1-APZ I-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-EXC8	C2-EXC8	

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-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6

Notes

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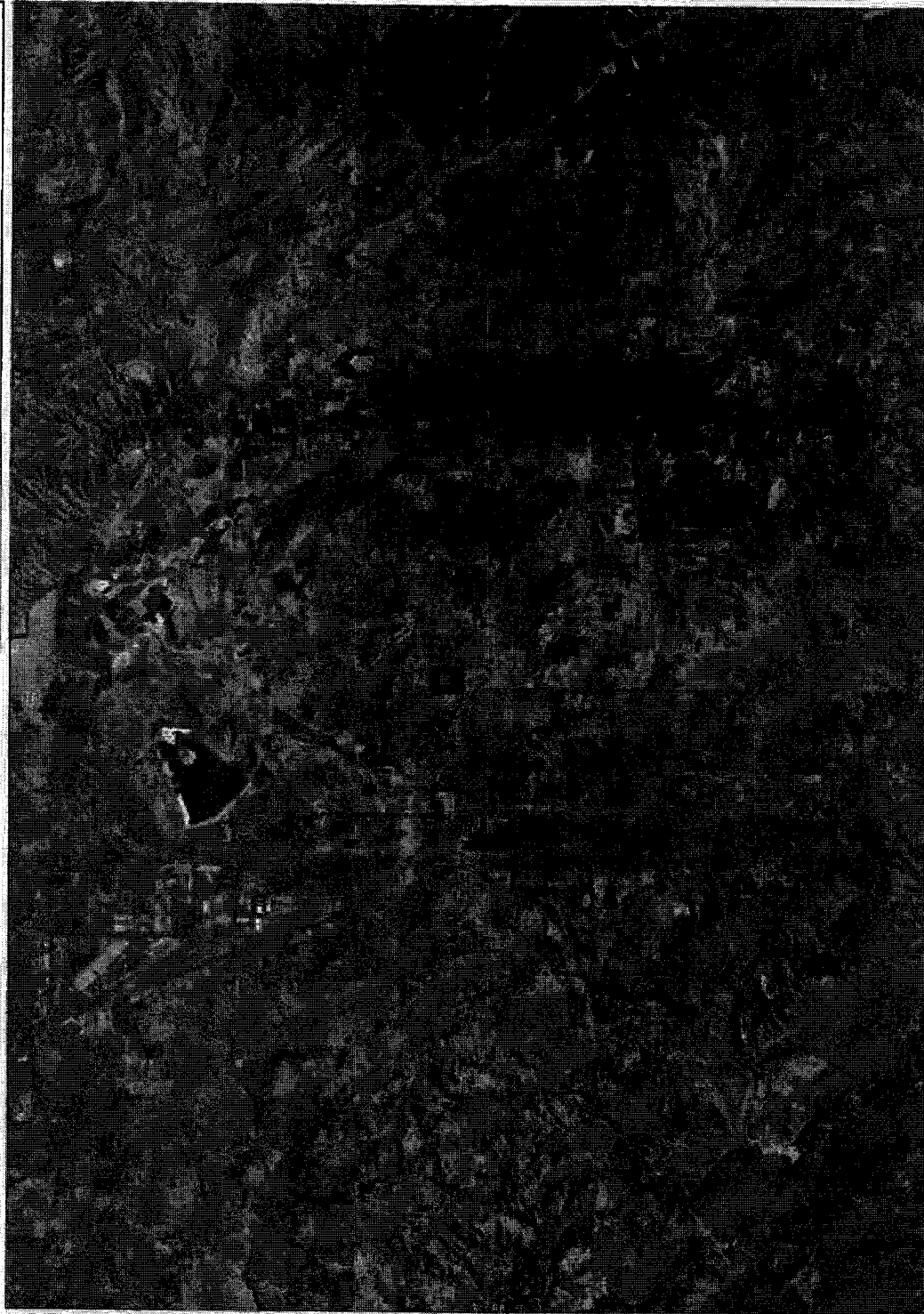


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Map My County Map



Legend

- City Areas
- World Street Map

Notes

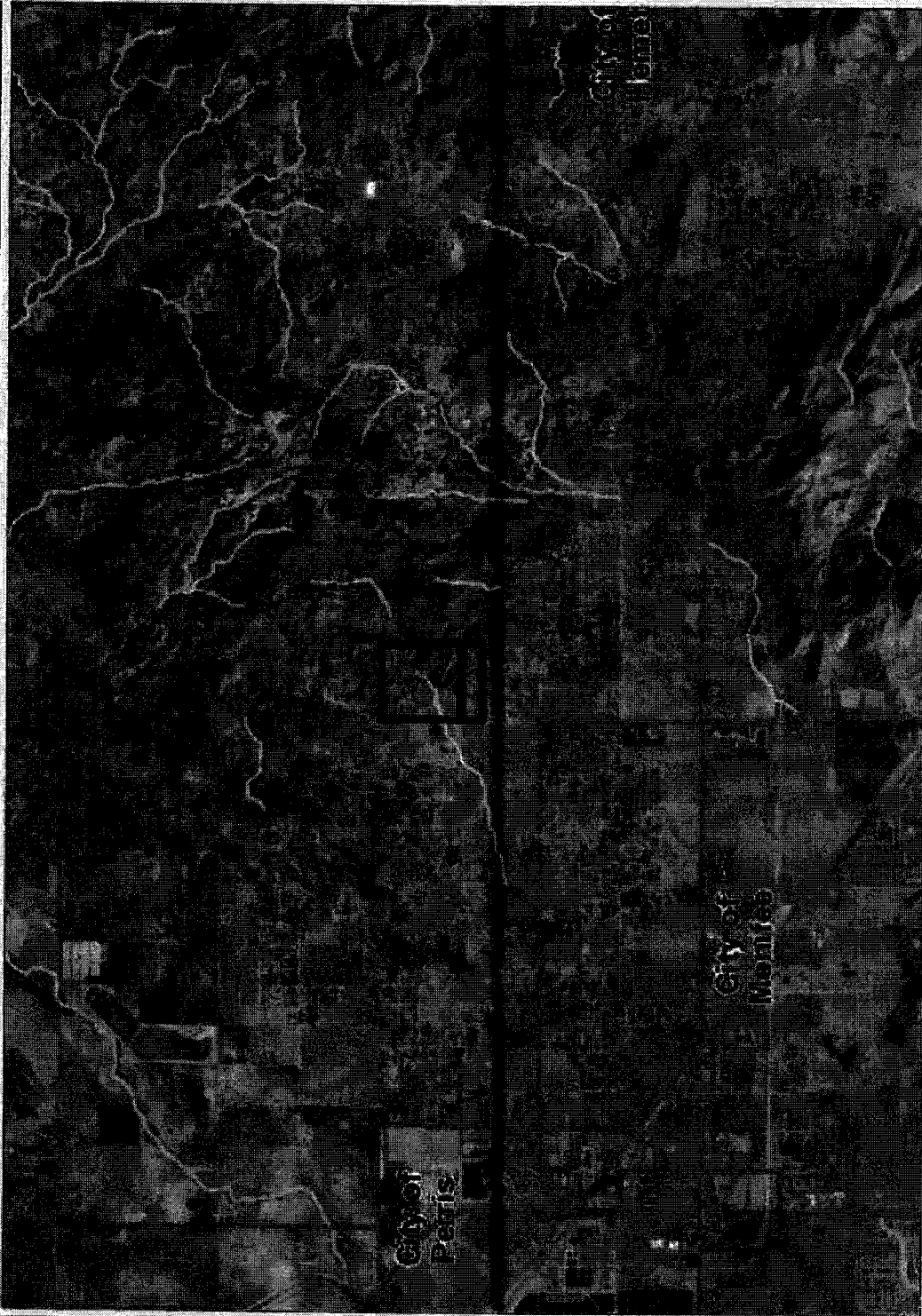
"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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.



0 24 49,257 Feet
625

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Map My County Map



Los Angeles

San Diego

San Jose

San Francisco

San Jose

San Francisco

Legend

- Blueline Streams
- City Areas
- World Street Map

Notes

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Map My County Map



- Legend**
- Blue Line Streams
 - City Areas
 - World Street Map



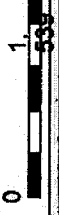
Notes

"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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3,079 Feet



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Conservation Plan Map

Date: 11/15/2017

Customer(s): ROBERT YANIK

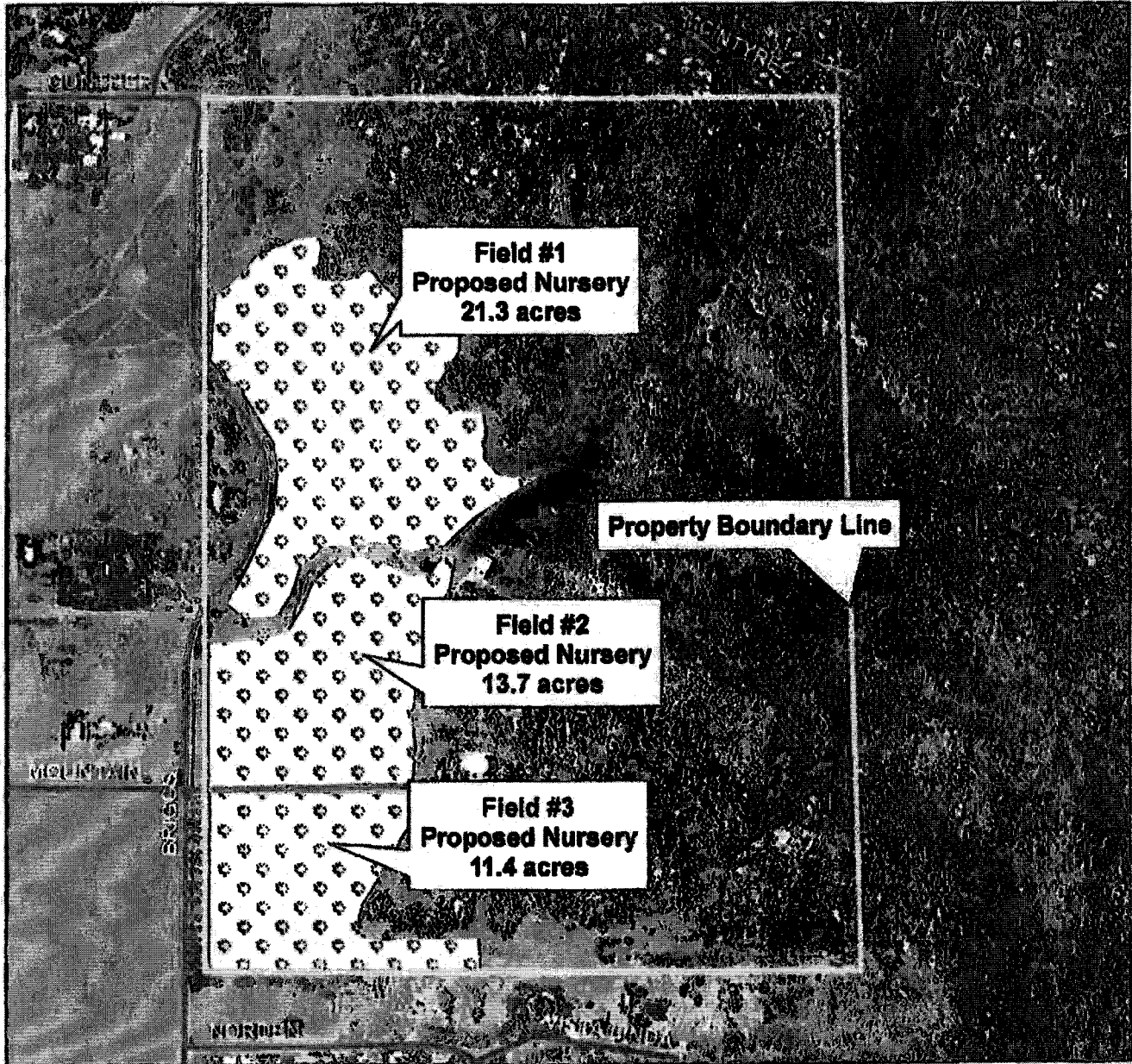
Field Office: SAN JACINTO LPO

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

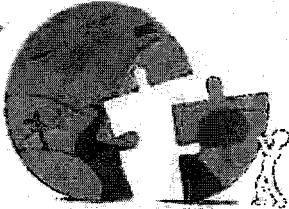
Agricultural Preserve #AG01072

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.



C2180005

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.

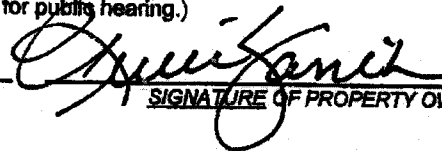
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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):

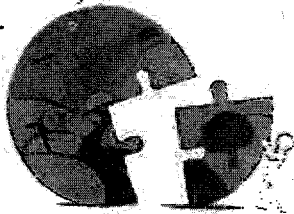
Current Land Use RC-VLDR RM Zoning R-A-1 & R-A-10. Zone Change to A-10 per Ord No. 348, Sec 21.3 & Rules & Regs Governing Ag Preserves states "Only land that currently has ag zoning as defined in Ord 348, Sec 21.3 or for which applicant has filed a cz to such zoning, shall be included in ag preserve"

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 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.

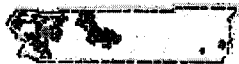
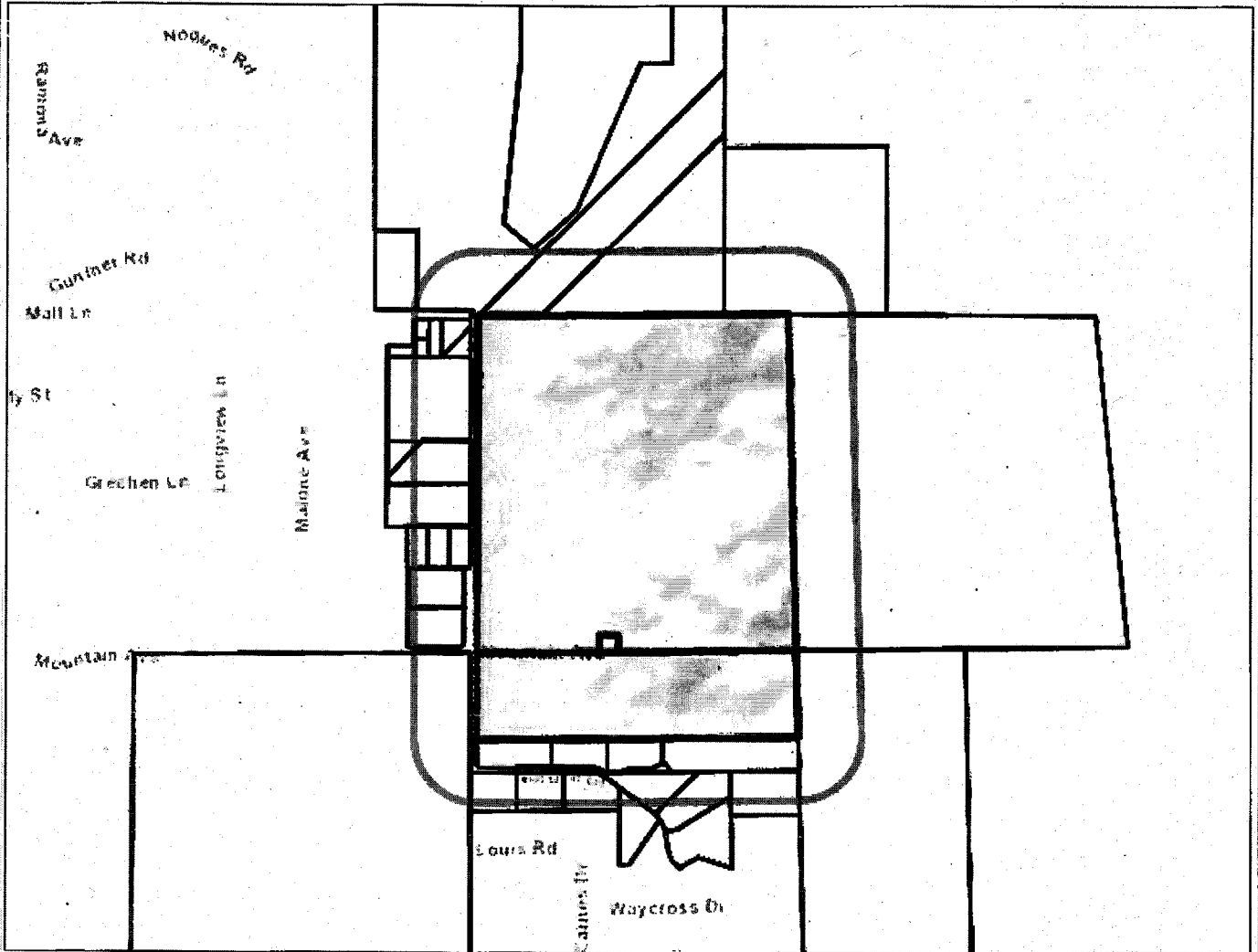
Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning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

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

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

REPORT PRINTED ON... 8/8/2018 9:12:03 AM

© Riverside County RCIT

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**

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

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



**PLANNING COMMISSION
MINUTE ORDER
AUGUST 1, 2018**

I. AGENDA ITEM 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.

II. PROJECT DESCRIPTION:

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).

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Kevin White at (951) 955-1417 or email at Kewwhite@rivco.org.

Spoke in favor:

Nancy Leaman, Applicant's Representative, 951-296-3466

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Sanchez

A vote of 4-0 (Commissioner Taylor-Berger Absent)

The Planning Commission Recommended the Following Actions to the Board of Supervisors:

FIND the project exempt from the California Environmental Quality act (CEQA); and

TENTATIVELY APPROVE Change of Zone No. 1800005, subject to the conditions of approval.



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 22, 2018

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL : (951) 368-9222
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: AG 1072; CZ 1800005, ORD. NO. 348.4895 CEQA
EXEMPT

To Whom It May Concern:

*09/25/18
agenda*

Attached is a copy for publication in your newspaper for One (1) time on Saturday, August 25, 2018.

We require your affidavit of publication on completion of the last publication.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Cecilia Gil

Board Assistant to:
KECIA HARPER-IHEM, CLERK OF THE BOARD

*9/25/2018
19.4*

Advertising Order Confirmation

The Press Enterprise

<u>Ad Order Number</u> 0011164745	<u>Customer</u> BOARD OF SUPERVISORS	<u>Payer Customer</u> BOARD OF SUPERVISORS	<u>PO Number</u>
<u>Sales Representative</u> Nick Eller	<u>Customer Account</u> 5209148	<u>Payer Account</u> 5209148	<u>Ordered By</u> Cecilia Gil
<u>Order Taker</u> Nick Eller	<u>Customer Address</u> COUNTY OF RIVERSIDE PO BOX 1147 RIVERSIDE, CA 92502	<u>Payer Address</u> COUNTY OF RIVERSIDE PO BOX 1147 RIVERSIDE, CA 92502	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 951-955-1066	<u>Payer Phone</u> 951-955-1066	<u>Customer Email</u>
<u>Current Queue</u> Ready	<u>Invoice Text</u> AG 1072 CZ 1800005 ORD. 348.4895		<u>Special Pricing</u>
<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u>	<u>Promo Type</u>
		<u>Materials</u>	

Planning of 09/25/18

Advertising Order Confirmation

The Press Enterprise

08/22/18 2:29:32PM
Page 2

Ad Number: 0011164745-01 Ad Size: 3 X 79 L1 Color: Production Color: Ad Attributes: Production Method: AdBooker Production Notes:

External Ad Number: Pick Up: Released for Publication: Ad Type: Legal Liner

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, A CHANGE OF ZONE AND ADOPTION OF AN ORDINANCE IN THE LAKEVIEW/NUBUVO AREA, FIFTH SUPERVISORIAL DISTRICT AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on Thursday, September 25, 2018, at 10:00 A.M. or as soon as possible thereafter, to hear and consider the submitted Ordinance No. 348-4892, and the Agricultural Preserve Ordinance No. 348-4892, and the Agricultural Preserve Ordinance No. 348-4892, as recommended by the Comprehensive Agricultural Preserve Technology Advisory Committee on April 18, 2018; Change of Zone No. 1800005, which proposes to change the zoning from Residential Agriculture - 1 Acre Minimum (R-A-10) to Residential Agriculture - 10 Acre Minimum (R-A-10) Light Agriculture - 10 Acre Minimum (A-1-10), or such other zones as the Board may find appropriate; and adoption of Ordinance No. 348-4892, associated with Change of Zone No. 1800005 ("the project"). The project is located north of Norden Drive, east of Briggs Road, south of Gunther Road, and west of Juniper Flats Road in the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday, through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KEVIN WHITE, PROJECT PLANNER, AT (951) 955-1417 OR EMAIL KEVINW@rivicco.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at or prior to the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you need reasonable accommodations, please contact a Manager at (951) 955-1403 or email at L.Vaganer@rivicco.org, at least 72 hours prior to the hearing.

Date: August 22, 2018
By: Cecilia Gil, Board Assistant 8/25

Product	PE Riverside:Full Run	Requested Placement	Legals CLS	Requested Position	County Legal - 1076~	Run Dates	08/25/18	# Inserts	1
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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE, A CHANGE OF ZONE AND ADOPTION OF AN ORDINANCE IN THE LAKEVIEW/NUEVO AREA, FIFTH SUPERVISORIAL DISTRICT AND INTENT TO FILE NOTICE OF EXEMPTION

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, September 25, 2018 at 10:30 A.M.** or as soon as possible thereafter, to consider the application submitted by Organic Depot LLC, to establish **Agricultural Preserve No. 1072** within the Lakeview / Nuevo area, as recommended by the Comprehensive Agricultural Preserve Technology Advisory Committee on April 18, 2018; **Change of Zone No. 1800005**, which proposes to change the zoning from Residential Agriculture – 1 Acre Minimum (R-A-1) and Residential Agriculture – 10 Acre Minimum (R-A-10) to Light Agriculture – 10 Acre Minimum (A-1-10), or such other zones as the Board may find appropriate; and adoption of **Ordinance No. 348.4895**, associated with Change of Zone No. 1800005 (“the project”). The project is located north of Norden Drive, east of Briggs Road, south of Gunther Road, and west of Juniper Flats Road in the Fifth Supervisorial District.

The Planning Commission recommended that the Board of Supervisors approve the project and find that the project is exempt from the provisions of the California Environmental Quality Act.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KEVIN WHITE, PROJECT PLANNER, AT (951) 955-1417 OR EMAIL KEWhite@rivco.org.

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Lisa Wagner at (951) 955-1063 or email at LWagner@rivco.org, at least 72 hours prior to the hearing.

Dated: August 22, 2018

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 22, 2018, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

AG 1072 AND CZ 1800005

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: September 25, 2018 @ 10:30 A.M.

SIGNATURE: Cecilia Gil DATE: August 22, 2018
Cecilia Gil

Gil, Cecilia

From: Kennemer, Bonnie <bkenne@asrckrec.com>
Sent: Wednesday, August 22, 2018 1:01 PM
To: Gil, Cecilia; Buie, Tammie; Meyer, Mary Ann
Subject: RE: FOR POSTING: AG 1072 CZ 1800005

Good Afternoon,

The notice was received and will be filed today.

Thank you,

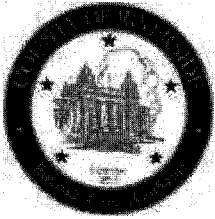
Bonnie

From: Gil, Cecilia <CCGIL@RIVCO.ORG>
Sent: Wednesday, August 22, 2018 9:56 AM
To: Buie, Tammie <tbuie@asrckrec.com>; Kennemer, Bonnie <bkenne@asrckrec.com>; Meyer, Mary Ann <MaMeyer@asrckrec.com>
Subject: FOR POSTING: AG 1072 CZ 1800005

Good morning! Notice of Public Hearing for POSTING. Please confirm. THANK YOU!

Cecilia Gil

Board Assistant
Clerk of the Board's Office
(951) 955-8464
MS# 1010



NOTICE: This communication is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this communication is not the intended recipient or the employee or agent responsible for delivering his communication to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by reply email or by telephone and immediately delete this communication and all its attachments.

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Cecilia Gil, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 22, 2018, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

AG 1072 and CZ 1800005

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: September 25, 2018 @ 10:30 AM

SIGNATURE: Cecilia Gil DATE: August 22, 2018
Cecilia Gil

327130030
SOUTHERN CALIFORNIA 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

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

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

327130017
THERESA PETTERSON
CLARENCE DALE WILSON
BETTY LEE WILSON

23084 GUNTHER RD
ROMOLAND CA. 92585

327130015
ANTONINO HERRERA
MARIA MUNOZ
25403 PIERSON RD
HOMELAND CA 92548

327140010
RONDA HUDSON
24315 BRIGGS RD
ROMOLAND CA. 92585

327140007
ANTONINO HERRERA
MARIA MUNOZ
25403 PIERSON RD
HOMELAND CA 92548

327140012
CLARENCE L COUNTS
2042 S WEST ST
ANAHEIM CA 92802

327140021
ARTURO JIMENEZ
628 BUTTONWOOD
ANAHEIM CA 92805

327140040
MICHAEL D GOLDSMITH
SHERYL A GOLDSMITH
29930 MOUNTAIN AVE
ROMOLAND CA. 92585

327130032
SOUTHERN CALIFORNIA EDISON CO
C/O C S REENDERS ASST COMP TROLLER
P O BOX 800
ROSEMEAD CA 91770

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

327140011
FRANCISCO P PEREZ
24331 BRIGGS RD
ROMOLAND CA. 92585

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

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

457060083
BRIAN SMITH
30400 NORDEN DR
HOMELAND CA. 92548

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

457060048
JOYCE MARIE NATIONS
30195 N NORDEN DR
MENIFEE CA 92585

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

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

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

457040005
ORGANIC DEPOT
41750 HIGHWAY 79
AGUANGA CA 92536

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

457050013
RICHARD P HEWITT
BILLIE R HEWITT
30210 NORDEN DR
HOMELAND CA. 92548

457050014
RICHARD P HEWITT
BILLIE R HEWITT
30210 NORDEN DR
HOMELAND CA 92548

457050012
ALFRED JOE PALACIOS
AGNES A PALACIOS
11626 INGLEWOOD AVE
HAWTHORNE CA 90250

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

327150004
MENIFEE PROP I
4370 LA JOLLA VILLAGE 960
SAN DIEGO CA 92122

429230033
FULL GOSPEL CHURCHES FELLOWSHIP INC
30250 GUNTHER RD
ROMOLAND CA 92585



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

ORGANIC DEPOT, LLC
ROBERT YANIK
41750 HWY 79
AGUANGA, CA 92536

City of Menifee
Attn - Community Development Director
29714 Haun Road
Menifee, CA 92586

Riverside Local Agency Formation
ATTN George Spiliotis, Executive Officer
3850 Vine Street, Suite 240
Riverside, CA 92507

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Larry Markham

Address: 41635 Enterprise Circle N, Ste B
(only if follow-up mail response requested)

City: Temecula **Zip:** 92590-5614

Phone #: 909 322 8482

Date: 9.25.18 **Agenda #** 19.4

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**
No Presentation

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below: *Answer Questions*

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: Ms Miller

Address: P.O. Box 1341
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: _____ **Agenda #** 19.4

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

_____ **Support** _____ **Oppose** _____ **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

_____ **Support** **Oppose** _____ **Neutral**

I give my 3 minutes to: _____

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THE PRESS-ENTERPRISE

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Invoice text: Adoption of Ord. No. 348.4895

Placed by: Cecilia Gil

9/25/18 19.4

Legal Advertising Memo Invoice

BALANCE DUE
382.20

SALES/CONTACT INFORMATION	ADVERTISER INFORMATION			
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382.20	0011180405	DUE UPON RECEIPT

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REMITTANCE ADDRESS

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 'PO BOX 1147'
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
 dba The Press-Enterprise
 PO Box 65210
 Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Adoption of Ord. No. 348.4895 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

09/30/2018

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: September 30, 2018
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011180405-01

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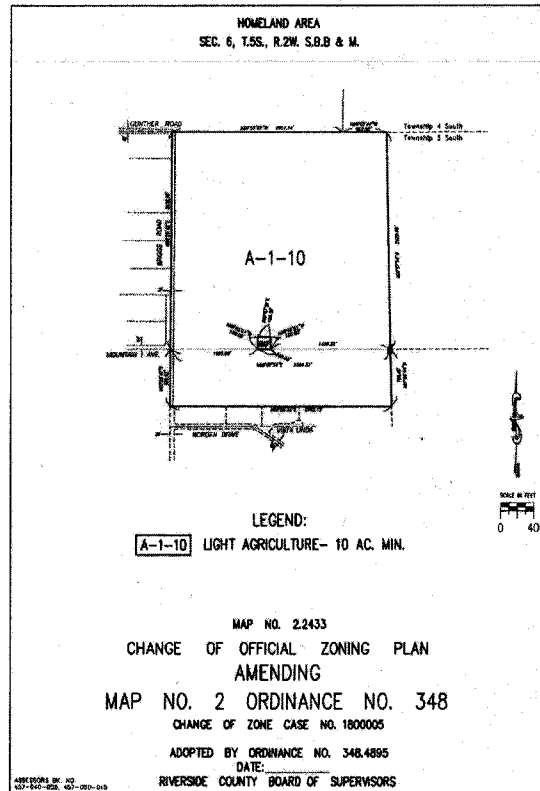
BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

ORDINANCE NO. 348.4895
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Homeland Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2433, Change of Zone Case No. 1800005" which map is made a part of this ordinance.

Section 2. The ordinance shall take effect 30 days after its adoption.



Chuck Washington, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on September 25, 2018, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Tavaglione, Washington, Perez and Ashley
NAYS: None
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

9/30