

Agricultural Preserve
Diminishment No.
240004

**AGRICULTURAL PRESERVE DISESTABLISHMENT/DIMINISHMENT
TECHNICAL ADVISORY COMMITTEE REPORT**

Applicant's Name: Raincross Development LLC Supervisorial District: 1

Applicant's Address: 6879 Airport Dr., Riverside, CA 92504 CAPTAC Date: 4/18/24

Property Owners: Bosch Properties, LLC, Ironclad Holdings, LLC, Michael Gregory Amsbry

1. Planning Department

A. Type of Application: Agricultural Preserve Diminishment and Contract Cancellation Case No. 240004 (APD240004)

B. Affected Agricultural Preserve

1) Name: El Sobrante Agricultural Preserve No. 1

2) Establish. Map No. 18

3) Establish. Date February 24, 1969

4) Subsequent Maps

Amendment No.1 (enlargement), February 9, 1970, Map No. 48

Amendment No.2 (enlargement), January 25, 1972, Map No. 163

Amendment No.3 (diminishment), December 9, 1975, Map No. 348

Amendment No.4 (enlargement), January 13, 1981, Map No. 529

Amendment No.5 (diminishment), December 22, 1987, Map No. 558

Amendment No.6 (diminishment), May 7, 1985, Map No. 614

Amendment No.7 (diminishment), December 22, 1987, Map No. 637

Amendment No.8 (diminishment), January 23, 1990, Map No. 666

Amendment No.9.1 (diminishment), February 23, 1999, Map No. 708

Amendment No.9.2 (diminishment), July 27, 1999, Map No. 708

Amendment No.10 (diminishment), no date, Map No. 712

Amendment No.11 (diminishment), no date, Map No. 744

Amendment No.12 (diminishment), May 4, 1999, Map No. 791

Amendment No.13 (diminishment), December 22, 1998, Map No. 794

Amendment No.14 (diminishment), no date, Map No. 819

Amendment No.15 (diminishment), May 9, 2000, Map No. 829

Amendment No.16 (diminishment), May 9, 2000, Map No. 830

Amendment No.17 (diminishment), May 9, 2000, Map No. 831

Amendment No.18 (diminishment), May 9, 2000, Map No. 832

Amendment No.19 (diminishment), February 27, 2001, Map No. 844

Amendment No.14.1 (diminishment), March 19, 2002, Map No. 819

Amendment No.20 (diminishment), August 6, 2002, Map No. 854

Amendment No.21 (diminishment), April 8, 2003, Map No. 889

C. Site

- 1) Acreage: The area subject to contract cancellation is 45.9 acres ("Cancellation Area"), the area of diminishment is 67.02 acres ("Diminishment Area"), and the overall area of the alternative land use is 95.96 acres ("Alternative Land Use Area").
- 2) Existing Land Use: Very Low Density Residential (RC-VLDR)
- 3) Zoning: Light Agriculture - 10 Acre Minimum (A-1-10) - all APNs, Proposed alternative land use is R-1-10,000
- 4) Gen. Plan Land Use: Rural Community-Low Density Residential (RC-LDR)- APNs 270070006, 270070005, 270160005;
Rural Community-Very Low Density Residential (RC-VLDR) - APN 270070007
- 5) Cities w/in 1 mile: None (City of Riverside - 1.3 miles)
- 6) General Location: North of El Sobrante Road, south of Van Buren Boulevard, east of Vista Del Lago, and west of McAllister Street
- 7) Site APN/Leg. Desc. 270070007 (28.94ac)- Ironclad Holdings
270070006 (17.27ac)- Ironclad Holdings
270070005 (21.12ac)- Bosch Property
270160005 (28.63ac)- Michael Gregory Amsbry

2. Agricultural Commissioner

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):

- B. Number and type of livestock: _____

3. Cooperative Extension

- A. Suitable commercial agricultural uses: _____

- B. Availability of irrigation water: _____

- C. Nuisance effects: _____
-

4. **Natural Resource Conservation Service**

A. Types of soils and soils capability classifications:(SEE ATTACHED LIST)

B. Comparison of soil acreage (estimated):

C. Has a Soils Conservation Plan been prepared for this property?_____

D. Soils problems: _____

5. **Assessor**

A. Last annual assessed valuation: _____

B. Estimated annual assessed valuation: _____

C. Estimated differential: _____

D. Penalty fee (if applicable): _____

E. Assessor's parcel numbers, acreage and owner's names:

6. **County Counsel**

7. Committee recommendation on application: ___ Approval ___ Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed disestablishment/dimishment of an agricultural preserve and request to cancel an existing land conservation contract ("Request") for the Subject Site.

CAPTAC previously reviewed Agricultural Preserve Case No. 1057 (AG1057) at its meeting of November 8, 2016, which was a contract cancellation request for the same two parcels as this request (APNs 270160005 and 270070006), however the agricultural diminishment involved a larger number of parcels, and the proposed alternative land use also included a different set of parcels than this request. The previous alternative land use was Specific Plan No. Specific Plan No.394 which had proposed a development of 513 residential units on a 327.4 acre area to be designed as Medium Density Residential (MDR). Previously CAPTAC made all the required findings and made a recommendation of approval (the report for AG1057 is attached here for reference). Due to the change in the alternative land use, this request has been submitted for CAPTAC's consideration as revised.

The purpose of this evaluation is to determine if the proposed Request is consistent with the purpose of 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 five necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors approve the Request under Agricultural Preserve Diminishment No. 240004 (APD240004). CAPTAC affirmed this determination with a ___ vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules and Regs:

I. **Whether a notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526)].**

An application for a Notice of Nonrenewal within an Agricultural Preserve was submitted to the Riverside County Planning Department for each of the two (2) parcels (AGN No. 175 and 176). A Notice of Nonrenewal for each of the parcels was recorded on April 10, 2017 in the Office of the County Recorder of Riverside County as Instrument

Nos. 2017-0142992 and 2017-0142993.

II. Whether the cancellation is likely to result in the removal of adjacent lands from agricultural use.

Agricultural Preserve Diminishment No. 240004 is proposing to cancel approximately 45.9 acres of contracted land, which is less than 1% of overall area (929.39 gross acres) of the El Sobrante Agricultural Preserve No. 1 (El Sobrante). Previously, El Sobrante has been diminished on 18 separate occasions since 1975 - the last being recently on June 30, 2015 where the area directly to the north of the project site was removed. This trend may continue as the area develops. Therefore, the diminishment of a portion of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area.

III. Whether the proposed alternative use of land is consistent the provisions of the County General Plan.

The proposed alternative use is Tentative Tract Map No. 38605 (TTM38605) which is a proposal for a schedule "A" subdivision of 4 parcels totaling 95.95 acres into 163 single-family lots, 4 open space and drainage lots, and 1 remainder parcel. The proposed alternative land use is located within the Lake Matthews/Woodcrest Area Plan, within the El Sobrante Policy Area, with a land use designation of Agriculture and zoning classification of Light Agriculture 10 acre minimum (A-1-10). The alternative land use must develop in compliance with the Policy Area, General Plan Land Use Designation and the Zoning Classification. Therefore, with an approved entitlement, the proposed alternative land use is consistent with the provisions of the Riverside County General Plan.

IV. Whether the cancellation will result in discontinuous patterns of urban development.

The cancellation will not result in discontinuous patterns of urban development as the alternative land use is adjacent to existing tract housing zoned R-1 (Tramonte at Citrus Heights). The alternative land use will be required to comply with policies in the El Sobrante Policy Area of the Lake Mathews/Woodcrest Area Plan related to patterns of urban development, such as LMWAP 1.6 (clustering) and LMWAP 1.9 (hillside development). The Cancellation Area is surrounded by a single-family residential subdivision to the north, an undeveloped area to the east, an agricultural area to the south and southeast, and an undeveloped area to the west. The areas to the north and south (fronting on El Sobrante Road) have existing uses and areas to the east and west are undeveloped. The existing

developed areas will remain, and the undeveloped areas to the west or east may be developed or used as agriculture or as open space in the future. The proposed alternative land use reduces the undeveloped area but does not significantly alter the existing pattern of urban development which is encroaching from the north and west. Therefore, the exiting pattern of development will be maintained and development is contiguous with the existing urban areas.

- V. **Whether there is proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.**

The Cancellation Area (45.9 acres) makes up slightly less than half of the overall Alternative Land Use Area (95.96 acres), and therefore all available and suitable noncontracted land has been used for the purposes of the alternative land use, which requires the area for the feasibility of the residential development. Other noncontracted land is under separate ownership and is not available for this development.

Attachments:

- A. CAPTAC Report for AG1057 dated November 8, 2016 (archived)
- B. Tentative Tract Map No. 38605 (alternative land use)
- C. Maps of Cancellation Area, Diminishment Area, and Alternative Land Use Area
- D. El Sobrante Agriculture Preserve No. 1, Map No. 889 (current)
- E. El Sobrante Agriculture Preserve No. 1, Map No. 20140004 (proposed)
- F. General Application Form for APD240004
- G. Supplemental Information Form for Agricultural Preserves for APD240004
- H. Notice of Non-Renewal No. 1075 (AGN000175)
- I. Notice of Non-Renewal No. 1076 (AGN000176)

C. Nuisance effects: None

4. **Natural Resource Conservation Service**

A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)

CaD2 - Cajalco Fine Sandy Loam, 8-15% Slopes

CbF2 - Cajalco Rocky Sandy Loam, 15-50% Slopes

BxC2 - Buren Loam, deep, 2-8% Slopes

FaD2 - Fallbrook Sandy Loam, 8-15% Slopes

LaC - Las Posas Loam, 2-8% Slopes

B. Comparison of soil acreage (estimated):

9% Class I & II Soils

86% Class III, IV & VI

5% Class VII & VIII

C. Has a Soils Conservation Plan been prepared for this property? No

D. Soils problems: Erosion

5. **Assessor**

A. Last annual assessed valuation: [2017] \$6,978,730

B. Estimated annual assessed valuation: [2017] \$7,080,474

C. Estimated differential: <\$101,744> Or ~<\$1,134> in taxes

D. Penalty fee (if applicable): \$533,000 [\$4,264,000 @ 12.5%]

E. Assessor's parcel numbers, acreage and owner's names:

APN 270060001-0 9.00 Acres Esrek, Andrew

L. APN 270060005-4 5.24 Acres RJ El

Sobrante APN 270060009-8 19.09 Acres RJ El

Sobrante APN 270060013-1 12.83 Acres Equity Trust

Co APN 270060016-4 4.43 Acres Forestar

Victoria APN 270070001-1 13.39 Acres RJ El

<u>Sobrante</u>		
<u>APN 270070002-2</u>	<u>43.74 Acres</u>	<u>Cardey, Max Lewis;</u>
<u>Cardey, ___ Donald Howard; Christensen, Jack O; Bernstein, David</u>		
<u>P et al. ___</u>		
<u>270070005-5</u>	<u>21.12 Acres</u>	<u>Bosch</u>
<u>Prop</u>		
<u>270070006-6</u>	<u>1.00 Acre</u>	<u>Forestar</u>
<u>Victoria</u>		
<u>270070007-7</u>	<u>28.94 Acres</u>	<u>Forestar</u>
<u>Victoria</u>		
<u>270150001-8</u>	<u>62.61 Acres</u>	<u>T & S Inv</u>
<u>Co</u>		
<u>270160004-2</u>	<u>26.45 Acres</u>	<u>RJ El</u>
<u>Sobrante</u>		
<u>270160005-3</u>	<u>28.63 Acres</u>	<u>Amsbry, Michael</u>
<u>Gregory</u>		
<u>270160006-4</u>	<u>11.02 Acres</u>	<u>RJ El Sobrante</u>
<u>270160007-5</u>	<u>2.00 Acres</u>	<u>WMWD</u>
<u>270160008-6</u>	<u>25.57 Acres</u>	<u>DMB San Juan Inv</u>
<u>North</u>		

6. County Counsel

7. Committee recommendation on application: ___ Approval ___ Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed disestablishment/dimishment of an agricultural preserve and request to cancel an existing land conservation contract ("Request") for the Subject Site. The purpose of this evaluation is to determine if the proposed Request is consistent with the purpose of 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/was not** able to make the five necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors **approve/deny** the Request under Agricultural Preserve No. **####**. CAPTAC affirmed this determination with a **{vote}** to five vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules

and Regs:

I. Whether a notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526)].

An application for a Notice of Nonrenewal within an Agricultural Preserve was submitted to the Riverside County Planning Department for each of the two (2) parcels (AGN No. 175 and 176). A Notice of Nonrenewal for each of the parcels was recorded on April 10, 2017 in the Office of the County Recorder of Riverside County, California as Instrument Nos. **2017-0142992 and 2017-0142993.**

II. Whether the cancellation is likely to result in the removal of adjacent lands from agricultural use.

Agricultural Preserve No. 1057 ("Project") is proposing to delete approximately 45.9 acres, which is about .05% of the total area (929.39 gross acres) of the El Sobrante Agricultural Preserve No. 1 (El Sobrante). Previously, El Sobrante has been diminished on 18 separate occasions since 1975 - the last being recently on June 30, 2015 where the area directly to the north of the project site was removed. This trend may continue as the area develops. Therefore, the diminishment of a portion of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area.

III. Whether the proposed alternative use of land is consistent the provisions of the County General Plan.

The proposed alternative use: The Specific Plan No.394 proposes to develop a program on 327.4 acre area designed Medium density residential that consist of 513 residential units. The project site is located within the Lake Matthews/Woodcrest Area Plan, within the El Sobrante Policy Area, with a land use designation of Agriculture and zoning classification of Light Agriculture 10 acre minimum (A-1-10). The project must develop in compliance to the Policy Area, General Plan Designation and Zoning Classification. Therefore, with an approved entitlement, the proposed use may be found consistent with the provisions of the County General Plan.

IV. Whether the cancellation will result in discontinuous patterns of urban development.

The project site is within the Lake Matthews/ Woodcrest Area Plan. The project is surrounded by vacant, residential and agricultural land to the north, south, east, and west. Due to the surrounding uses there is no indication that the development pattern will end after the project site, as agricultural and rural

residential development continues after that point to the west and south. Therefore, the exiting pattern of development will be maintained and will be contiguous.

- V. **Whether there is proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.**

The majority of this project site is noncontracted. Therefore, the majority of this project site itself is suitable land for the proposed alternative land use.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED PROPERTY IN THE UNINCORPORATED AREA OF COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:
APN 270-070-005
ALL THAT PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST OF THE SECTIONIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, AS SHOWN BY MAP ON FILE IN BOOK 1 PAGE 8 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH QUARTER SECTION LINE OF SAID SECTION 32, DISTANT THEREON SOUTH 00 DEG. 14' EAST, A DISTANCE OF 1016.2 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 32 SAID POINT BEING ON THE SOUTHERLY LINE OF PARCEL AS SHOWN BY FLAP ON FILE IN BOOK 26 PAGE 15, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THENCE NORTH T1 DEG. 21' EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 465 FEET TO AN ANGLE POINT THEREIN; THENCE SOUTH 66 DEG. 45' 45" EAST, A DISTANCE OF 578.9 FEET; THENCE SOUTH 08 DEG. 54' 30" EAST, A DISTANCE OF 386.6 FEET; THENCE SOUTH 01 DEG. 22' 15" WEST, A DISTANCE OF 195.14 FEET; THENCE SOUTH 18 DEG. 12' 15" EAST, A DISTANCE OF 277.34 FEET; THENCE SOUTH 04 DEG. 03' 15" WEST, A DISTANCE OF 100.82 FEET; THENCE SOUTH 21 DEG. 02' 30" EAST, A DISTANCE OF 241.64 FEET; THENCE SOUTH 26 DEG. 53' 45" EAST, A DISTANCE OF 226.93 FEET; THENCE SOUTH 54 DEG. 39' 45" WEST, A DISTANCE OF 1471 FEET; THENCE NORTH 64 DEG. 19' 45" WEST, A DISTANCE OF 237.25 FEET; THENCE SOUTH 13 DEG. 51' 30" WEST, A DISTANCE OF 246.28 FEET; THENCE NORTH 45 DEG. 30' 30" WEST, A DISTANCE OF 535.46 FEET; THENCE NORTH 30 DEG. 10' 45" EAST, A DISTANCE OF 122.61 FEET; THENCE NORTH 41 DEG. 42' 45" EAST, A DISTANCE OF 149.33 FEET; THENCE NORTH 08 DEG. 00' 45" WEST, A DISTANCE OF 611.46 FEET; THENCE NORTH 12 DEG. 13' WEST, A DISTANCE OF 249.44 FEET TO AN ANGLE POINT IN THE SOUTHERLY LINE OF THE AFORESAID PARCEL; THENCE NORTH T1 DEG. 21' EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 205.50 FEET TO THE POINT OF BEGINNING, CONTAINING 2117 GROSS ACRES.

APN 270-070-006
ALL THAT PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 1 OF MAPS, PAGE 10, BOTH RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THENCE SOUTH 00' 10' WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON; THENCE SOUTH 61' 38' WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY; THENCE CONTINUING SOUTH 61' 38' WEST, A DISTANCE OF 4511 FEET; THENCE NORTH 24' 39' WEST, A DISTANCE OF 85.8 FEET; THENCE NORTH 64' 33' 30' WEST, A DISTANCE OF 228.56 FEET; THENCE NORTH 36' 02' 30' WEST, A DISTANCE OF 165.01 FEET; THENCE NORTH 11' 25' 15' WEST, A DISTANCE OF 104.75 FEET; THENCE SOUTH 23' 21' 30' WEST, A DISTANCE OF 137.46 FEET; THENCE SOUTH 54' 09' WEST, A DISTANCE OF 162.16 FEET; THENCE SOUTH 61' 38' WEST, A DISTANCE OF 228.56 FEET; THENCE NORTH 18' 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32' 10' 30' WEST, A DISTANCE OF 162.16 FEET; THENCE SOUTH 54' 54' 45' WEST, A DISTANCE OF 143.30 FEET FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 52' 27' 30" WEST, A DISTANCE OF 44.74 FEET; THENCE SOUTH 88' 52' 30" WEST, A DISTANCE OF 105.64 FEET; THENCE NORTH 64' 30' WEST, A DISTANCE OF 182.68 FEET; THENCE SOUTH 54' 18' 45" WEST, A DISTANCE OF 150.09 FEET; THENCE NORTH 38' 53' 45" WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 21' 05' 30" WEST, A DISTANCE OF 241.64 FEET; THENCE NORTH 04' 03' 15' EAST, A DISTANCE OF 100.82 FEET; THENCE NORTH 18' 12' 15" WEST, A DISTANCE OF 277.34 FEET; THENCE NORTH 01' 22' 15" EAST, A DISTANCE OF 195.14 FEET; THENCE NORTH 08' 54' 30" WEST, A DISTANCE OF 386.6 FEET; THENCE SOUTH 01 DEG. 22' 15" WEST, A DISTANCE OF 246.28 FEET; THENCE SOUTH 22' 21' EAST, A DISTANCE OF 415.30 FEET; THENCE SOUTH 36' 53' 45" WEST, A DISTANCE OF 237.25 FEET; THENCE SOUTH 02' 01' 15" EAST, A DISTANCE OF 320.45 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH APN 270-070-006
ALL THAT PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONIALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 1 OF MAPS, PAGE 10, BOTH RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THENCE SOUTH 00' 10' WEST, ALONG THE EAST LINE OF SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON; THENCE SOUTH 61' 38' WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY; THENCE CONTINUING SOUTH 61' 38' WEST, A DISTANCE OF 4511 FEET; THENCE NORTH 24' 39' WEST, A DISTANCE OF 85.8 FEET; THENCE NORTH 64' 33' 30' WEST, A DISTANCE OF 228.56 FEET; THENCE NORTH 36' 02' 30' WEST, A DISTANCE OF 165.01 FEET; THENCE NORTH 11' 25' 15' WEST, A DISTANCE OF 104.75 FEET; THENCE SOUTH 23' 21' 30' WEST, A DISTANCE OF 137.46 FEET; THENCE SOUTH 54' 09' WEST, A DISTANCE OF 162.16 FEET; THENCE SOUTH 61' 38' WEST, A DISTANCE OF 228.56 FEET; THENCE NORTH 18' 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32' 10' 30' WEST, A DISTANCE OF 162.16 FEET; THENCE SOUTH 54' 54' 45' WEST, A DISTANCE OF 143.30 FEET FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 52' 27' 30" WEST, A DISTANCE OF 44.74 FEET; THENCE SOUTH 88' 52' 30" WEST, A DISTANCE OF 105.64 FEET; THENCE NORTH 64' 30' WEST, A DISTANCE OF 182.68 FEET; THENCE SOUTH 54' 18' 45" WEST, A DISTANCE OF 150.09 FEET; THENCE NORTH 38' 53' 45" WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 21' 05' 30" WEST, A DISTANCE OF 241.64 FEET; THENCE NORTH 04' 03' 15' EAST, A DISTANCE OF 100.82 FEET; THENCE NORTH 18' 12' 15" WEST, A DISTANCE OF 277.34 FEET; THENCE NORTH 01' 22' 15" EAST, A DISTANCE OF 195.14 FEET; THENCE NORTH 08' 54' 30" WEST, A DISTANCE OF 386.6 FEET; THENCE SOUTH 01 DEG. 22' 15" WEST, A DISTANCE OF 246.28 FEET; THENCE SOUTH 22' 21' EAST, A DISTANCE OF 415.30 FEET; THENCE SOUTH 36' 53' 45" WEST, A DISTANCE OF 237.25 FEET; THENCE SOUTH 02' 01' 15" EAST, A DISTANCE OF 320.45 FEET TO THE TRUE POINT OF BEGINNING, THE LAST SIX COURSES AND DISTANCES FOLLOW ALONG THE BOUNDARY LINE OF THE PARCEL, CONVEYED TO STUTSMAN AS AFORESAID.

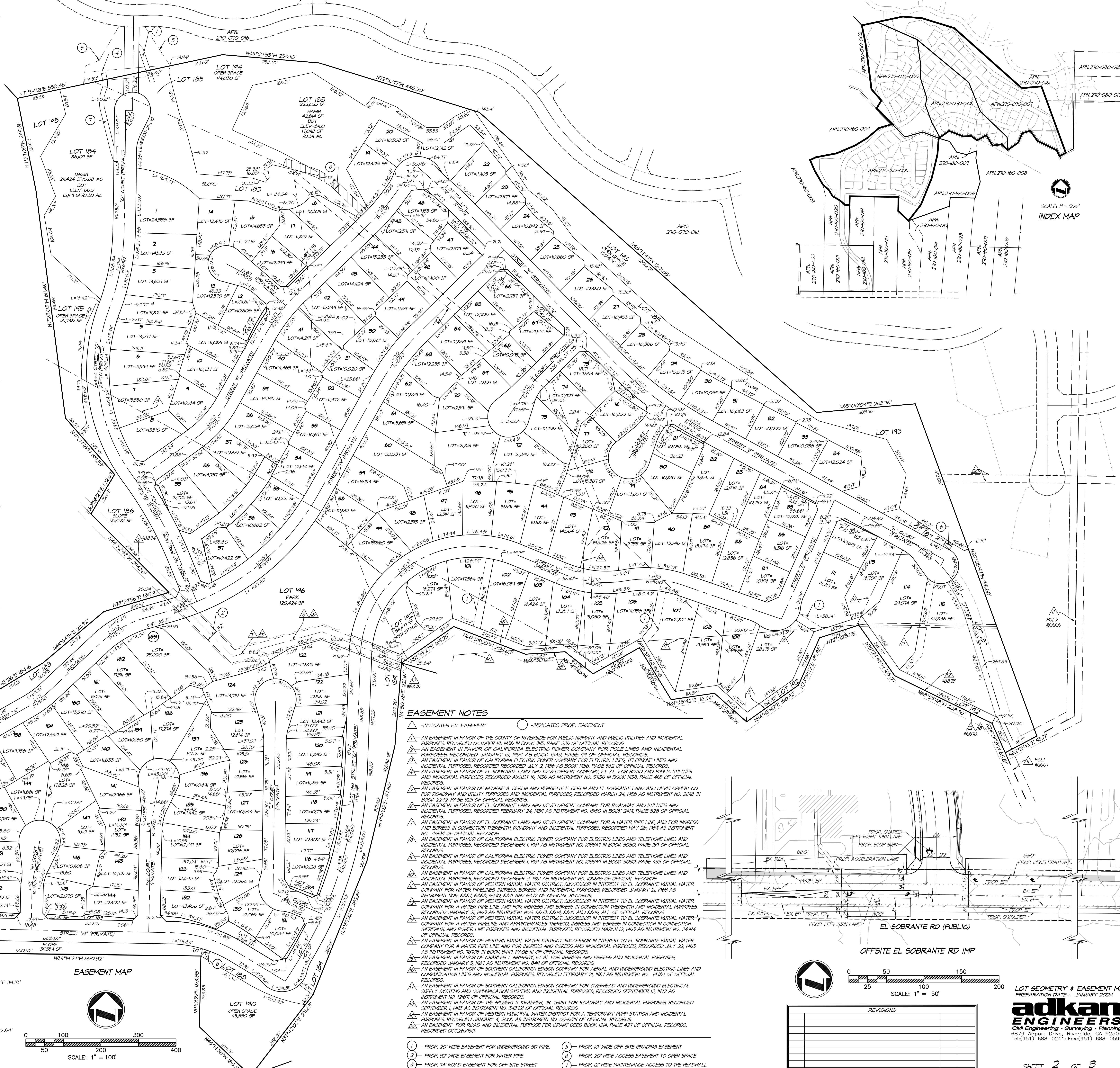
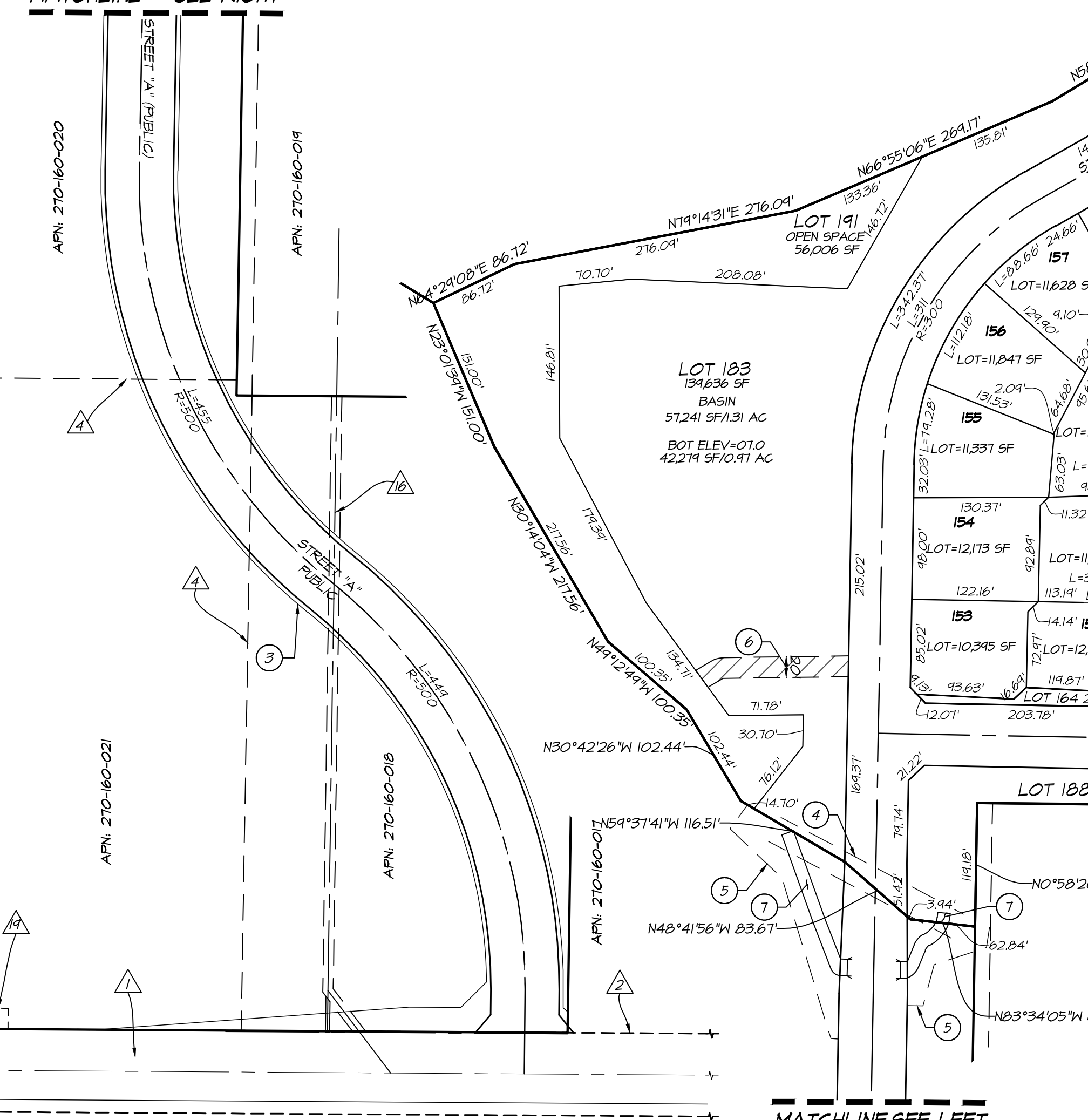
APN 270-070-007
ALL THAT PORTION OF THE EAST-HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SECTIONIALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, AND IN BOOK 1 OF MAPS, PAGE 10, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAN BERNARDINO COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

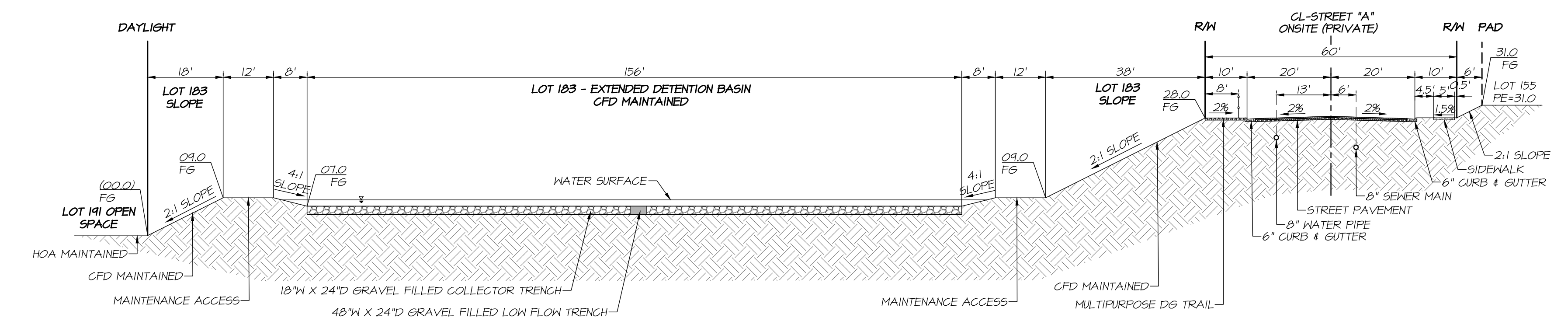
BEGINNING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 PAGE 15 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THENCE SOUTH 00' 10' WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON; THENCE SOUTH 61' 38' WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY; THENCE CONTINUING SOUTH 61' 38' WEST, A DISTANCE OF 4511 FEET; THENCE NORTH 24' 39' WEST, A DISTANCE OF 85.8 FEET; THENCE NORTH 64' 33' 30' WEST, A DISTANCE OF 228.56 FEET; THENCE NORTH 36' 02' 30' WEST, A DISTANCE OF 165.01 FEET; THENCE NORTH 11' 25' 15' WEST, A DISTANCE OF 104.75 FEET; THENCE SOUTH 23' 21' 30' WEST, A DISTANCE OF 137.46 FEET; THENCE SOUTH 54' 09' WEST, A DISTANCE OF 162.16 FEET; THENCE SOUTH 61' 38' WEST, A DISTANCE OF 228.56 FEET; THENCE NORTH 18' 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32' 10' 30' WEST, A DISTANCE OF 162.16 FEET; THENCE SOUTH 54' 54' 45' WEST, A DISTANCE OF 143.30 FEET FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 52' 27' 30" WEST, A DISTANCE OF 44.74 FEET; THENCE SOUTH 88' 52' 30" WEST, A DISTANCE OF 105.64 FEET; THENCE NORTH 64' 30' WEST, A DISTANCE OF 182.68 FEET; THENCE SOUTH 54' 18' 45" WEST, A DISTANCE OF 150.09 FEET; THENCE NORTH 38' 53' 45" WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 21' 05' 30" WEST, A DISTANCE OF 241.64 FEET; THENCE NORTH 04' 03' 15' EAST, A DISTANCE OF 100.82 FEET; THENCE NORTH 18' 12' 15" WEST, A DISTANCE OF 277.34 FEET; THENCE NORTH 01' 22' 15" EAST, A DISTANCE OF 195.14 FEET; THENCE NORTH 08' 54' 30" WEST, A DISTANCE OF 386.6 FEET; THENCE SOUTH 01 DEG. 22' 15" WEST, A DISTANCE OF 246.28 FEET; THENCE SOUTH 22' 21' EAST, A DISTANCE OF 415.30 FEET; THENCE SOUTH 36' 53' 45" WEST, A DISTANCE OF 237.25 FEET; THENCE SOUTH 02' 01' 15" EAST, A DISTANCE OF 320.45 FEET TO THE TRUE POINT OF BEGINNING, THE LAST SIX COURSES AND DISTANCES FOLLOW SAID SOUTHERLY BOUNDARY LINE OF SAID PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY.

APN 270-160-005
ALL THAT PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONIALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO, RECORDED IN BOOK 1 OF MAPS, AT PAGE 8 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

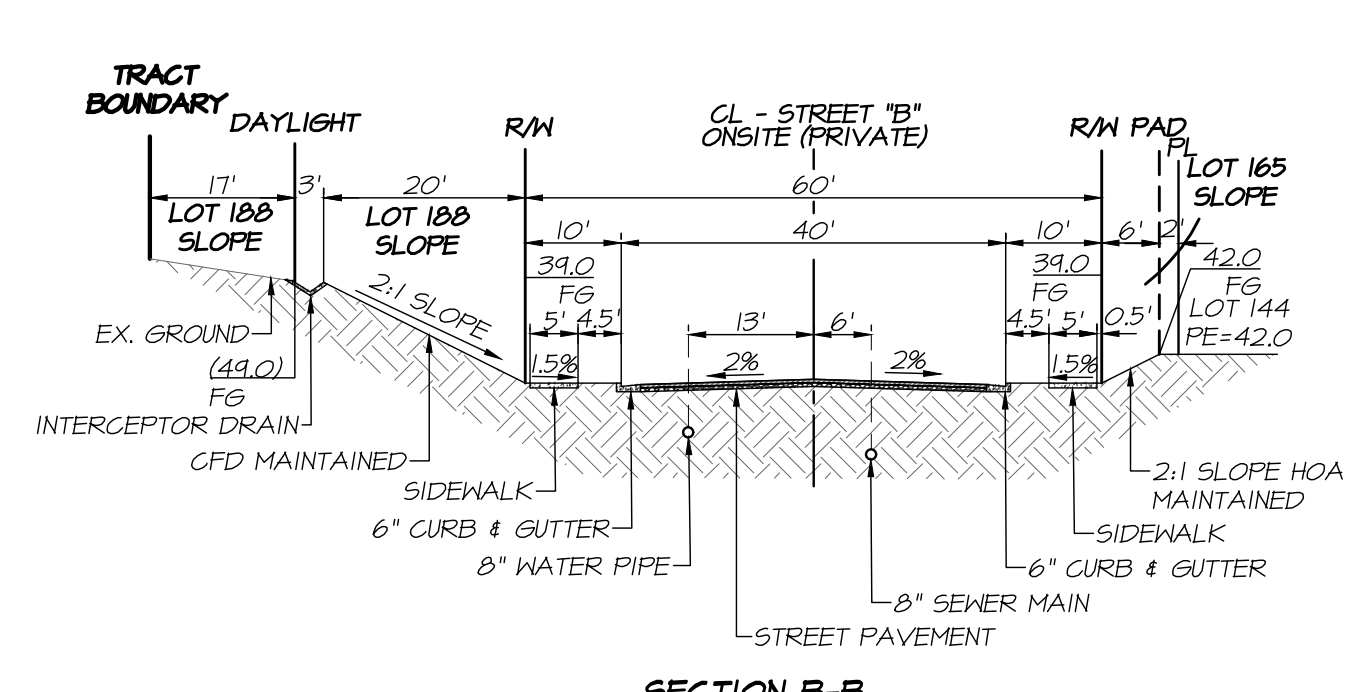
BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 3, AS SHOWN BY MAP ON FILE IN BOOK 24 OF RECORDS OF SURVEY, AT PAGES 47 AND 48 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, THENCE SOUTH 48' 51' 17" EAST, A DISTANCE OF 100.36 FEET; THENCE SOUTH 31' 02' EAST, A DISTANCE OF 102.43 FEET; THENCE SOUTH 60' 17' EAST, A DISTANCE OF 186.51 FEET; THENCE SOUTH 44' 20' 30" EAST, A DISTANCE OF 188.81 FEET; THENCE SOUTH 84' 12' 41" EAST, A DISTANCE OF 62.92 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NO. 3, SAID CORNER BEING ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, THE LAST FIVE COURSES AND DISTANCES FOLLOW SAID NORTHERLY LINE OF SAID PARCEL NO. 3, THENCE NORTH 00' 34' EAST, A DISTANCE OF 216.11 FEET TO THE NORTHEAST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32, THENCE NORTH 84' 51' 26" EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 327.57 FEET TO A POINT THEREON; THENCE SOUTH 84' 47' 53" EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 32, A DISTANCE OF 322.73 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00' 32' 14" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 188.75 FEET TO A POINT THEREON; THENCE SOUTH 84' 47' 53" EAST, A DISTANCE OF 322.73 FEET; THENCE NORTH 18' 01' WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 32' 10' 30" WEST, A DISTANCE OF 162.16 FEET; THENCE SOUTH 54' 54' 45" WEST, A DISTANCE OF 143.30 FEET; THENCE NORTH 52' 27' 30" WEST, A DISTANCE OF 44.74 FEET; THENCE SOUTH 88' 52' 30" WEST, A DISTANCE OF 105.64 FEET; THENCE NORTH 64' 30' WEST, A DISTANCE OF 182.68 FEET; THENCE SOUTH 54' 18' 45" WEST, A DISTANCE OF 150.09 FEET; THENCE NORTH 38' 53' 45" WEST, A DISTANCE OF 116.54 FEET; THENCE NORTH 21' 05' 30" WEST, A DISTANCE OF 241.64 FEET; THENCE NORTH 04' 03' 15' EAST, A DISTANCE OF 100.82 FEET; THENCE NORTH 18' 12' 15" WEST, A DISTANCE OF 277.34 FEET; THENCE NORTH 01' 22' 15" EAST, A DISTANCE OF 195.14 FEET; THENCE NORTH 08' 54' 30" WEST, A DISTANCE OF 386.6 FEET; THENCE SOUTH 01 DEG. 22' 15" WEST, A DISTANCE OF 246.28 FEET; THENCE SOUTH 22' 21' EAST, A DISTANCE OF 415.30 FEET; THENCE SOUTH 36' 53' 45" WEST, A DISTANCE OF 237.25 FEET; THENCE SOUTH 02' 01' 15" EAST, A DISTANCE OF 320.45 FEET TO THE POINT OF BEGINNING, CONTAINING 256.21 ACRES.

MATCHLINE SEE RIGHT

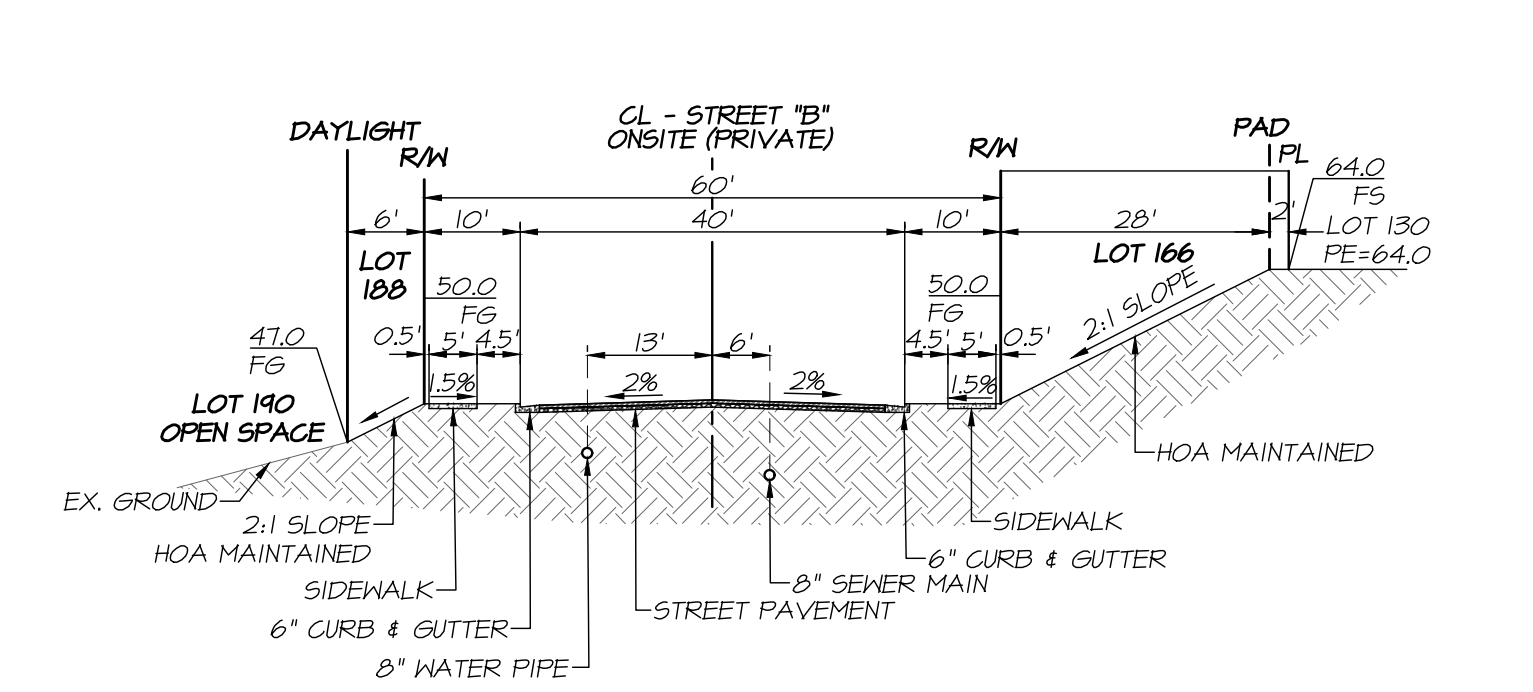




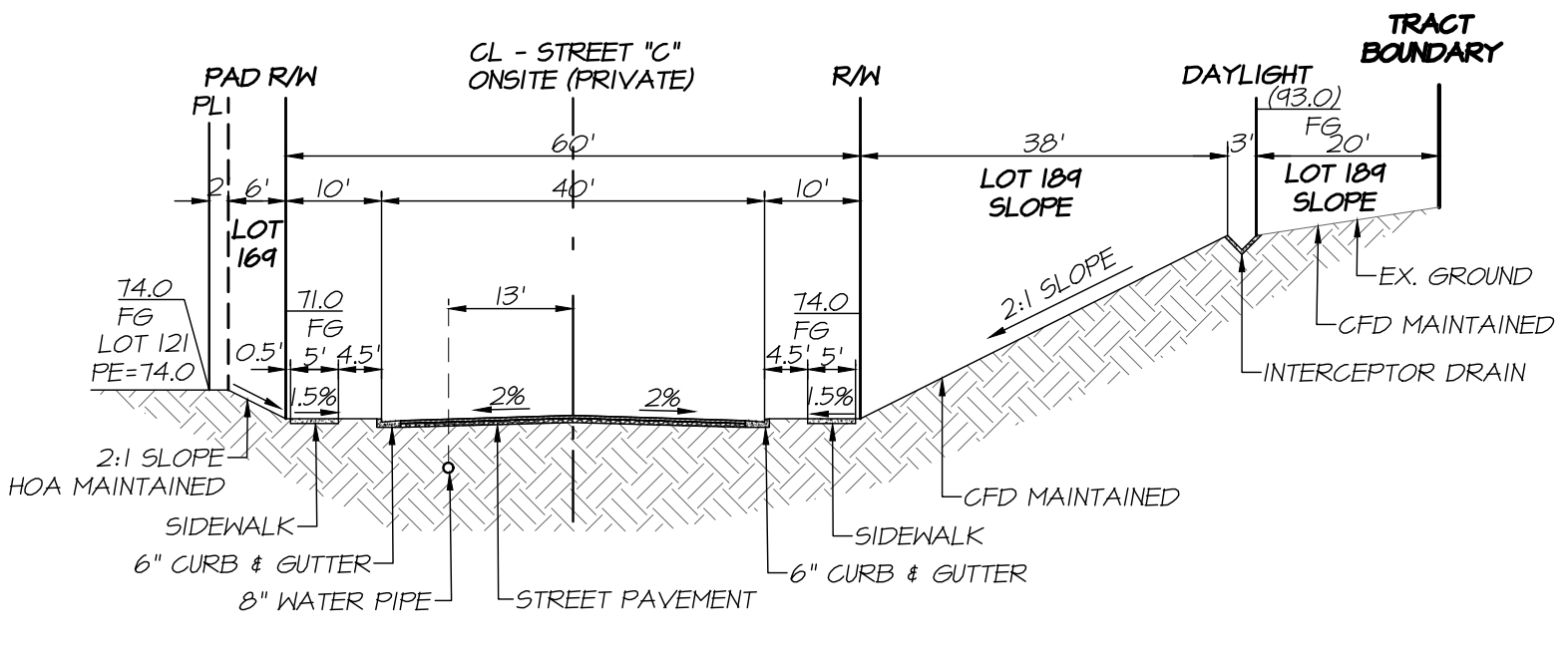
SECTION A-A
SCALE: 1" = 20'



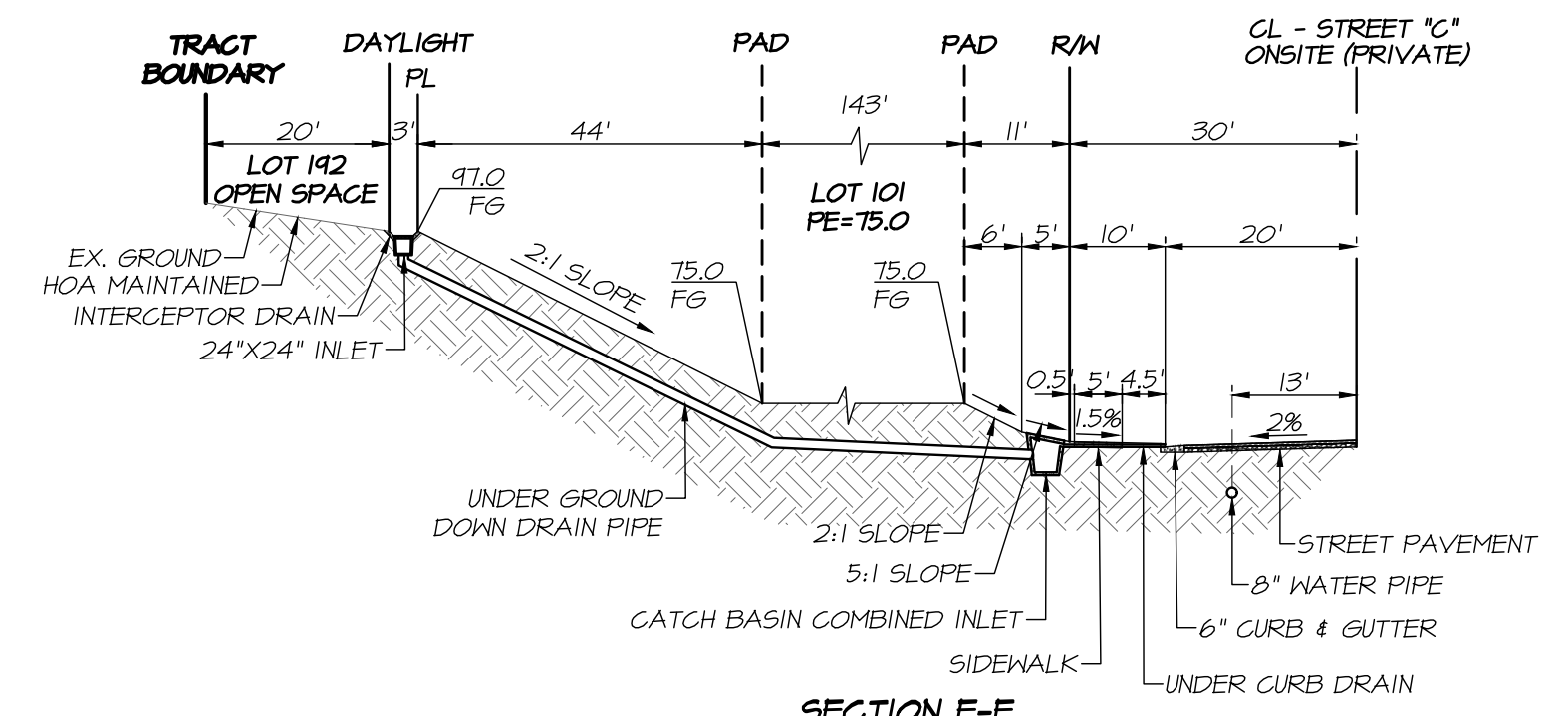
SECTION B-B
SCALE: 1" = 20'



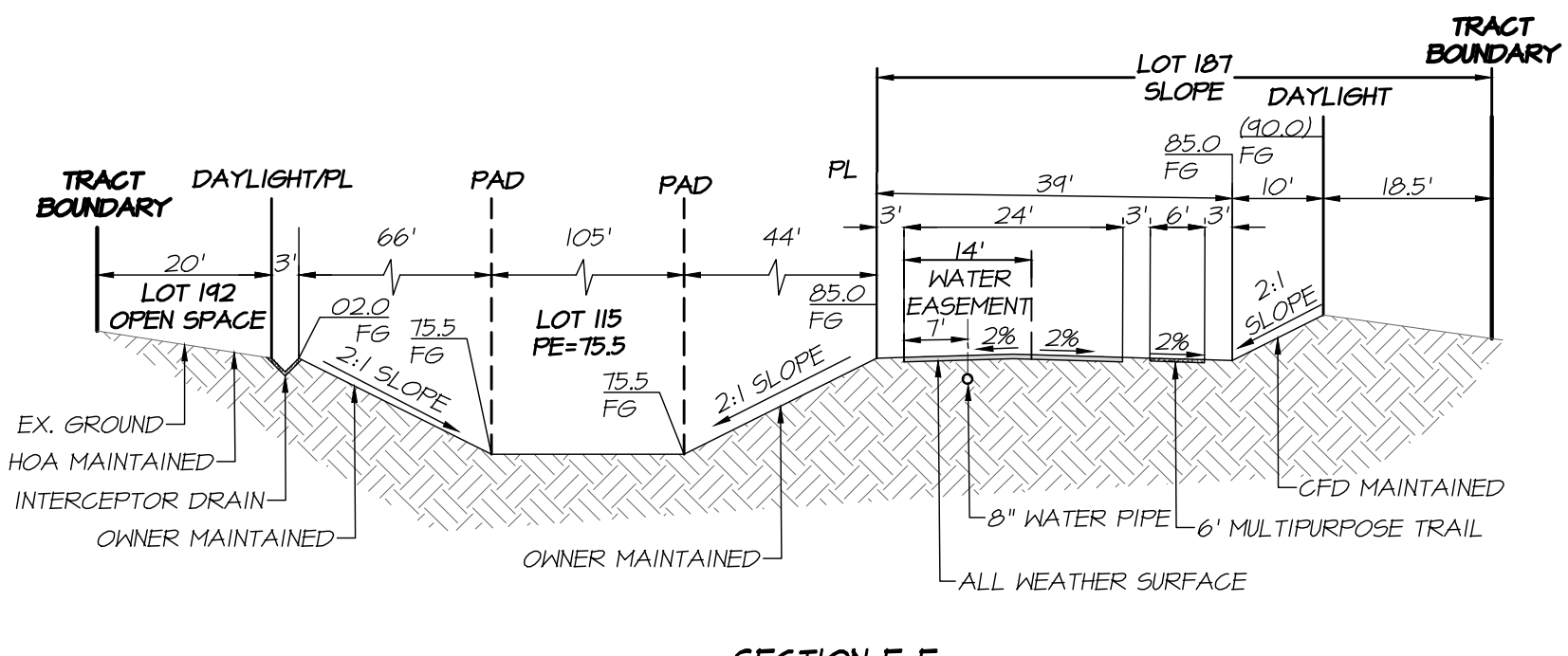
SECTION C-C
SCALE: 1" = 20'



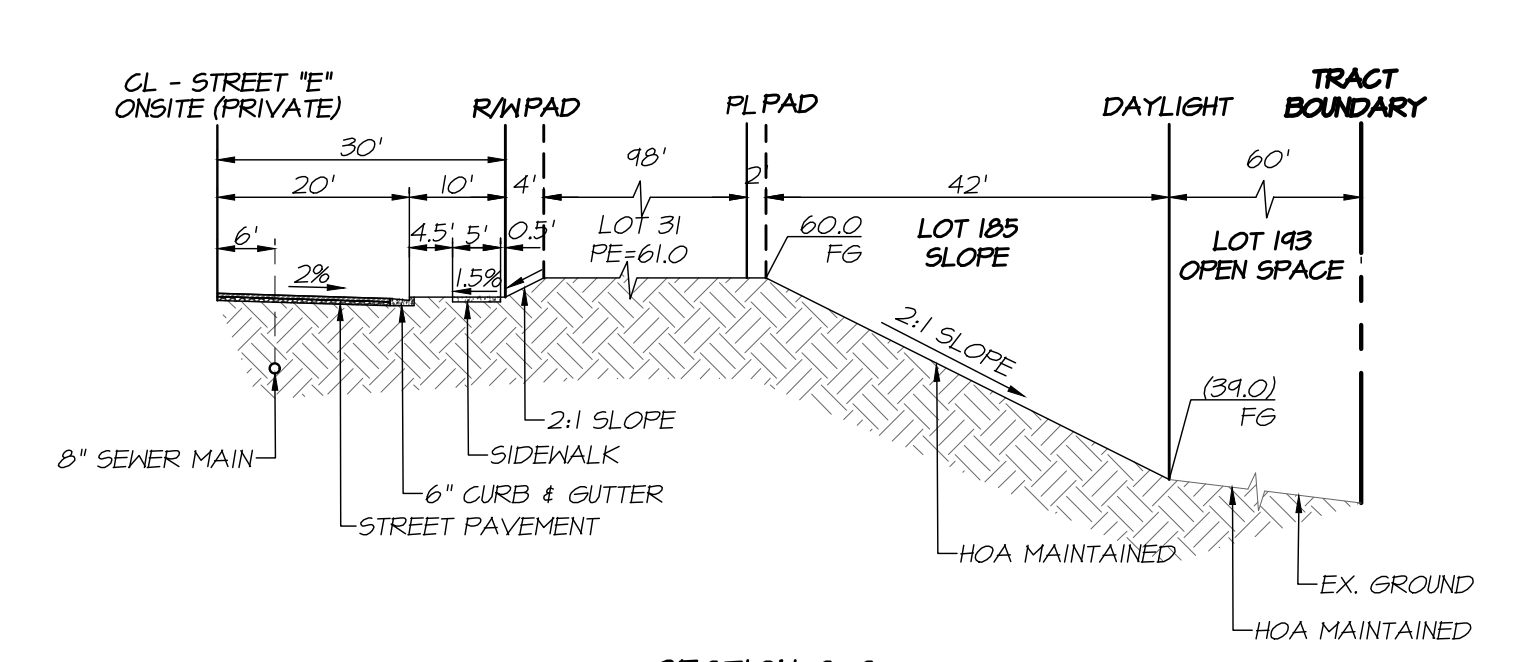
SECTION D-D
SCALE: 1" = 20'



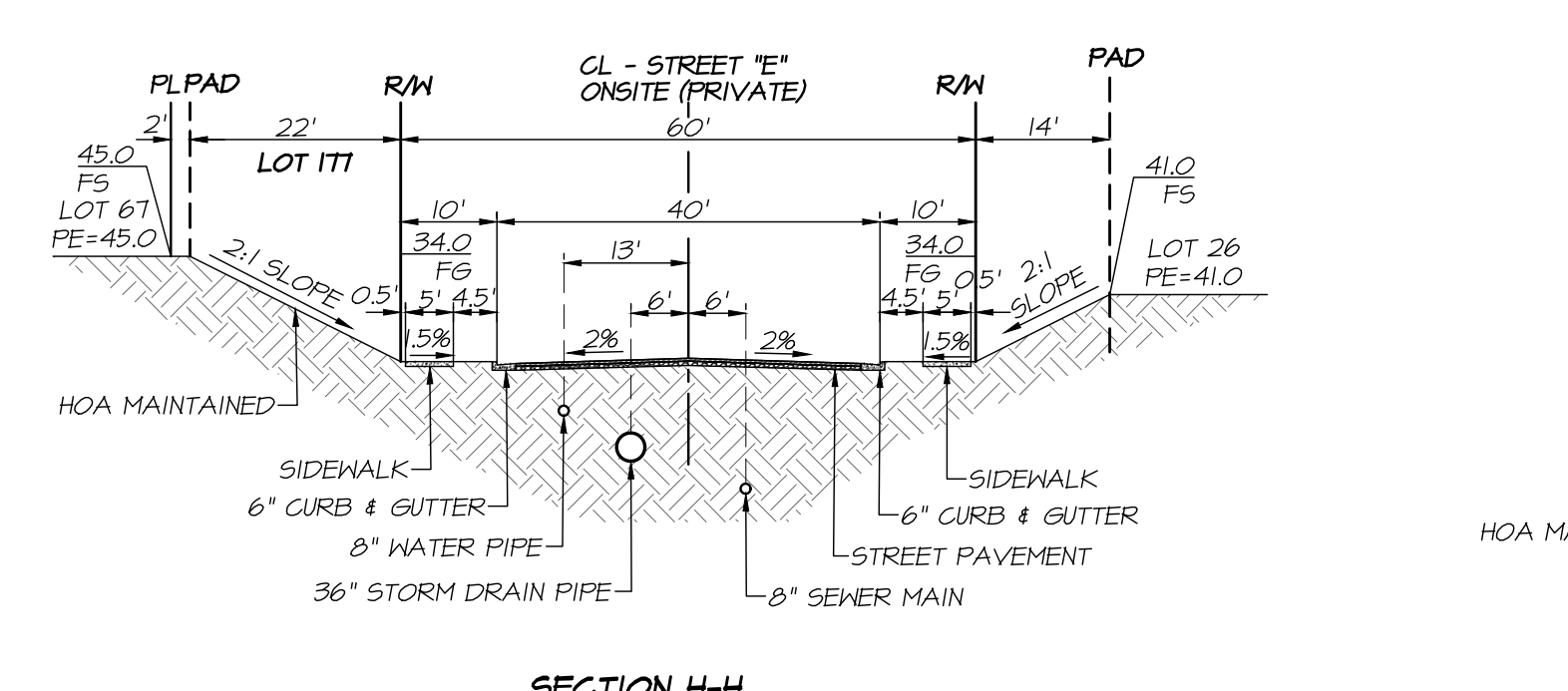
SECTION E-E
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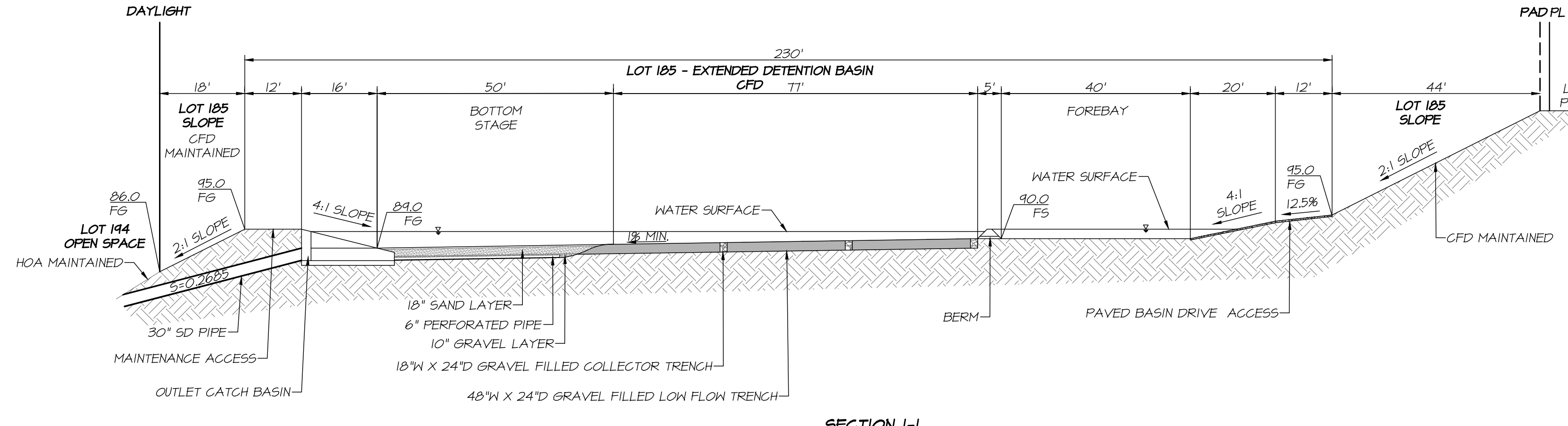
SECTION F-F
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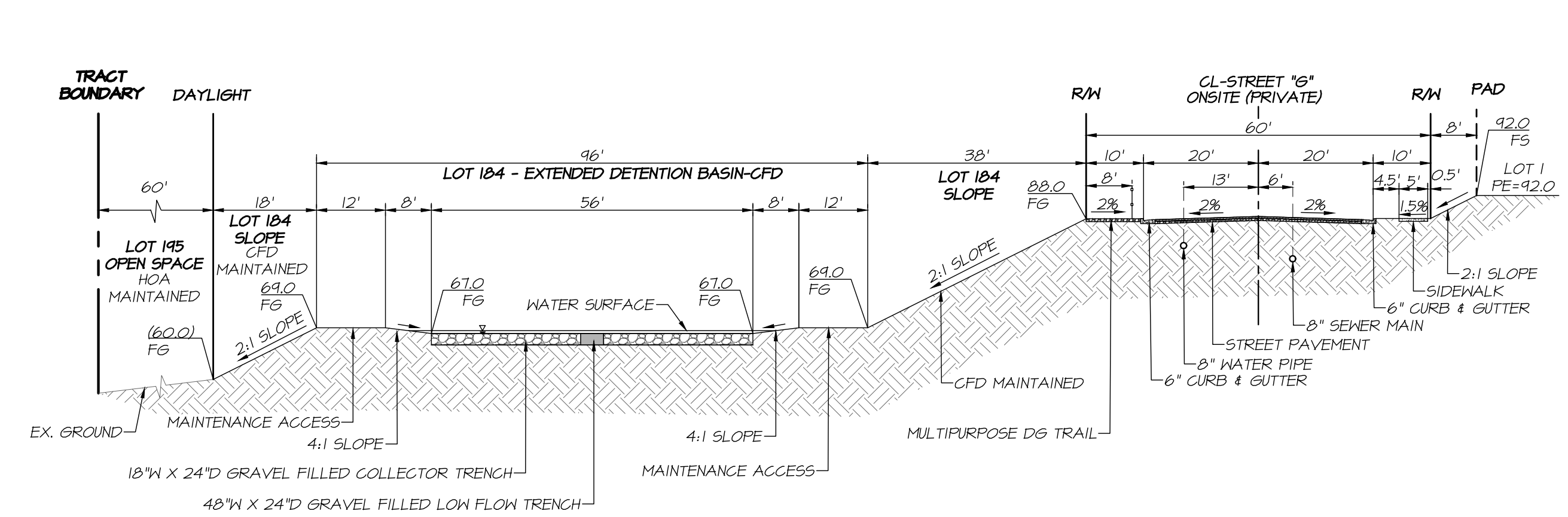
SECTION G-G
SCALE: 1" = 20'



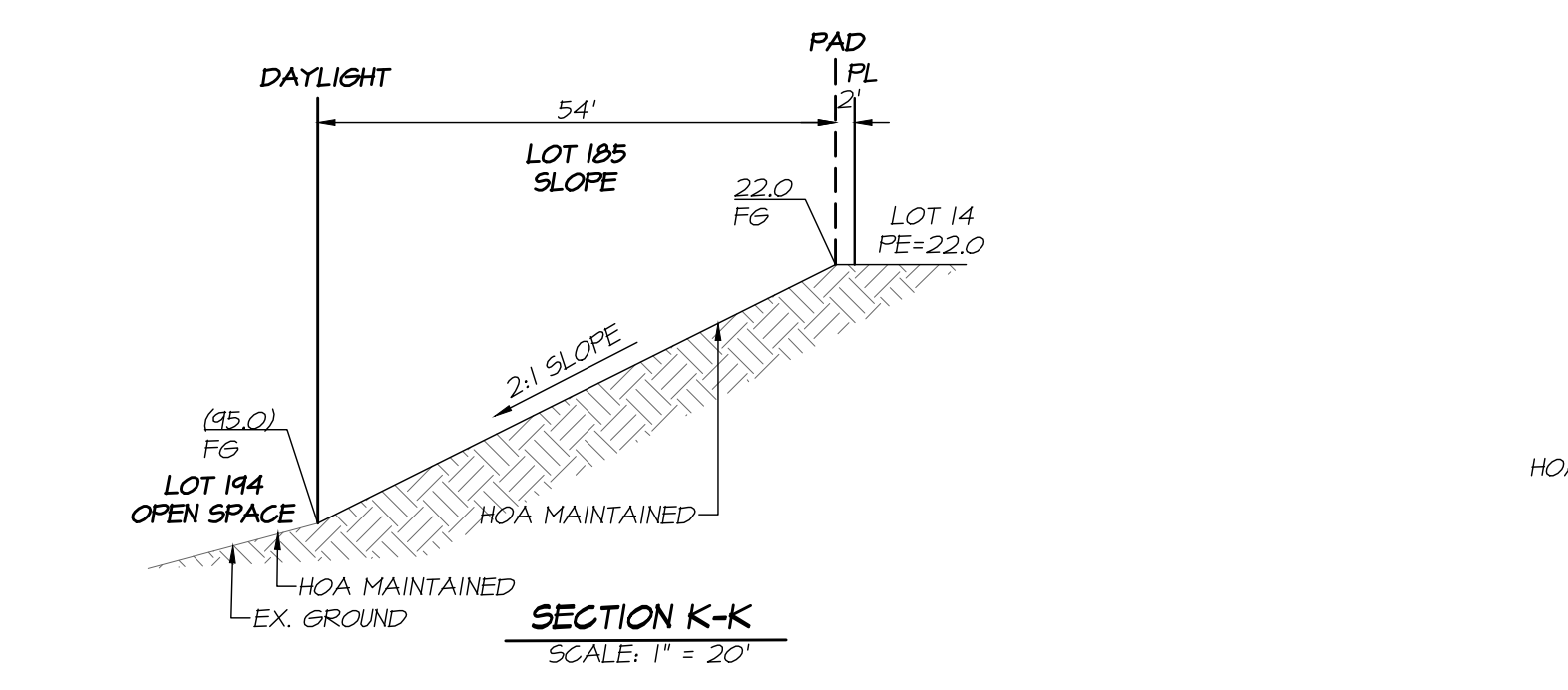
SECTION H-H
SCALE: 1" = 20'



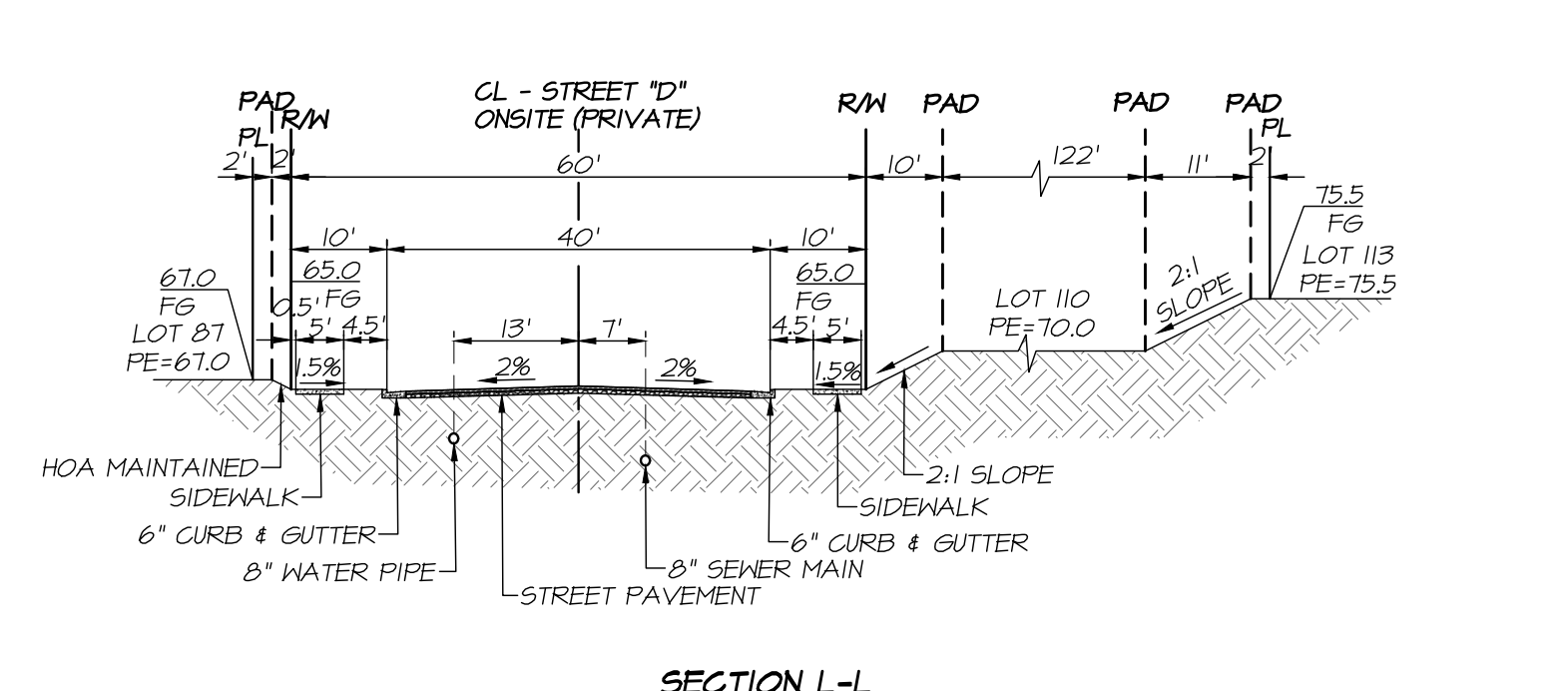
SECTION I-I
SCALE: 1" = 20'



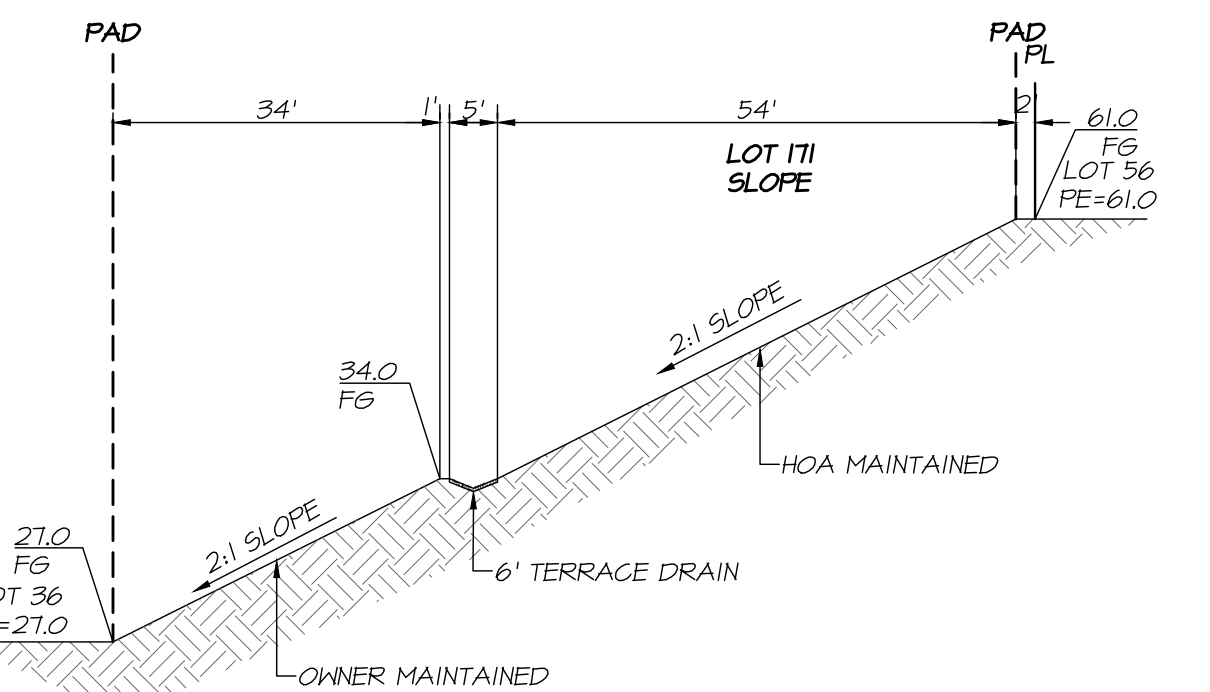
SECTION J-J
SCALE: 1" = 20'



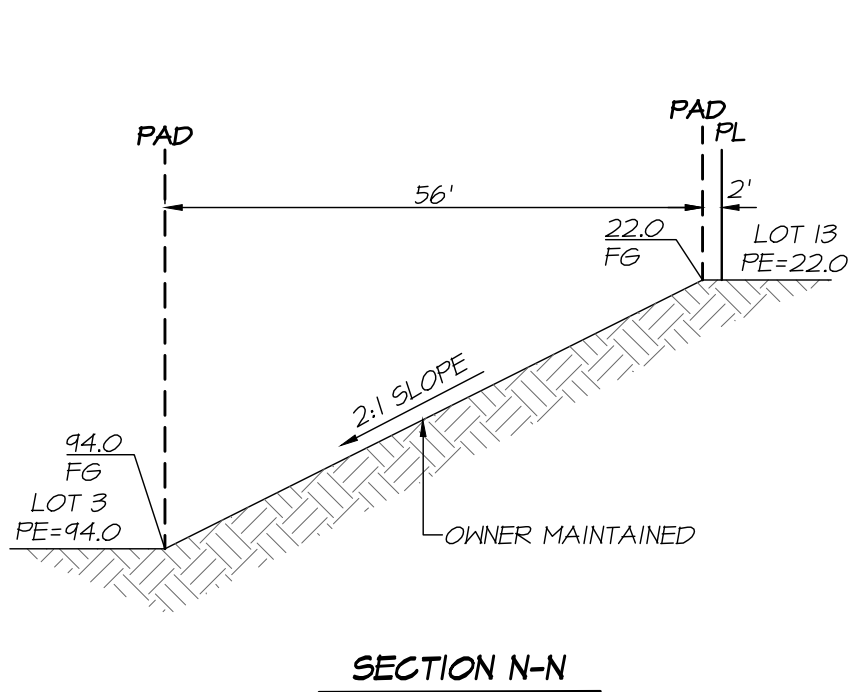
SECTION K-K
SCALE: 1" = 20'



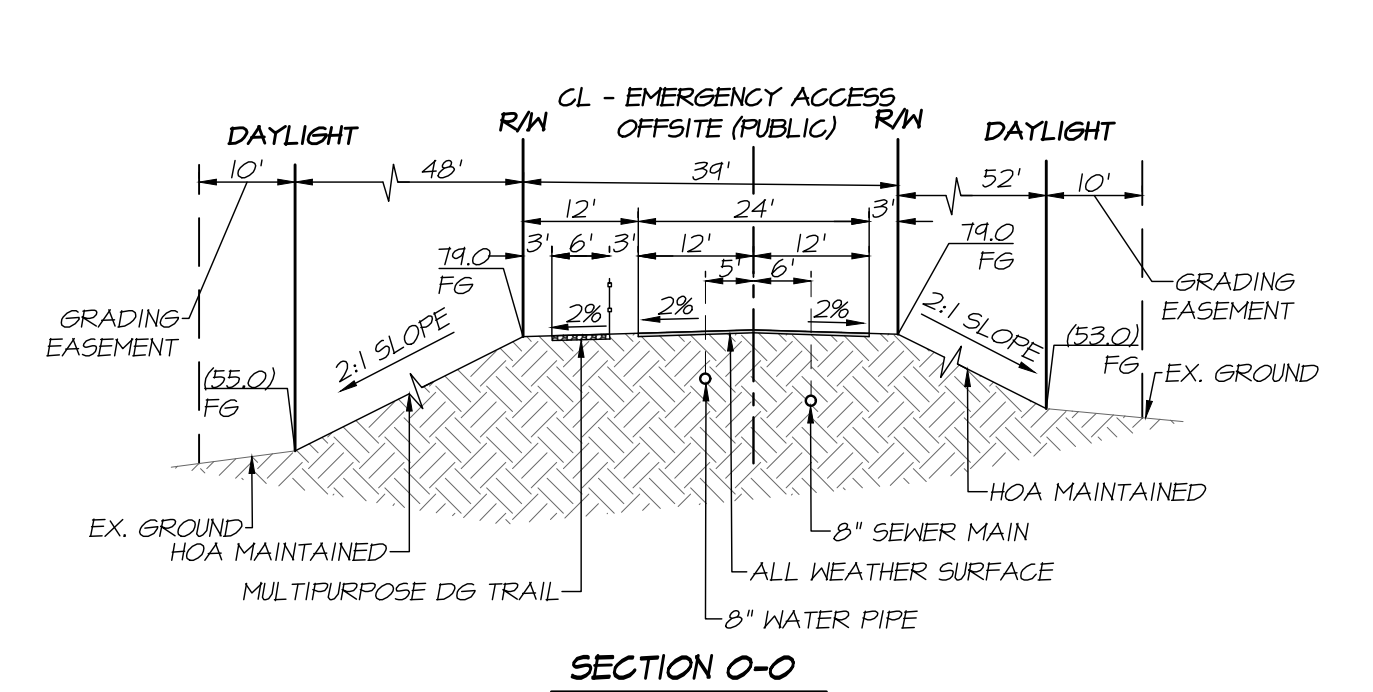
SECTION L-L
SCALE: 1" = 20'



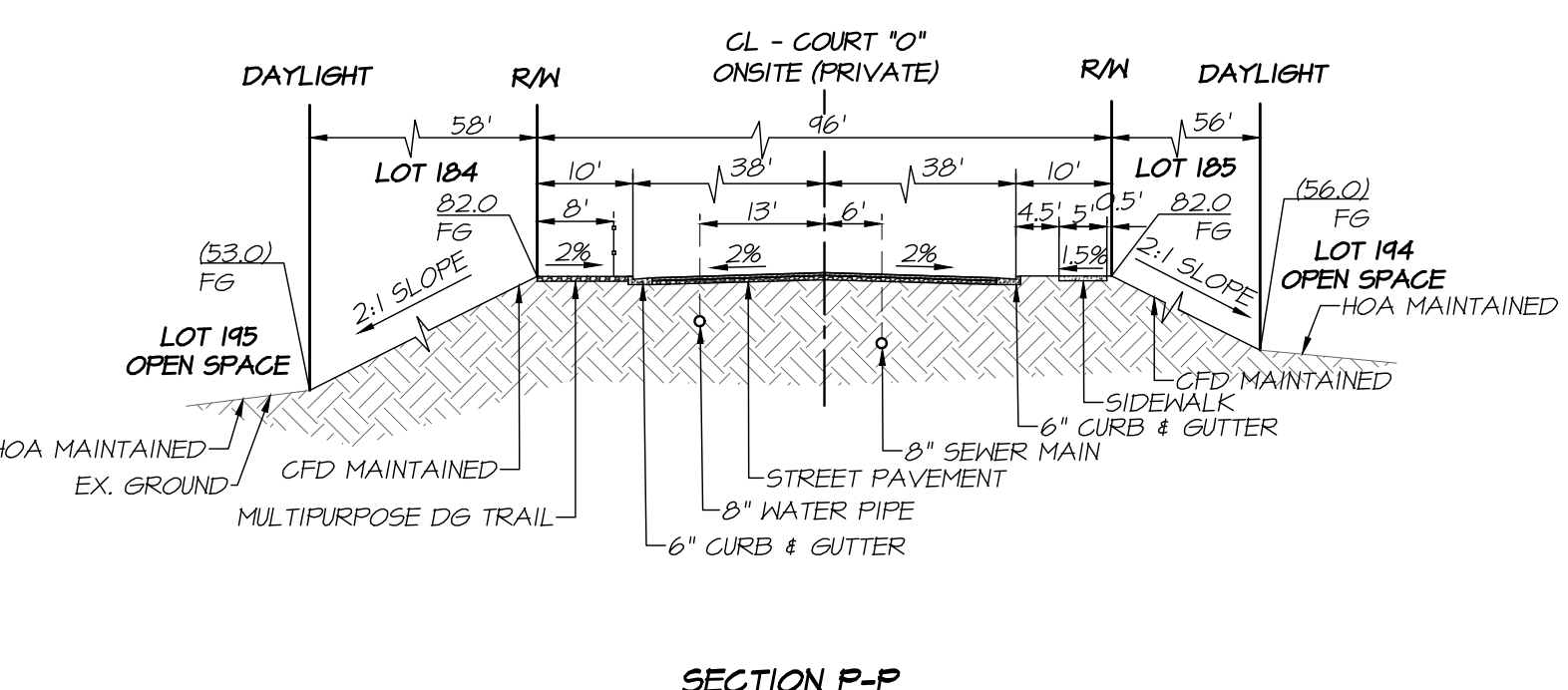
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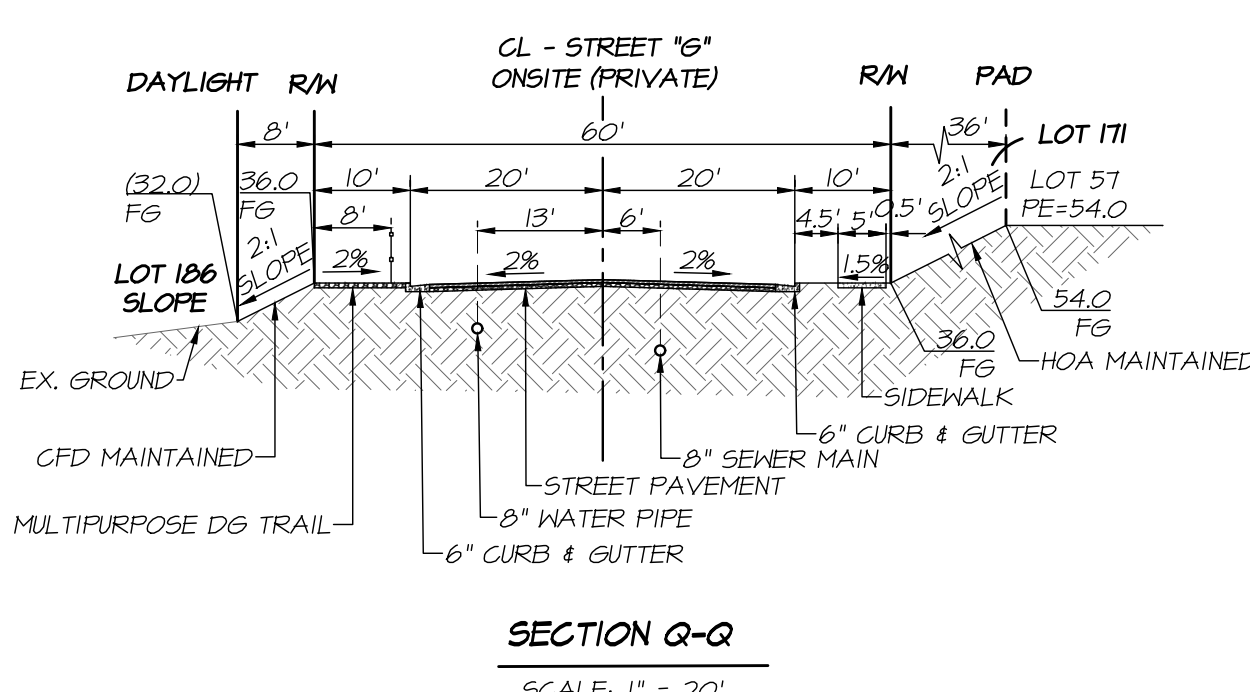
SECTION N-N
SCALE: 1" = 20'



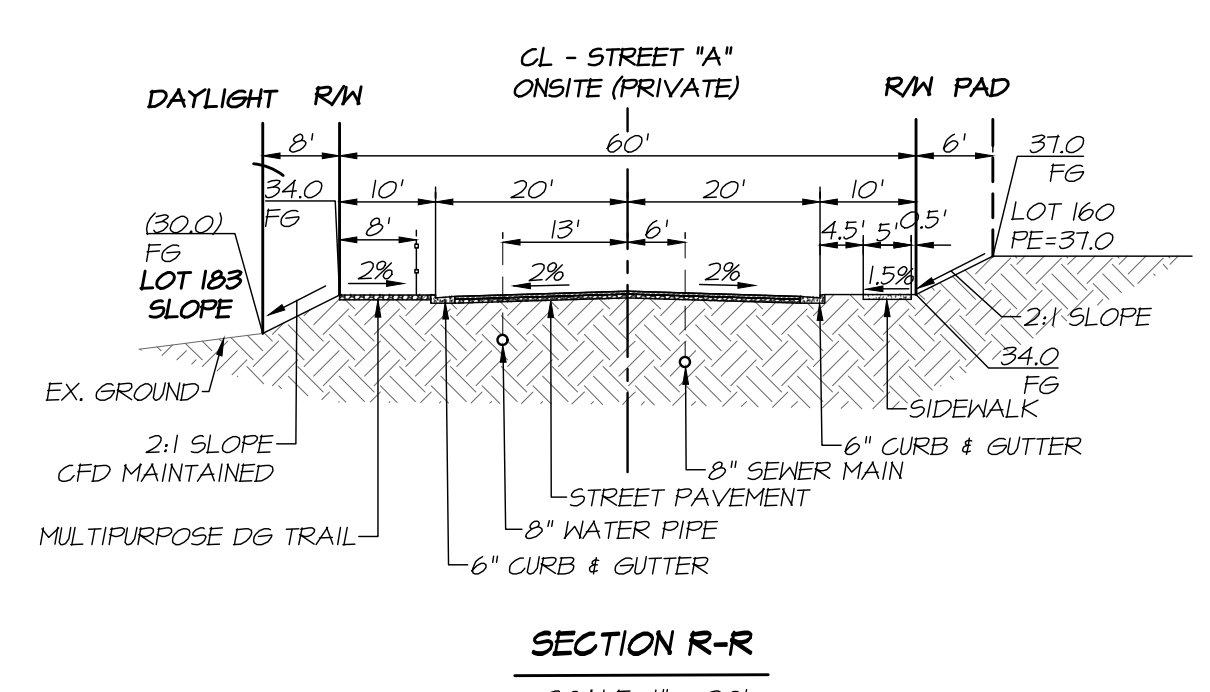
SECTION O-O
SCALE: 1" = 20'



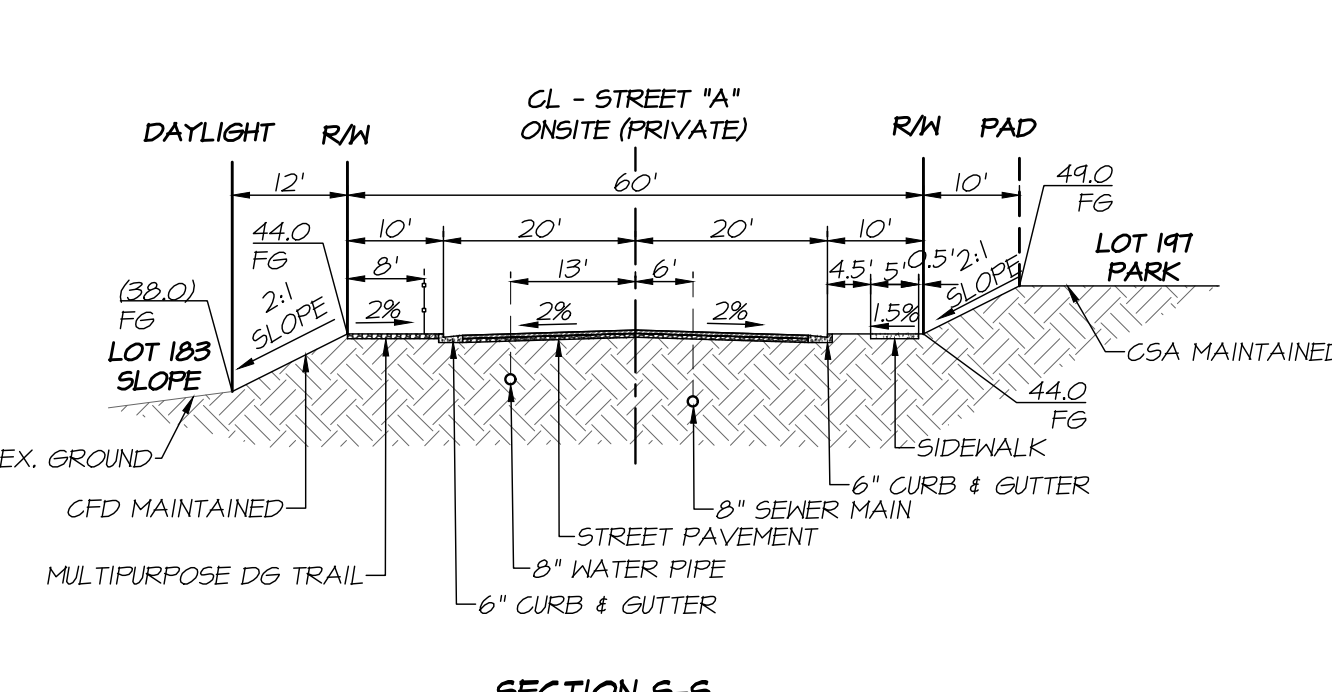
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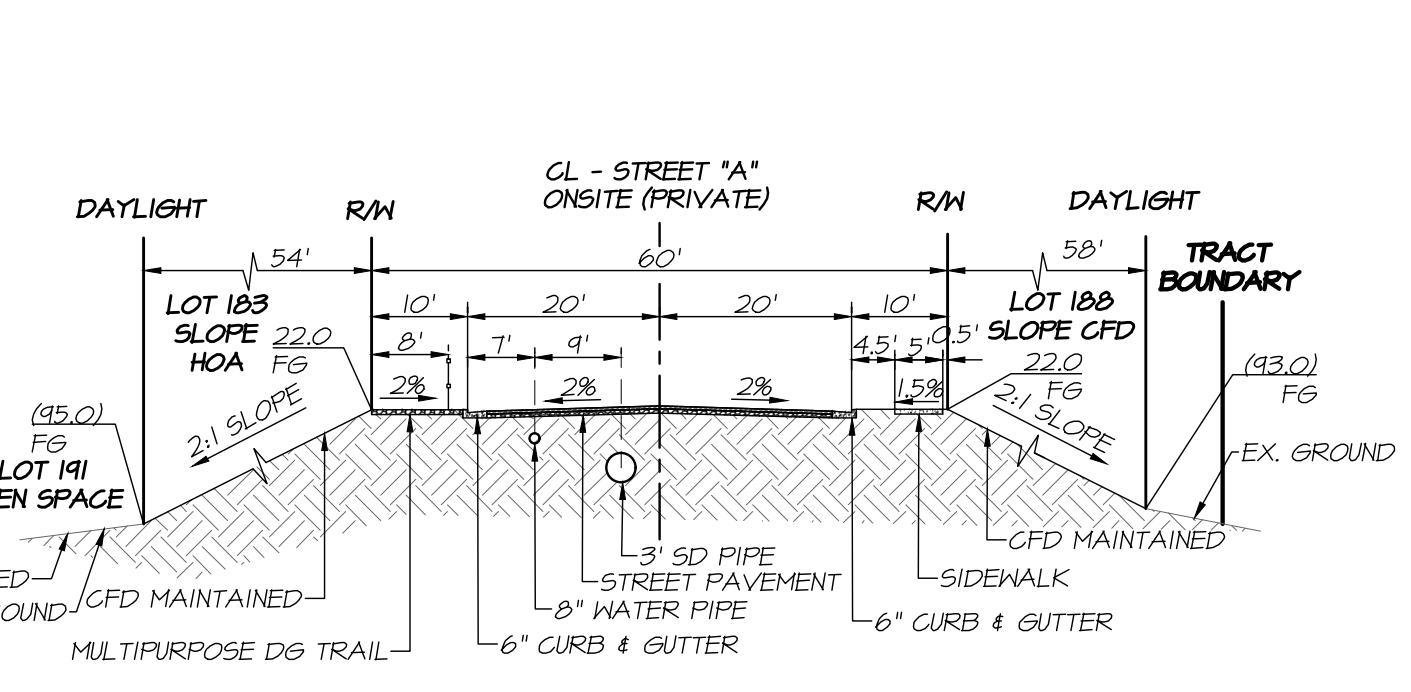
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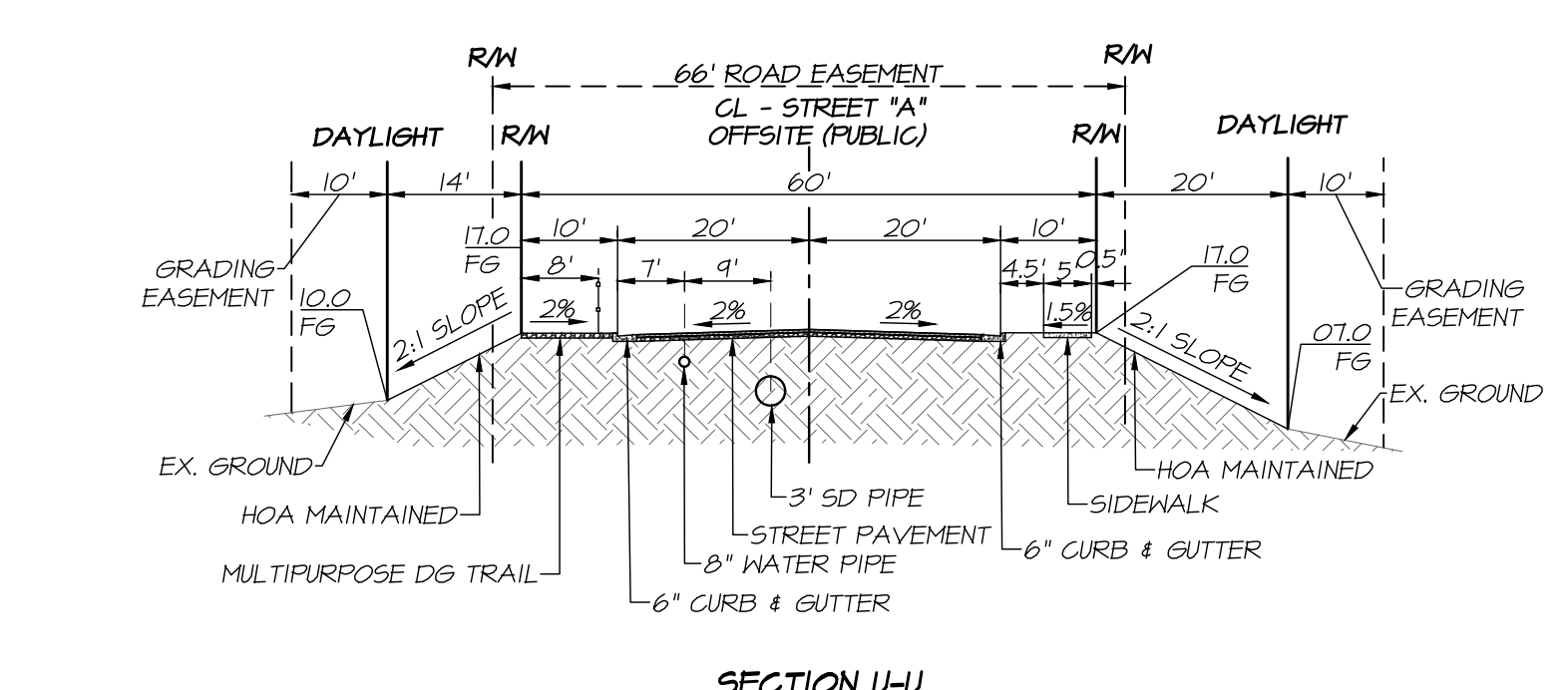
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SCALE: 1" = 20'



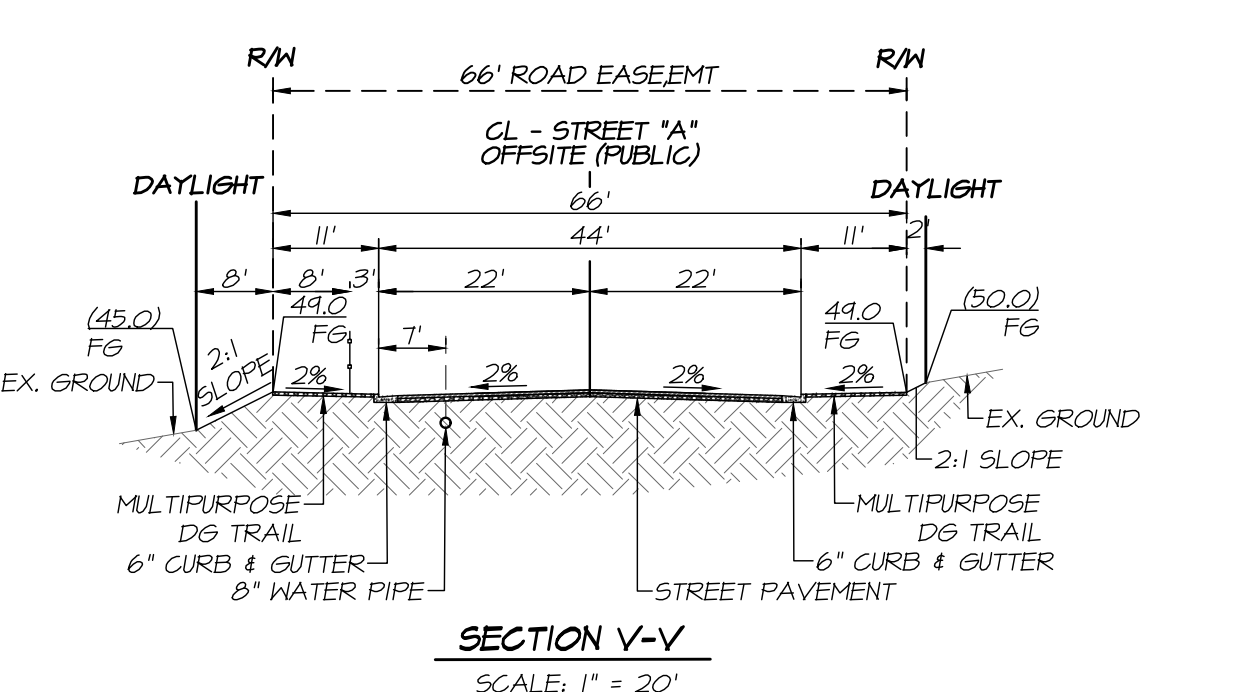
SECTION S-S
SCALE: 1" = 20'



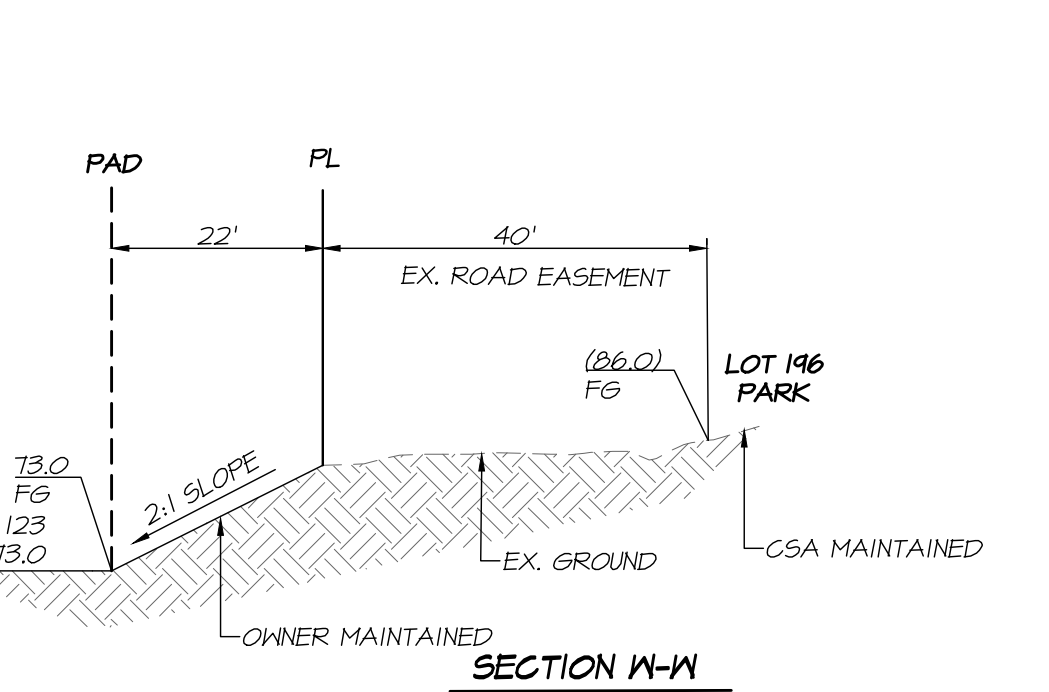
SECTION T-T
SCALE: 1" = 20'



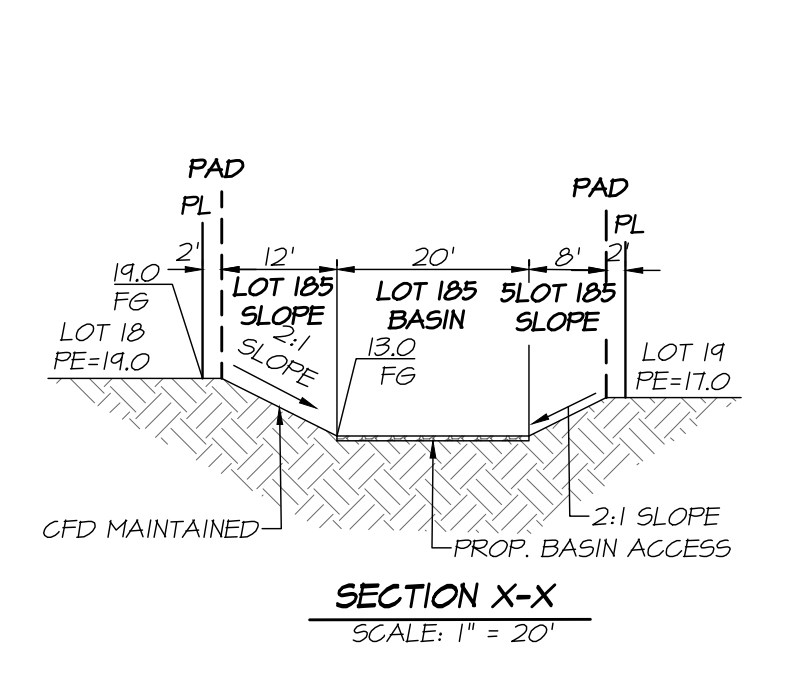
SECTION U-U
SCALE: 1" = 20'



SECTION V-V
SCALE: 1" = 20'



SECTION W-W
SCALE: 1" = 20'



SECTION X-X
SCALE: 1" = 20'

REVISIONS		
NO.	DESCRIPTION	APPR. DATE

CROSS SECTIONS
PREPARATION DATE: JANUARY 2024

adkan
ENGINEERS
Civil Engineering • Surveying • Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 • Fax: (951) 688-0599

APD240004 - Area Subject to Contract Cancellation



Legend

- County Boundary
- City Boundaries
- Parcels, County
- Agricultural Preserves**
 - ANZA, 1
 - ANZA, 2
 - ANZA, 3
 - BAUTISTA CANYON, 1
 - BAUTISTA CANYON, 2
 - BAUTISTA CANYON, 3
 - BLYTHE, 10
 - BLYTHE, 11
 - BLYTHE, 12
 - BLYTHE, 13
 - BLYTHE, 14
 - BLYTHE, 15
 - BLYTHE, 16
 - BLYTHE, 17
 - BLYTHE, 18
 - BLYTHE, 19
 - BLYTHE, 2
 - BLYTHE, 20
 - BLYTHE, 21
 - BLYTHE, 22
 - BLYTHE, 23
 - BLYTHE, 24
 - BLYTHE, 25



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.

0 752 1,505 Feet

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Notes

APD240004 - Area Subject to Diminishment



Legend

- County Boundary
- City Boundaries
- Parcels, County

Agricultural Preserves

- ANZA, 1
- ANZA, 2
- ANZA, 3
- BAUTISTA CANYON, 1
- BAUTISTA CANYON, 2
- BAUTISTA CANYON, 3
- BLYTHE, 10
- BLYTHE, 11
- BLYTHE, 12
- BLYTHE, 13
- BLYTHE, 14
- BLYTHE, 15
- BLYTHE, 16
- BLYTHE, 17
- BLYTHE, 18
- BLYTHE, 19
- BLYTHE, 20
- BLYTHE, 21
- BLYTHE, 22
- BLYTHE, 23
- BLYTHE, 24
- BLYTHE, 25



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



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Notes

Alternative Land Use - TTM 38605



Legend

- County Boundary
- City Boundaries
- Parcels, County
- Agricultural Preserves**
- ANZA, 1
- ANZA, 2
- ANZA, 3
- BAUTISTA CANYON, 1
- BAUTISTA CANYON, 2
- BAUTISTA CANYON, 3
- BLYTHE, 10
- BLYTHE, 11
- BLYTHE, 12
- BLYTHE, 13
- BLYTHE, 14
- BLYTHE, 15
- BLYTHE, 16
- BLYTHE, 17
- BLYTHE, 18
- BLYTHE, 19
- BLYTHE, 20
- BLYTHE, 21
- BLYTHE, 22
- BLYTHE, 23
- BLYTHE, 24
- BLYTHE, 25



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.

Notes

0 752 1,505 Feet

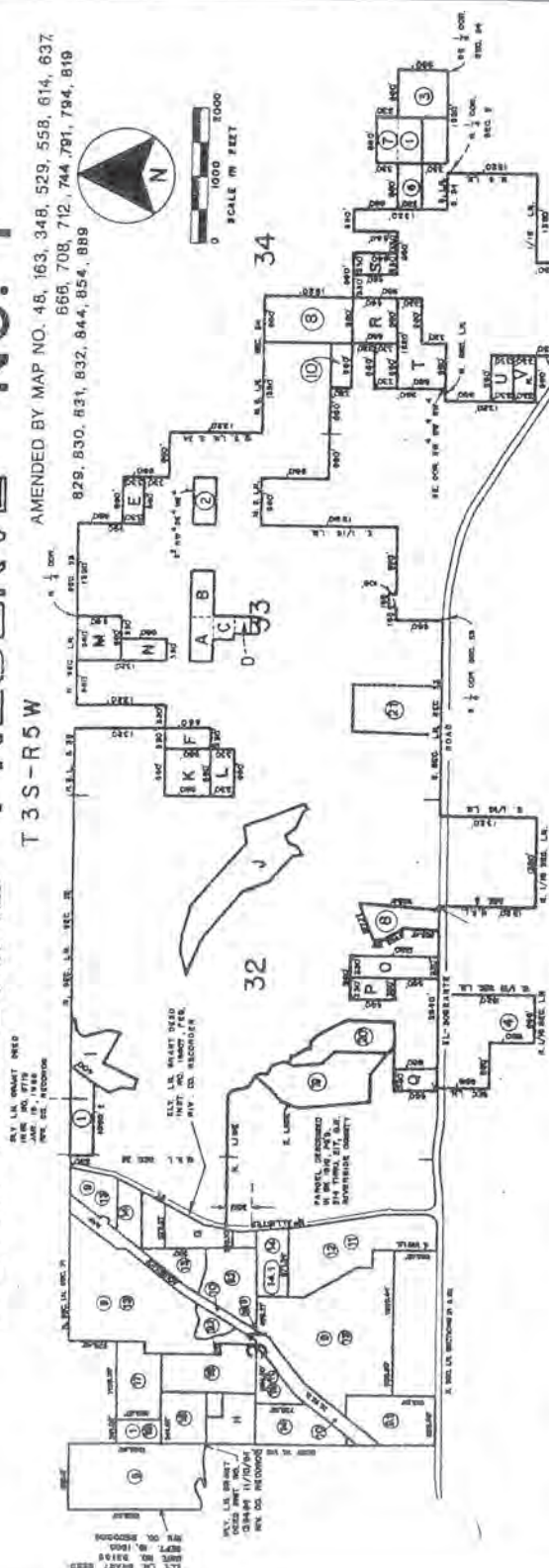
REPORT PRINTED ON... 3/26/2024 5:29:14 PM

© Riverside County GIS

EL SOBRANTE AGRICULTURAL PRESERVE NO. 1

T 3 S - R 5 W

AMENDED BY MAP NO. 48, 163, 348, 529, 558, 614, 637, 656, 708, 712, 744, 791, 794, 819, 829, 830, 831, 832, 844, 854, 889

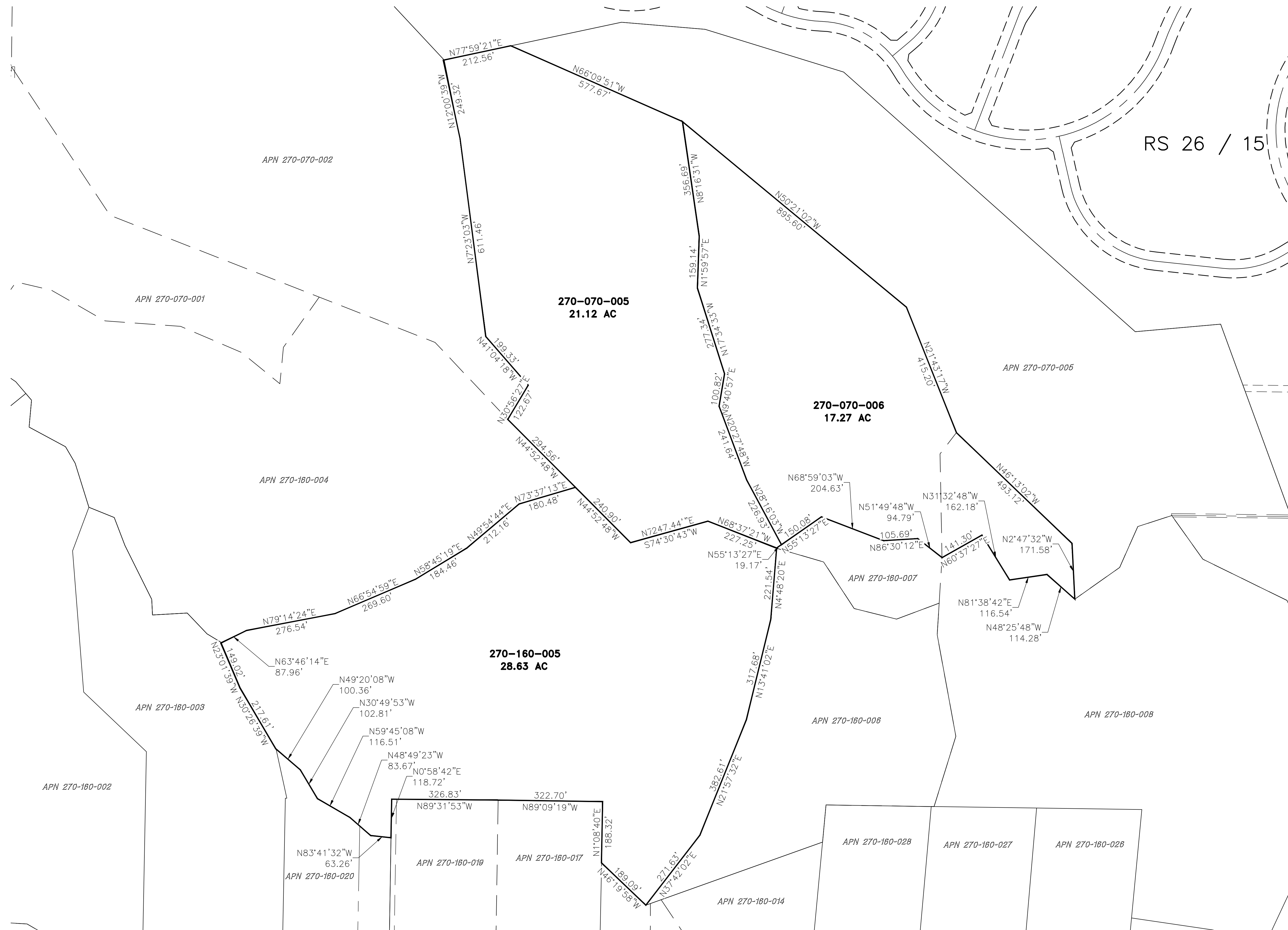


- AMENDMENTS**
- NO. 1, (ENLARGEMENT), FEBRUARY 9, 1970, MAP NO. 48
 - NO. 2, (ENLARGEMENT), JANUARY 25, 1972, MAP NO. 163
 - NO. 3, (DIMINISHMENT), DECEMBER 9, 1975, MAP NO. 348
 - NO. 4, (ENLARGEMENT), JANUARY 13, 1981, MAP NO. 529
 - NO. 5, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 558
 - NO. 6, (DIMINISHMENT), MAY 7, 1985, MAP NO. 614
 - NO. 7, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 637
 - NO. 8, (DIMINISHMENT), JANUARY 23, 1990, MAP NO. 668
 - NO. 9, (DIMINISHMENT), FEBRUARY 23, 1999, MAP NO. 708
 - NO. 10, (DIMINISHMENT), JULY 27, 1999, MAP NO. 708
 - NO. 11, (DIMINISHMENT), MAP NO. 712
 - NO. 12, (DIMINISHMENT), MAP NO. 744
 - NO. 13, (DIMINISHMENT), MAY 4, 1999, MAP NO. 791
 - NO. 14, (DIMINISHMENT), DECEMBER 22, 1998, MAP NO. 794
 - NO. 15, (DIMINISHMENT), MAP NO. 810
 - NO. 16, (DIMINISHMENT), MAY 9, 2000, MAP NO. 829
 - NO. 17, (DIMINISHMENT), MAY 9, 2000, MAP NO. 830
 - NO. 18, (DIMINISHMENT), MAY 9, 2000, MAP NO. 831
 - NO. 19, (DIMINISHMENT), MAY 9, 2000, MAP NO. 832
 - NO. 20, (DIMINISHMENT), FEBRUARY 27, 2001, MAP NO. 844
 - NO. 21, (DIMINISHMENT), MARCH 19, 2002, MAP NO. 819
 - NO. 22, (DIMINISHMENT), AUGUST 6, 2002, MAP NO. 854
 - NO. 23, (DIMINISHMENT), APRIL 8, 2003, MAP NO. 889

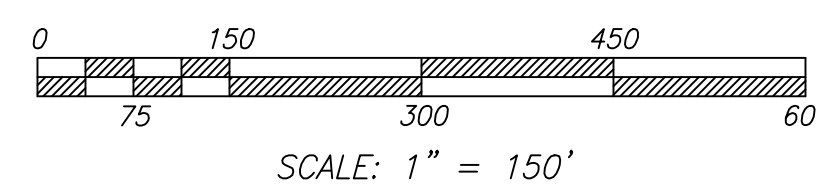
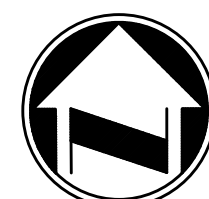
ADOPTED ON FEBRUARY 24, 1969
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA

- EXCLUSIONS**
- A. 5% MEV, 5% MEV, SEC 33
 - B. 5% MEV, 5% MEV, SEC 33
 - C. 5% MEV, 5% MEV, SEC 33
 - D. 5% MEV, 5% MEV, SEC 33
 - E. 5% MEV, 5% MEV, SEC 33
 - F. 5% MEV, 5% MEV, SEC 33
 - G. 5% MEV, 5% MEV, SEC 33
 - H. 5% MEV, 5% MEV, SEC 33
 - I. 5% MEV, 5% MEV, SEC 33
 - J. 5% MEV, 5% MEV, SEC 33
 - K. 5% MEV, 5% MEV, SEC 33
 - L. 5% MEV, 5% MEV, SEC 33
 - M. 5% MEV, 5% MEV, SEC 33
 - N. 5% MEV, 5% MEV, SEC 33
 - O. 5% MEV, 5% MEV, SEC 33
 - P. 5% MEV, 5% MEV, SEC 33
 - Q. 5% MEV, 5% MEV, SEC 33
 - R. 5% MEV, 5% MEV, SEC 33
 - S. 5% MEV, 5% MEV, SEC 33
 - T. 5% MEV, 5% MEV, SEC 33
 - U. 5% MEV, 5% MEV, SEC 33
 - V. 5% MEV, 5% MEV, SEC 33
 - W. 5% MEV, 5% MEV, SEC 33
 - X. 5% MEV, 5% MEV, SEC 33
 - Y. 5% MEV, 5% MEV, SEC 33

DIMINISHMENT OF THREE AGRICULTURAL PRESERVES EXHIBIT



NOTE: THIS BOUNDARY IS SHOWN PER RECORD DATA AND DEEDS, AND HAS NOT BEEN SURVEYED



PLANS PREPARED BY:
adkan ENGINEERS
 Civil Engineering • Surveying • Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 • Fax: (951) 688-0599

DISESTABLISHMENT OF
 AGRICULTURAL PRESERVE EXHIBIT

PREPARATION DATE: FEB 2024

1
1



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

General Application Form

Submit this completed General Application Form, along with a signed [Applicant-Property Owner Signature Form](#), and an applicable Supplemental Information Form. The Forms are located on the Planning Dept. website's Development Application page (<https://planning.rctlma.org/Development-Process/Applications>) or by clicking on the applicable link above or below. Filing Instructions documents are also available on that webpage.

Select the applicable Application Type(s):

Legislative Actions	
<input type="checkbox"/> Change of Zone	<input type="checkbox"/> Development Agreement
<input type="checkbox"/> General Plan Amendment – Land Use	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> General Plan Amendment – Circulation Section	<input type="checkbox"/> Specific Plan Amendment
Subdivisions	
<input type="checkbox"/> Tentative Tract Map	<input type="checkbox"/> Minor Change
<input type="checkbox"/> Tentative Parcel Map	<input type="checkbox"/> Revised Map
<input type="checkbox"/> Vesting Map	<input type="checkbox"/> Land Division Phasing Map
<input type="checkbox"/> Amendment to Final Map	<input type="checkbox"/> Extension of Time (Ord. No. 460)
<input type="checkbox"/> Reversion to Acreage	
Use Permits	
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Revised Use Permit or Plot Plan
<input type="checkbox"/> Plot Plan	<input type="checkbox"/> Surface Mining Permit
<input type="checkbox"/> Plot Plan – Administrative (Minor Plot Plan)	<input type="checkbox"/> Reclamation Plan/Interim Management Plan
<input type="checkbox"/> Public Use Permit	<input type="checkbox"/> Revised Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Wind Energy Conversion System Permit	<input type="checkbox"/> Extension of Time (Ord. No. 348)
<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Solar Power Plant
<input type="checkbox"/> Variance	<input type="checkbox"/> Commercial Cannabis
<input type="checkbox"/> Commercial Hog Ranch Permit/Amended Permit	
Ministerial Actions	
<input type="checkbox"/> Crowing Fowl Permit	<input type="checkbox"/> Extension of Non-Conforming Use Status
<input type="checkbox"/> FFA or 4-H Project	<input type="checkbox"/> Outdoor Advertising Display Permit (Billboard)
<input type="checkbox"/> Exception to Noise Ordinance (No. 847)	<input type="checkbox"/> Public Convenience and Necessity Determination
<input type="checkbox"/> Food Truck	<input type="checkbox"/> Setback Adjustment
<input type="checkbox"/> Grading Permit Initial Study	<input type="checkbox"/> Substantial Conformance to Minor Plot Plan
<input type="checkbox"/> Historic District Alteration Permit	<input type="checkbox"/> Substantial Conformance to Plot Plan or Use Permit
<input type="checkbox"/> Large Family Day Care Permit	<input type="checkbox"/> Substantial Conformance to Surface Mining Permit/Reclamation Plan
<input type="checkbox"/> Living Native Tree Removal Permit	<input type="checkbox"/> Substantial Conformance with a Specific Plan
<input type="checkbox"/> Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input type="checkbox"/> Agricultural Preserve Disestablishment-Diminishment	<input type="checkbox"/> Request for Deposit for Planning Research
<input type="checkbox"/> Agricultural Preserve Establishment-Enlargement	<input type="checkbox"/> Geology Report Review
<input type="checkbox"/> Entry into Land Contract within Agricultural Preserve	<input type="checkbox"/> Request for Pre-Application Review
<input type="checkbox"/> Agricultural Preserve Notice of Non-Renewal	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS)
<input type="checkbox"/> Request for Zoning Affidavit or Rebuild Letter	<input type="checkbox"/> MSHCP Habitat Acquisition and Negotiation Strategy (HANS Lite)
<input type="checkbox"/> MSHCP Expedited Review Process (ERP)	

GENERAL APPLICATION FORM

Note: The Applicant represents that he/she has the express authority to submit this application on behalf of the Property Owner(s) and understands that the "Applicant" is not assignable without written consent by the County of Riverside, who will not consent to reassignment unless any outstanding costs have been paid by Applicant, and that all deposit statements, requests for deposits or refunds shall be directed to the Applicant.

Applicant Contact (BILLING CONTACT): _____		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

Engineer/Representative Contact, if any: _____		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

Property Owner Contact: _____		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

Check this box if there are additional persons or entities who have an ownership interest in the subject property or properties that comprise this Application and complete one or more [Additional Property Owner Sheets](#).

GENERAL APPLICATION FORM

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

Approximate Gross Acreage:

I/We, the applicant, certify that the following responses are true and correct. Yes No

Generally, Ministerial Actions and Miscellaneous Actions, will not require the completion of the following Sections: "Hazardous Site Review Statement," "Hazardous Materials Disclosure Statement," "Airport Influence Area/ Federal Aviation Regulation Part 77," "Military Land Use Compatibility," or "Water Quality Management Plan Information." as part of this Application Form.

HAZARDOUS SITE REVIEW STATEMENT

[Government Code Section 65962.5\(f\)](#) requires the applicant for any development project to consult specified state-prepared lists and submit a signed statement to the local agency indicating whether the project is located on an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated this development project with respect to the [Cal EPA's Cortese List Data Resources webpage](#) and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is NOT located on any of the lists compiled pursuant to Section 65962.(e) of the Government Code.
- The project IS located on one of the lists compiled pursuant to Section 65962.(e) of the Government Code. Please specify the list, the date of list, and the property's regulatory identification number:

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County.
Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions.
Yes No

GENERAL APPLICATION FORM

AIRPORT INFLUENCE AREA/ FEDERAL AVIATION REGULATION PART 77

Is the project located within an Airport Influence Area?

Yes No

If yes, review of projects, excluding Ministerial and Miscellaneous Actions, by the [Riverside County Airport Land Use Commission](#) will be required.

Please refer to Riverside County's Map My County website to determine if the Plan is located within an Airport Influence Area (using the Planning Layers – Airport Layers) (https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

Generally, applications, excluding Ministerial and Miscellaneous Actions, within 8 miles of March Air Reserve Base or within 4 miles of other airports may require a Federal Aviation Administration (FAA) [Obstruction Evaluation/Airport Airspace Analysis](#).

MILITARY LAND USE COMPATIBILITY

Using the [California Military Land Use Compatibility Analyst website](#), the owner or authorized agent has determined whether the project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944.

Yes No

WATER QUALITY MANAGEMENT PLAN INFORMATION

Is the project located within any of the following Watersheds? Check the appropriate box if applicable.

- [Santa Ana/San Jacinto Valley Region](#)
- [Santa Margarita Region](#)
- [Santa Margarita Region-Other Development Project](#)
- [Whitewater Region](#)

Please refer to Riverside County's Map My County website to determine if the Plan is located within any of these watersheds (using the Geographic Layer – Watershed) (https://gis1.countyofriverside.us/Html5Viewer/?viewer=MMC_Public)

If any of these checkboxes are checked, go to the Planning Department website's Development Application page's Miscellaneous Exhibits/Materials subsection (Project Specific Water Quality Management Plan (WQMP) Checklists) to complete the applicable Checklist Form, or click on the adjacent link to open the applicable Checklist Form. Complete the form and attach a copy of the completed form as part of the Development Application package.

If the completed Checklist Form concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a Plan shall be prepared and included along with the completed Checklist as part of the submittal of the Development Application package.

STEP 2: This completes the required information on this General Application form. Open the following link to access and complete the [Applicant-Property Owner Signature Form](#). Completion of an applicable Supplemental Information Form for a particular application may also be required. Please refer to the

GENERAL APPLICATION FORM

Planning Department website's Development Application page's Filing Instruction subsection to review the specific filing instructions and documentation requirements for the application type selected.

FOR COUNTY OF RIVERSIDE USE ONLY	
Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms_General_Application_Form.docx
Revised: 02/22/2022



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

Additional Property Owners Sheet

Additional Property Owner Contact:		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

Printed Name of Property Owner

Signature of Property Owner

Date Signed

Additional Property Owner Contact:		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		
Mailing Address:	<i>Street Number</i>	<i>Street Name</i> <i>Unit or Suite</i>
	<i>City</i>	<i>State</i> <i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:	

Printed Name of Property Owner

Signature of Property Owner

Date Signed

Additional Property Owner Contact:		
Contact Person:	<i>First Name</i>	<i>Middle Name</i> <i>Last Name</i>
E-mail Address:		

Additional Property Owners Sheet

Mailing Address:	<i>Street Number</i>	<i>Street Name</i>	<i>Unit or Suite</i>
	<i>City</i>	<i>State</i>	<i>Zip Code</i>
Daytime Phone No.:	Mobile Phone No.:		

Printed Name of Property Owner

Signature of Property Owner

Date Signed

FOR COUNTY OF RIVERSIDE USE ONLY	
----------------------------------	--

Plan No:	
Set ID No., if applicable	Application Filing Date:
Print staff name and title:	

Y:\Planning Master Forms\Application Forms\Additional Property Owners Sheet.docx
Revised: 04/07/2020



John Hildebrand
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM

AGRICULTURAL PRESERVE PROPOSAL:

CHECK ONE AS APPROPRIATE (*then click on the hyperlink to access the specific Ag. Preserve Plan*):

Establishment or Enlargement of an Agricultural Preserve	Notice of Non-Renewal within an Agricultural Preserve
Entry into a Land Conservation Contract within an Agricultural Preserve	Disestablishment or Diminishment of an Agricultural Preserve

This Supplemental Information form contains information and requires responses, as well as additional materials and documents depending on which of the four types of Agricultural Preserve applications are being applied for. Please only complete and submit the applicable Section, together with the listed materials and documents.

AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM
Disestablishment or Diminishment of an Agricultural Preserve

DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE INFORMATION:

CHECK ONE AS APPROPRIATE:

Disestablishment (Termination of an entire Agricultural Preserve)

Diminishment (Removal of a portion of the land in an Agricultural Preserve).

DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE DESCRIPTION:

Please provide a brief, but concise, description of the proposal to Disestablish or Diminish an Agricultural Preserve.

THIS PROPOSAL IS TO REMOVE 3 PARCELS CONSISTING OF 67.02 ACRES, BEING ASSESSOR'S PARCEL NUMBER 270-160-005, 270-070-005, 270-070-006 FROM AGRICULTURAL PRESERVE NO.1

1. Affected Agricultural Preserve Name and Number, and Map Number:
2. Provide a map of the affected property for this application delineating the properties belonging to the separate ownerships. SEE SUBMITTAL PACKAGE
3. If the landowner is a successor-in-interest to the owner who executed the Land Conservation Contract with the County of Riverside, the application must be accomplished with proof of ownership, such as a copy of a deed or title insurance policy.
4. Number of "Petitions for Cancellation of Land Conservation Contract in an Agricultural Preserve" attached:
5. Has a Notice of Non-Renewal been served on the land involved in this application?
Yes No

If yes, indicate the date(s) the Notice(s) of Non-Renewal were served:
6. Please note that initial payment of an Initial Study deposit-based fee will be required for this application at the time of submittal, and no Land Conservation Contract can be cancelled until all provisions of the California Environmental Quality Act have been satisfied.
7. Attach a copy of all applications for any proposed Alternative Land Uses for this property.

AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM
Disestablishment or Diminishment of an Agricultural Preserve
Petition for Cancellation of Land Conservation Contract in an Agricultural Preserve

Petition for Cancellation of Land Conservation Contract in an Agricultural Preserve

I/We, the property owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Board of Supervisors of the County of Riverside to withdraw said property from _____ Agricultural Preserve No. _____, Map No. _____ and to cancel the Land Conservation Contract or Agreement dated: _____, and recorded as Instrument No. _____ in the office of the County Recorder of Riverside County, California, as it pertains to said property. I declare under penalty of perjury that the information provided by me in this petition is true and complete to the best of my knowledge.

1. Name and address of the mortgage holder, if any, for this property:
2. Attach a complete legal description of the petitioner's property as shown in a deed or a title insurance policy.
3. Provide the following information from your property tax bills:

Assessor's Parcel Number(s)	Acreage
-----------------------------	---------

Check this box and attach additional Assessor's Parcel Number(s) on a separate sheet of paper, if necessary.

4. Attach a statement outlining the proposed alternative land use for this property.
5. Attach any written evidence establishing the lack of nearby property, not subject to a Land Conservation Contract, that is both available and suitable for the proposed alternative land use.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 20, 2017

Forestar Victoria, LLC
Attn.: Satish Lion/Stephen Cameron
4590 MacArthur Boulevard, Suite 600
Newport Beach, CA 92660

RE: AGN000176 – Notice of Non-Renewal (Assessor's Parcel No. 270-070-006)

Dear Owner/Applicant,

The above-referenced notice has been recorded by the Riverside County Clerk and Recorder's Office. Enclosed is a copy for your records. If you should have any questions, please contact Robert Flores by phone at (951) 955-1195 or by e-mail at RFlores@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

By: Robert Flores
Urban and Regional Planner III

Enclosure

CC: Adkan Engineers, Bryan Ingersoll (by email)

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

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
PO BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
PO BOX 1147 – RIVERSIDE, CA 92502

2017-0142993

04/10/2017 03:33 PM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN00176)
Client Submittal Date: November 8, 2016

El Sobrante Agricultural Preserve No. 1, Map No. 1044

Current Owner(s):
Forestar Victoria, LLC

TLMA/PLANNING

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

COPY

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO **STOP#1010**
Clerk of the Board
(CAC Bldg. - 1st Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN 00176 FOR THE **ENTIRE PROPERTY**
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated January 1, 1971 and recorded on February 26, 1971 as Instrument No. 19512 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the El Sobrante Agricultural Preserve No. 1, Map No. 18, dated February 24, 1969.

(See attached Legal)

Assessor's Parcel Number(s) of land affected:
270-070-006

ORIGINAL OWNER(S)

J.A. Griesell & Kathryn R. Griesell, Werner A. Franz & Jean Franz

CURRENT OWNER(S)

Stephen Cameron, President - Forestar Victoria, LLC
Signature (Title and Company if applicable)

Stephen Cameron, President - Forestar Victoria, LLC
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By: Andrew Banton
Deputy

Date: 4/10/17

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Orange)

On March 13th 2017 before me, Sakura Davenport, Notary Public,
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

personally appeared Stephen Cameron
(Name(s) of signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sakura Davenport
Notary Public



EXHIBIT "A"

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

PARCEL 1

ALL THAT PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY, ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 15 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00° 10' WEST, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61° 38' WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE CONTINUING SOUTH 61° 38' WEST, A DISTANCE OF 95.17 FEET;

THENCE NORTH 24° 39' WEST, A DISTANCE OF 85.81 FEET;

THENCE NORTH 64° 33' 30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36° 02' 30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71° 25' 15" WEST, A DISTANCE OF 109.75 FEET;

THENCE SOUTH 23° 21' 30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54° 08' WEST, A DISTANCE OF 168.92 FEET;

THENCE NORTH 49° 03' 30" WEST, A DISTANCE OF 114.28 FEET;

THENCE SOUTH 81° 01' WEST, A DISTANCE OF 116.54 FEET;

THENCE NORTH 32° 10' 30" WEST, A DISTANCE OF 162.18 FEET;

THENCE SOUTH 59° 59' 45" WEST, A DISTANCE OF 141.30 FEET FOR THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 52° 27' 30" WEST, A DISTANCE OF 94.79 FEET;

THENCE SOUTH 85° 52' 30" WEST, A DISTANCE OF 105.69 FEET;

THENCE NORTH 69° 36' 45" WEST, A DISTANCE OF 204.63 FEET;

THENCE SOUTH 54° 35' 45" WEST, A DISTANCE OF 150.08 FEET;

THENCE NORTH 28° 53' 45" WEST, A DISTANCE OF 226.93 FEET;

THENCE NORTH 21° 05' 30" WEST, A DISTANCE OF 241.64 FEET;

THENCE NORTH 09° 03' 15" EAST, A DISTANCE OF 100.82 FEET;
THENCE NORTH 18° 12' 15" WEST, A DISTANCE OF 277.34 FEET;
THENCE NORTH 01° 22' 15" EAST, A DISTANCE OF 159.14 FEET;
THENCE NORTH 08° 54' 30" WEST, A DISTANCE OF 356.69 FEET;
THENCE SOUTH 50° 58' 45" EAST, A DISTANCE OF 895.60 FEET;
THENCE SOUTH 22° 21' EAST, A DISTANCE OF 415.20 FEET;
THENCE SOUTH 38° 53' 45" WEST, A DISTANCE OF 82.90 FEET;
THENCE SOUTH 02° 07' 15" EAST, A DISTANCE OF 320.95 FEET TO THE **TRUE POINT OF BEGINNING**.

PARCEL 2

ALL THAT PORTION OF THE EAST HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 7 OF MAPS, PAGE 10 THEREOF, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 32, AS SAID EAST QUARTER SECTION CORNER IS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 26 OF RECORDS OF SURVEY, AT PAGE 15 THEREOF, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 00° 10' WEST ALONG THE EAST LINE OF SECTION 32, A DISTANCE OF 640.44 FEET TO A POINT THEREON;

THENCE SOUTH 61° 38' WEST, A DISTANCE OF 112.80 FEET TO THE MOST SOUTHERLY CORNER OF PARCEL NO. 1, AS SHOWN ON SAID RECORD OF SURVEY;

THENCE CONTINUING SOUTH 61° 38' WEST, A DISTANCE OF 95.17 FEET;

THENCE NORTH 24° 39' WEST, A DISTANCE OF 85.81 FEET;

THENCE NORTH 64° 33' 30" WEST, A DISTANCE OF 288.56 FEET;

THENCE NORTH 36° 02' 30" WEST, A DISTANCE OF 165.07 FEET;

THENCE SOUTH 71° 25' 15" WEST, A DISTANCE OF 109.75 FEET;

THENCE SOUTH 23° 21' 30" WEST, A DISTANCE OF 137.96 FEET;

THENCE SOUTH 54° 08' WEST, A DISTANCE OF 168.92 FEET TO THE **TRUE POINT OF BEGINNING**, SAID POINT BEING AN ANGLE POINT IN THE BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO ALLEN W. STUTSMAN, BY DEED RECORDED IN BOOK 2242 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AT PAGE 325 THEREOF;

THENCE NORTH 49° 03' 30" WEST, A DISTANCE OF 114.28 FEET;

THENCE SOUTH 81° 01' WEST, A DISTANCE OF 116.54 FEET;

THENCE NORTH 32° 10' 30" WEST, A DISTANCE OF 162.18 FEET;

THENCE SOUTH 59° 59' 45" WEST, A DISTANCE OF 141.30 FEET;

THENCE NORTH 02° 07' 15" WEST, A DISTANCE OF 320.95 FEET;

THENCE NORTH 38° 53' 45" EAST, A DISTANCE OF 82.90 FEET TO AN ANGLE POINT IN THE BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID;

THENCE SOUTH 46° 50' 45" EAST, A DISTANCE OF 493.12 FEET;

THENCE SOUTH 03° 25' 15" EAST, A DISTANCE OF 171.58 FEET TO THE **TRUE POINT OF BEGINNING**;

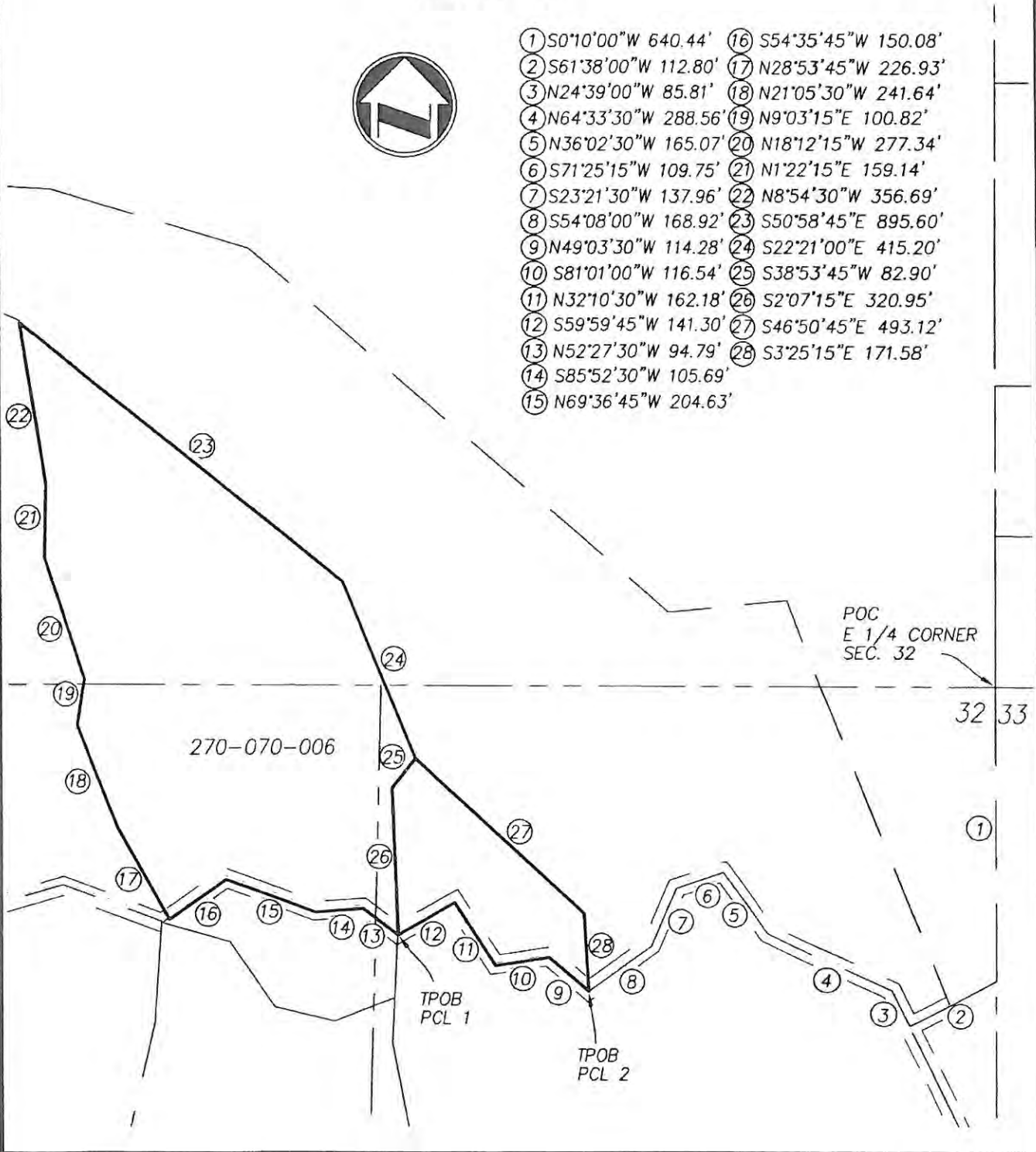
THE LAST TWO COURSES AND DISTANCES FOLLOW ALONG THE BOUNDARY LINE OF THE PARCEL CONVEYED TO STUTSMAN AS AFORESAID.

EXHIBIT "B"

SHEET 1 OF 1



- ① S0°10'00"W 640.44'
- ② S61°38'00"W 112.80'
- ③ N24°39'00"W 85.81'
- ④ N64°33'30"W 288.56'
- ⑤ N36°02'30"W 165.07'
- ⑥ S71°25'15"W 109.75'
- ⑦ S23°21'30"W 137.96'
- ⑧ S54°08'00"W 168.92'
- ⑨ N49°03'30"W 114.28'
- ⑩ S81°01'00"W 116.54'
- ⑪ N32°10'30"W 162.18'
- ⑫ S59°59'45"W 141.30'
- ⑬ N52°27'30"W 94.79'
- ⑭ S85°52'30"W 105.69'
- ⑮ N69°36'45"W 204.63'
- ⑯ S54°35'45"W 150.08'
- ⑰ N28°53'45"W 226.93'
- ⑱ N21°05'30"W 241.64'
- ⑲ N9°03'15"E 100.82'
- ⑳ N18°12'15"W 277.34'
- ㉑ N1°22'15"E 159.14'
- ㉒ N8°54'30"W 356.69'
- ㉓ S50°58'45"E 895.60'
- ㉔ S22°21'00"E 415.20'
- ㉕ S38°53'45"W 82.90'
- ㉖ S2°07'15"E 320.95'
- ㉗ S46°50'45"E 493.12'
- ㉘ S3°25'15"E 171.58'



PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering - Surveying - Planning
6879 Airport Drive, Riverside, CA 92504
Tel: (951) 688-0241 - Fax: (951) 688-0599

SCALE: 1"=300'

JN 8794

2-23-2017

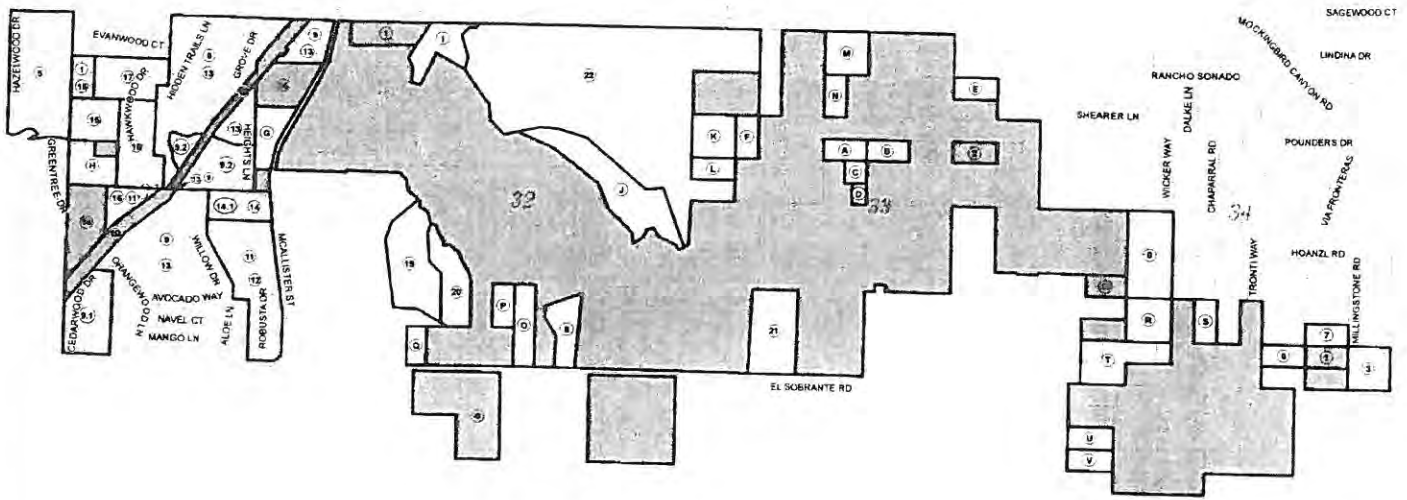
CLIENT: FOREMOST

PLAT TO ACCOMPANY LEGAL DESCRIPTION
FOR APN 270-070-006
RIVERSIDE COUNTY, CALIFORNIA

MAP NO. 18 EL SOBRANTE AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAPS NO. 48, 163, 348, 529, 558, 614, 814, 837, 666, 708, 712, 744, 791, 794, 819, 829, 830, 831, 832, 844, 854, 889, 1044

T. 3 S., R. 5 W

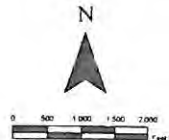


AMENDMENTS

- NO. 1, (ENLARGEMENT), FEBRUARY 9, 1970, MAP NO. 48
- NO. 2, (ENLARGEMENT), JANUARY 25, 1972, MAP NO. 163
- NO. 3, (DIMINISHMENT), DECEMBER 9, 1975, MAP NO. 348
- NO. 4, (ENLARGEMENT), JANUARY 13, 1981, MAP NO. 529
- NO. 5, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 558
- NO. 6, (DIMINISHMENT), MAY 7, 1985, MAP NO. 614
- NO. 7, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 637
- NO. 8, (DIMINISHMENT), JANUARY 23, 1990, MAP NO. 666
- NO. 9.1, (DIMINISHMENT), FEBRUARY 23, 1999, MAP NO. 708
- NO. 9.2, (DIMINISHMENT), JULY 27, 1999, MAP NO. 708
- NO. 10, (DIMINISHMENT) MAP NO. 712
- NO. 11, (DIMINISHMENT) MAP NO. 744
- NO. 12, (DIMINISHMENT), MAY 4, 1999, MAP NO. 791
- NO. 13, (DIMINISHMENT), DECEMBER 22, 1998, MAP 794
- NO. 14, (DIMINISHMENT), MAP NO. 819
- NO. 14.1, (DIMINISHMENT), MARCH 19, 2002, MAP NO. 819
- NO. 15, (DIMINISHMENT), MAY 9, 2000, MAP NO. 829
- NO. 16, (DIMINISHMENT), MAY 9, 2000, MAP NO. 830
- NO. 17, (DIMINISHMENT), MAY 9, 2000, MAP NO. 831
- NO. 18, (DIMINISHMENT), MAY 9, 2000, MAP NO. 832
- NO. 19, (DIMINISHMENT), FEBRUARY 27, 2001, MAP NO. 844
- NO. 20, (DIMINISHMENT), AUGUST 6, 2002, MAP NO. 854
- NO. 21, (DIMINISHMENT), APRIL 8, 2003, MAP NO. 889
- NO. 22 (DIMINISHMENT), JUNE 30, 2015, MAP NO. 1044

EXCLUSIONS: A - Y

ADOPTED ON FEBRUARY 24, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 20, 2017

Michael Gregory Amsbry, Trustee of the Fred H.
Amsbry and Velma Arlene Amsbry Testamentary Trust
136 Vesta Street
Reno, NV 89502

RE: AGN000175 – Notice of Non-Renewal (Assessor's Parcel No. 270-160-005)

Dear Owner/Applicant,

The above-referenced notice has been recorded by the Riverside County Clerk and Recorder's Office. Enclosed is a copy for your records. If you should have any questions, please contact Robert Flores by phone at (951) 955-1195 or by e-mail at RFlores@rivco.org.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

By: Robert Flores
Urban and Regional Planner III

Enclosure

CC: Adkan Engineers, Bryan Ingersoll (by email)

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
PO BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
PO BOX 1147 – RIVERSIDE, CA 92502

2017-0142992

04/10/2017 03:33 PM

Customer Copy Label

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN00175)
Client Submittal Date: November 8, 2016

El Sobrante Agricultural Preserve No. 1, Map No. 1044

Current Owner(s):
Michael Gregory Amsbry, Trustee of the
Fred H. Amsbry and Velma Arlene Amsbry Testamentary Trust

TLMA/PLANNING

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

COPY

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO **STOP#1010**
Clerk of the Board
(CAC Bldg. - 1st Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN 00175 FOR THE **ENTIRE PROPERTY**
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated January 1, 1971 and recorded on February 26, 1971 as Instrument No. 19448 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the El Sobrante Agricultural Preserve No. 1, Map No. 18, dated February 24, 1969.

(See attached Legal)

Assessor's Parcel Number(s) of land affected:
270-160-005

ORIGINAL OWNER(S)

FRED H. AMSBRY AND VELMA ARLENE AMSBRY TESTAMENTARY TRUST

CURRENT OWNER(S)


Signature (Title and Company if applicable)

Michael Gregory Amsbry

Print Name

Trustee of the Fred H. Amsbry and Velma Arlene Amsbry

Testamentary Trust

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

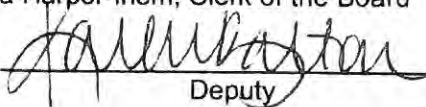
Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By: 
Deputy

Date: 4/10/17

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF LOS Angeles)

On November 1, 2016 before me, Sakura Davenport, Notary Public
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

personally appeared Michael Gregory Amsony
(Name(s) of signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Sakura Davenport
Notary Public



EXHIBIT "A"

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA:

ALL THAT PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY SECTIONALIZED SURVEY OF THE RANCHO EL SOBRANTE DE SAN JACINTO RECORDED IN BOOK 1 OF MAPS, AT PAGE 8, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF PARCEL 3, AS SHOWN BY MAP ON FILE IN BOOK 24 OF RECORDS OF SURVEY, AT PAGES 97 AND 98, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 49° 51' 17" EAST, A DISTANCE OF 100.36 FEET;

THENCE SOUTH 31° 21' 02" EAST, A DISTANCE OF 102.43 FEET;

THENCE SOUTH 60° 16' 17" EAST, A DISTANCE OF 116.51 FEET;

THENCE SOUTH 49° 20' 32" EAST, A DISTANCE OF 83.67 FEET;

THENCE SOUTH 84° 12' 41" EAST, A DISTANCE OF 62.92 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NO. 3, SAID CORNER BEING ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32;

THE LAST FIVE COURSES AND DISTANCES FOLLOW THAT NORTHERLY LINE OF SAID PARCEL 3;

THENCE NORTH 00° 20' 34" EAST ALONG SAID WEST LINE, A DISTANCE OF 119.21 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 89° 51' 28" EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 327.57 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 89° 47' 53" EAST ALONG THE NORTH LINE OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32, A DISTANCE OF 322.73 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00° 32' 19" WEST ALONG THE EAST LINE OF SAID WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 188.75 FEET TO A POINT THEREON, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO RUBEN GOMEZ, ET. AL. BY DEED RECORDED IN BOOK 2413 PAGE 389 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 46° 58' EAST ALONG THE NORTH LINE OF THE PARCEL CONVEYED TO GOMEZ AS AFORESAID, A DISTANCE OF 188.52 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 37° 04' EAST, A DISTANCE OF 271.63 FEET;

THENCE NORTH 21° 19' 30" EAST, A DISTANCE OF 382.61 FEET;

THENCE NORTH 13° 03' EAST, A DISTANCE OF 317.68 FEET;

THENCE NORTH 03° 57' 45" EAST, A DISTANCE OF 222.01 FEET TO THE MOST SOUTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO HENRY C. BOSCH, ET AL, BY DEED RECORDED IN BOOK 2419 PAGE 328 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE NORTH 69° 13' 45" WEST ALONG THE SOUTHERLY LINE OF THE PARCEL SO CONVEYED TO BOSCH, A DISTANCE OF 227.25 FEET;

THENCE SOUTH 73° 51' 30" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 246.28 FEET;

THENCE NORTH 45° 30' 30" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 240.90 FEET TO A POINT THEREON;

THENCE SOUTH 72° 53' 25" WEST, A DISTANCE OF 181.20 FEET;

THENCE SOUTH 49° 18' 20" WEST, A DISTANCE OF 212.16 FEET;

THENCE SOUTH 58° 08' 55" WEST, A DISTANCE OF 184.46 FEET;

THENCE SOUTH 66° 18' 35" WEST, A DISTANCE OF 269.60 FEET;

THENCE SOUTH 78° 38' WEST, A DISTANCE OF 276.54 FEET;

THENCE SOUTH 63° 09' 50" WEST, A DISTANCE OF 86.17 FEET TO AN ANGLE POINT IN THE SOUTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE EL SOBRANTE LAND AND DEVELOPMENT COMPANY, BY DEED RECORDED IN BOOK 1819 PAGE 595 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

THENCE SOUTH 23° 32' 47" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 150.99 FEET;

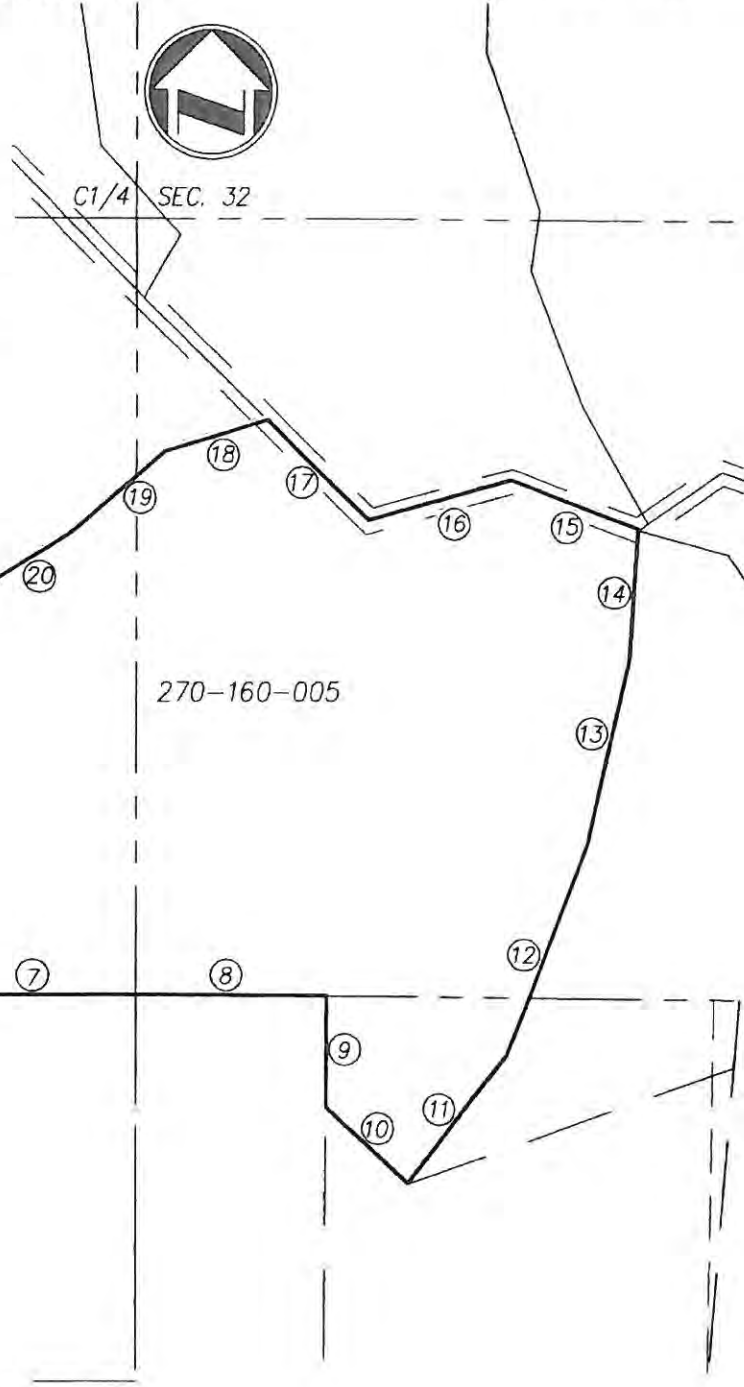
THENCE SOUTH 30° 57' 47" EAST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 217.61 FEET TO THE POINT OF BEGINNING.

CONTAINING 28.629 ACRES.

EXHIBIT "B"

SHEET 1 OF 1

- ① S49°51'17"E 100.36'
- ② S31°21'02"E 102.81'
- ③ S60°16'17"E 116.51'
- ④ S49°20'32"E 83.67'
- ⑤ S84°12'41"E 62.92'
- ⑥ N0°20'34"E 119.21'
- ⑦ N89°51'28"E 327.57'
- ⑧ S89°47'53"E 322.73'
- ⑨ S0°32'19"W 188.75'
- ⑩ S46°58'00"E 188.52'
- ⑪ N37°04'00"E 271.63'
- ⑫ N21°19'30"E 382.61'
- ⑬ N13°03'00"E 317.68'
- ⑭ N3°57'45"E 222.01'
- ⑮ N69°14'45"W 227.25'
- ⑯ S73°51'30"W 246.28'
- ⑰ N45°30'30"W 240.90'
- ⑱ S72°53'25"W 181.20'
- ⑲ S49°18'20"W 212.16'
- ⑳ S58°08'55"W 184.46'
- ㉑ S66°18'35"W 269.60'
- ㉒ S78°38'00"W 276.54'
- ㉓ S63°09'50"W 86.17'
- ㉔ S23°32'47"E 150.99'
- ㉕ S30°57'47"E 217.61'



POB
 MOST N'LY COR
 PCL 3,
 RS 24/97-98

PLAT PREPARED BY:

adkan
ENGINEERS

Civil Engineering - Surveying - Planning
 6879 Airport Drive, Riverside, CA 92504
 Tel: (951) 688-0241 - Fax: (951) 688-0599

SCALE: 1"=300'

JN 8794

2-23-2017

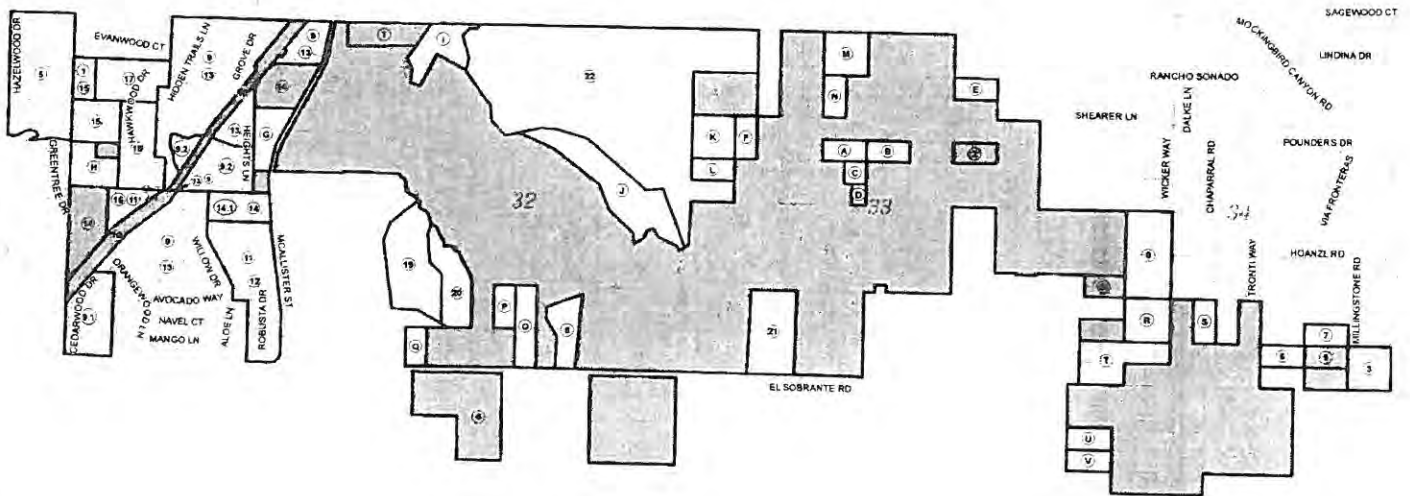
CLIENT: FOREMOST

PLAT TO ACCOMPANY LEGAL DESCRIPTION
 FOR APN 270-160-005
 RIVERSIDE COUNTY, CALIFORNIA

MAP NO. 18 EL SOBRANTE AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAPS NO. 48, 163, 348, 529, 558, 614, 814, 837, 666, 708, 712, 744, 791, 794, 819, 829, 830, 831, 832, 844, 854, 889, 1044

T. 3 S. R. 5 W



AMENDMENTS

- NO. 1, (ENLARGEMENT), FEBRUARY 9, 1970, MAP NO. 48
- NO. 2, (ENLARGEMENT), JANUARY 25, 1972, MAP NO. 163
- NO. 3, (DIMINISHMENT), DECEMBER 9, 1975, MAP NO. 348
- NO. 4, (ENLARGEMENT), JANUARY 13, 1981, MAP NO. 529
- NO. 5, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 558
- NO. 6, (DIMINISHMENT), MAY 7, 1985, MAP NO. 614
- NO. 7, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 637
- NO. 8, (DIMINISHMENT), JANUARY 23, 1990, MAP NO. 666
- NO. 9.1, (DIMINISHMENT), FEBRUARY 23, 1999, MAP NO. 708
- NO. 9.2, (DIMINISHMENT), JULY 27, 1999, MAP NO. 708
- NO. 10, (DIMINISHMENT) MAP NO. 712
- NO. 11, (DIMINISHMENT) MAP NO. 744
- NO. 12, (DIMINISHMENT), MAY 4, 1999, MAP NO. 791
- NO. 13, (DIMINISHMENT), DECEMBER 22, 1998, MAP 794
- NO. 14, (DIMINISHMENT), MAP NO. 819
- NO. 14.1, (DIMINISHMENT), MARCH 19, 2002, MAP NO. 819
- NO. 15, (DIMINISHMENT), MAY 9, 2000, MAP NO. 829
- NO. 16, (DIMINISHMENT), MAY 9, 2000, MAP NO. 830
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- NO. 19, (DIMINISHMENT), FEBRUARY 27, 2001, MAP NO. 844
- NO. 20, (DIMINISHMENT), AUGUST 6, 2002, MAP NO. 854
- NO. 21, (DIMINISHMENT), APRIL 8, 2003, MAP NO. 889
- NO. 22, (DIMINISHMENT), JUNE 30, 2015, MAP NO. 1044

EXCLUSIONS:

A - Y

ADOPTED ON FEBRUARY 24, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

