

**Agricultural Preserve
Diminishment No.
220002**

B. Comparison of soil acreage (estimated):

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

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:**

_____ Acceptable

_____ Not acceptable

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) evaluated the proposed partial diminishment of the agricultural preserve on the subject property. The purpose of this evaluation was to determine if the proposed diminishment is consistent with the purpose of the Land Conservation Act of 1965. Based on its evaluation, CAPTAC could make the five findings necessary to conclude that the proposed diminishment is consistent with the Land Conservation Act of 1965 (Act). Based on its findings, CAPTAC concluded that the proposed cancellation is consistent with the Land Conservation Act of 1965 and, as a result, CAPTAC is recommending that the Riverside County Board of Supervisors grant the proposed diminishment. CAPTAC affirmed five of the five findings necessary to conclude that the proposed d diminishment is consistent with the Act. Therefore, CAPTAC made the following findings, pursuant to Section 605(4) of Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526):

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 Notice of Nonrenewal within an Agricultural Preserve was submitted to the Riverside County Planning Department and deemed complete on February 23, 2023. The Notice of Nonrenewal was recorded by the Riverside County

Clerk-Recorder on February 28, 2023 as Instrument No. 2023-0057129.

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

The diminishment is proposing to delete a 3.46 acre-portion of the agricultural preserve from the subject property which has a total area of 22.32 acres, and the remainder of which will remain in the agricultural preserve. The subject property is surrounded by agricultural uses to the north and west and single-family residences on large lots to the east and south. The property is in the Wine Country - Winery Zone. There is a mixture of residential, agricultural, and winery uses existing in proximity to the subject property and the similarity of the existing and proposed uses yield very little possibility that the partial cancellation of the land conservation contract will result in the removal of any agricultural use. Therefore, the diminishment of the subject property 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 a "Class V" Winery with 19,084 total square feet of new buildings and developed areas. is a proposed development that includes a tasting room, patio tasting area, outdoor production area, outdoor event area, storage area, kitchen, cellar, and office. A "Class V" Winery is a winery with an established vineyard located on a minimum gross parcel size of twenty acres that is allowed with appurtenant and incidental commercial uses (Ord 348, Section 14.91.H). The proposed alternative use is consistent with the General Plan as this area has been designated for wineries as part of the Temecula Valley Wine Country Policy Area – Winery District. Upon approval, this this project will comply with the various provisions and requirements of the General Plan and Land Use Ordinance No. 348.

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

The subject property is governed by the Southwest Area Plan which is part of the Riverside County General Plan. The property is in the Temecula Valley Wine Country Policy Area and more specifically within the Winery District, which promotes residences, wineries, and compatible agricultural uses. To the north, east and west are agricultural uses with single-family residences on large lots to the south. The adjacent property is planted with vineyards and has a pending application to develop a winery in the uncultivated area.

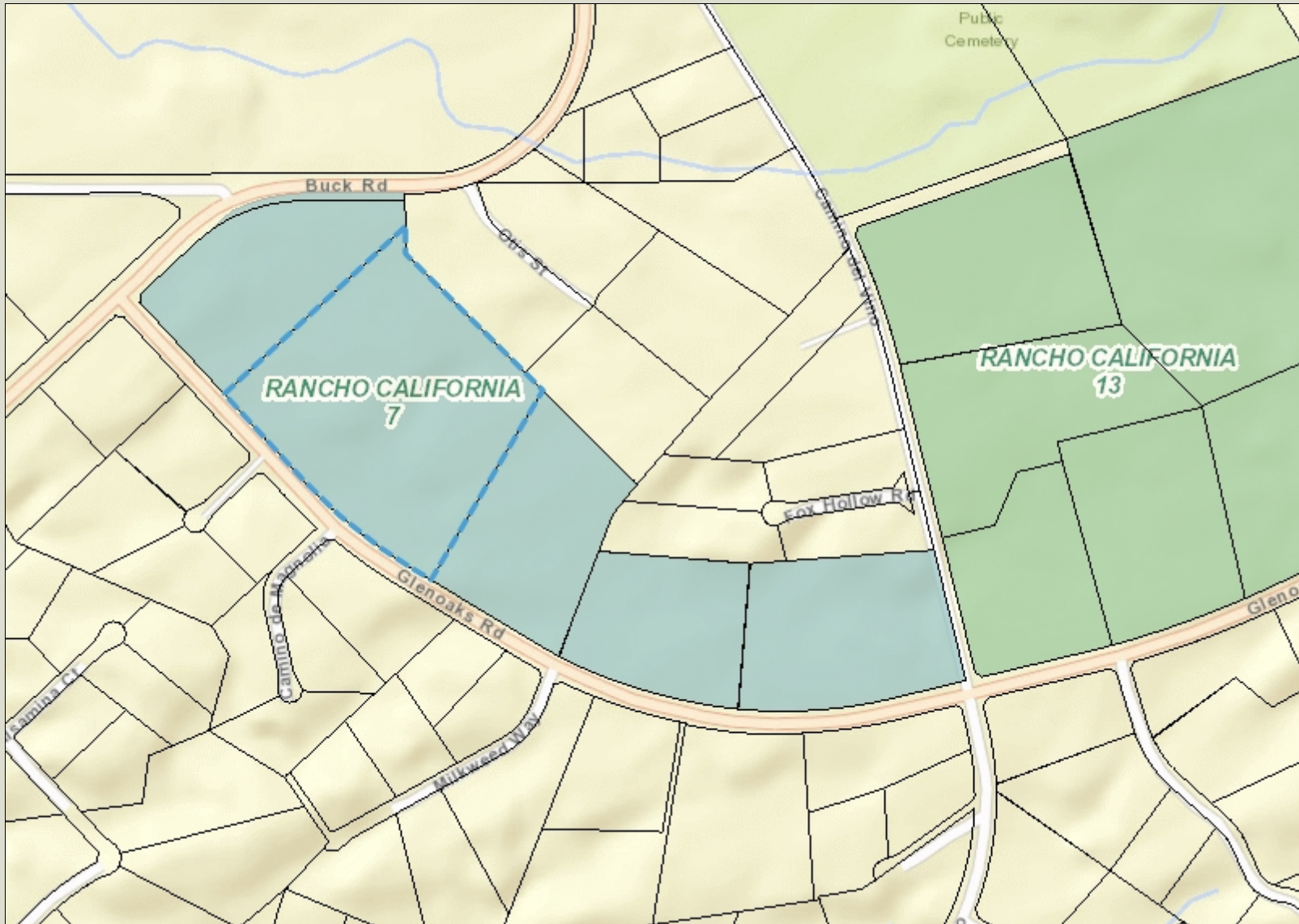
V. Whether there is proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted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

There is no proximate noncontracted land which is available for the winery development as not only is the entire subject property is in the agricultural preserve (hence requiring the partial diminishment), but other proximate land is predominately residential which could not accommodate a winery. The Winery District encourages the maintenance and development of wineries within its boundaries. Specifically, the Winery District anticipates that wineries will be maintained along with vineyards. According to the zoning regulations, winery developments require that at least 75% of the subject property be dedicated to vineyards. The proposal will maintain approximately 7.75 acres or 83.8% of the subject property vineyard plantings.

Development of the land will result in a more contiguous pattern of residential, wineries, and agricultural uses.

APD220002 - Rancho California No. 7

APN 942-030-011



Legend

- Parcels
- Agricultural Preserves
 - ▨ OTHER AGRICULTURAL PRESEF
 - 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
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 - BLYTHE, 21
 - BLYTHE, 22
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 - BLYTHE, 24
 - BLYTHE, 25
 - BLYTHE, 26



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

REPORT PRINTED ON... 9/26/2023 4:46:39 PM

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Notes



Charissa Leach, P.E.
Assistant TLMA 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 checked="" 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 Notice 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"/> Minor Temporary Event Permit	<input type="checkbox"/> Special Multiple-Family Development Review
<input type="checkbox"/> Determination of Non-Conforming Use Status	
Miscellaneous Actions	
<input checked="" 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 checked="" 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: **Austin** **Randall**
First Name Middle Name Last Name

E-mail Address: **slabsgmi@aol.com**

Mailing Address: **3060** **Upham Street**
Street Number Street Name Unit or Suite

Wheat Ridge **CO** **90033**
City State Zip Code

Daytime Phone No.: **303-475-1555** Mobile Phone No.: **303-475-1555**

Engineer/Representative Contact, if any:

Contact Person: **Roxie** **Storey**
First Name Middle Name Last Name

E-mail Address: **roxie@tvwinerymanagement.com**

Mailing Address: **43085** **Business Park Dr** **#C**
Street Number Street Name Unit or Suite

Temecula **CA** **92590**
City State Zip Code

Daytime Phone No.: **(951) 294 7969** Mobile Phone No.: **(951) 294 7969**

Property Owner Contact:

Contact Person: **Austin** **Randall**
First Name Middle Name Last Name

E-mail Address: **slabsgmi@aol.com**

Mailing Address: **3060** **Upham Street**
Street Number Street Name Unit or Suite

Wheat Ridge **CO** **90033**
City State Zip Code

Daytime Phone No.: **303-475-1555** Mobile Phone No.: **303-475-1555**

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):

942-030-011

Approximate Gross Acreage: **22.33**

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 Layer – Airport Layers) (https://gis.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://gis.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: 10/14/2020



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

AGRICULTURAL PRESERVE SUPPLEMENTAL INFORMATION FORM

AGRICULTURAL PRESERVE PROPOSAL:

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

- | | |
|--|--|
| <input type="checkbox"/> Establishment or Enlargement of an Agricultural Preserve | <input checked="" type="checkbox"/> Notice of Non-Renewal within an Agricultural Preserve |
| <input type="checkbox"/> Entry into a Land Conservation Contract within an Agricultural Preserve | <input checked="" type="checkbox"/> 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
Notice of Non-Renewal within an Agricultural Preserve

NOTICE OF NON-RENEWAL WITHIN AN AGRICULTURAL PRESERVE INFORMATION:

INFORMATION REGARDING A NOTICE OF NON-RENEWAL OF A LAND CONSERVATION CONTRACT

NOTICE OF NON-RENEWAL WITHIN AN AGRICULTURAL PRESERVE	
Please provide a brief, but concise, description of the proposal for a Notice of Non-Renewal within an Agricultural Preserve.	
Owner proposes to diminish the winery development portion of the property, approx. 5.3 Acres. The winery development as identified per plot plan 210132 ADN = 942-030-011	Planning staff comment: Request was modified to reflect a 3.46-acre diminishment

Land Conservation Contracts executed under the State's Land Conservation Act (Williamson Act) [Government Code Section 51200 et. seq.] are in effect for ten years from the anniversary date of the Contract (January 1st). Contracts are automatically renewed for one additional year on each anniversary date of the contract. Therefore, the Land Conservation Contract will remain in effect indefinitely.

To terminate the automatic renewal of the contract, a Notice of Non-Renewal Form must be completed by the landowner and returned to the Planning Department with the appropriate filing fee. This Notice will be reviewed for correctness by the Planning Department before being recorded. Once it is recorded, the Land Conservation Contract to which it pertains will not be renewed. This, in effect, will cause the contract to lapse ten years after the Notice is recorded. Such Notice of Non-Renewal must be received by the Planning Department at least 90 days prior to the anniversary date, or the contract shall be considered renewed for one additional year. A separate Notice of Non-Renewal is required for each individual Land Conservation Contract for which nonrenewal is requested.

Upon a request by the landowner, the Board of Supervisors may authorize the owner to serve a Notice of Non-Renewal on a portion of that owner's land under contract within an individual agricultural preserve. Unless authorized by the Board to serve a Notice of Non-Renewal on a portion of the owner's land within an individual agricultural preserve, the Notice of Non-Renewal shall be for non-renewal of the contract for all of the owner's land within an individual preserve.

1. Affected Agricultural Preserve Name and Number, and Map Number:

Rancho California - NO. 7, Amend No. 1 MAP 295

Notice of Nonrenewal for the **entire** real property under Land Conservation Contract or Agreement
(Complete and submit a notarized copy of the subsequent document titled "Notice of Nonrenewal of the Entire Property under a Land Conservation Contract")

Notice of Nonrenewal for **a portion of** the real property under Land Conservation Contract or Agreement
(Complete and submit a notarized copy of the subsequent document titled "Notice of Nonrenewal on a Portion of Property under a Land Conservation Contract")

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).

Planning staff comment: Request was modified to reflect a 3.46-acre diminishment

DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

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

Owner proposes to diminish the winery development portion of the property. Approx. 5.3 Acres. The winery development as identified per plot plan 210132
APN: 942-030-011

1. Affected Agricultural Preserve Name and Number, and Map Number:

Rancho California No. 7, Amend. 1 MAP 295

as last amended by Map No. 816

2. Provide a map of the affected property for this application delineating the properties belonging to the separate ownerships.

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: one

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:

2/28/23

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.

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY RECTOR, 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

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL
FOR A LAND CONSERVATION CONTRACT
CASE NO. APN 220004
Resubmittal Date: September 26, 2023

Re-Recording of Instrument No. 2023-0057129

The purpose for this document is to correct the legal description of the diminishment area in the Exhibit A to the Notice of Non-Renewal in Instrument No. 2023-0057129 recorded on 10/21/2021.

Rancho California Agricultural Preserve No. 7
Map No. 816

Current Owner: Austin Vineyards, LLC

TLMA/PLANNING

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)

2023-0057129

02/28/2023 12:45 PM Fee: \$ 0.00

Page 1 of 5

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



927

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL NO. 1 FOR A PORTION OF 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 1/1/74 and recorded on 2/28/74 as Instrument No. 1974/23567 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the Rancho California Agricultural Preserve No. 7 Amend., Map No. 295, dated 1/1/1974.

1

(See attached Legal)

Assessor's Parcel Number(s) of land affected:

942-030-011

ORIGINAL OWNER(S)

Signature (Title and Company if applicable)

Priscilla L Wilson

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

CURRENT OWNER(S)

Signature (Title and Company if applicable)

Austin Vineyards, LLC

Austin Randall

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

Clerk of the Board

By:

Deputy

Date:

2/28/23

KIMBERLY A. RECORDER

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 Riverside)

On February 23, 2023 before me, M Byers, Notary Public,
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

personally appeared Austin Randall
(Name(s) of signer(s))

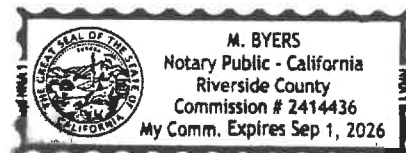
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

[Signature]
Notary Public

{SEAL}



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 02/28/2023

Signature: *Breanna Smith*

Print Name: Breanna Smith, Clerk of the Board Assistant

EXHIBIT A
RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 7
MAP NO. 816
(NOTICE OF NON-RENEWAL)

Real Property in the Unincorporated Area of the County of Riverside, State of California, Described as Follows:

LEGAL DESCRIPTION:

See attached *Rancho California Agricultural Preserve No. 7 Diminishment Legal Description* (metes and bounds) dated May 26, 2023 for the portion of the parcel subject to the Notice of Non-Renewal. See attached Grant Deed dated September 22, 1989 for legal description of parcel.

Assessor Parcel No.	Acres (net)	Owner
942-030-011 (a portion of), formerly 942-030-009-7	Partial non-renewal of an area of 3.46 acres with the remainder of the 22.32 acre lot to remain under contract.	Austin Vineyards, LLC

EXHIBIT "A"

RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 7 DIMINISHMENT LEGAL DESCRIPTION

In the County of Riverside, State of California, in Section 2, Township 8 South, Range 2 West, Parcel 1 of Parcel Merger 180016 per Instrument No. 2018-0307897, being a portion of Parcels 2 & 3 of Parcel Map 27134 as shown by map on file in Book 182 of Parcel Maps, Pages 95 & 96, Records of said Riverside County, described as follows:

Commencing at the westerly most corner of said Parcel 1 of said Parcel Merger 180016;

Thence South 42°13'40" East, along the easterly right-of-way line of Glenoaks Road a distance of 146.50 feet to a point on said right-of-way, said point also being the **TRUE POINT OF BEGINNING**;

Thence South 42°13'40" East, continuing along said easterly right-of-way line a distance of 82.62 feet;

Thence North 13°08'33" East, leaving said easterly right-of-way of Glenoaks Road a distance of 30.54 feet;

Thence North 69°07'12" East, a distance of 30.46 feet;

Thence South 68°01'12" East, a distance of 48.56 feet;

Thence South 54°46'35" East, a distance of 85.24 feet;

Thence South 46°50'10" East, a distance of 87.84 feet;

Thence South 61°30'56" East, a distance of 34.99 feet;

Thence North 85°27'00" East, a distance of 31.10 feet;

Thence North 72°45'25" East, a distance of 35.64 feet;

Thence North 62°45'25" East, a distance of 56.83 feet;

Thence South 84°36'24" East, a distance of 32.07 feet;

EXHIBIT "A"

RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 7 DIMINISHMENT (CONTINUED)

Thence North 49°41'10" East, a distance of 48.27 feet;
Thence North 22°22'11" East, a distance of 248.83 feet;
Thence North 71°13'19" West, a distance of 296.50 feet;
Thence North 56°33'23" West, a distance of 151.17 feet;
Thence South 67°37'11" West, a distance of 47.25 feet;
Thence South 23°03'49" West, a distance of 33.74 feet;
Thence South 36°29'19" West, a distance of 55.69 feet;
Thence South 69°37'32" West, a distance of 56.14 feet;
Thence South 07°34'39" West, a distance of 19.93 feet;
Thence South 25°19'21" East, a distance of 24.49 feet;
Thence South 56°56'55" East, a distance of 217.26 feet;
Thence South 24°51'32" West, a distance of 56.19 feet;
Thence North 66°10'51" West, a distance of 23.32 feet;
Thence North 23°49'09" East, a distance of 27.48 feet;
Thence North 66°20'49" West, a distance of 85.13 feet;
Thence South 25°16'11" West, a distance of 39.07 feet;
Thence South 81°12'29" West, a distance of 49.12 feet;

EXHIBIT "A"


RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 7 DIMINISHMENT (CONTINUED)

Thence South 64°42'10" West, a distance of 30.61 feet;

Thence North 88°25'44" West, a distance of 15.18 feet to a point on said easterly right-of-way of Glenoaks Road which is the **TRUE POINT OF BEGINNING**.

CONTAINING 151,000 SQUARE FEET, MORE OR LESS.

This description was prepared by me
or under my direction:



Osbjorn Bratene
RCE 21873,

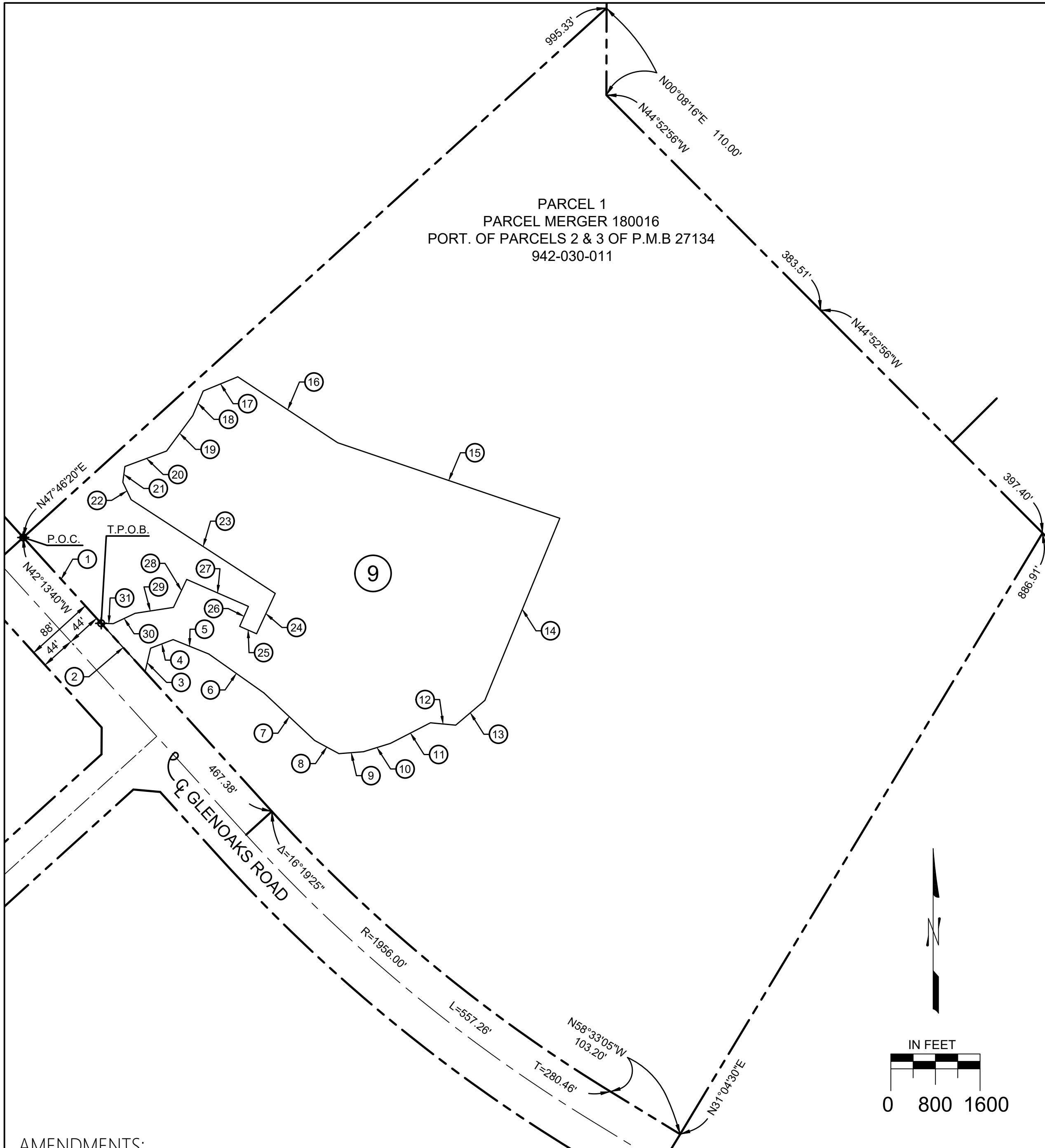
5/26/2023
Date



MAP NO. 174 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 7.

AMENDED BY MAP NO. 295,350,489,531,549,668,818,XXX,XXX

SEC. 24, T.7S. - R.2W



Amendment 9 Line Table		
LINE #	BEARING	DISTANCE
1	S42°13'40"E	146.50'
2	S42°13'40"E	82.62'
3	N13°08'33"E	30.54'
4	N69°07'12"E	30.46'
5	S68°01'12"E	48.56'
6	S54°46'35"E	85.24'
7	S46°50'10"E	87.84'
8	S61°30'56"E	34.99'
9	N85°27'00"E	31.10'
10	N72°45'25"E	35.64'
11	N62°45'25"E	56.83'
12	S84°36'24"E	32.07'
13	N49°41'10"E	48.27'
14	N22°22'11"E	248.93'
15	N71°13'19"W	296.50'
16	N56°33'23"W	151.17'
17	S67°37'11"W	47.25'
18	S23°03'49"W	33.74'
19	S36°29'19"W	55.69'
20	S69°37'32"W	56.14'
21	S07°34'39"W	19.93'
22	S25°19'21"E	24.49'
23	S56°56'55"E	217.26'
24	S24°51'32"W	56.19'
25	N66°10'51"W	23.32'
26	N23°49'09"E	27.48'
27	N66°20'49"W	85.13'
28	S25°16'11"W	39.07'
29	S81°12'29"W	49.12'
30	S64°42'10"W	30.61'
31	N88°25'44"W	15.18'

AMENDMENTS:

- | | |
|--|-------------|
| NO. 1, (ENLARGEMENT), FEBRUARY 19, 1974, | MAP NO. 295 |
| NO. 2, (ENLARGEMENT), DECEMBER 23, 1975, | MAP NO. 350 |
| NO. 3, (DIMINSHMENT), WITHDRAWN, | MAP NO. 489 |
| NO. 4, (DIMINSHMENT), WITHDRAWN, | MAP NO. 531 |
| NO. 5, (DIMINSHMENT), WITHDRAWN, | MAP NO. 549 |
| NO. 6, (DIMINSHMENT), JULY 23, 1991 | MAP NO. 668 |
| NO. 7, (DIMINSHMENT), AUGUST 24, 1999, | MAP NO. 816 |
| NO. 8, (DIMINSHMENT), WITHDRAWN, | MAP NO. XXX |
| NO. 9, (DIMINSHMENT), TBD, | MAP NO. XXX |

ADOPTED ON JANUARY 18, 1972
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:
First American Title
Order No. 5591137
Escrow No. 22368-SK
Parcel No. 942-030-008 and 009

AND WHEN RECORDED MAIL TO:

AUSTIN VINEYARDS, LLC
3060 UPHAM STREET
WHEATRIDGE, CO 80033

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA VICTORIA #411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

tra: 094-021

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,375.00 and CITY \$

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Temecula, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Richard C. Wilson, AS trustee of the Richard C. and Priscilla L. Wilson Family Trust dated

September 22, 1989

hereby GRANT(S) to Austin Vineyards, LLC.

the following described real property in the County of Riverside, State of California:

That portion of Parcels 1 and 2 of Parcel Map no. 18441, in the unincorporated territory of the County of Riverside, State of California, as shown by map on file in Book 112, pages 42 and 43 of Parcel Maps.

SEE "LEGAL DESCRIPTION" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

More commonly known as: 35620 Glenoaks Road, Temecula, CA 92590

Mail Tax Statement to: SAME AS ABOVE or Address Noted Below

Date November 27, 2017

Richard C. Wilson, *as* trustee of the
Richard C. and Priscilla L. Wilson Family Trust
dated September 22, 1989

Richard C. Wilson, TRUSTEE

By: Richard C. Wilson

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 ~~RIVERSIDE~~ *Los Angeles* } S.S.

On *December 5, 2017*, before me, *C. Parra*, a notary public personally appeared Richard C. Wilson

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.

Signature *Charra* (Seal)

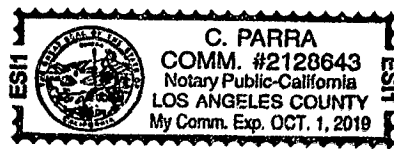


Exhibit "A"

Legal Description

A.P.N.: 942-030-009-7 and 942-030-009-7

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

PARCELS 2 AND 3 OF PARCEL MAP 27134 AS PER MAP THEREOF FILED IN BOOK 182 PAGES 95 AND 96 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.