

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

618B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 18, 2005

SUBJECT: Adoption of Resolution No. 2005-081 – Disestablishment of Winchester Agricultural Preserve No. 27 – Agricultural Preserve Case and Map No. 931 – SF 150, LLC – 118.22 acres (net) – Winchester Zoning Area – Third Supervisorial District

RECOMMENDED MOTION: Adoption of Resolution No. 2005-081 for the disestablishment of Winchester Agricultural Preserve No. 27, Map No. 931, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. The approximately 118-acre Winchester Agricultural Preserve No. 27 was originally comprised of seven (7) parcels, or portions thereof, and is located northerly of Newport Road, south of and adjacent to Olive Avenue, easterly of Beeler Road and westerly of State Highway 79/ Winchester Road in the Winchester area of Riverside County, California.
2. Dairy Fresh Products Company, a Delaware Corporation, entered into a land conservation contract with the County of Riverside for land within Winchester Agricultural Preserve No. 27. The contract is dated January 1, 1977, and was recorded on February 28, 1977, as Instrument No. 33154 in the Office of the County Recorder of Riverside County, California.
3. Pursuant to the Land Conservation Act of 1965, Dairy Fresh Products Company filed a notice of non-renewal on March 16, 1988, which notice was recorded on March 21, 1988, as Instrument No. 73688, and, as a consequence,

*Mark F. Balys for*  
Robert C. Johnson  
Planning Director

RCJ:kb

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REVIEWED BY EXECUTIVE OFFICE  
*Mark F. Balys for*  
DATE 3/23/05

Departmental Concurrence

Policy  
 Policy

Consent  
 Consent

Dep't Recomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.37

the land conservation contract as it applies to all parcels within Winchester Agricultural Preserve No. 27 expired on January 1, 1998.

4. Under both the County's Rules and Regulations Governing Agricultural Preserves and the Comprehensive General Plan's Williamson Act Program (i.e., Land Conservation Act of 1965), a landowner may apply to have property removed from the boundaries of an agricultural preserve, once the contract has expired.
5. The land conservation contract having expired, the current property owner of APN 461-200-002-9, 461-200-007-4, 461-200-011-7, 461-200-013-9, 461-200-014-0, 461-200-016-2, 461-210-003-1 and 461-210-004-2, SF 150, LLC, has now applied to have said parcels, or portions thereof, removed from the boundaries of the agricultural preserve.
6. The Riverside County Planning Department is initiating the removal of the remaining approximately 18 acres of the agricultural preserve (a portion of APN 461-200-021-6), which supports the Salt Creek Flood Control Channel, thereby disestablishing the entire Winchester Agricultural Preserve No. 27.

**CONCLUSION:**

1. The disestablishment of Winchester Agricultural Preserve No. 27, Map No. 422, is consistent with the provisions of the Land Conservation Act of 1965 and the Rules and Regulations Governing Agricultural Preserves in Riverside County as adopted by the Board of Supervisors.
2. The disestablishment of Winchester Agricultural Preserve No. 27, Map No. 931, is consistent with the Riverside County General Plan.