

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

442A



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
March 15, 2010

**SUBJECT:** EXECUTION OF LAND CONSERVATION CONTRACT FOR RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 22, MAP NO. 365, AS AMENDED, AGRICULTURAL PRESERVE CASE NO. 1019 – CEQA Exempt – Applicant: Raul Ramirez – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture (AG) – Location: Northeasterly of Rancho California Road, southerly of Vino Way, east of and adjacent to Calle Contento and west of Anza Road – 19.78 Acres – Zoning: Citrus Vineyard – 20 Acre Min. (C/V-20) – REQUEST: To execute a new land conservation contract for property within an existing agricultural preserve.

**CONTROVERSIAL ISSUES:** None

**RECOMMENDED MOTION:**

**AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached land conservation contracts for the real property located within Rancho California Agricultural Preserve No. 22, Map No. 365, as amended, based on the hereinafter listed Findings and Conclusions; and,

Continued on the next page

Ron Goldman  
Planning Director

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ N/A	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ N/A	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ N/A	For Fiscal Year:	N/A

<b>SOURCE OF FUNDS:</b> N/A	<b>Positions To Be Deleted Per A-30</b>	<input type="checkbox"/>
	<b>Requires 4/5 Vote</b>	<input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE  
BY:   
Tina Grande

**County Executive Office Signature**

- Policy
- Policy
- Consent
- Consent
- Dept't Recomm.:
- Per Exec. Ofc.:

**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Stone, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Stone, Benoit and Ashley  
Nays: None  
Absent: Tavaglione  
Date: April 6, 2010  
xc: Planning, DC, State, Assessor, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

**Prev. Agn. Ref.:** | **District:** Third | **Agenda Number:**

3.70

To the Honorable Board of Supervisors

**RE: EXECUTION OF LAND CONSERVATION CONTRACT FOR RANCHO CALIFORNIA  
AGRICULTURAL PRESERVE NO. 22, MAP NO. 365, AS AMENDED, AGRICULTURAL PRESERVE  
CASE NO. 1019**

March 15, 2010

Page 2 of 2

**DIRECT** the Clerk of the Board to record the contracts with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County.

**FINDINGS:**

1. The 19.78-acre parcel is located within Rancho California Agricultural Preserve No. 22, Map No. 365, as amended.
2. A land conservation contract was previously executed between Robert K. Booher and the County of Riverside resulting in the establishment of Rancho California Agricultural Preserve No. 22, Map No. 365, approved by the Board of Supervisors on February 10, 1976. Subsequently, Robert K. Booher filed a notice of non-renewal for Assessor's Parcel No. (APN) 943-240-005, which notice was recorded on August 15, 1985, as Instrument No. 181905 in the Office of the County Recorder of Riverside County, California.
3. The current property owner of APN 943-240-005, Raul Ramirez, is requesting to execute a new land conservation contract for the subject parcel in order to supersede the affected portion of the original contract and the Notice of Non-Renewal filed thereupon.
4. The subject parcel described in Exhibit A and indicated in the attached agricultural preserve boundary map meets the minimum lot size requirement, is zoned for inclusion into an agricultural preserve and supports agricultural uses.

**CONCLUSION:**

1. The execution of this land conservation contract 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 execution of this contract is consistent with the Riverside County General Plan.

**EXHIBIT A**  
**RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 22**  
**MAP NO. 365**  
**(Contract within Existing Agricultural Preserve)**

The following real property located in the County of Riverside, State of California, described as follows:

Parcel 3, as shown in Parcel Maps Book 14, Page, records of the County Surveyor of Riverside County.

<b>Assessor Parcel No.</b>		<b>Acres</b>		<b>Owners</b>
<b>943-240-005-9</b>		<b>19.78</b>		<b>Raul E. Ramirez</b>
<b>Total</b>		<b>19.78</b>		

RECORDING REQUESTED BY  
RIVERSIDE COUNTY

When recorded, return to:

Stop #1010  
Clerk of the Board of Supervisors  
Riverside CA, 1<sup>st</sup> Floor

No fee, 6103 Government Code

THIS AREA FOR RECORDER'S USE ONLY

DOC # 2010-0165575

04/12/2010

Customer Copy Label

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

Larry W Ward

County of Riverside  
Assessor, County Clerk & Recorder

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Raul E. Ramirez

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Rancho California Agricultural Preserve No. 22, Map No. 365.
2. This contract shall take effect on January 1, 2011, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

COPY

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated as of: April 6 ~~March 16~~, 2010

STATE OF CALIFORNIA  
COUNTY OF RIVERSIDE

ATTEST: Kecia Harper-Ihem  
Clerk of the Riverside County Board of Supervisors

BY Marion Ashley  
Chairman, Board of Supervisors  
Marion Ashley

By [Signature]  
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL  
BY: David H K Huff 3/29/10  
DAVID H K HUFF DATE

**OWNER(S) SIGNATURE AND ADDRESS**

Owner: Raul E. Ramirez [Signature]  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Owner: \_\_\_\_\_

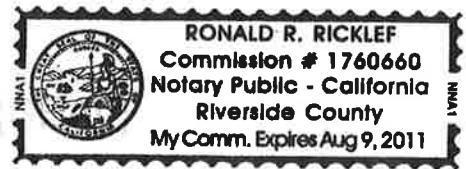
Mailing Address: 440 W. Markham Street, Perris, CA 92571

**NOTARY ACKNOWLEDGMENT**

STATE OF CALIFORNIA )  
COUNTY OF Riverside )  
On 29 January, 2010 before me, RONALD R. RICKLEF, NOTARY PUBLIC,  
(Date) (Name and Title of officer)  
personally appeared RAUL E. RAMIREZ, who  
(Name(s) of signer(s))  
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 Sate of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal  
Ronald R. Ricklef  
Notary Public



**EXHIBIT A**  
**RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO. 22**  
**MAP NO. 365**  
**(Contract within Existing Agricultural Preserve)**

The following real property located in the County of Riverside, State of California, described as follows:

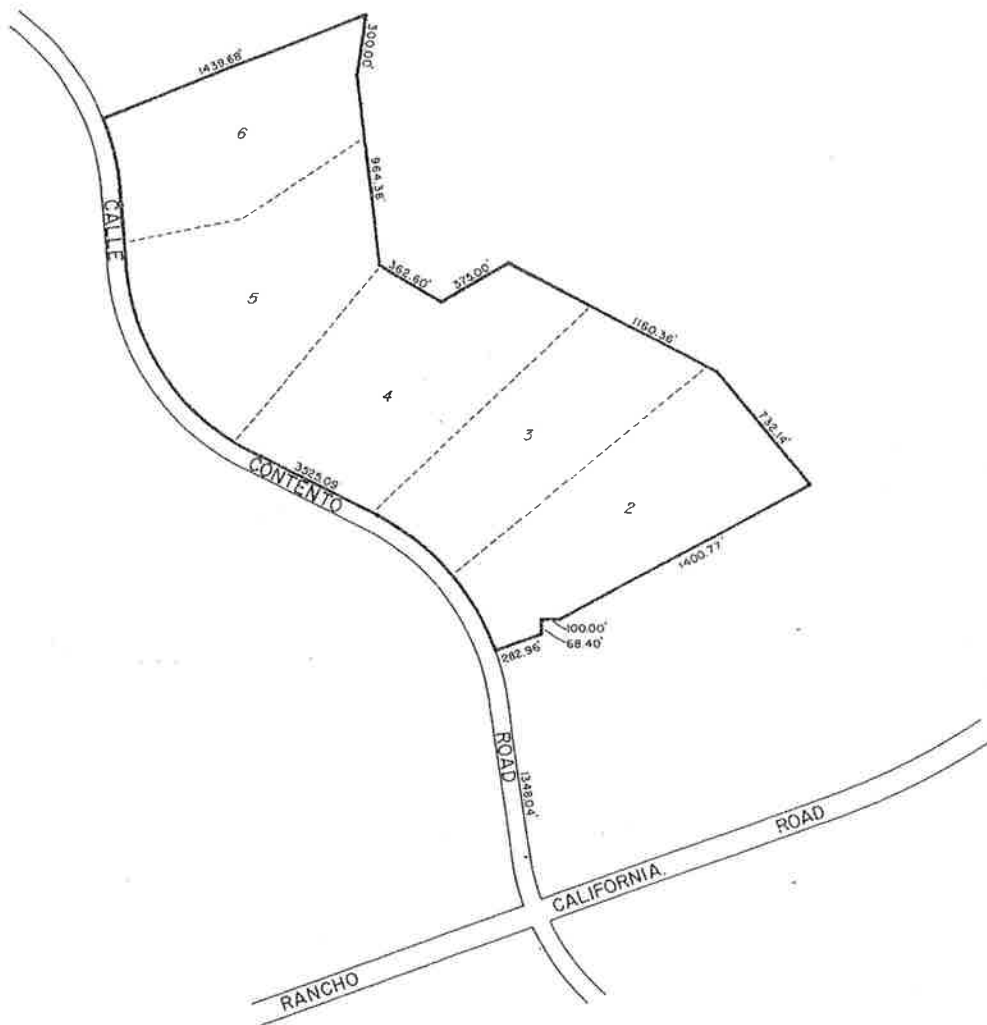
Parcel 3, as shown in Parcel Maps Book 14, Page, records of the County Surveyor of Riverside County.

<b>Assessor Parcel No.</b>		<b>Acres</b>		<b>Owners</b>
<b>943-240-005-9</b>		<b>19.78</b>		<b>Raul E. Ramirez</b>
<b>Total</b>		<b>19.78</b>		

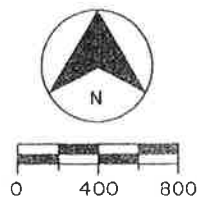
# MAP NO. 365 RANCHO CALIFORNIA AGRICULTURAL PRESERVE

## NO. 22

PAUBA RANCHO  
POR. P.M. 14/93-95



ADOPTED ON FEBRUARY 10, 1976  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.





**LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

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

<http://riverside.asrclkrec.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 OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date:

4-6-10

Signature:

Print Name:

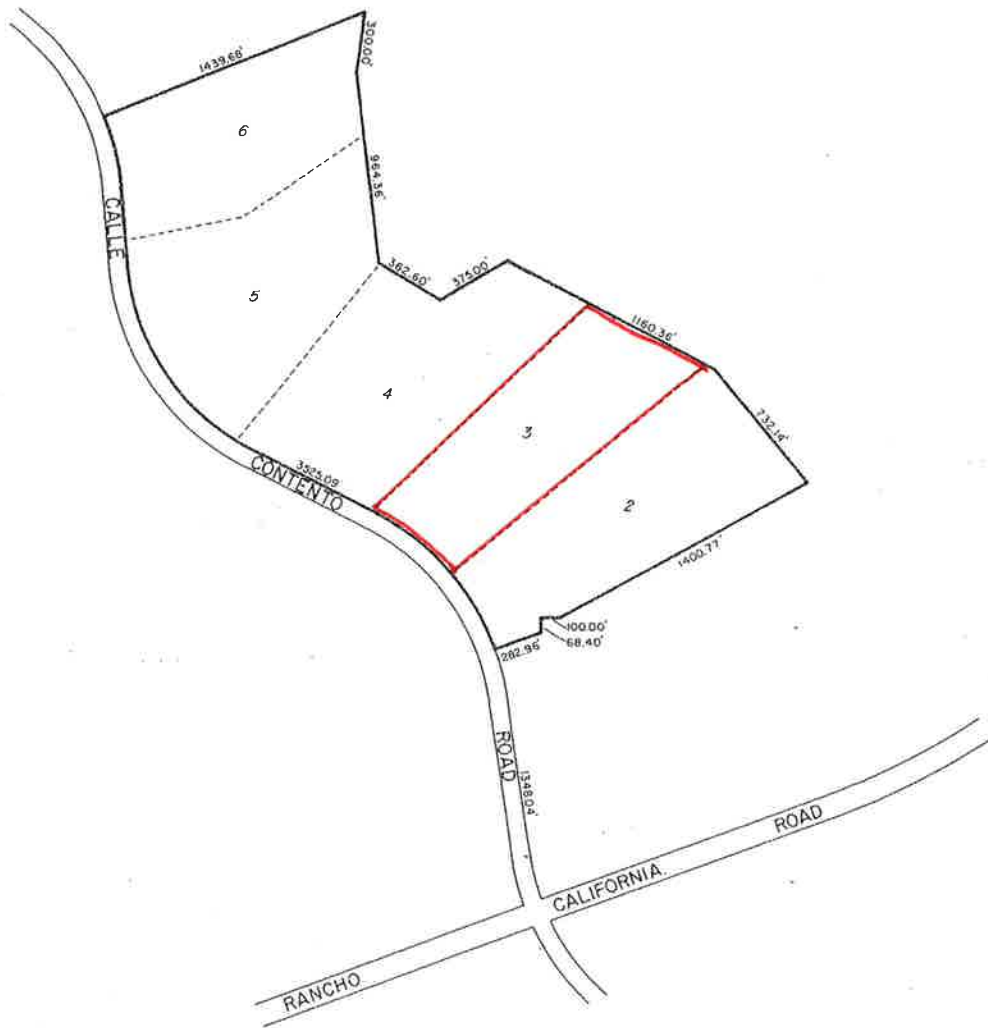
Karen Barton, Board Assistant, Riverside County Clerk of the Board



# MAP NO. 365 RANCHO CALIFORNIA AGRICULTURAL PRESERVE

## NO. 22

PAUBA RANCHO  
POR. P.M. 14/93-95



ADOPTED ON FEBRUARY 10, 1976  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

George A. Johnson · Agency Director

**Planning Department**

Ron Goldman · Planning Director

March 22, 2010

**SUBJECT:** Agricultural Preserve Case No. 1019 / Execution of Land Conservation Contract for Rancho California Agricultural Preserve No. 22, Map No. 365

**SECTION:** Development Review – Riverside

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement**  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> **SELECT CEQA Determination**  |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)     | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing:** N/A

**PLEASE SCHEDULE FOR THE APRIL 6, 2010 BOARD HEARING**

**Clerk Of The Board**

Please charge your time to case number(s): ZAG01019

**Documents to be sent to County Clerk's Office:**

Contracts  
Legal Description & Boundary Map  
NOE  
CFG05656

Y:\Planning Case Files-Riverside office\AG01019\11p coversheet.doc

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*Ray*  
*3-23-10*

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

4/2/10 Date KB Initial

### NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR) FROM: Riverside County Planning Department  
P.O. Box 3044  4080 Lemon Street, 9th Floor  38686 El Cerrito Road  
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201  
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: AGRICULTURAL PRESERVE CASE NO. 1019

Project Location: In the unincorporated area of Riverside County, more specifically Assessor's Parcel Number 943-240-005, located northeasterly of Rancho California Road, south of Vino Way, east of and adjacent to Calle Contento and west of Anza Road in southwestern Riverside County.

Project Description: A request to execute a land conservation contract for land located within Rancho California Agricultural Preserve No. 22, Map No. 365, as amended.

Name of Public Agency Approving Project: Riverside County, Board of Supervisors

Project Sponsor: Raul E. Ramirez

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (15317)
- Statutory Exemption ( )
- Other: \_\_\_\_\_

Reasons why project is exempt: The establishment of agricultural preserves, the making and renewal of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area are categorically exempt under CEQA.

Findings:

1. The proposal is for land located within the unincorporated areas of Riverside County
2. The proposal is to execute a land conservation contract for land located within an existing agricultural preserve.
3. The proposed is for land that meets the minimum lot size requirement, is zoned for inclusion into an agricultural preserve and supports agricultural uses..
4. The proposal will not individually or cumulatively, have an adverse effect on wildlife resources.
5. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Kathleen A. Browne 951-955-4949  
*Kathleen A. Browne* Urban Regional Planner III 03/08/10  
Signature Title Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\AG01019\1019\_NOE.doc  
Verified by: Karen Barton  
Karen Barton, Board Assistant for Kecia Harper-Ihem, Clerk of the Board of Supervisors  
Please charge deposit fee case#: ZAG01019 ZCFG05656. 04.06.10 3.70

FOR COUNTY CLERK'S USE ONLY

\*\*\*\*\*

\*Case No: CFG05656 \*

Applied: 03/22/2010

\*\*\*\*\*

Proposal: CFG FOR NOE ON AG01019

Appl Type: CFG3 CALIF FISH & GAME: DOC FEE

Location:

Project size: F/A:

Min lot size: F/A:

Lots/units:

Assessor Parcel No: 943240005

Section: Twnshp/Range:

Supervisor District:

Census Tract:

Team:

Zoning:

Zoning Area/Dist:

Developer Agreement:

Open Space & Cons Elem:

Community Plan:

Category/Designation:

EA:

Concurrent Cases:

Related Cases:

OWNER RAUL RAMIREZ  
440 W MARKHAM ST  
PERRIS, CA  
92571

03/22/2010 Phone: 951-943-5855

951-940-9207

APPLICANT RAUL RAMIREZ  
440 W MARKHAM ST  
PERRIS, CA  
92571

03/22/2010 Phone: 951-943-5855

951-940-9207 FAX

PLANNER BROWNE KATHLEEN

03/22/2010