

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

308A



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
February 5, 2015

**SUBJECT:** Execution of Land Conservation Contract for Sage Agricultural Preserve No. 5, Map No. 635 – Case No. AGN00167 – Owner: Twin Legacy, LLC – Third Supervisorial District – Aguanga Zoning Area and Rancho California Zoning Area – Southwest and REMAP Area Plans - 522.89 Acres. [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **APPROVE** and **AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached land conservation contract for real property located within the Sage Agricultural Preserve No. 5, Map No. 635, based on the findings and conclusions set forth herein; and
2. **DIRECT** the Clerk of the Board of Supervisors to record the contract with the Office of the County Recorder.

**FINDINGS:**

1. The subject property is located northerly of Highway 79, westerly of Sage Road, and easterly of Vale Lake Road.

(continued on next page)

Juan C. Perez  
TLMA Director  
SW:lr

*Steve Weiss*  
Steve Weiss, AICP  
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

**SOURCE OF FUNDS:** Deposit based funds. Budget Adjustment: N/A  
For Fiscal Year: N/A

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

APPROVE

BY *Tina Grande*  
Tina Grande

County Executive Office Signature

**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley  
Nays: None  
Absent: None  
Date: March 24, 2015  
xc: Planning, Recorder

Kecia Harper-Ihem  
Clerk of the Board  
By: *Kecia Harper-Ihem*  
Deputy

Prev. Agn. Ref.: | District: 3 | Agenda Number:

3-33

FORM APPROVED COUNTY COUNSEL 2/23/15  
BY: GREGORY P. PRIAMOS DATE  
Departmental Concurrence

A-30  Positions Added  Change Order   
4/5 Vote

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**  
**FORM 11: Execution of Land Conservation Contract for Sage Agricultural Preserve No. 5, Map No. 635 –**  
Case No. AGN00167

**DATE: February 5, 2015**

**PAGE: 2 of 2**

**Findings (continued)**

2. A previous owner of the property entered into a Land Conservation Contract with the County which included the subject property and which was recorded on December 11, 1973, as Instrument No. 159-900, with an agreement date of January 1, 1974.
3. Subsequently, a notice of nonrenewal was filed on the subject property which was recorded on June 2, 1987 as Instrument No. 153903. This notice caused the present contract as it applies to the subject property to expire on January 1, 1994.
4. The current owner of the subject property, Twin Legacy, LLC, has requested to enter into a new contract as provided for in the County's Rules and Regulations Governing Agricultural Preserves.
5. There are no cities within one mile of the subject property and it currently meets all size, zoning, and use requirements necessary to be placed under a new contract.
6. The land is eligible to be under contract because it is within the approved and existing Sage Agricultural Preserve No. 5, Map No. 635 and the land is devoted to seasonal crops, which are eligible agricultural uses to be the subject of a land conservation contract between the County and the landowner..

**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.

**Impact on Citizens and Businesses**

None. The proposed action is the re-instatement of a contract within an existing agricultural preserve to allow the property owner to benefit from reduced property taxes in exchange for keeping that property under agricultural use.

**ATTACHMENTS :**

- A. **Land Conservation Contract between Riverside County and Twin Legacy, LLC(3 copies)**
- B. **Notice of Non-Renewal related to subject property**

# RIVERSIDE COUNTY PLANNING DEPARTMENT

PLEASE SUBMIT THIS FORM TO THE PLANNING DEPARTMENT WITH A \$25.00 FILING FEE

RECEIVED  
MAY 28 1987

Recorded at the request of, and be returned to:

Riverside County Planning Department  
4080 Lemon Street, Ninth Floor  
Riverside, CA 92501

Clerk of the Board of Supervisors  
4080 Lemon Street, 14th Floor  
Riverside, CA 92501

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

CC: Planning Department

## NOTICE OF NON-RENEWAL

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 12-11-73, as Instrument No. 159-900 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the SAGE Agricultural Preserve

No. 5, Map No. 237

Dated: 5/22/87

STATE OF CALIFORNIA  
COUNTY OF Riverside

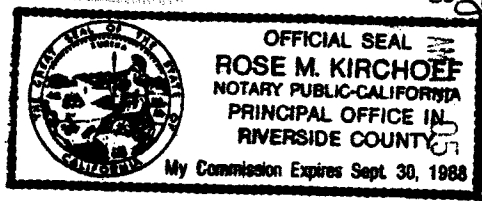
On May 22, 1987

before me personally appeared  
John L. Marana  
Martha J. Marana

known to me to be the person s  
whose names all

subscribed to the within instrument and  
acknowledged that they  
executed the same.

Rose M. Kirchoff  
Notary Public



John L. Marana  
JOHN L. MARANA  
Martha J. Marana  
MARTHA J. MARANA  
Owner(s)

Mailing Address:  
38940 PASEO DE ORO  
MURRIETA CA. 92362

Code Area and parcel number(s) of land affected:  
917-050-006-2  
(917-160-002-8)(917-160-004-0)  
(917-170-003-0)(917-170-008-5)  
(917-170-009-6)(917-170-010-6)  
(917-290-001-9)(917-290-002-0)  
(917-170-011-7)(583-020-002-4)

1539c

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

1987 MAY 28 PM 2:46

*LMF*

RECEIVED RIVERSIDE COUNTY  
CLERK/BOARD OF SUPERVISORS

1987 JUN -8 PM 12:58

100000

100000

RECEIVED FOR RECORD

AT 830 O'CLOCK AM

JUN - 2 1987

Recorded in Official Records  
of Riverside County, California

*William E. Smith*  
RECORDER

Form 5 \_\_\_\_\_



RECORDING REQUESTED BY  
RIVERSIDE COUNTY

THIS

When recorded, return to:

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

No fee, 6103 Government Code

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			8						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
NCHG CC 2					T:		CTY	UNI	522

LAND CONSERVATION CONTRACT

C  
522

COUNTY OF RIVERSIDE, herein called "County," and Twin Legacy, LLC a Nevada limited liability company

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 Sage Agricultural Preserve No. 5, Map No. 635.
2. This contract shall take effect on January 1, 2015, 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.

MAR 24 2015 3-33

2015-4-12-736

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: January 1, 2015

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 [Signature] 2/17/15  
MICHELLE CLACK DATE

**OWNER(S) SIGNATURE AND ADDRESS**

Owner: [Signature] Twin Legacy, LLC

Owner: \_\_\_\_\_

Owner: \_\_\_\_\_

Owner: \_\_\_\_\_

Mailing Address: 41750 HWY 79, ARUNGA, CA 92530

**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 1-14-2015 before me, JOHN H. JOHNSON, NOTARY PUBLIC,  
(Date) (Name and Title of officer)

personally appeared ROBERT J. YAVICK, who  
(Name(s) of signer(s))

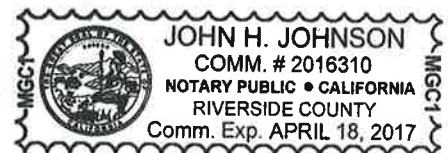
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

WITNESS my hand and official seal

[Signature]  
Notary Public

{SEAL}



## EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Parcel 1: (Assessor's Parcel No: 917-050-006 and portion of 917-170-003)

Government Lots 7, 8, 9, 10, 11 and 12 in Fractional Section 13, Township 8 South, Range 1 West, San Bernardino Base and Meridian, as shown by United States Government Survey;

Also all that portion of the Northeast Quarter and the East half of the Northwest Quarter of Section 24, Township 8 South, Range 1 West, San Bernardino Base and Meridian, as shown by United States Government Survey, lying Northerly of the following described line:

Beginning on the West line of said East half of the Northwest Quarter at its intersection with the Southerly line of a certain easement for public highway and public utility purposes, over a Parcel of land 80 feet, in width, conveyed to the County of Riverside by deed recorded June 21, 1932 in Book 80, Page 264 of Official Records Riverside County Records.

Thence North  $86^{\circ}17'30''$  East, on said Southerly line to the beginning of a curve to the right with a radius of 1960 feet;

Thence on said Southerly line and on said curve to the right, to a point on the Northwesterly line of that certain Parcel of land granted to the State of California, by deed recorded September 26, 1935 in Book 254, Page 285 of Official Records, Riverside County Records;

Thence South  $25^{\circ}58'10''$  West, on said Westerly line, 60 feet;

Thence on a curve to the right with a radius of 1900 feet through an angle of  $03^{\circ}00'50''$  a distance of 99.95 feet;

Thence South  $61^{\circ}01'$  East 1188.20 feet;

Thence North  $58^{\circ}20'$  East, 277.23 feet;

Thence North  $87^{\circ}05'$  East, 913.86 feet;

Thence on a curve to the right, with a radius of 700 feet through an angle of  $14^{\circ}10'21''$  a distance of 173.15 feet to a point on the East line of said Northeast Quarter, distant South  $00^{\circ}07'30''$  West, 1294.09 feet from the Northeast corner thereof; said last five courses and distances following along the Southerly line of said Parcel of land so conveyed to the State of California.

Excepting therefrom an easement for public roadway and public utility purposes over the Parcel of land 80 feet in width, conveyed to the County of Riverside by the above mentioned deed;

Also excepting therefrom the portion granted to the State of California, by the above mentioned deed;

Also excepting from all of said property an easement in favor of the public over any other portion thereof included in public roads;

Said property is also shown on licensed land surveyor's map on file in Book 10, Page 33 of Record of Survey on file in Book 12, Page 71, respectively of Record of Survey, Riverside County Records.



**Parcel 2: (Assessor's Parcel No: 917-290-002 and portion of 917-290-001)**

Government Lot 1 and the Northeast Quarter of the Northwest Quarter of fractional Section 19, Township 8 South, Range 1 East, and Government Lot 4 and the Southeast Quarter of the Southwest Quarter of fractional Section 18, Township 8 South, Range 1 East, San Bernardino Base and Meridian, as shown by United States Government Survey.

Excepting therefrom that portion lying Southerly of the Parcel conveyed to the County of Riverside by deed recorded April 5, 1932 in Book 72, Page 189 of Official Records, Riverside County Records.

Said property is also shown on Record of Survey on file in Book 10, Page 33 and in Book 11, Page 19, respectively of Record of Survey, Riverside County Records.

**Parcel 3: (Assessor's Parcel No: Portion 917-290-001)**

Government Lot 3 in Section 19, Township 8 South, Range 1 East, San Bernardino Base and Meridian, s shown by United States Government Survey.

**Parcel 4: (Assessor's Parcel No: Portion of 917-170-003)**

That portion of Government Lot 1 in fractional Section 24, Township 8, Range 1 West, San Bernardino Base and Meridian, as shown by United States Government Survey Maps, approved September 16, 1880 and March 13, 1890, lying Northerly of that portion conveyed to the County of Riverside for road purposes by deed recorded July 6, 1932 in Book 82, Page 102 of Official Records, Riverside County Records.

Said property is also shown on licensed land surveyor's map on file in Book 10, Page 33 and in Book 12, Page 71 respectively of Record of Survey, Riverside County, Records.

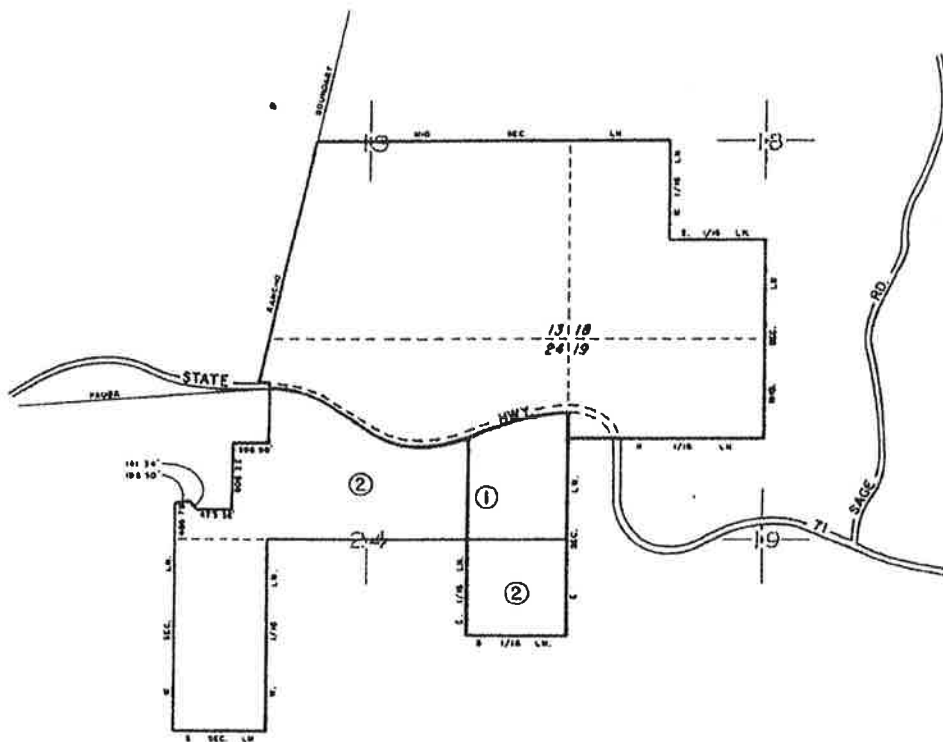




# MAP NO. 237 SAGE AGRICULTURAL PRESERVE NO. 5

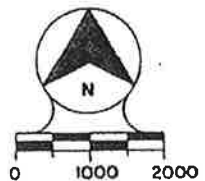
AMENDED BY MAP NO. 379, 635

T. 8S. - R. 1W.  
T. 8S. - R. 1E.



AMENDMENTS  
NO. 1, (DIMINISHMENT), JULY 27, 1976, MAP NO. 379  
NO. 2, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 635

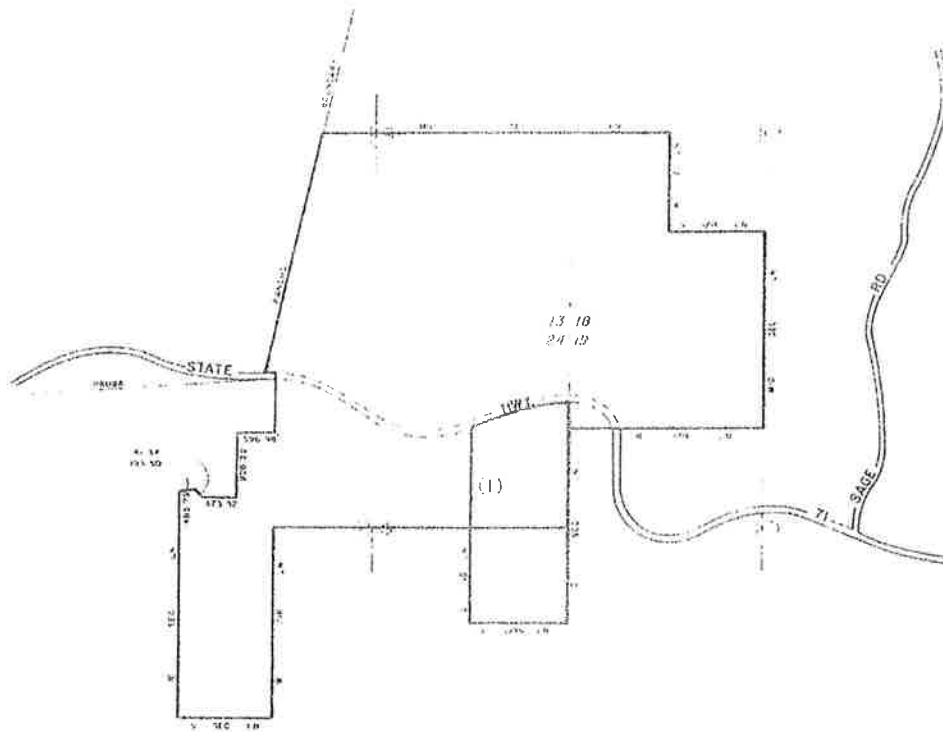
ADOPTED ON SEPTEMBER 11, 1973  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



# MAP NO 237 SAGE AGRICULTURAL PRESERVE NO. 5

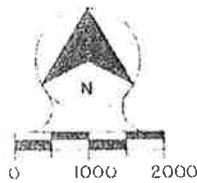
AMENDED BY MAP NO 379

T 8 S R 1 W  
T 8 S R 1 E



AMENDMENT NO 1, DELETED JULY 27, 1976, MAP NO 379

ADOPTED ON SEPTEMBER 11, 1973  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.



RIVERSIDE COUNTY PLANNING COMMISSION



2015-0121462  
03/26/2015 11:14A  
6 of 8





**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 OF THE SEAL for the Riverside County Board of Supervisors  
(embossed on document)



Date: 3-24-15

Signature: *Karen Barton*

Print Name: Karen Barton, Board Assistant, Riverside County Clerk of the Board

**ATTACHMENTS FILED**  
**WITH**  
**THE CLERK OF THE BOARD**