

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



ITEM
21.1
(ID # 9121)

MEETING DATE:

Tuesday, April 9, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON AGRICULTURAL PRESERVE NOs. 1063, 1065, 1068 and 1069 and associated Resolutions and Land Conservation Contracts, CHANGE OF ZONE NO. 7934, AND ORDINANCE NO. 348.4903 - CEQA EXEMPT - Applicant: Enterprises Swanco, LLC, c/o Rodney Swan - Engineer/Representative: Best Best & Krieger - Fourth Supervisorial District - Palo Verde Valley Area Plan - Agriculture: Agriculture (AG:AG) (10 Acre Minimum) - Location: North of 8th Avenue, south of 28th Avenue, east of South Neighbours Blvd., and west of Oxbow Road - 1,248.49 acres - Zoning: Rural Residential (R-R) - REQUEST: Establish an agricultural preserve, enlarge existing preserves and change the property's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) relating to agricultural preserves - APNs: 878-102-003, -008, -009; 878-151-006, -007, -008; 878-152-010, -024, -025, -026, -027; 878-210-002, -006, -012, -013, -014, -015, -016, -017; 878-270-004, -005, -006, -007; 878-182-002 and 878-250-007. District 4. [Applicant Fees 100%.] (4/5 Vote Required)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** the project is EXEMPT from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines: Section 15061(b)3 and Section 15317 (Open Space Contracts or Easements), based on the findings and conclusions incorporated in the staff report; and,

ACTION: 4/5 Vote Required, Policy

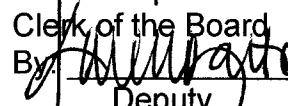

Charissa Leach, Assistant TLMA Director

4/17/2019

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4903 is adopted with waiver of the reading.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: April 9, 2019
xc: Planning, Co.Co., Recorder, MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

2. **APPROVE CHANGE OF ZONE NO. 7934**, to change the zoning classification for the subject property from Rural Residential (R-R) to Light Agriculture (A-1), based on the findings and conclusions provided in the staff report and attached hereto and incorporated by reference; and,
3. **ADOPT ORDINANCE NO. 348.4903**, amending the zoning in the South Palo Verde Valley Zoning Area shown on Map No. 2.2437, Change of Zone No. 7934 attached hereto and incorporated by reference; and,
4. **ADOPT RESOLUTION NOS. 2019-059**, approving Agricultural Preserve Case No. 1063 and enlarging the Blythe Agricultural Preserve No. 6; **2019-060** approving Agricultural Preserve Case No. 1068 and enlarging the Blythe Agricultural Preserve No. 10; **2019-061** approving Agricultural Preserve Case No. 1065 and enlarging the Blythe Agricultural Preserve No. 12; and, **2019-062**, approving Agricultural Preserve Case No. 1069 and establishing the Blythe Agricultural Preserve No. 39 within the Palo Verde Valley Area Plan as recommended by the Comprehensive Agricultural Preserve Technical Advisory Committee and based on the findings and conclusions provided in the attached Resolutions.
5. **APPROVE and AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached land conservation contract with Enterprise Swanco, LLC, for the real property located within Blythe Agricultural Preserve No. 6, Map No. 574, as shown on Blythe Agricultural Preserve No. 6, Amended by Map No. 1063; and,
6. **APPROVE and AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached land conservation contract with Enterprise Swanco, LLC, for the real property located within Blythe Agricultural Preserve No. 12, Map No. 613, as shown on Blythe Agricultural Preserve No. 12, Amended by Map No. 1065; and,
7. **APPROVE and AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached land conservation contract with Enterprise Swanco, LLC, for the real property located within Blythe Agricultural Preserve No. 10, Map No. 578, as shown on Blythe Agricultural Preserve No. 10, Amended by Map No. 1068; and,
8. **APPROVE and AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached land conservation contract with Enterprise Swanco, LLC, for the real property located within Blythe Agricultural Preserve No. 39, Map No. 1069, as shown on Blythe Agricultural Preserve No. 39, Amended by Map No. 1069; and,
9. **DIRECT** the Clerk of the Board to record the land conservation contract 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.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Change of Zone No. 7934 was submitted to the County of Riverside on March 13, 2017, to change the zoning classification on the project site from Rural Residential (R-R) to Light Agriculture (A-1). The Rural Residential zoning classification is primarily for single family residences. The Light Agriculture zoning classification is primarily for agricultural uses and is designated within Ordinance No. 348 as an agricultural zone.

Agricultural Preserve No. 1063 proposes to enlarge the existing Blythe Valley Agricultural Preserve No. 6. Agricultural Preserve No. 1065 proposes to enlarge the existing Blythe Valley Agricultural Preserve No. 12. Agricultural Preserve No. 1068 proposes to enlarge the existing Blythe Valley Agricultural Preserve No. 10. Agricultural Preserve No. 1069 proposes to establish a new Blythe Valley Agriculture Preserve No. 39, all totaling 1,248.49 acres. The Agricultural Preserve program is designed to encourage agricultural use of suitable land instead of converting the land to non-agricultural uses. Properties that are within an agricultural preserve and have a Land Conservation Contract provides the property owner with a reduction in the property taxes for their agricultural land in exchange for long-term commitments to retain the land in agriculture.

The project site's General Plan Foundation Component is Agriculture (AG), and the land use designation is Agriculture (AG). The Foundation Component and land use designation have been established to help conserve productive agricultural lands within the county. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack infrastructure that is supportive of urban development. Therefore, the zoning classification proposed, Light Agriculture (A-1), is consistent with the project site's Foundation Component and the land use designation.

The change of zone was requested to establish a new Agricultural Preserve and enlarge existing Agricultural Preserves in order to enter into a Land Conservation Contract. The Agricultural Preserve Project Nos. 1063, 1065, 1068 and 1069 were submitted on March 31, 2017. The Agricultural Preserve cases were heard by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) and were recommended for approval to the Board of Supervisors on July 26, 2018. Pursuant to the Board of Supervisors Resolution No. 84-526, all properties within an Agricultural Preserve are required to have agricultural zoning or require a change to an agricultural zone. The Rural Residential (R-R) zone is not considered an

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

agricultural zone pursuant to Ordinance No. 348, Section 21.3. The project site is approximately 1,248.49 acres. The existing structures on the proposed project site are single family residences and a barn.


Change of Zone No. 7934 was presented to the Planning Commission on December 19, 2018, and the Commission recommended approval by a vote of 5-0.

Impact on Residents and Businesses

The project will not have a significant effect on surrounding property owners because the project will not result in any substantial changes to the environment. The site is currently utilized for agricultural and residential uses and no new land use or construction activity is proposed at this time.

ATTACHMENTS.

- A. **RESOLUTIONS FOR AGRICULTURAL PRESERVE CASE NOS. 1063, 1065, 1068, AND 1069**
- B. **COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE REPORT**
- C. **PLANNING COMMISSION MINUTES**
- D. **PLANNING COMMISSION STAFF REPORT**
- E. **ORDINANCE NO. 348.4903**
- F. **LAND CONSERVATION CONTRACTS BETWEEN RIVERSIDE COUNTY AND ENTERPRISE SWANCO, LLC (3)**
- G. **PETITIONS FOR ENLARGEMENT OF AN AGRICULTURAL PRESERVE**
- H. **PETITION FOR ESTABLISHMENT OF AN AGRICULTURAL PRESERVE**


Jason Farin, Senior Management Analyst

4/3/2019


Gregory L. Priamos, Director County Counsel

4/3/2019

ORDINANCE NO. 348.4903


AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

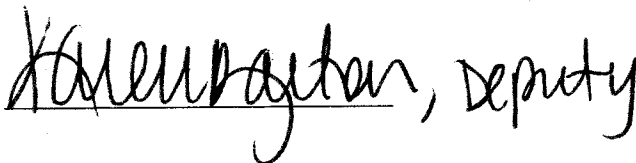
Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the South Palo Verde Area, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2437, Change of Zone Case No. 7934" which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

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

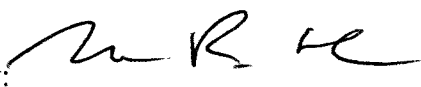
By: 
Chairman, Board of Supervisors

ATTEST:
KECIA R. HARPER
Clerk of the Board

By:  Deputy

(SEAL)

APPROVED AS TO FORM
March 21, 2019

By: 
MELISSA R. CUSHMAN
Deputy County Counsel

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11 STATE OF CALIFORNIA
12 COUNTY OF RIVERSIDE

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14 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county
15 held on April 9, 2019, the foregoing ordinance consisting of 2 Sections was adopted by the
16 following vote:

17 AYES: Jeffries, Spiegel, Washington, Perez and Hewitt

18 NAYS: None

19 ABSENT: None

20
21 DATE: April 9, 2019

22 KECIA R. HARPER
23 Clerk of the Board

24 BY: 
25 Deputy

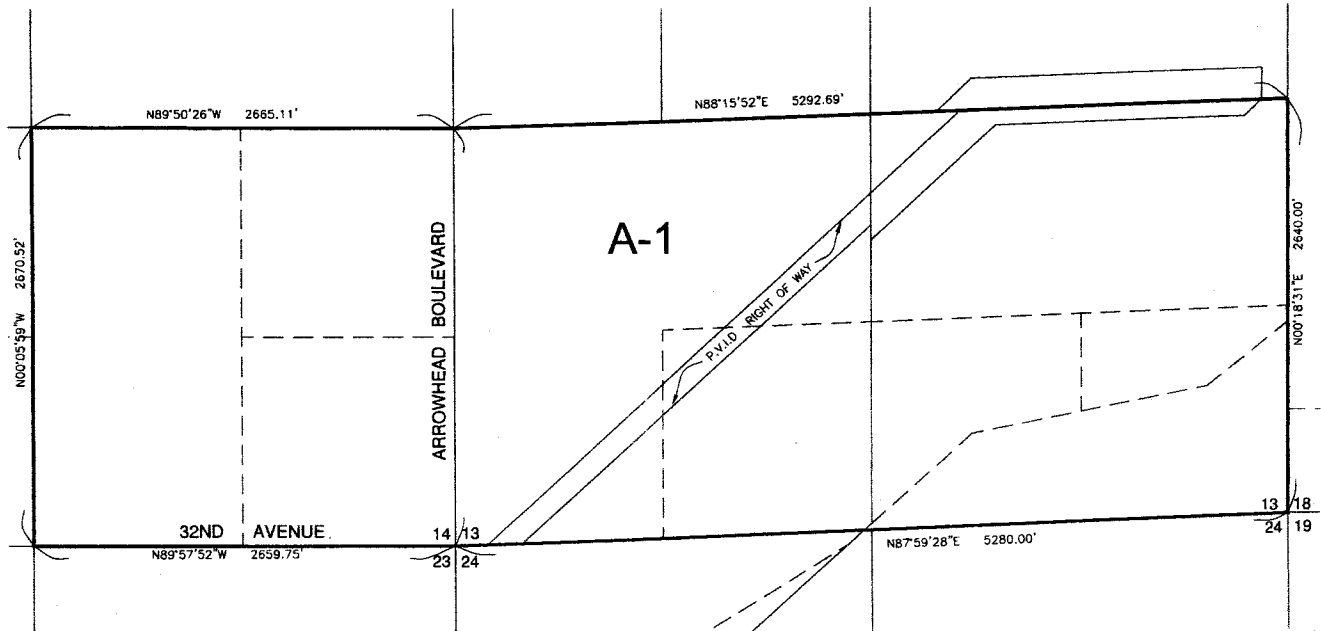
26 SEAL

27 Item 21.1
28

SOUTH PALO VERDE AREA

SHEET 1 OF 4

SECTIONS 13 & 14, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



A-1

LIGHT AGRICULTURE

MAP NO. 2.2437
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7934
ADOPTED BY ORDINANCE NO. 348.4903
DATE: _____

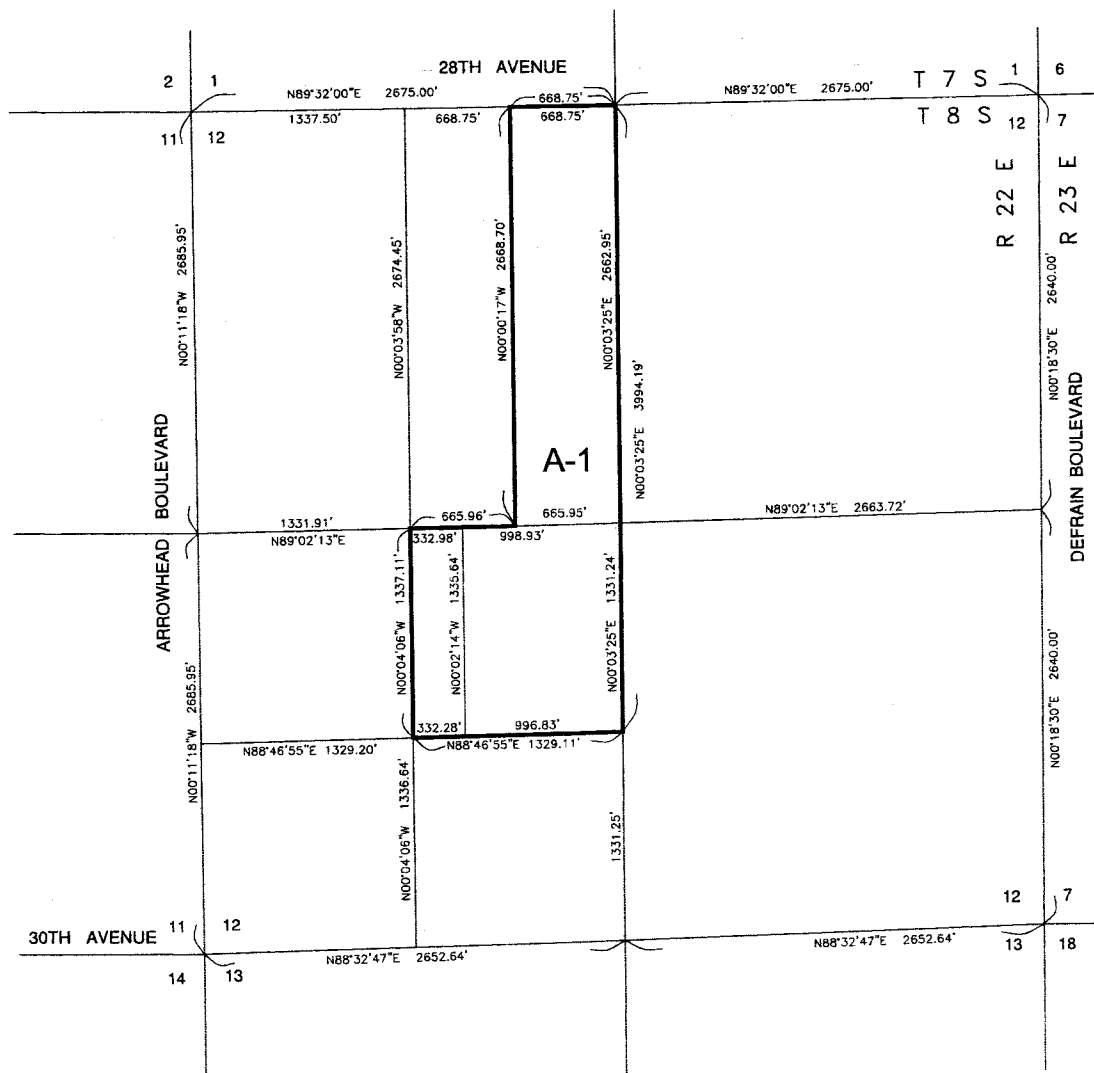
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSOR'S PARCEL NO: 878-152-010, 878-152-024,
878-152-025, 878-152-026, 878-152-027, 878-151-006,
878-151-007, 878-151-008

SOUTH PALO VERDE AREA

SECTION 12, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



A-1

LIGHT AGRICULTURE

MAP NO. 2.2437
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

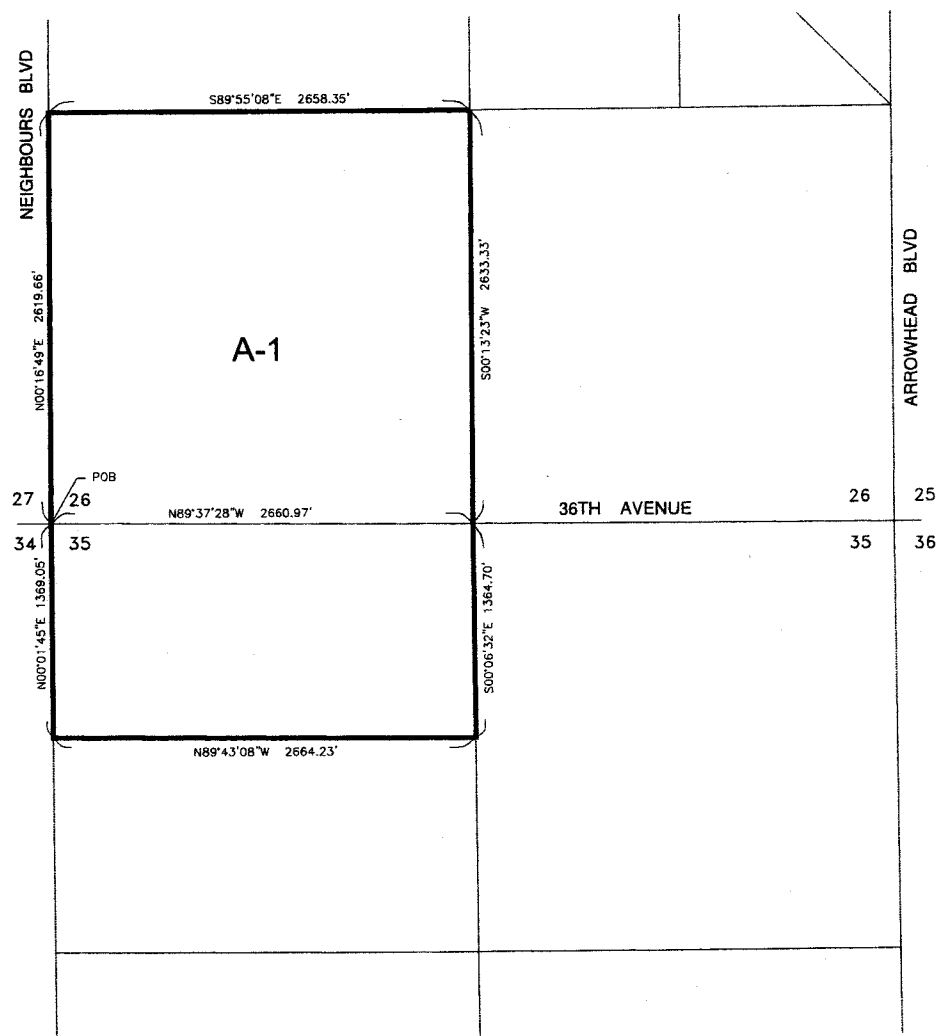
CHANGE OF ZONE CASE NO. 7934
ADOPTED BY ORDINANCE NO. 348.4903
DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SOUTH PALO VERDE AREA

SECTIONS 26 & 35, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



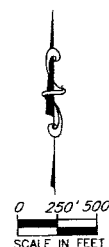
A-1

LIGHT AGRICULTURE

MAP NO. 2.2437
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7934
 ADOPTED BY ORDINANCE NO. 348.4903
 DATE: _____

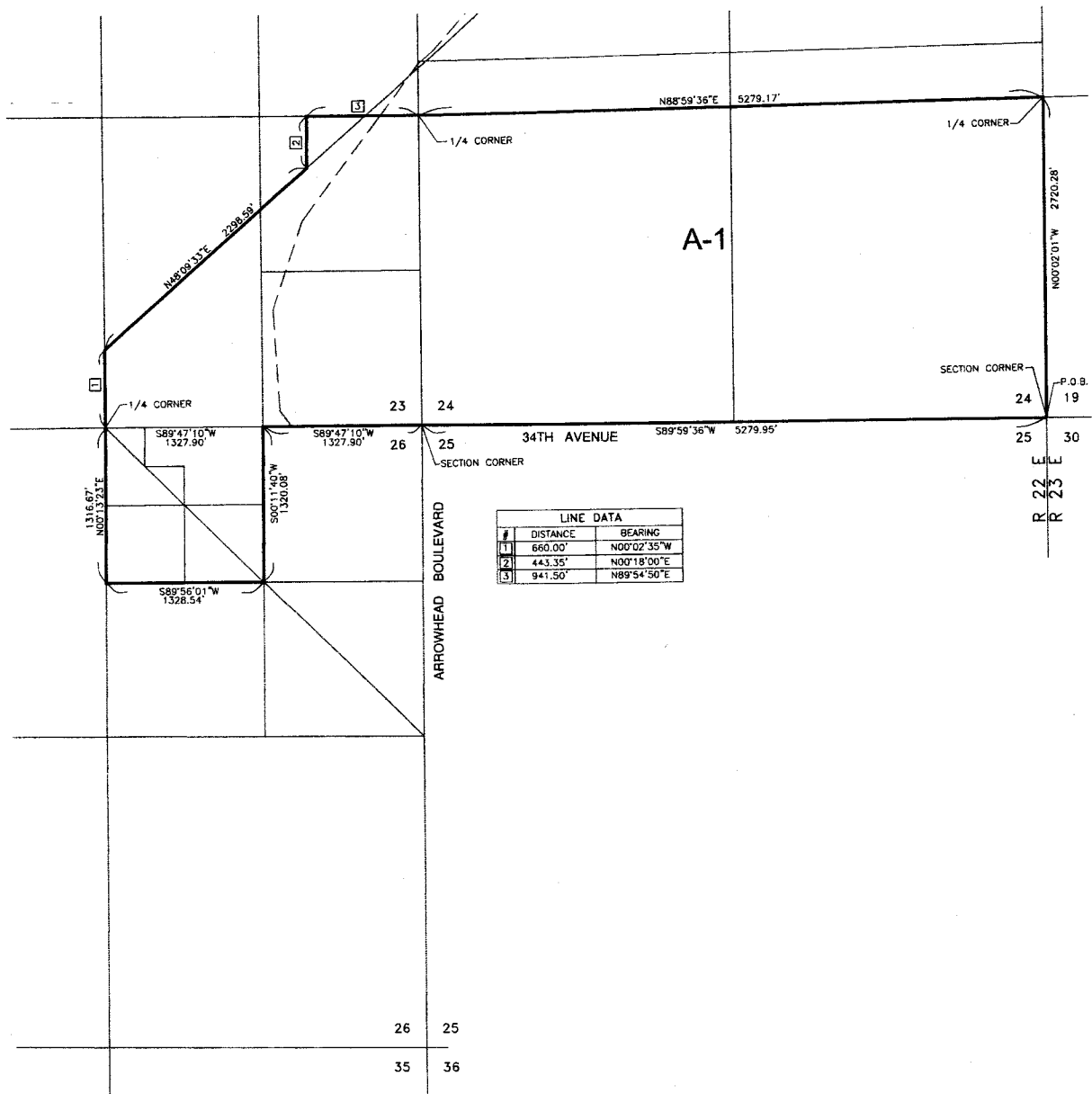
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SOUTH PALO VERDE AREA

SHEET 4 OF 4

SECTIONS 23, 24 & 26, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



A-1

LIGHT AGRICULTURE

MAP NO. 2.2437
CHANGE OF OFFICIAL ZONING PLAN
AMENDING

MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7934
ADOPTED BY ORDINANCE NO. 348.4903

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NO: 878-182-002,
878-270-005 AND 006,
878-210-006, 012, 013, 014, 015, 016 AND 017



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
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

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

2019-0125926

04/15/2019 12:37 PM Fee: \$ 0.00

Page 1 of 9

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



459

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2019-059

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1063
AND ENLARGEMENT TO THE BLYTHE AGRICULTURAL PRESERVE NO. 6**

(FOURTH SUPERVISORIAL DISTRICT)

(Planning Department ~ Item 21.1 of 04/09/19)

RESOLUTION NO. 2019-059

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1063
AND ENLARGEMENT TO THE BLYTHE AGRICULTURAL PRESERVE NO. 6**

WHEREAS, Blythe Agricultural Preserve No. 6, Map No. 574 was established on January 4, 1983; and,

WHEREAS, Enterprises Swanco, LLC ("property owner") owns 462 acres commonly known as Assessor's Parcel Nos. 878-151-006, 878-151-007, 878-151-008; 878-152-010, 878-152-011, 878-152-012, 878-152-013, 878-152-014, 878-152-015, 878-152-016, 878-152-017, 878-152-018, 878-152-019, 878-152-020, 878-152-021, 878-152-022, 878-152-023 and 878-152-024 ("property"), which are located adjacent to the Blythe Agricultural Preserve No. 6; and,

WHEREAS, the property is currently being used as a farming operation; and

WHEREAS, the property owner desires to add the property to the existing Blythe Agricultural Preserve No. 6 and submitted a Petition for Enlargement of an Agricultural Preserve on March 31, 2017; and,

WHEREAS, once the property is added to the Blythe Valley Agricultural Preserve No. 6 the property owner will enter into a Land Conservation Contract for the property pursuant to the Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et.seq.); and,

WHEREAS, Agricultural Preserve Case No. 1063 will add the property to the Blythe Valley Agricultural Preserve No. 6 as shown on the attached map titled "MAP No. 574 BLYTHE AGRICULTURAL PRESERVE NO. 6, AMENDED BY MAP NO.1063"; and,

WHEREAS, Agricultural Preserve Case No. 1063 is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines Section 15317 (Open Space Contracts or Easements); and,

WHEREAS, Agricultural Preserve Case No. 1063 is associated with Change of Zone No.

FORM APPROVED COUNTY COUNSEL
BY:  DATE: 3/27/2019
LYNETTE M. CLYDE

1 7934, which was heard concurrently at the public hearing held by the Riverside County Board of
2 Supervisors on April 9, 2019.

3 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of
4 Supervisors of the County of Riverside, State of California, in regular session assembled on April
5 9, 2019, based on the evidence presented on this matter, both written and oral, that:

- 6 1. The above recitals are true and correct and incorporated herein by this reference.
- 7 2. The current land use designation for the property is Agriculture which allows
8 agricultural land uses including row crops, groves, nurseries, dairies, poultry farms,
9 processing plants, and other related uses. The Land Use designation is compatible with
10 agricultural preserves because development patterns permitted within this land use
11 designation complement the activities of agricultural preserves.
- 12 3. The property's current zoning classification is Residential Rural (R-R) which is not
13 compatible with agricultural preserves.
- 14 4. The property's proposed Light Agriculture (A-1) zoning classification is compatible
15 with agricultural preserves because the uses permitted within this zoning classification,
16 such as nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops,
17 berry and bush crops, vegetable, flower and herb gardening, complement the activities
18 of an agricultural preserve.
- 19 5. Agricultural Preserve Case No. 1063 is consistent with the County's General Plan
20 because participation in a Land Conservation Contract will protect farmland and
21 agricultural resources consistent with the Palo Verde Area Plan, which provides
22 "agriculture remains a thriving part of the County of Riverside."
- 23 6. The Comprehensive Agricultural Preserve Technical Advisory Committee
24 ("CAPTAC") reviewed Agricultural Preserve Case No. 1063 on July 12, 2018, and
25 found it acceptable.
- 26 7. CAPTAC made the following findings for Agricultural Preserve Case No 1063:
 - 27 a. There is no existence of any historic value to the lands to be included in the
28 Blythe Agricultural Preserve No. 6.

1 b. There is no existence of any scenic value to the lands to be included in the
2 Blythe Agricultural Preserve No. 6.

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Blythe Agricultural
4 Preserve No. 6, Map No. 574, is amended by adding thereto the area shown on the attached map
5 titled, "MAP No. 574 BLYTHE AGRICULTURAL PRESERVE NO. 6, AMENDED BY MAP
6 NO. 1063" and described in Exhibit A thereof, said map and description both being on file in the
7 office of the Clerk of this Board.

8 **BE IT FURTHER RESOLVED** that the Clerk of this Board shall file and record copies
9 of this resolution, attached map and said boundary description with the Office of the County
10 Recorder of Riverside County, California and transmit copies to the Director of Conservation of
11 the State of California, and the Office of the Assessor of Riverside County, California.

12
13 ROLL CALL:

14 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
15 Nays: None
16 Absent: None

17 The foregoing is certified to be a true copy of a resolution duly
adopted by said Board of Supervisors on the date therein set forth.

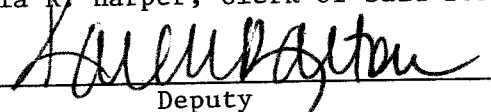
Kecia R. Harper, Clerk of said Board
By 
Deputy

EXHIBIT A
BLYTHE AGRICULTURAL PRESERVE NO. 6
MAP NO. 574, AMENDED BY MAP NO. 1063

The following described Real Property of Riverside County, State of California, described as follows:

Description

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF (HOMELAND AREA), RIVERSIDE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP A SOUTH, RANGE 23 EAST, SAN BERNADINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN TH WEST LINE OF SIAD SOUTHEAST 1/4 DISTANT 380.30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOITHEAST 1/4;
THENCE NORTH 46° 39' 42" EAST, 572.60 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTHEAST 1/4;
THENCE NORTH 88° 14' 52" EAST, 150.40 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4;
THENCE SOUTH 47° 28' 00" WEST 769.77 FEET TO THE POINT IN THE WEST LINE OF SAID SOUTHEAST 1/4;
THENCE NORTH 0° 08' 56" EAST, 122.92 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

BEGINNING AT A POINT IN THE SOUTH LINE OP SAID SOUTHWEST 1/ 4, DISTANT 80.75 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 47° 28' 00" EAST, 3478. 95 PEET TO A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING SOUTH 0° 08' 56" WEST, 394.40 PEET FROM THE NORTHEAST CORNER OP SAID SOUTHWEST 1/4;
THENCE SOUTH 0° 08' 56" WEST 108.83 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4;
THENCE SOUTH 47° 28' WEST 3317 .97 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4;
THENCE WEST 118.34 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OP GOVERNMENT LOT 3 AND OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, PESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OP SAID SOUTHWEST 1/4, DISTANT 420.98 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 47° 28' 00" EAST, 3015 .14 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING SOUTH 0° 08' 56" WEST,
707.27 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4;
THENCE SOUTH 0° 08' 56" WEST, 95.33 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4;
THENCE SOUTH 47° 28' 00" WEST, 2875.28 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTRWEST 1/4;

THENCE WEST 103.55 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE SOUTHWEST QUARTER AND GOVERNMENT LOT 3 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, LOCATED IN THE PALO VERDE IRRIGATION DISTRICT:

EXCEPTING FROM THE ABOVE, THAT PORTION BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 13, 80.75 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 47° 28' EAST, 2473.1 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, 407.1 FEET; THENCE SOUTH 47° 28' WEST, 2870, 8 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 13; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 13, 443.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THE WEST 30 FEET THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 4, 1952 AS INSTRUMENT NO. 9236 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 5:

THE NORTH HALF OF THE SOUTHEAST QUARTER AND GOVERNMENT LOTS 1 AND 2 IN FRACTIONAL SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, APPROVED MAY 22, 1879;

EXCEPT THAT PORTION CONVEYED TO PALO VERDE IRRIGATION DISTRICT BY DEED RECORDED SEPTEMBER 30, 1927 IN BOOK 734 PAGE 368 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6:

THAT PARCEL OF LAND LYING NORTHERLY OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF GOVERNMENT LOT 3, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AND WESTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID SECTION 13 AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINES OF GOVERNMENT LOTS 1 AND 2 IN SAID SECTION 13.

PARCEL 7:

THAT PARCEL OF LAND LYING NORTHERLY OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF GOVERNMENT LOT 3, OF FRACTIONAL SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SURVEY EXAMINED AND APPROVED MAY 22, 1879;

AND LYING SOUTHERLY OF THE SOUTH LINE OF THAT CERTAIN TRACE OF LAND DESCRIBED IN PARCELS OF EXHIBIT A. OF THE "ORDER CONFIRMING DISCLAIMERS" IN THE CASE OF DANA B. FISHER ET. AL. VS. UNITED STATES OF AMERICA, FILED MARCH 10, 1980. IN UNITED STATES DISTRICT COURT CENTRAL DISTRICT OF CALIFORNIA IN CASE NO. CV 74-1537-RJK; A CERTIFIED COPY RECORDED AS DOCUMENT NO. 78893. ON APRIL 26, 1983. OFFICIAL RECORDS OF SAID COUNTY; SAID SOUTH LINE OF PARCEL 15 IS DESCRIBED THEREIN. AS BEARING: "DUE EAST FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON THE UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 28, 1874, TO THE WEST LINE OF THE COLORADO RIVER, AS SHOWN

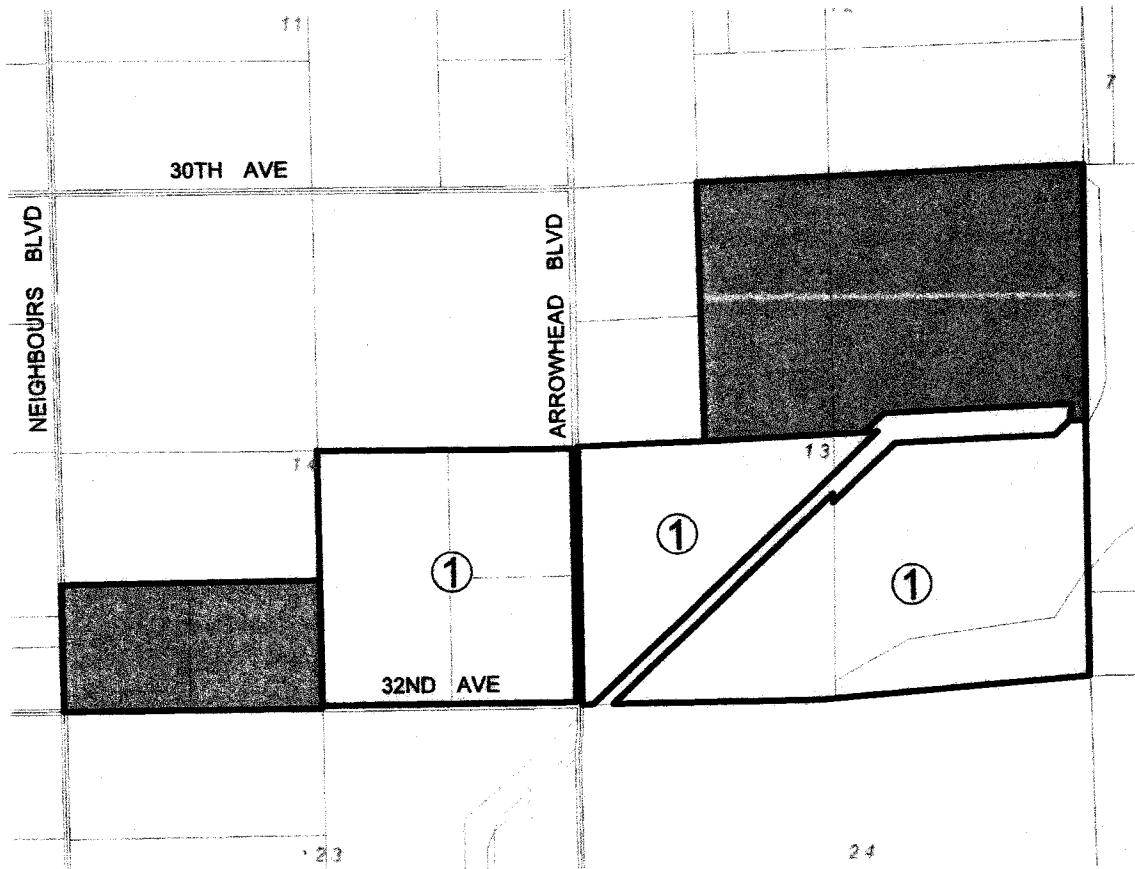
ON RECORD OF SURVEY MAP ON FILE IN BOOK 24, PAGE 74 OF RECORD OF SURVEYS, OF SAID COUNTY";
ANY LYING EASTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID SECTION 13;
AND LYING WESTERLY OF THE WESTERLY MEAN LOW WATER MARK OF THE COLORADO RIVER.

SUBJECT TO THE EXCEPTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS OF WAYS AND EASEMENTS OF RECORD PER DOCUMENT NO.382453, RECORDED PER NOVEMBER15, 1995, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

MAP NO. 574 BLYTHE AGRICULTURAL PRESERVE NO. 6

AMENDED BY MAP NO. 1063

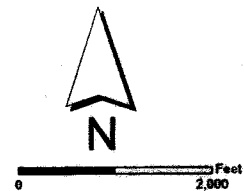
SECS 13 & 14, T. 8 S., R. 22 E



AMENDMENTS:
NO. 1, (ENLARGEMENT),

, MAP NO. 1063

ADOPTED ON JANUARY 4, 1983
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



COUNTY OF RIVERSIDE



**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 the document)



Date:

4-9-19

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant

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
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

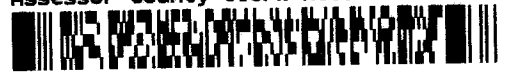
RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 – RIVERSIDE, CA 92502

2019-0125927

04/15/2019 12:37 PM Fee: \$ 0.00

Page 1 of 7

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



459

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2019-060

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1065
AND ENLARGEMENT TO THE BLYTHE AGRICULTURAL PRESERVE NO. 12**

(FOURTH SUPERVISORIAL DISTRICT)

(Planning Department ~ Item 21.1 of 04/09/19)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2
3 **RESOLUTION NO. 2019-060**

4 **APPROVING AGRICULTURAL PRESERVE CASE NO. 1065**
5 **AND ENLARGEMENT TO THE BLYTHE AGRICULTURAL PRESERVE NO. 12**
6

7 **WHEREAS**, Blythe Agricultural Preserve No. 12, Map No. 613 was established on
8 February 26, 1985; and

9 **WHEREAS**, Enterprises Swanco, LLC ("property owner") owns 239 acres commonly
10 known as Assessor's Parcel No's 878-210-002 and 878-250-007 ("property"); which are located
11 adjacent to the Blythe Agricultural Preserve No. 12; and,

12 **WHEREAS**, the property is currently being used as a farming operation; and

13 **WHEREAS**, the property owner desires to add the property to the existing Blythe
14 Agricultural Preserve No. 12 and submitted a Petition for Enlargement of an Agricultural Preserve
15 on March 31, 2017; and,

16 **WHEREAS**, once the property is added to the Blythe Valley Agricultural Preserve No. 12
17 the property owner will enter into a Land Conservation Contract for the property pursuant to the
18 Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et.seq.);
19 and,

20 **WHEREAS**, Agricultural Preserve Case No. 1065 will add the property to the Blythe
21 Valley Agricultural Preserve No. 12 as shown on the attached map titled "MAP No. 613 BLYTHE
22 AGRICULTURAL PRESERVE NO. 12, AMENDED BY MAP NO.1065"; and,

23 **WHEREAS**, Agricultural Preserve Case No. 1065, is exempt from the California
24 Environmental Quality Act pursuant to State CEQA Guidelines Section 15317 (Open Space
25 Contracts or Easements); and,

26 **WHEREAS**, Agricultural Preserve Case No. 1065 is associated with Change of Zone No.
27 7934, which was heard concurrently at the public hearing held by the Riverside County Board of
28 Supervisors on April 9, 2019.

ARM APPROVED COUNTY COUNSEL
3/27/2019
DATE
LYNETTE M. CLYDE

1 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of
2 Supervisors of the County of Riverside, State of California, in regular session assembled on April
3 9, 2019, based on the evidence presented on this matter, both written and oral, that:

- 4 1. The above recitals are true and correct and incorporated herein by this reference.
- 5 2. The current land use designation for the property is Agriculture which allows
6 agricultural land uses including row crops, groves, nurseries, dairies, poultry farms,
7 processing plants, and other related uses. The Land Use designation is compatible with
8 agricultural preserves because development patterns permitted within this land use
9 designation complement the activities of agricultural preserves.
- 10 3. The property's current zoning classification is Residential Rural (R-R) which is not
11 compatible with agricultural preserves.
- 12 4. The property's proposed Light Agriculture (A-1) zoning classification is compatible
13 with agricultural preserves because uses permitted within this zoning classification,
14 such as nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops,
15 berry and bush crops, vegetable, flower and herb gardening, complement the activities
16 of an agricultural preserve.
- 17 5. Agricultural Preserve Case No. 1065 is consistent with the County's General Plan
18 because participation in a Land Conservation Contract will protect farmland and
19 agricultural resources consistent with the Palo Verde Area Plan, which provides
20 "agriculture remains a thriving part of the County of Riverside."
- 21 6. The Comprehensive Agricultural Preserve Technical Advisory Committee
22 ("CAPTAC") reviewed Agricultural Preserve Case No. 1065 on July 12, 2018, and
23 found it acceptable.
- 24 7. CAPTAC made the following findings for Agricultural Preserve Case No 1065:
 - 25 a. There is no existence of any historic value to the lands to be included in the
26 Blythe Agricultural Preserve No. 12.
 - 27 b. There is no existence of any scenic value to the lands to be included in the
28 Blythe Agricultural Preserve No. 12.

BE IT FURTHER RESOLVED that the Clerk of this Board shall file and record copies of this resolution, attached map and said boundary description with the Office of the County Recorder of Riverside County, California and transmit copies to the Director of Conservation of the State of California, and the Office of the Assessor of Riverside County, California.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

By Karen Matson
Deputy

EXHIBIT A
BLYTHE AGRICULTURAL PRESERVE NO. 12
MAP NO. 613, AMENDED BY MAP NO. 1065

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

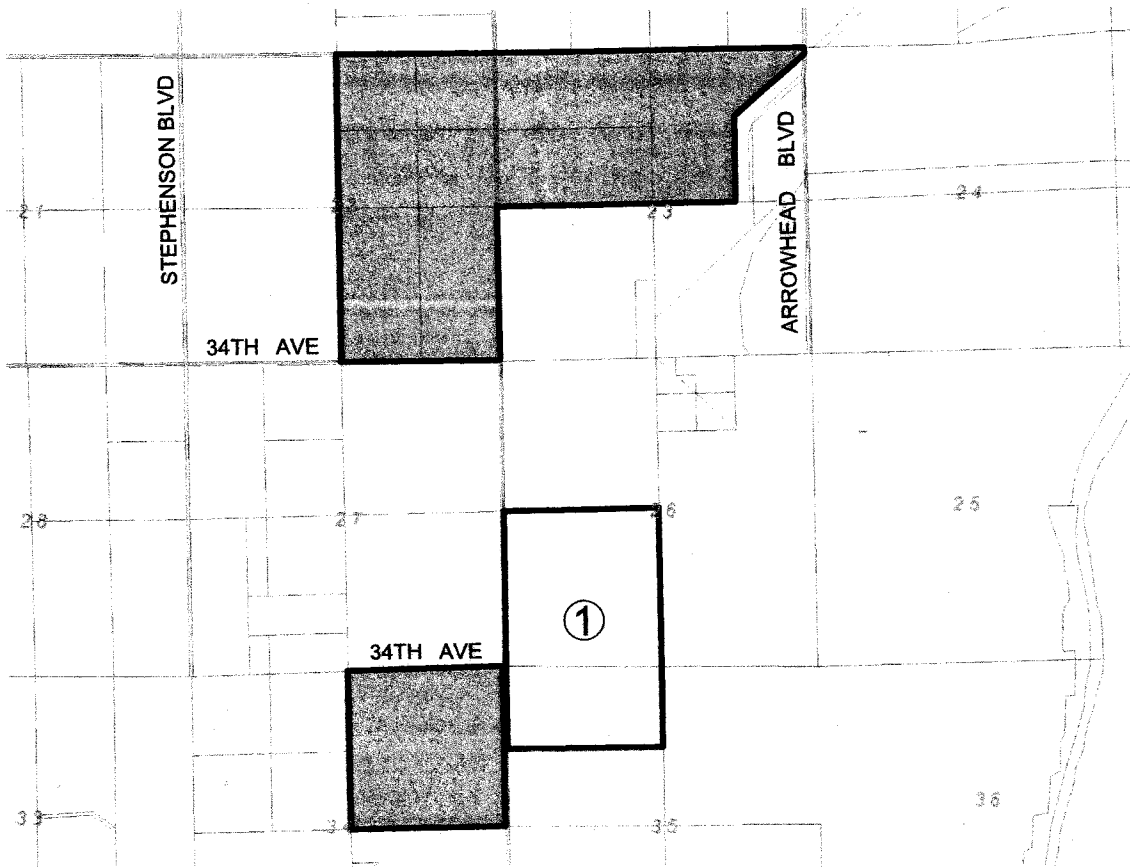
THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THE WESTERLY 30 FEET OF SAID LAND, CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 10, 1955 IN BOOK 1735, PAGE 38 OF OFFICIAL RECORDS OF SAID COUNTY.

MAP NO. 613 BLYTHE AGRICULTURAL PRESERVE NO. 12

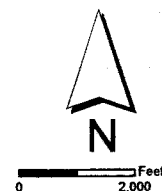
AMENDED BY MAP NO. 1065

SEC 22, 23 & 34, T. 8 S., R. 22 E



AMENDMENTS:
NO. 1, (ENLARGEMENT), , MAP NO. 1065

ADOPTED ON FEBRUARY 26, 1985
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



COUNTY OF RIVERSIDE



**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 the document)



Date:

4-9-19

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant

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
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

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

2019-0125928

04/15/2019 12:37 PM Fee: \$ 0.00

Page 1 of 7

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



459

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2019-061

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1068
AND ENLARGEMENT TO THE BLYTHE AGRICULTURAL PRESERVE NO. 10**

(FOURTH SUPERVISORIAL DISTRICT)

(Planning Department ~ Item 21.1 of 04/09/19)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2
3 **RESOLUTION NO. 2019-061**

4 **APPROVING AGRICULTURAL PRESERVE CASE NO. 1068**
5 **AND ENLARGEMENT TO THE BLYTHE AGRICULTURAL PRESERVE NO. 10**
6

7 **WHEREAS**, Blythe Agricultural Preserve No. 10, Map No. 578 was established on
8 October 1, 1983; and,

9 **WHEREAS**, Enterprises Swanco, LLC ("property owner") owns 79 acres commonly
10 known as Assessor's Parcel Nos. 878-102-003, 878-102-008 and 878-102-008 ("property"); which
11 are located adjacent to the Blythe Agricultural Preserve No. 10; and,

12 **WHEREAS**, the property is currently being used as a farming operation; and

13 **WHEREAS**, the property owner desires to add the property to the existing Blythe
14 Agricultural Preserve No. 10 and submitted a Petition for Enlargement of an Agricultural Preserve
15 on March 31, 2017; and,

16 **WHEREAS**, once the property is added to the Blythe Valley Agricultural Preserve No. 10
17 the property owner will enter into a Land Conservation Contract for the property pursuant to the
18 Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et.seq.);
19 and,

20 **WHEREAS**, Agricultural Preserve Case No. 1068 will add the property to the Blythe
21 Valley Agricultural Preserve No. 10 as shown on the attached map titled "MAP No. 578 BLYTHE
22 AGRICULTURAL PRESERVE NO. 10, AMENDED BY MAP NO.1068"; and,

23 **WHEREAS**, Agricultural Preserve Case No. 1068 is exempt from the California
24 Environmental Quality Act pursuant to State CEQA Guidelines Section 15317 (Open Space
25 Contracts or Easements); and,

26 **WHEREAS**, Agricultural Preserve Case No. 1068 is associated with Change of Zone No.
27 7934, which was heard concurrently at the public hearing held by the Riverside County Board of
28 Supervisors on April 9, 2019.

FORM APPROVED COUNTY COUNSEL
BY:  DATE 3/27/2019
BY: LYNETTE M. CLYDE

1 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of
2 Supervisors of the County of Riverside, State of California, in regular session assembled on April
3 9, 2019, based on the evidence presented on this matter, both written and oral, that:

- 4 1. The above recitals are true and correct and incorporated herein by this reference.
- 5 2. The current land use designation for the property is Agriculture which allows
6 agricultural land uses including row crops, groves, nurseries, dairies, poultry farms,
7 processing plants, and other related uses. The Land Use designation is compatible with
8 agricultural preserves because development patterns permitted within this land use
9 designation complement the activities of agricultural preserves.
- 10 3. The property's current zoning classification was Residential Rural (R-R) which is not
11 compatible with agricultural preserves.
- 12 4. The property's proposed Light Agriculture (A-1) zoning classification is compatible
13 with agricultural preserves because uses permitted within this zoning classification,
14 such as nurseries, greenhouses, orchards, aviaries, apiaries, field crops, tree crops,
15 berry and bush crops, vegetable, flower and herb gardening, complement the activities
16 of an agricultural preserve.
- 17 5. Agricultural Preserve Case No. 1068 is consistent with the County's General Plan
18 because participation in a Land Conservation Contract will protect farmland and
19 agricultural resources consistent with the Palo Verde Area Plan, which provides
20 "agriculture remains a thriving part of the County of Riverside."
- 21 6. The Comprehensive Agricultural Preserve Technical Advisory Committee
22 ("CAPTAC") reviewed Agricultural Preserve Case No. 1068 on July 12, 2018, and
23 found it acceptable.
- 24 7. CAPTAC made the following findings for Agricultural Preserve Case No 1068:
 - 25 a. There is no existence of any historic value to the lands to be included in the
26 Blythe Agricultural Preserve No. 10.
 - 27 b. There is no existence of any scenic value to the lands to be included in the
28 Blythe Agricultural Preserve No. 10.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Blythe Agricultural
2 Preserve No. 10, Map No. 578, is established as shown on the attached map titled, "MAP No. 578
3 BLYTHE AGRICULTURAL PRESERVE NO. 10, AMENDED BY MAP NO.1068" and
4 described in Exhibit A thereof, said map and description both being on file in the office of the
5 Clerk of this Board.

6 **BE IT FURTHER RESOLVED** that the Clerk of this Board shall file and record copies
7 of this resolution, attached map and said boundary description with the Office of the County
8 Recorder of Riverside County, California and transmit copies to the Director of Conservation of
9 the State of California, and the Office of the Assessor of Riverside County, California.

10
11
12 ROLL CALL:

13 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
14 Nays: None
15 Absent: None

 The foregoing is certified to be a true copy of a resolution duly
adopted by said Board of Supervisors on the date therein set forth.

Kecia R. Harper, Clerk of said Board

By

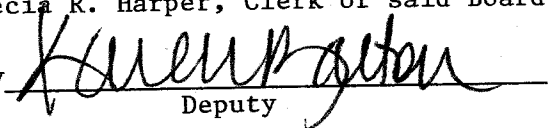

Deputy

EXHIBIT A
BLYTHE AGRICULTURAL PRESERVE NO. 10
MAP NO. 578, AMENDED BY MAP NO. 1068

The following described Real Property of Riverside County, State of California, described as follows:

Description

Parcel 1:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, ALL IN TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
EXCEPT THEREFROM THE WEST 30 FEET, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED FEBRUARY 26, 1952 AS INSTRUMENT NO. 8046 AND 8047.
ALSO EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 20, 1958 AS INSTRUMENT NO. 59737.

PARCEL 2:

THE WEST HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;
EXCEPT THEREFROM THE WESTERLY 30 FEET CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED FEBRUARY 27, 1952.
SAID LAND LIES WITHIN THE BOUNDARIES OF THE PALO VERDE IRRIGATION DISTRICT.

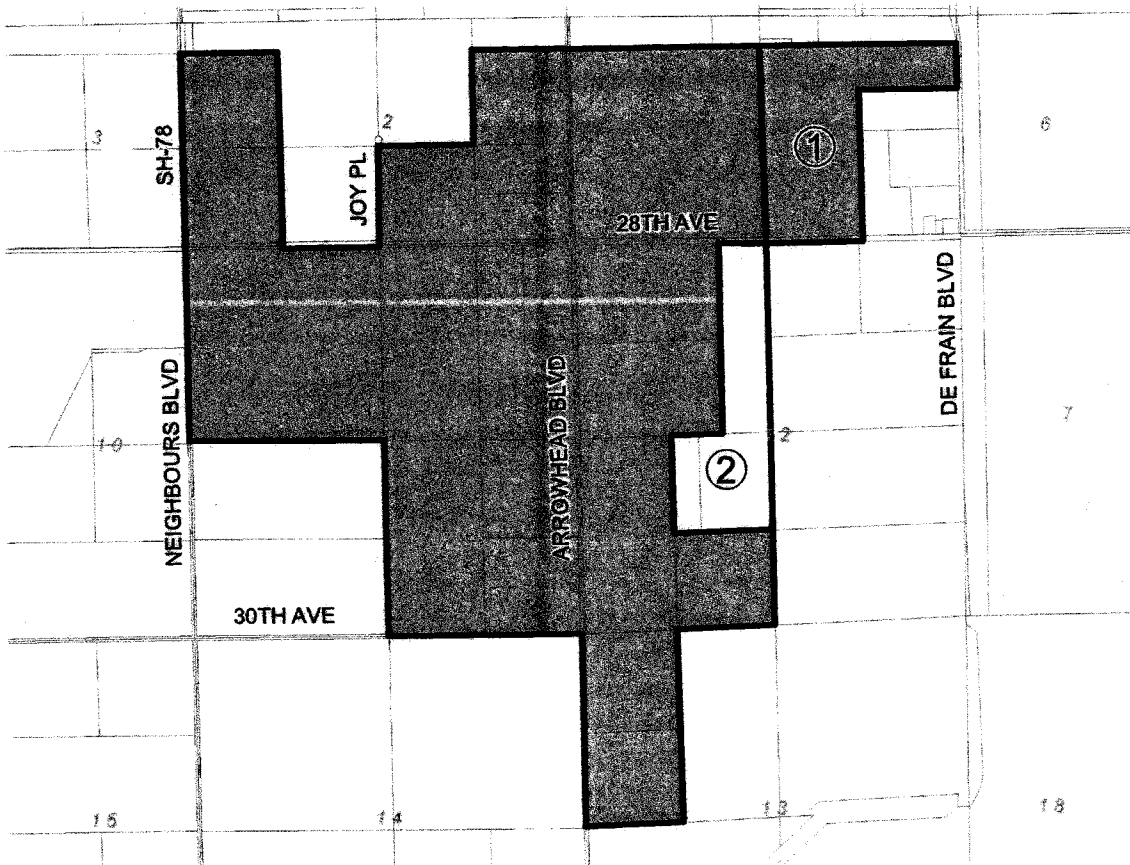
PARCEL 3:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN.
EXCEPTING THEREFROM ALL RIPARIAN RIGHTS IN AND TO THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID REAL PROPERTY.

MAP NO. 578 BLYTHE AGRICULTURAL PRESERVE NO. 10

AMENDED BY MAP NO. 731, 1068

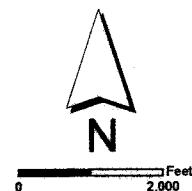
SEC 1, 2, 11, 12 & 13, T. 8 S., R. 22 E



AMENDMENTS:

NO. 1, (ENLARGEMENT), JANUARY 1, 1996, MAP NO. 731
NO. 2, (ENLARGEMENT), , MAP NO. 1068

ADOPTED ON OCTOBER 1, 1983
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



COUNTY OF RIVERSIDE



**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

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

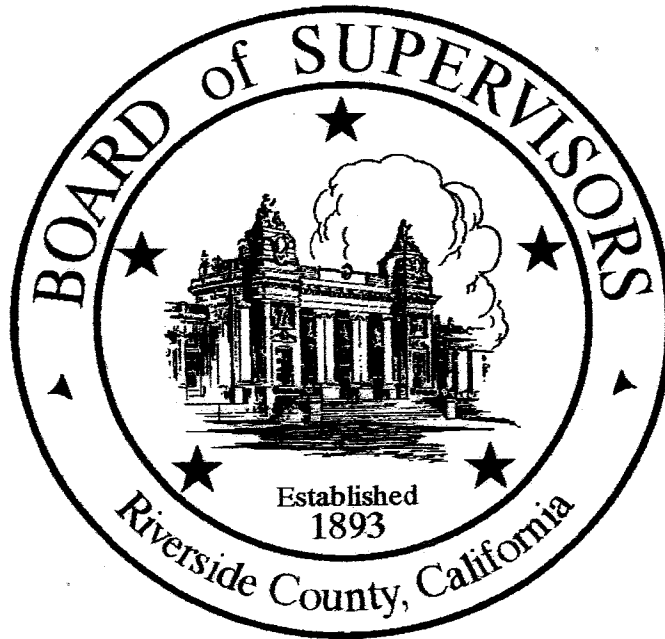
www.riversideacr.com

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 the document)



Date:

4-9-19

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant

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
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

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

2019-0125929

04/15/2019 12:37 PM Fee: \$ 0.00

Page 1 of 7

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



459

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2019-062

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1069
AND ESTABLISHING THE BLYTHE AGRICULTURAL PRESERVE NO. 39**

(FOURTH SUPERVISORIAL DISTRICT)

(Planning Department ~ Item 21.1 of 04/09/19)

RESOLUTION NO. 2019-062

**APPROVING AGRICULTURAL PRESERVE CASE NO. 1069
AND ESTABLISHING THE BLYTHE AGRICULTURAL PRESERVE NO. 39**

WHEREAS, Enterprises Swanco, LLC ("property owner") owns 470 acres commonly known as Assessor's Parcel Nos. 878-182-002, 878-210-006, 878-210-012, 878-210-017, 878-270-004, 878-270-006 and 878-270-007 ("property"); and,

WHEREAS, the property is currently being used as a farming operation; and

WHEREAS, the property owner desires to establish Blythe Agricultural Preserve No. 39 and submitted a Petition for Establishment of an Agricultural Preserve on March 31, 2017; and,

WHEREAS, once the property is established as the Blythe Agricultural Preserve No. 39 the property owner will enter into a Land Conservation Contract for the property pursuant to the Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et.seq.); and,

WHEREAS, Agricultural Preserve Case No. 1069 will establish the Blythe Agricultural Preserve No. 39 as shown on the attached map titled "MAP No. 1069 BLYTHE AGRICULTURAL PRESERVE NO. 39"; and,

WHEREAS, Agricultural Preserve Case No. 1069 is associated with Change of Zone No. 7934 and Ordinance No. 348.4903 which were heard concurrently at the public hearing held by the Board of Supervisors on April 9, 2019; and,

WHEREAS, in accordance with Resolution No. 84-526, Rules and Regulations Governing Agricultural Preserves, the public hearing for Agricultural Preserve Case No. 1069 was noticed 30 days prior to the public hearing held by the Board of Supervisors.

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on April 9, 2019, based on the evidence presented on this matter, both written and oral, that:

FORM APPROVED COUNTY COUNSEL
BY:  DATE 3/27/2019
LYNETTE M. CLYDE

1. The above recitals are true and correct and incorporated herein by this reference.
2. The property to be included in the Blythe Agricultural Preserve No. 39 consists of 470 acres.
3. The current land use designation for the property is Agriculture which allows agricultural land uses including row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. Agricultural preserves are consistent with the Agriculture land use designation because it encourages farming activities.
4. The property's zone classification will become Light Agriculture, (A-1) which is considered an Agricultural Zone in Ordinance No. 348. Change of Zone No. 7934 and the associated Ordinance No. 348.4903 changes the property's zone to Light Agriculture (A-1).
5. The A-1 Zone is compatible with the Agricultural land use designation and the establishment of an agricultural preserve because the zone allows farming operations which complement the activities of an Agricultural Preserve.
6. Agricultural Preserve Case No. 1069 is consistent with the County's General Plan because participation in a Land Conservation Contract will protect farmland and agricultural resources consistent with the Palo Verde Area Plan which provides "agriculture remains a thriving part of the County of Riverside".
7. The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") reviewed Agricultural Preserve Case No. 1069 on July 12, 2018, and found it acceptable.
8. CAPTAC made the following findings for Agricultural Preserve Case No. 1069:
 - a. The Blythe Agricultural Preserve No. 39 is 470 acres, which is consistent with Section 203 of Resolution 84-526. There is no existence of any historic value to the lands to be included in the Blythe Agricultural Preserve No. 39.
 - b. There is no existence of any scenic value to the lands to be included in the Blythe Agricultural Preserve No. 39.
9. Agricultural Preserve Case No. 1069, and the associated Change of Zone No. 7934 and

1 Ordinance No. 348.4903 are exempt from the California Environmental Quality Act
2 pursuant to State CEQA Guidelines Section 15061(b)(3) and 15317 (Open Space
3 Contracts or Easements).

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Blythe Agricultural
5 Preserve No. 39, Map No. 1069, is established as shown on the attached map titled, "MAP No.
6 1069 BLYTHE AGRICULTURAL PRESERVE NO. 39" and described in Exhibit A thereof, said
7 map and description both being on file in the office of the Clerk of this Board.

8 **BE IT FURTHER RESOLVED** that the Clerk of this Board shall file and record copies
9 of this resolution, attached map and said boundary description with the Office of the County
10 Recorder of Riverside County, California and transmit copies to the Director of Conservation of
11 the State of California, and the Office of the Assessor of Riverside County, California.

12
13
14 ROLL CALL:

15 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
16 Nays: None
17 Absent: None

The foregoing is certified to be a true copy of a resolution duly
adopted by said Board of Supervisors on the date therein set forth.

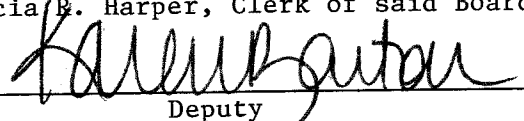
Kecia B. Harper, Clerk of said Board
By  Deputy

EXHIBIT A

BLYTHE AGRICULTURAL PRESERVE NO. 39

MAP NO. 1069

The following described Real Property of Riverside County, State of California, described as follows:

Description

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN; AS SHOWN BY SURVEY EXAMINED AND APPROVED MAY 22, 1879; THENCE (1) EAST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND THE EASTERLY PROLONGATION THEREOF TO THE COLORADO RIVER; THENCE (2) NORTHEASTERLY AND NORTHWESTERLY ALONG THE COLORADO RIVER TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 2 OF SAID FRACTIONAL SECTION 23; THENCE (3) WESTERLY ALONG THE SAID EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 2, AND ALONG THE NORTH LINE OF SAID LOT 2 TO AN INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF PALO VERDE IRRIGATION DISTRICT AS ORIGINALLY CREATED UNDER THE PALO VERDE IRRIGATION DISTRICT ACT; THENCE (4) SOUTHWESTERLY AND SOUTHERLY ALONG SAID ORIGINAL DISTRICT BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL2:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 23, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, LYING EASTERLY OF THE LINE THAT BEGINS AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 2, DISTANT WEST 941.5 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 23, AND RUNNING SOUTH 0 DEGREES, 18' WEST; AND NORTHWESTERLY OF A LINE RUNNING NORTHEASTERLY 7,016 FEET, MORE OR LESS, FROM A POINT THAT IS 660 FEET NORTHERLY FROM THE SOUTH QUARTER CORNER AND ON THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 23, TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 3 OF SECTION 13 OF SAID TOWNSHIP AND RANGE.

PARCEL3:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

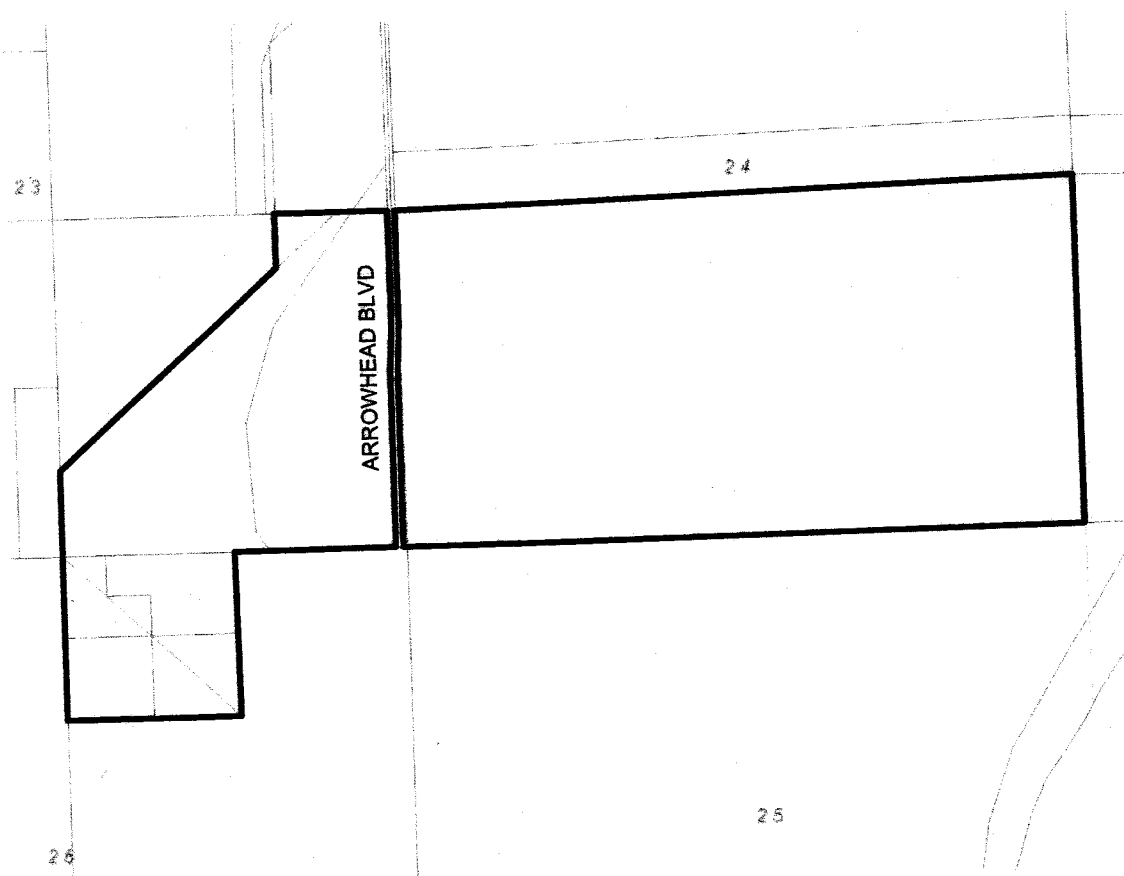
PARCEL4:

THE SOUTHWESTERLY HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

Assessor Parcel No.	Acres (net)	Owner
878-151-006, 878-151-007, 878-151-008, 878-152-010, 878-152-024, 878-152-025, 878-152-026, 878-152-027, 878-182-002, 878-210-002, 878-210-002, 878-210-006, 878-210-012, 878-210-013, 878-210-014, 878-210-015, 878-210-016, 878-210-017, 878-250-007, 878-270-004, 878-270-005, 878-270-006, and 878-270-007.	1,248.49	ENTERPRICE SWANCO, LLC.

MAP NO. 1069
BLYTHE
AGRICULTURAL
PRESERVE
NO. 39

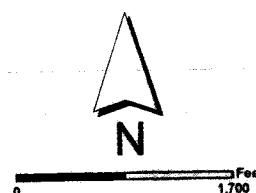
SEC 22, 24 & 26 T. 8 S., R. 22 E



ADOPTED ON _____
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

APNs:
878182002, 878210013, 878270006,
878210016, 878210017, 878210012,
878210015, 878270005, 878210014,
878210006

COUNTY OF RIVERSIDE





**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 the document)



Date:

4-9-19

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant

2019-0126360

04/15/2019 03:25 PM Fee: \$ 0.00

Page 1 of 5

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



RECORDING REQUESTED BY
RIVERSIDE COUNTY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor
4080 Lemon St.
Riverside, CA 92501
No fee, 6103 Government Code

780

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Enterprise Swanco, L.L.C.

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 Blythe Agricultural Preserve No. 6 Map No. 574 to be amended by Map No. 1063.
2. This contract shall take effect on January 1, 2019, 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

APR 09 2019 21.1

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.

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, 2019

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:

Clerk of the Riverside County Board of Supervisors

BY [Signature]
Chairman, Board of Supervisors
KEVIN JEFFRIES

By [Signature]
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 3/27/2019
LYNETTE M. CLYDE DAT

OWNER(S) SIGNATURE AND ADDRESS

Owner: [Signature] Rodney Swan for Enterprise Swans LLC.

Owner: _____

Owner: _____

Owner: _____

Mailing Address: 67628 River Road, Cibola AZ 85328

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 1/31/2017 before me, Sabrina Brenner, Notary Public
(Date) (Name and Title of officer)

personally appeared Rodney Swan
(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

(SEAL)

Notary Public



EXHIBIT A
BLYTHE AGRICULTURAL PRESERVE NO. 6
MAP NO. 574, AMENDED BY MAP NO. 1063

The following described Real Property of Riverside County, State of California, described as follows:

Description

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF (HOMELAND AREA), RIVERSIDE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF THE SOUTHWAST ¼ OF SECTION 13, TOWNSHIP A SOUTH, RANGE 23 EAST, SAN BERNADINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT IN TH WEST LINE OF SIAD SOUTHEAST 1/4 DISTANT 380.30 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4;
THENCE NORTH 46° 39' 42" EAST, 572.60 FEET TO A POINT IN THE NORTH LINE OF SAID SOUTHEAST 1/4;
THENCE NORTH 88° 14' 52" EAST, 150.40 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4;
THENCE SOUTH 47° 28' 00" WEST 769.77 FEET TO THE POINT IN THE WEST LINE OF SAID SOUTHEAST 1/4;
THENCE NORTH 0° 08' 56" EAST, 122.92 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,

BEGINNING AT A POINT IN THE SOUTH LINE OP SAID SOUTHWEST 1/4, DISTANT 80.75 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 47° 28' 00" EAST, 3478.95 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING SOUTH 0° 08' 56" WEST, 394.40 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4;
THENCE SOUTH 0° 08' 56" WEST 108.83 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4;
THENCE SOUTH 47° 28' WEST 3317.97 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4;
THENCE WEST 118.34 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF GOVERNMENT LOT 3 AND OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4, DISTANT 420.98 FEET EAST FROM THE SOUTHWEST CORNER OF SAID SECTION 13;
THENCE NORTH 47° 28' 00" EAST, 3015.14 FEET TO A POINT IN THE EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING SOUTH 0° 08' 56" WEST, 707.27 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4;
THENCE SOUTH 0° 08' 56" WEST, 95.33 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4;
THENCE SOUTH 47° 28' 00" WEST, 2875.28 FEET TO A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4;

THENCE WEST 103.55 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE SOUTHWEST QUARTER AND GOVERNMENT LOT 3 OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, LOCATED IN THE PALO VERDE IRRIGATION DISTRICT:

EXCEPTING FROM THE ABOVE, THAT PORTION BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 13, 80.75 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 47° 28' EAST, 2473.1 FEET, MORE OR LESS, TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, 407.1 FEET; THENCE SOUTH 47° 28' WEST, 2870.8 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID SECTION 13; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 13, 443.8 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM THE WEST 30 FEET THEREOF AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MARCH 4, 1952 AS INSTRUMENT NO. 9236 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 5:

THE NORTHERLY HALF OF THE SOUTHEAST QUARTER AND GOVERNMENT LOTS 1 AND 2 IN FRACTIONAL SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN BY UNITED STATES GOVERNMENT SURVEY, APPROVED MAY 22, 1879;

EXCEPT THAT PORTION CONVEYED TO PALO VERDE IRRIGATION DISTRICT BY DEED RECORDED SEPTEMBER 30, 1927 IN BOOK 734 PAGE 368 OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL 6:

THAT PARCEL OF LAND LYING NORTHERLY OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF GOVERNMENT LOT 3, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, AND WESTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID SECTION 13 AND SOUTHEASTERLY OF THE SOUTHEASTERLY LINES OF GOVERNMENT LOTS 1 AND 2 IN SAID SECTION 13.

PARCEL 7:

THAT PARCEL OF LAND LYING NORTHERLY OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF GOVERNMENT LOT 3, OF FRACTIONAL SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY SURVEY EXAMINED AND APPROVED MAY 22, 1879;

AND LYING SOUTHERLY OF THE SOUTH LINE OF THAT CERTAIN TRACE OF LAND DESCRIBED IN PARCELS OF EXHIBIT A. OF THE "ORDER CONFIRMING DISCLAIMERS" IN THE CASE OF DANA B. FISHER ET. AL. VS. UNITED STATES OF AMERICA, FILED MARCH 10, 1980. IN UNITED STATES DISTRICT COURT CENTRAL DISTRICT OF CALIFORNIA IN CASE NO. CV 74-1537-RJK; A CERTIFIED COPY RECORDED AS DOCUMENT NO. 78893. ON APRIL 26, 1983. OFFICIAL RECORDS OF SAID COUNTY; SAID SOUTH LINE OF PARCEL 15 IS DESCRIBED THEREIN. AS BEARING: "DUE EAST FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 3 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 23 EAST, SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON THE UNITED STATES GOVERNMENT SURVEY APPROVED DECEMBER 28, 1874, TO THE WEST LINE OF THE COLORADO RIVER, AS SHOWN

ON RECORD OF SURVEY MAP ON FILE IN BOOK 24, PAGE 74 OF RECORD OF SURVEYS, OF SAID COUNTY";
ANY LYING EASTERLY OF THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID SECTION 13;
AND LYING WESTERLY OF THE WESTERLY MEAN LOW WATER MARK OF THE COLORADO RIVER.

SUBJECT TO THE EXCEPTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS OF WAYS AND EASEMENTS OF RECORD PER DOCUMENT NO.382453, RECORDED NOVEMBER15, 1995, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY.

2019-0126361

04/15/2019 03:25 PM Fee: \$ 0.00

Page 1 of 3

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



RECORDING REQUESTED BY
RIVERSIDE COUNTY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor
4090 Lemon Street
Riverside, CA 92501
No fee, 6103 Government Code

700

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Enterprise Swanco, L.L.C.

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 Blythe Agricultural Preserve No. 12 Map No. 613 to be amended by Map No. 1065.
2. This contract shall take effect on January 1, 2019, 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.

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, 2019

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:

Clerk of the Riverside County Board of Supervisors

BY [Signature]
Chairman, Board of Supervisors
KEVIN JEFFRIES

By [Signature]
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 3/27/2019
LYNETTE M. CLYDE DAT:

OWNER(S) SIGNATURE AND ADDRESS

Owner: [Signature] Rodney Swan for Enterprise Swanco, L.L.C.
Owner: _____
Owner: _____
Owner: _____

Mailing Address: 67628 River Road, Cibola AZ 85328

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 1/31/2017 before me, Sabrina Marie Brenner, Notary Public
(Date) (Name and Title of officer)

personally appeared Rodney Swan
(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] (SEAL)
Notary Public



EXHIBIT A
BLYTHE AGRICULTURAL PRESERVE NO. 12
MAP NO. 613, AMENDED BY MAP NO. 1065

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THE WESTERLY 30 FEET OF SAID LAND, CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED MAY 10, 1955 IN BOOK 1735, PAGE 38 OF OFFICIAL RECORDS OF SAID COUNTY.

RECORDING REQUESTED BY
RIVERSIDE COUNTY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor
4080 Lemon St.
Riverside, CA 92501
No fee, 6103 Government Code

2019-0126362

04/15/2019 03:25 PM Fee: \$ 0.00

Page 1 of 3

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



780

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Enterprise Swanco, L.L.C.

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 Blythe Agricultural Preserve No. 10 Map No. 731 to be amended by Map No. 1068.
2. This contract shall take effect on January 1, 2019, 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.

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, 2019

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:

Clerk of the Riverside County Board of Supervisors

BY [Signature]
Chairman, Board of Supervisors
KEVIN JEFFRIES

By [Signature]
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 3/27/2019
LYNETTE M. CLYDE DATE

OWNER(S) SIGNATURE AND ADDRESS

Owner: [Signature] Rodney Swan for Enterprise Swans, LLC.

Owner: _____

Owner: _____

Owner: _____

Mailing Address: 67628 River Road, Cibola AZ 85328

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 1/31/2017 before me, Sabrina Marie Brenner, Notary Public
(Date) (Name and Title of officer)

personally appeared Rodney Swan
(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

{SEAL}

Notary Public

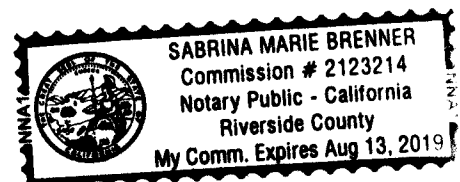


EXHIBIT A
BLYTHE AGRICULTURAL PRESERVE NO. 10
MAP NO. 578, AMENDED BY MAP NO. 1068

The following described Real Property of Riverside County, State of California, described as follows:

Description

Parcel 1:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12 AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, ALL IN TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE WEST 30 FEET, AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED FEBRUARY 26, 1952 AS INSTRUMENT NO. 8046 AND 8047.

ALSO EXCEPT THEREFROM THAT PORTION THEREOF CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED AUGUST 20, 1958 AS INSTRUMENT NO. 59737.

PARCEL 2:

THE WEST HALF OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 13, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF;

EXCEPT THEREFROM THE WESTERLY 30 FEET CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED DATED FEBRUARY 27, 1952.

SAID LAND LIES WITHIN THE BOUNDARIES OF THE PALO VERDE IRRIGATION DISTRICT.

PARCEL 3:

THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN.

EXCEPTING THEREFROM ALL RIPARIAN RIGHTS IN AND TO THE WATERS OF THE COLORADO RIVER PERTAINING OR APPURTENANT TO SAID REAL PROPERTY.

2019-0126363

04/15/2019 03:25 PM Fee: \$ 0.00

RECORDING REQUESTED BY
RIVERSIDE COUNTY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor
4030 Lamon street
Riverside, CA 92501
No fee, 6103 Government Code

Page 1 of 3

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



180

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Enterprise Swanco, L.L.C.

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 Blythe Agricultural Preserve No. 39, Map No. 1069.
2. This contract shall take effect on January 1, 2019, 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

Page 1 of 2

APR 09 2019 21.1

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.

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, 2019

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:

Clerk of the Riverside County Board of Supervisors

BY [Signature]
Chairman, Board of Supervisors
KEVIN JEFFRIES

By [Signature]
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 3/27/2019
LYNETTE M. CLYDE DATE

OWNER(S) SIGNATURE AND ADDRESS

Owner: [Signature] Rodney Swan for Enterprise Swanco, L.L.C.

Owner: _____

Owner: _____

Owner: _____

Mailing Address: 67628 River Road, Cibola AZ 85328

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 1/31/2017 before me, Sabrina Brenner, Notary Public
(Date) (Name and Title of officer)

personally appeared Rodney Swan
(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)

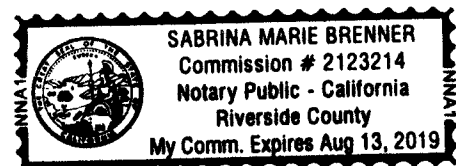


EXHIBIT A
BLYTHE AGRICULTURAL PRESERVE NO. 39
MAP NO. 1069

The following described Real Property of Riverside County, State of California, described as follows:

Description

PARCEL 1:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF FRACTIONAL SECTION 23, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN; AS SHOWN BY SURVEY EXAMINED AND APPROVED MAY 22, 1879; THENCE (1) EAST ALONG THE SOUTH LINE OF SAID FRACTIONAL SECTION 23 AND THE EASTERLY PROLONGATION THEREOF TO THE COLORADO RIVER; THENCE (2) NORTHEASTERLY AND NORTHWESTERLY ALONG THE COLORADO RIVER TO AN INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 2 OF SAID FRACTIONAL SECTION 23; THENCE (3) WESTERLY ALONG THE SAID EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 2, AND ALONG THE NORTH LINE OF SAID LOT 2 TO AN INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF PALO VERDE IRRIGATION DISTRICT AS ORIGINALLY CREATED UNDER THE PALO VERDE IRRIGATION DISTRICT ACT; THENCE (4) SOUTHWESTERLY AND SOUTHERLY ALONG SAID ORIGINAL DISTRICT BOUNDARY LINE TO THE POINT OF BEGINNING.

PARCEL2:

THAT PORTION OF GOVERNMENT LOT 2, SECTION 23, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, LYING EASTERLY OF THE LINE THAT BEGINS AT A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 2, DISTANT WEST 941.5 FEET FROM THE NORTHEAST COMER OF SAID SECTION 23, AND RUNNING SOUTH 0 DEGREES, 18' WEST; AND NORTHWESTERLY OF A LINE RUNNING NORTHEASTERLY 7,016 FEET, MORE OR LESS, FROM A POINT THAT IS 660 FEET NORTHERLY FROM THE SOUTH QUARTER COMER AND ON THE NORTH-SOUTH QUARTER SECTION NINE OF SAID SECTION 23, TO THE SOUTHEAST COMER OF GOVERNMENT LOT 3 OF SECTION 13 OF SAID TOWNSHIP AND RANGE.

PARCEL3:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

PARCEL4:

THE SOUTHWESTERLY HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 22 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO UNITED STATES GOVERNMENT SURVEY THEREOF.

Assessor Parcel No.	Acres (net)	Owner
878-151-006, 878-151-007, 878-151-008, 878-152-010, 878-152-024, 878-152-025, 878-152-026, 878-152-027, 878-182-002, 878-210-002, 878-210-002, 878-210-006, 878-210-012, 878-210-013, 878-210-014, 878-210-015, 878-210-016, 878-210-017, 878-250-007, 878-270-004, 878-270-005, 878-270-006, and 878-270-007.	1,248.49	ENTERPRICE SWANCO, LLC.

AG01063- BLYTHE AGRICULTURAL PRESERVE NO. 6, MAP NO. 574

Findings:	Planning	Ag. Commissioner	Cooperative Extension	Natural Resource Conservation Service	Assessor
1. The existence of any historic value to the lands proposed to be included in the preserve.	F	0	0	0	0
2. The existence of any scenic value to the lands proposed to be included in the preserve.	F	0	0	0	0

Use True (Agree) or False (Do Not Agree) to answer each statement.

AG01065- BLYTHE AGRICULTURAL PRESERVE NO. 12, MAP NO. 613

Findings:	Planning	Ag. Commissioner	Cooperative Extension	Natural Resource Conservation Service	Assessor
2. The existence of any historic value to the lands proposed to be included in the preserve.	F	0	0	0	0
3. The existence of any scenic value to the lands proposed to be included in the preserve.	F	0	0	0	0

Use True (Agree) or False (Do Not Agree) to answer each statement.

AG01068 – BLYTHE AGRICULTURAL PRESERVE NO. 10, MAP NO. 731

Findings:	Planning	Ag. Commissioner	Cooperative Extension	Natural Resource Conservation Service	Assessor
3. The existence of any historic value to the lands proposed to be included in the preserve.	F	0	0	0	0
4. The existence of any scenic value to the lands proposed to be included in the preserve.	F	0	0	0	0

Use True (Agree) or False (Do Not Agree) to answer each statement.

AG01069 – BLYTHE AGRICULTURAL PRESERVE NO. 39, MAP NO. 1069

Findings:	Planning	Ag. Commissioner	Cooperative Extension	Natural Resource Conservation Service	Assessor
4. The existence of any historic value to the lands proposed to be included in the preserve.	F	0	0	0	0
5. The existence of any scenic value to the lands proposed to be included in the preserve.	F	0	0	0	0

Use True (Agree) or False (Do Not Agree) to answer each statement.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2018**

I. AGENDA ITEM 1.1

PLOT PLAN NO. 25473 – RECEIVE & FILE – Applicant: Verizon Wireless – Engineer/Representative: Randi Newton – Fifth Supervisorial District – Pass & Desert District – Western Coachella Valley Area Plan: Community Development: Mixed Use Area (CD-MUA) – Location: Southeasterly corner of Indian Palms Drive and Paseo Yucca Vista – .25 Acres – Zoning: Mixed Use (MU).

II. PROJECT DESCRIPTION:

The plot plan proposes a concealed wireless communication facility, for Verizon Wireless, in the form of a 62 foot tall faux water tank with 12 panel antennas, one (1) parabolic antenna, and six (6) Remote Radio Units (RRU), a 30kw generator, and two (2) Global Positioning Satellite (GPS) antennas located inside the water tank tower, with a 624 sq. ft. lease area surrounded by a six (6) foot high decorative block wall enclosure (project).

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Hake
A vote of 5-0

RECEIVED and FILED.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2018**

I. AGENDA ITEM 1.2

SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36430 – Applicant: Strata Mountain Gate, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: North of Chambers Ave, East of Briggs Rd, South of McLaughlin Rd, West of Emperor Rd – 180 Acres – Zoning: Specific Plan (SP 260) – Approved Project Description: Schedule "A" subdivision. The land division hereby permitted is to divide 180 acres into 340 residential lots, one (1) park, one (1) school site, and community trail.

II. PROJECT DESCRIPTION:

Second Extension of Time Request for Tentative Tract Map No. 36430, extending the expiration date to August 2, 2021.

III. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Hake
A vote of 5-0

APPROVED Second Extension of Time Request for Tentative Tract Map No. 36430, extending the expiration date to August 2, 2021.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2018**

I. AGENDA ITEM 3.1

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA40032 – Applicant: Sand Creek Development, Angela Little – Engineer/Representative: ACS Consulting, Frank Artiga – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: General Plan: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Wine Country: Residential (WC-R) – Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 42.4 gross acres – **REQUEST:** .

II. PROJECT DESCRIPTION:

The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right-of-way along Anza Road. Continued from November 7, 2018.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

Spoke in favor:

Angela Little, Applicant

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer

A vote of 5-0

CONSIDERED an Addendum for environmental Assessment No. 40032; and,

APPROVED Tentative Tract Map No. 33356 Minor Change No. 1, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2018**

I. AGENDA ITEM 4.1

CONDITIONAL USE PERMIT NO. 180006 – Intent to Adopt a Mitigated Negative Declaration – CEQ180034
– Applicant: RED Valle Vista, LLC – Third Supervisorial District – San Jacinto Valley Area Plan – Florida Avenue Corridor Policy Area – Valle Vista Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northerly of Putter's Lane, southerly of State Route 74/Florida Avenue, easterly of Lake Street, and westerly of New Chicago Avenue.

II. PROJECT DESCRIPTION:

A Conditional Use Permit for the construction of a 24-hour gasoline service station with a convenience store that will include the sale of beer and wine for off-site consumption (subject to Type 20 License). The gasoline service station will have six (6) multiple product fuel dispensers, a fuel canopy, and an underground storage tank (UST) system. The existing building on the 1.14 acre site will be demolished.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Mark Cooper, Applicant, 38122 Stone Meadow Drive, Murrieta, 92562

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Sanchez

A vote of 5-0

ADOPTED a Mitigated Negative Declaration for Environmental Assessment No. CEQ180034; and

APPROVED Public Conveyance and Necessity Finding; and

APPROVED Conditional Use Permit No. 180006, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2018**

I. AGENDA ITEM 4.2

PLOT PLAN NO. 180019 – Intent to Adopt a Mitigated Negative Declaration – Applicant: RTN Development, Rick Neugebauer – Engineer/Representative: RTN Development, Ted Neugebauer – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agriculture: Agriculture (AG-AG) within the Temecula Valley Wine County Policy Area–Winery District – Location: Northerly of Pauba Road, southeasterly of Avenida Verde, and westerly of De Portola Road – 20.86 Acres – Zoning: Wine Country-Winery (WC-W).

II. PROJECT DESCRIPTION:

Plot Plan No. 180019 proposes a Class V Winery "Project" in two (2) phases on 22.2 gross acres. Phase One will consist of a two-story wine tasting room and bar with a restaurant and covered patio attached on the first floor with restrooms. Next to the tasting room will be a covered BBQ area. Second floor will consist of a VIP lounge and deck seating, offices, and a conference room. Additionally, Phase One will consist of a wine production building with an entry way, wine lab and conference area, and employee restrooms. Outside the building will be production equipment comprised of vats, coolers, de-stemmers, and crush pads. There will also be a subterranean basement for storage with the production building. Special occasions (weddings/events) will also be offered on the Project site with a trellis stage area. Phase Two will consist of a three-story, 44 room Wine Country Hotel with a hotel lobby foyer, public lounge area, hotel laundry services, and storage on the lower level. The second floor will have a restaurant, spa treatment facilities, offices, conference room suites, hotel rooms, and VIP suites. The third floor will have a roof deck viewing patio and more hotel rooms. The hotel will also offer an outdoor pool and spa and fire pit areas. Additionally a type 42 ABC license (on-sale wine for Public Premises) and/or other ABC type licenses will be required for the Class V Winery. The Project offers 189 parking spaces including 9 ADA parking spaces and five (5) electrical vehicle parking spaces; winery signage. **Noise Exception No. 1800002** has been applied for in relation to the special occasion facility (outdoor events, weddings, and/or live music with amplified sound) to allow for continuous event exceptions as it pertains to noise as required per Ordinance No. 348, Section 14.93.C.4.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.

Spoke in favor:

Rick Neugebauer, Applicant

Spoke in opposition:

Shaun Knapp, Interested Party, 28600 Mercedes Street, Temecula, 92590

Susan Starling, Interested Party- did not speak, donated time

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Kroencke

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. CEQ180061; and

APPROVE Noise Exception No. 1800002; and

APPROVE Plot Plan No. 1800019, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2018**

I. AGENDA ITEM 4.3

CONDITIONAL USE PERMIT NO. 2886 (REVISION NO. 2) and CHANGE OF ZONE NO. 7994 – California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15301, 15061(b)3 and 15303 – Applicant: Pathfinder Ranch Inc. – Engineer/Representative: MSA Consulting Inc./Paul De Palatis – Third Supervisorial District – Garner Valley Zoning District – Riverside Extended Mountain Area Plan – Open Space: Recreation (OS-R) – 28.82 Acres – Zoning Residential Agricultural (R-A-20) – Location: 35510 Pathfinder Road, Mountain Center, CA 92561, easterly of Pathfinder Road, and northerly of Devils Ladder Road.

II. PROJECT DESCRIPTION:

Revision No. 2 to CUP No. 2886 proposes to modify the existing educational/recreational guest ranch and camp by expanding one existing building to add a manager's office, and constructing one new building to include an administration and visitor center. Revision No. 2 will also remove the life on CUP No. 2886. The associated Change of Zone No. 7994 will change the project site's zoning classification from Residential Agricultural (R-A-20) to Natural Assets (N-A) Zone to be consistent with the site's General Plan Land Use designation – APN:568-150-014.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Spoke in favor:

Paul De Palatis, Applicant's Representative

Chris Fife, Applicant's Representative

Spoke in opposition:

Brent Lance, Neighbor, 61495 Devils Ladder Road, Mountain Center, 92561

Jack Podsedly, Neighbor, 60751 Devils Ladder Road, Mountain Center, 92561

Brian Barr, Neighbor, 36618 Lion Peak, Mountain Center, 92561

De Anne Erickson, Neighbor, 59309 Devils Ladder Road, Mountain Center, 92561

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND that the project is Exempt from the California Environmental Quality Act (CEQA); and

APPROVE Conditional Use Permit No. 2886 Revision No. 2; and

TENTATIVELY Approve Change of Zone No. 7994, subject to the conditions of approval.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2018**

- I. AGENDA ITEM 4.4**
GENERAL PLAN AMENDMENT NO. 1146, CHANGE OF ZONE NO. 7859, PLOT PLAN NO. 26290, CONDITIONAL USE PERMIT NO. 3712, and VARIANCE NO. 180004 – Intent to Certify an Environmental Impact Report – EIR00552 – Applicant: Speedway Development – Engineer: K&A Engineering, Inc. – First Supervisorial District – Temescal Zoning Area – Elsinore Area Plan – Community Development: Light Industrial (CD-LI) – Location: Westerly of Temescal Canyon Road, northerly of Indian Truck Trail, and easterly of Interstate 15 – Zoning: Manufacturing – Service Commercial (M-SC).
- II. PROJECT DESCRIPTION:**
General Plan Amendment No. 1146 is a proposal to change the Land Use designation of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Community Development: Light Industrial (CD-LI) to Community Development: Commercial Retail (CD-CR). **Change Of Zone No. 6915** is a proposal to change the zoning of Parcels 290-130-052, 290-130-053, 290-130-003, 290-130-004, 290-130-006, 290-130-005, 290-130-085, 290-130-086, and 393-070-005 from Manufacturing – Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). **Plot Plan No. 26290** is a proposal to develop six (6) buildings totaling approximately 52,291 sq. ft. for fast food, retail, service, office, and gas station use on 10.47 acres. **Conditional Use Permit No. 3712** is a proposal to permit the sale of beer and wine for off-site consumption associated with the convenience store (Building 3) and gas station use proposed (ABC Type 20 license). **Variance No. 180004** is a proposal requesting to vary from sign standards related to number of freestanding signs, sign area for a freeway pylon sign, and height for a freeway pylon sign.
- III. MEETING SUMMARY:**
The following staff presented the subject proposal:
Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:
Thomas Chavez, Applicant

Spoke in opposition:
Rob Mucha, Neighbor, 22512 Amber Eve Drive, Temescal Valley, 92883
Fred Myers, Neighbor- did not speak, donated time
Ruth Brissenden, Neighbor, Temescal Valley, 92883

Spoke in a neutral position:
Jerry Sincich, Interested Party, Temescal Valley
- IV. CONTROVERSIAL ISSUES:**
None.
- V. PLANNING COMMISSION ACTION:**
Public Comments: Closed
Motion by Commissioner Shaffer, 2nd by Commissioner Hake
A vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-012; and
The Planning Commission Recommend the Following Actions to the Board of Supervisors:
TENTATIVELY Certify Environmental Impact Report No. 552; and
TENTATIVELY Approve General Plan Amendment No. 1146; and
TENTATIVELY Approve Change of Zone No. 7859; and
APPROVE Variance No. 180004; and
APPROVE Plot Plan No. 26290; and,
APPROVE Conditional Use Permit No. 3712, subject to the conditions of approval as modified at hearing.



**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 19, 2018**

I. AGENDA ITEM 4.5

CHANGE OF ZONE NO. 7934 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 – Applicant: Enterprises Swanco, LLC – Engineer/Representative: Best Best & Krieger – Fourth Supervisorial District – South Palo Verde Zoning Area – Palo Verde Valley Area Plan (General Plan): Agriculture: Agriculture (AG-AG) – Zoning: Rural Residential (R-R) – Location: Northerly of 8th Avenue, southerly of 28th Avenue, easterly of South Neighbours Boulevard, and westerly of Oxbow Road – 1,248.49 Acres.

II. PROJECT DESCRIPTION:

The Change of Zone proposes to change the existing zoning classification of approximately 1,248.49 acres (25 Assessor's Parcel Numbers) from Rural Residential (R-R) to Light Agriculture (A-1) to place these parcels in an agricultural preserve. APNs: 878-102-003, -008, -009; 878-151-006, -007, -008; 878-152-010, -024, -025, -026, -027; 878-210-002, -006, -012, -013, -014, -015, -016, -017; 878-270-004, -005, -006, -007; 878-182-002 and 878-250-007). Related Cases: AG No. 1063 - 1069.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

No one spoke in favor, opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

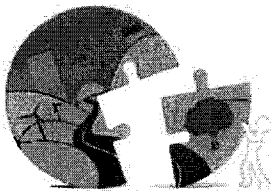
Motion by Commissioner Sanchez, 2nd by Commissioner Hake

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

FIND that the project is Exempt from the California Environmental Quality Act (CEQA); and

TENTATIVELY Approve Change of Zone No. 7934, subject to the conditions of approval.



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.5

Planning Commission Hearing: December 19, 2018

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 7934	Applicant(s):	Enterprises Swanco LLC
Select Environ. Type	CEQA Exempt 15061 and 15317	c/o	Rodney Swan
Area Plan:	Palo Verde Valley	Representative(s):	Best Best & Krieger
Zoning Area/District:	South Palo Verde Area		
Supervisory District:	Fourth District		
Project Planner:	Dionne Harris		
Project APN(s):	878-102-003, -008, -009; 878-151-006, -007, -008; 878-152-010, -024, -025, -026, -027; 878-210-002, -006, -012, -013, -014, -015, -016, -017; 878-270-004, -005, -006, -007; 878-182-002 and 878-250-007		


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 7934 proposes to change the site's zoning classification from Rural Residential (R-R) to Light Agriculture (A-1) for twenty-five parcels on 1,248.49 acres.

The site is located north of 8th Avenue, south of 28th Avenue, east of South Neighbours Boulevard and west of Oxbow Road. The project is within the Palo Verde Area Plan and is associated with Agricultural Preserve Nos. 1063, 1065, 1068, and 1069.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 and 15317, based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7934, to change the zoning classification for the subject property from R-R to A-1, in accordance with Exhibit #3, based upon the findings and conclusions provided in this staff report, and pending final adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Agriculture
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Agriculture(AG) (10 Acre Minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Colorado River Policy Area
Surrounding General Plan Land Uses	
North:	Agriculture(AG) (10 Acre Minimum)
East:	Agriculture(AG) (10 Acre Minimum)
South:	Agriculture(AG) (10 Acre Minimum)
West:	Agriculture(AG) (10 Acre Minimum)
Existing Zoning Classification:	Rural Residential
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Light Agriculture (20 Acres Minimum) (A-1-20)
East:	Rural Residential (R-R), Light Agriculture (20 Acres Minimum) (A-1-20)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R), Light Agriculture (20 Acres Minimum) (A-1-20)
Existing Use:	Farm Land
Surrounding Uses	
North:	Farm Land
South:	Farm Land
East:	Farm Land
West:	Farm Land

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No

Agricultural Preserve:	Yes
Liquefaction Area:	Yes – Low Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: Change of Zone No. 7934 was submitted to the County of Riverside on March 13, 2017 to change the zoning classification on the project site from Rural Residential (R-R) to Light Agriculture (A-1). The Rural Residential zoning classification is primarily for single family residences. The Light Agriculture zoning classification is primarily for agricultural uses and is designated within Ordinance No. 348 as an agricultural zone.

The project site's General Plan Foundation Component is Agriculture (AG), and the land use designation is Agriculture (AG). The Foundation Component and land use designation have been established to help conserve productive agricultural lands within the county. These include row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. Areas designated for Agriculture generally lack infrastructure that is supportive of urban development. Therefore, the zoning classification proposed, Light Agriculture (A-1), is consistent with project site's the Foundation Component and the land use designation.

The change of zone was requested to implement and enlarge an Agricultural Preserve and a Land Conservation Contract, which the applicant submitted for review on March 31, 2017. The Agricultural Preserve projects No. 1063, 1065, 1068 and 1069 were submitted on March 31, 2017. The Agricultural Preserve Enlargements projects were heard at the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) and were recommended for approval to the Board of Supervisors on July 26, 2018. Pursuant to Ordinance Nos. 508 and 509, all properties within an Agriculture Preserve are required to have agriculture zoning, or require a change to an agricultural zone. The Rural Residential (R-R) zone is not considered an agricultural zone pursuant to Ordinance No. 348, Section 21.3. The project's site is approximately 1,248.49 acres. The existing structures on the proposed project sites are single family residences, and a barn.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Change of Zone is exempt from California Environmental Quality Act (CEQA) review pursuant to the general rule (Guidelines section 15061(b)(3)) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that the Change of Zone will not have a significant effect on the environment, because the Change of Zone will not result in any physical changes to the environment. The existing Zoning Classification is Rural Residential (R-R), and Ordinance No. 348 permits nurseries, greenhouses, crops, and gardening on a commercial scale, as well as "Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises." The proposed Zoning Classification is Light Agriculture (A-1), which permits nurseries, greenhouses, crops, and gardening on a commercial scale, as well as "Future Farmers of America (FFA) or 4-H projects conducted by the occupants of the premises." The zones A-1 and R-R allow for the same type of anticipated permitted uses and therefore the Change of Zone is thereby exempt because the planned land uses will remain the same both with and without the project. The Change of Zone is also exempt from CEQA review pursuant to the Categorical Exemption rule (section 15317) which states the establishment of agricultural preserves, the making and renewing 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. The site is currently utilized for agricultural, residential uses and vacant land. The enlargement of the agricultural uses will not result a significant impact.

Additionally, Staff finds that the related actions (Establishment of the Agriculture Preserve and the Land Conservation Contract) are also exempt pursuant to Section 15317, which consists of the establishment of agricultural preserves and contracts, and this change of zone merely facilitates the expansion and establishment of agricultural preserves. If all the applications proceed to the Board of Supervisors and are approved, Staff expects all actions to be exempt.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Agriculture (AG). Agricultural land includes row crops, groves, nurseries, dairies, poultry farms, processing plants, and other related uses. The Agriculture (AG) Land Use Designation allows one single-family residence is per every 10 acres.
2. The project site has a Zoning Classification of Rural Residential (R-R). The Rural Residential (R-R) zoning generally permits single family dwellings, farming operations, limited grazing and raising livestock keeping uses, and allows a range of other uses with the approval of a land use permit. The proposed zoning classification is Light Agriculture (A-1), which is consistent with the General Plan Land Use Designation of Agriculture: Agriculture (AG) and, as an agricultural zone, is more consistent with the site's current and future intended use of agriculture.
3. The project site is comprised of vacant land. The part of the project site is located within the Colorado River Policy Area within the Palo Verde Valley Area Plan. The project is consistent with the Colorado River Policy Area because the PVVAP 4.1, states, "Protect farmland and agricultural resources in Palo Verde Valley through adherence to the Agriculture sections of the General Plan Multipurpose Open Space and Land Use Elements." The proposed use will be consistent with the Colorado River Policy Area within the Palo Verde Valley Area Plan because it will implement and enlarge an Agricultural Preserve and adhere to the Agriculture sections of the General Plan Multipurpose Open Space and Land Use Elements, and a Land Conservation Contract.

Other Findings:

The Change of Zone No. 07934 is proposal to change the subject property Zoning Classification for Rural Residential (R-R) to Light Agriculture (A-1) and is subject to the following findings:

1. The proposed change of zone to Light Agriculture (A-1) would allow for the continued use of agricultural farming and production and, if the related actions involving Agricultural Preserves are ultimately approved by the Board of Supervisors, would facilitate the establishment and expansion of those Agricultural Preserves. The propose zone is consistent with the Agriculture (AG) Land Use Designation to allow agricultural uses.
2. Land use designations surrounding the project site are, Agriculture: Agriculture (AG) 10 Arce Minimum and within the Palo Verde Valley Area Plan to the north, south, east, and west.
3. The project site is surrounded by properties which are zoned Light Agriculture (20 Acres Minimum) (A-1-20) to the north, Rural Residential (R-R) and Light Agriculture (20 Acres Minimum) (A-1-20) east and west, and Rural Residential (R-R) to the south.
4. The proposed Change of Zone will be fully consistent with the General Plan. This zone change proposal does not specifically authorize any construction or permit any structures on the site. There are no known or reasonably anticipated current plans for any new uses or structures. The development that could potentially be permitted with approval of a land use permit is largely less under the proposed zone than under the current zone and will facilitate expansion of the Agricultural Preserve. Any future land use permit such as a plot plan or other new use permit will

be required to comply with all applicable regulations and the California Environmental Quality Act at that time.

5. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of scattered residential development, vacant land, and agricultural development. Therefore the change of zone will not result in an incompatible land use, since the project site will continue to be utilized for agricultural production.
6. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
7. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
8. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
9. This project is not within a City Sphere of Influence.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site on December 9, 2018 to December 18, 2018. As of the writing of this report, Planning Staff has not received written communication/phone calls from 600 who indicated support/opposition to the proposed project.

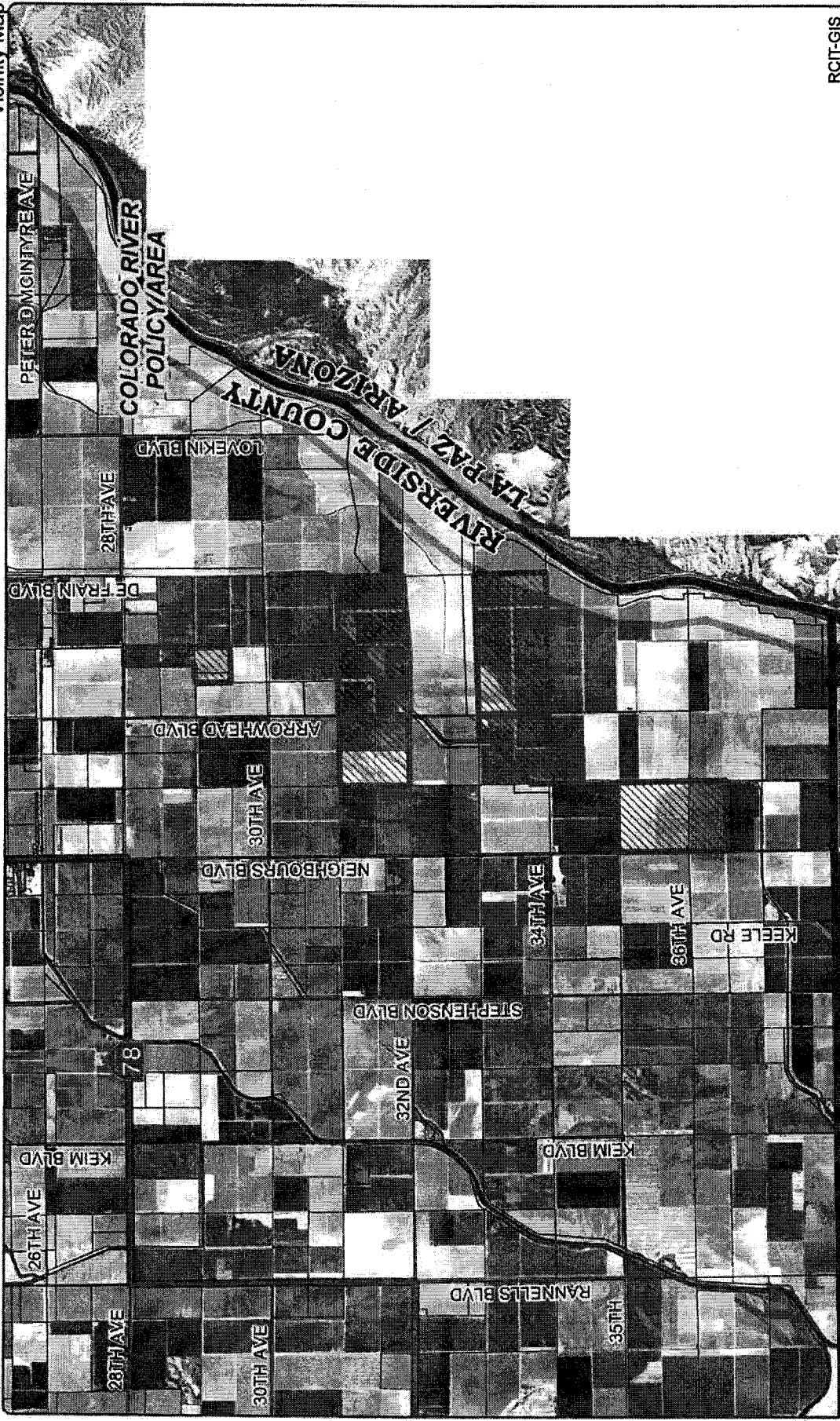
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07934

VICINITY/POLICY AREAS

Supervisor: Perez
District 4

Date Drawn: 08/30/2018
Vicinity Map



RCIT-GIS

Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2013, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided on this map. This map is for informational purposes only and does not constitute a planning document. For more information, please contact the Planning Department, Office of Planning, at (951) 955-3300 (ext. 3300) or at the Planning Department, Office of Planning, at (951) 955-3300 (ext. 3300). Please direct all inquiries to the Planning Department, Office of Planning, at (951) 955-3300 (ext. 3300).

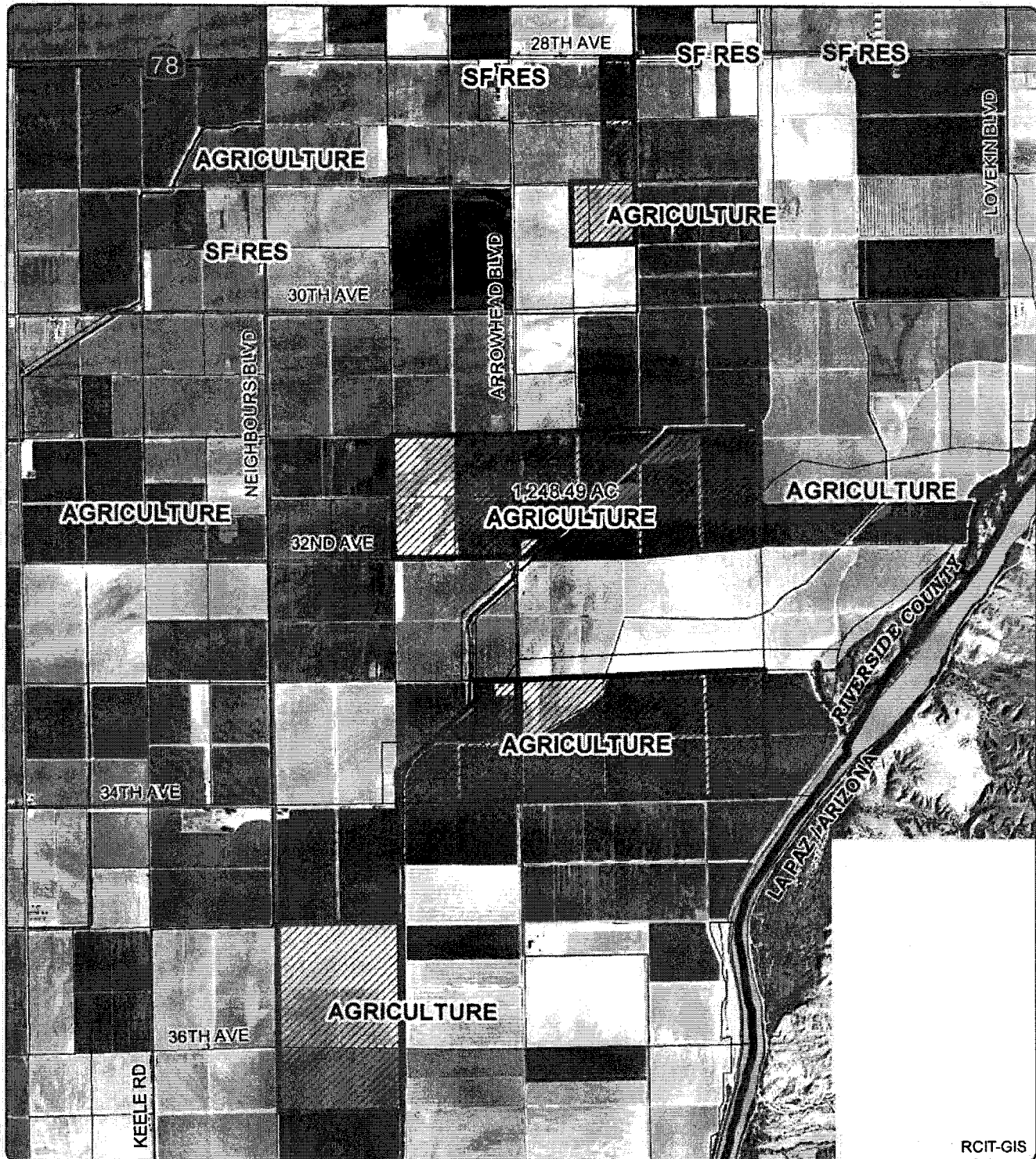
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07934

LAND USE

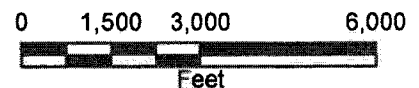
Supervisor: Perez
District 4

Date Drawn: 08/30/2018
Exhibit 1



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.rctd.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

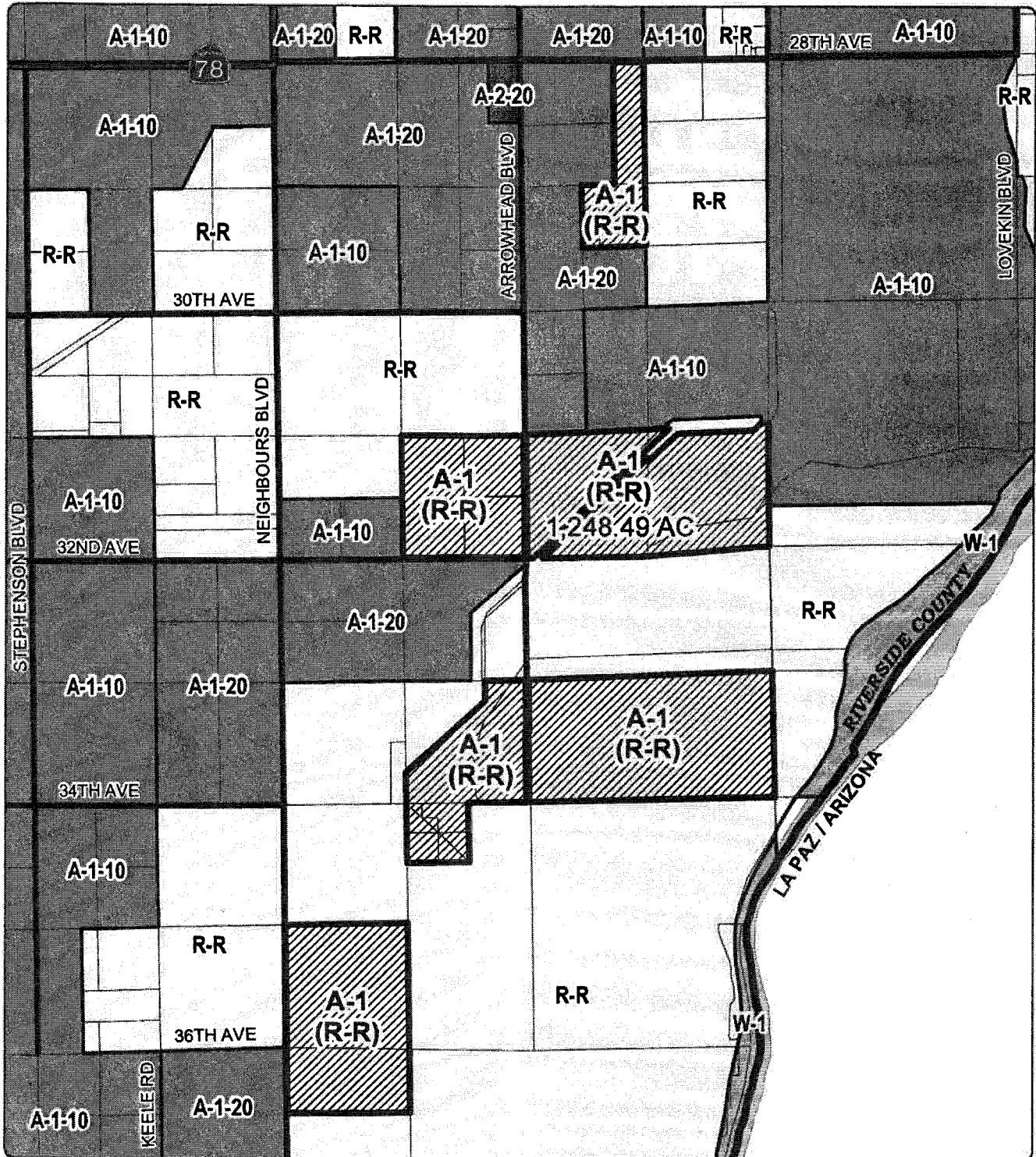
CZ07934

Supervisor: Perez
District 4

PROPOSED ZONING

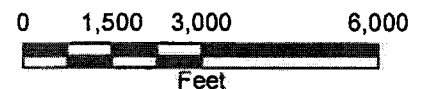
Date Drawn: 08/30/2018

Exhibit 3



Zoning Area: South Palo Verde

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.rcplanning.org>

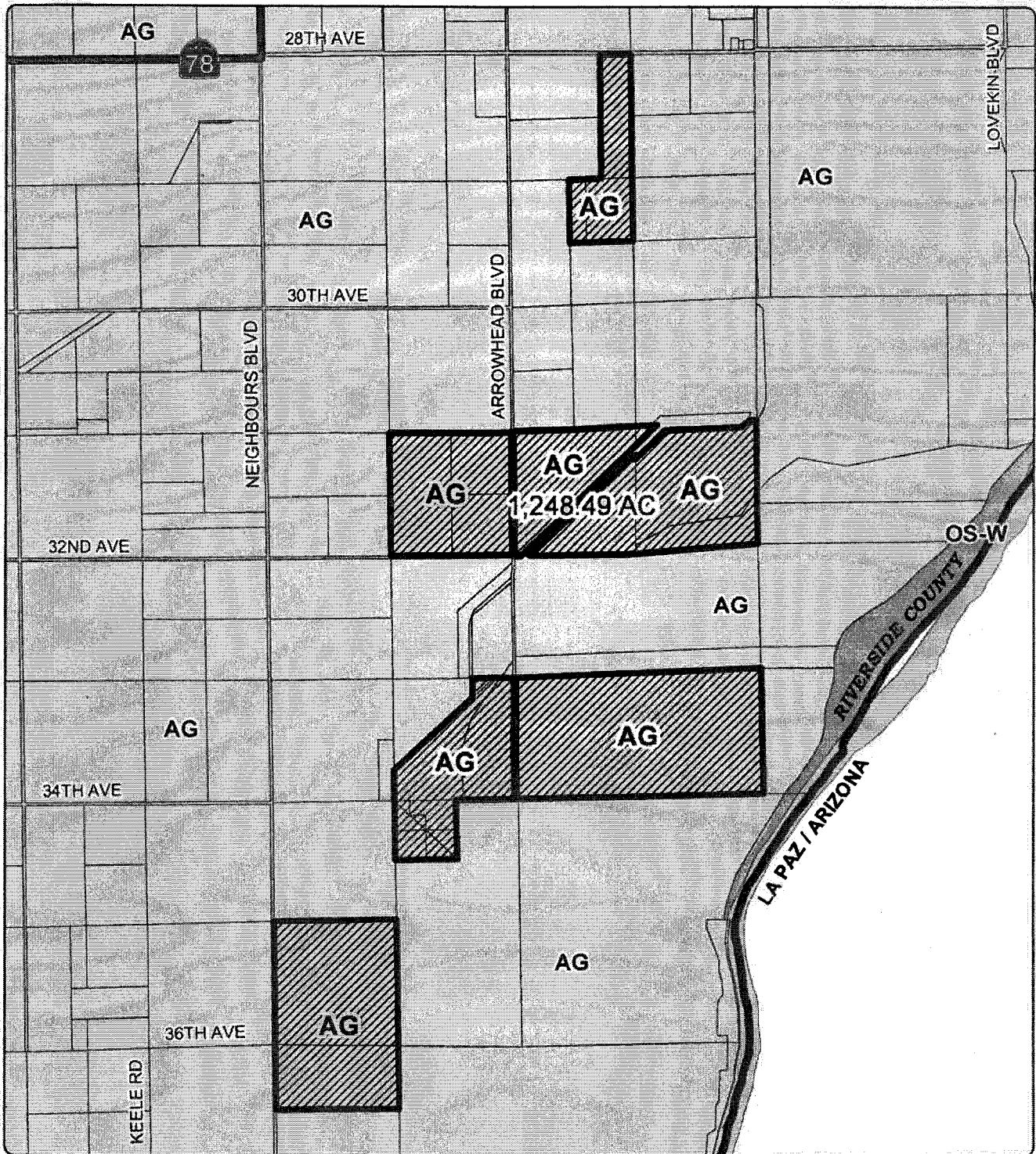
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07934

EXISTING GENERAL PLAN

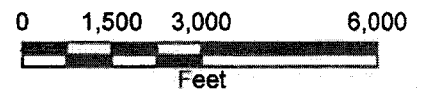
Supervisor: Perez
District 4

Date Drawn: 08/30/2018
Exhibit 5



Zoning Area: South Palo Verde

Author: Vinnie Nguyen

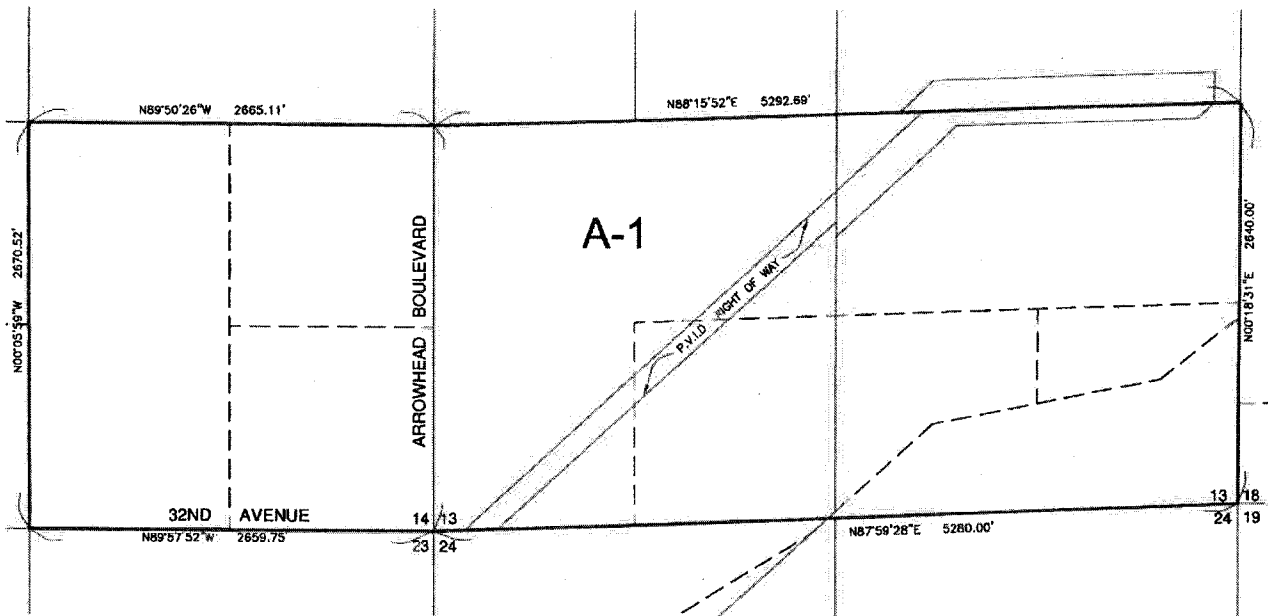


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SOUTH PALO VERDE AREA

SHEET 1 OF 4

SECTIONS 13 & 14, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



A-1

LIGHT AGRICULTURE

MAP NO. X.XXXX

CHANGE OF OFFICIAL ZONING PLAN

AMENDING

MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7934

ADOPTED BY ORDINANCE NO. 348

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

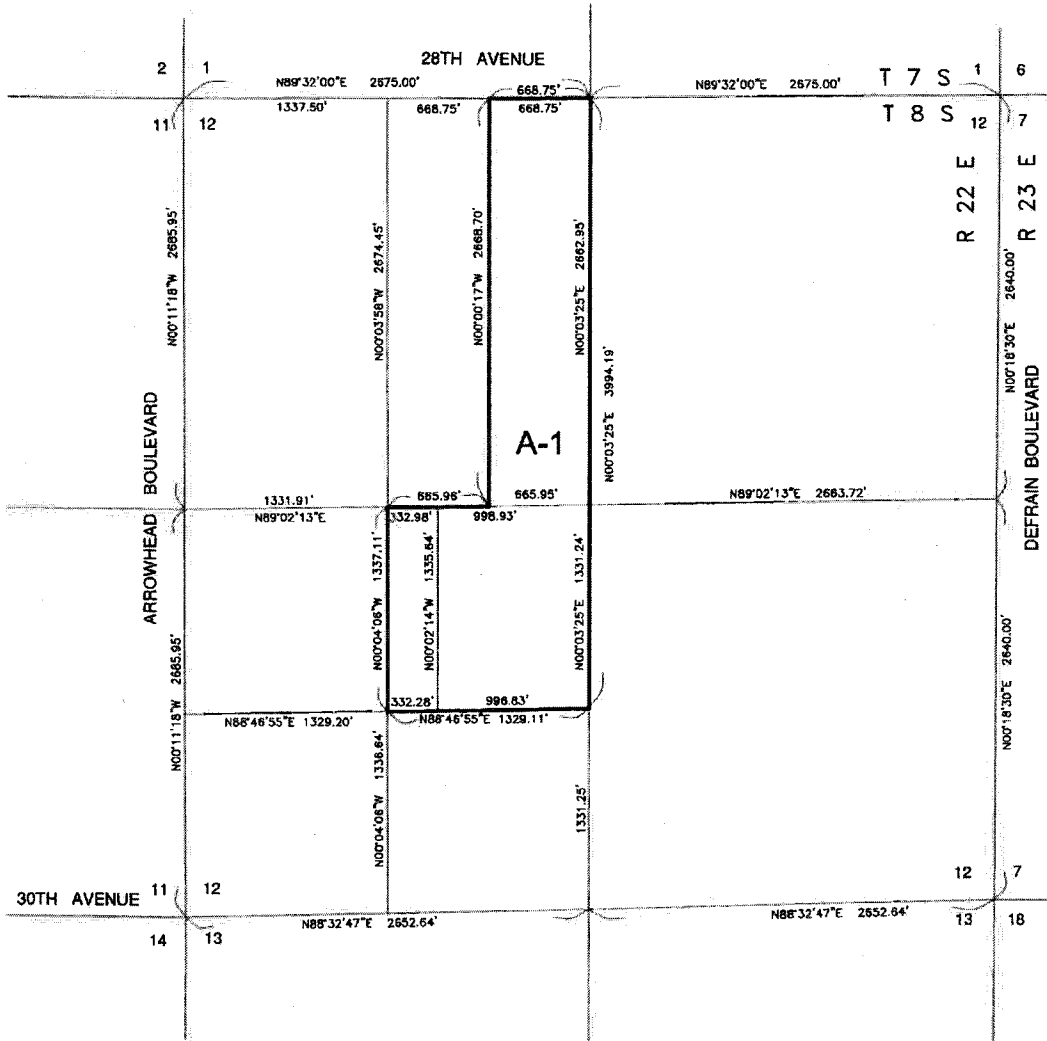


ASSESSOR'S PARCEL NO: 878-152-010, 878-152-024,
878-152-025, 878-152-026, 878-152-027, 878-151-006,
878-151-007, 878-151-008

SOUTH PALO VERDE AREA

SHEET 2 OF 4

SECTION 12, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



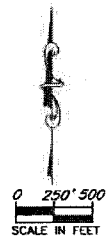
A-1

LIGHT AGRICULTURE

MAP NO. X.XXXX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7934
ADOPTED BY ORDINANCE NO. 348
DATE: _____

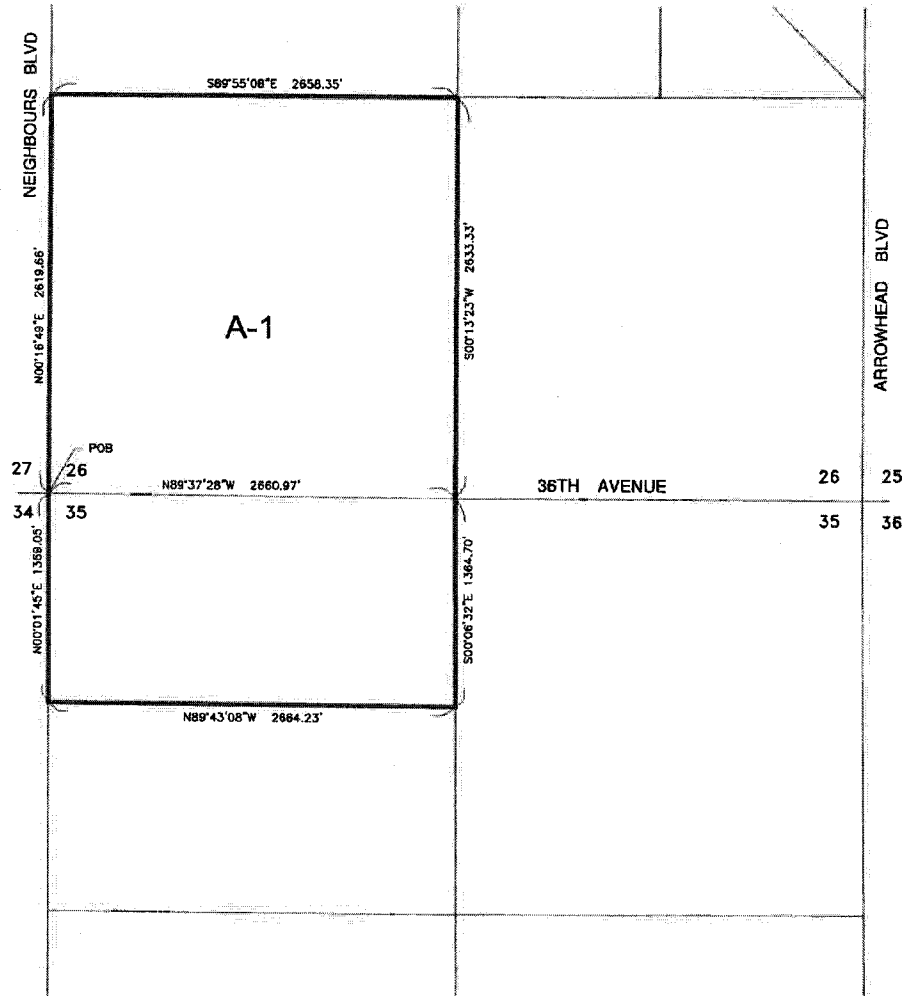
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SOUTH PALO VERDE AREA

SHEET 3 OF 4

SECTIONS 26 & 35, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



A-1

LIGHT AGRICULTURE

MAP NO. X.XXXX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

CHANGE OF ZONE CASE NO. 7934
ADOPTED BY ORDINANCE NO. 348
DATE: _____

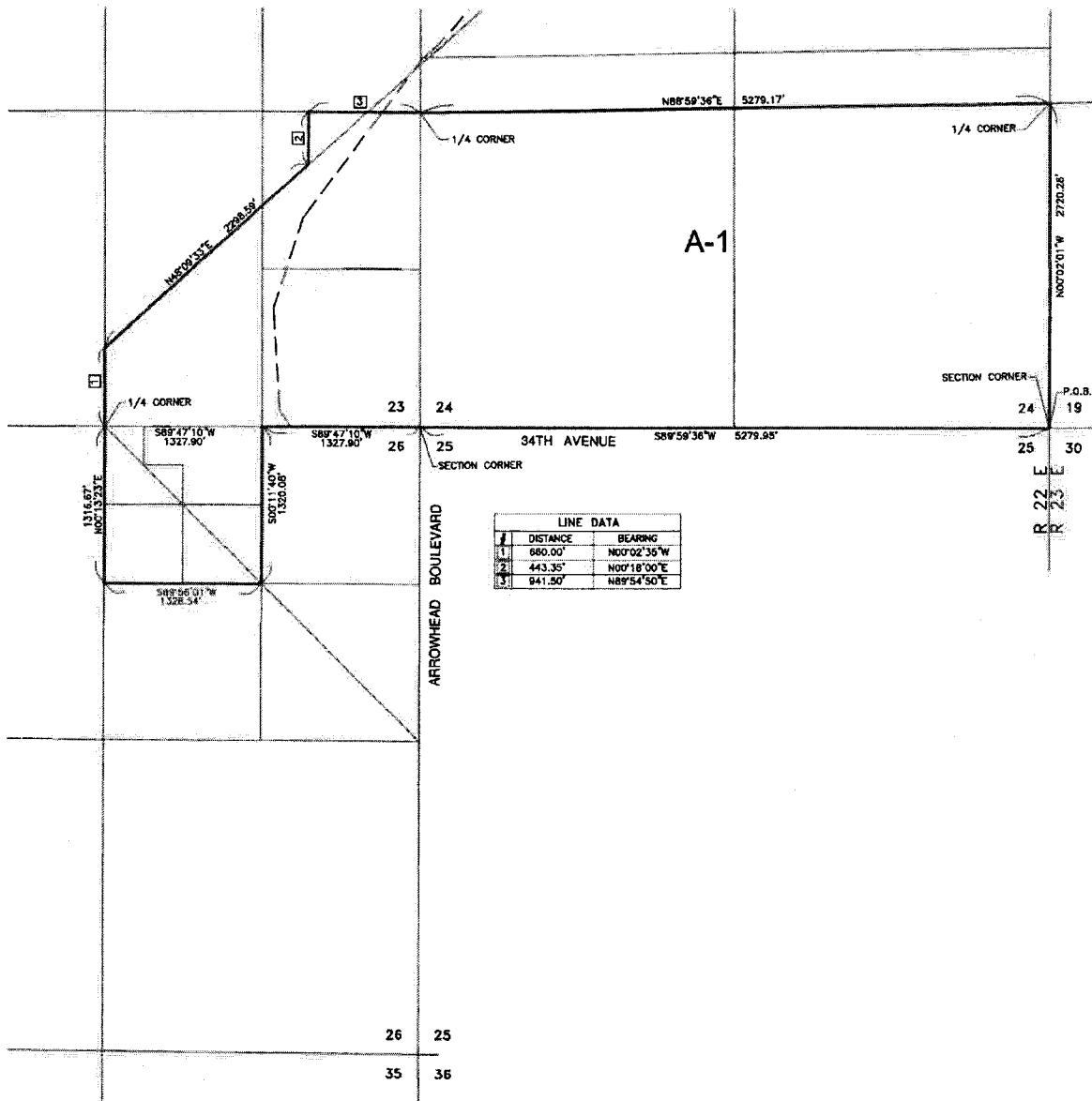
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SOUTH PALO VERDE AREA

SHEET 4 OF 4

SECTIONS 23, 24 & 26, TOWNSHIP 8 SOUTH, RANGE 22 EAST, S.B.M.



LINE DATA		
#	DISTANCE	BEARING
1	680.00'	N00°02'35\"W
2	443.35'	N00°18'00\"E
3	941.50'	N89°54'50\"E

A-1

LIGHT AGRICULTURE

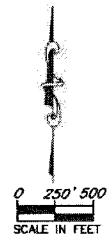
MAP NO. X.XXXX
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2, ORDINANCE NO. 348

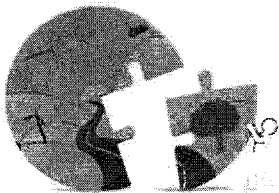
CHANGE OF ZONE CASE NO. 7934
ADOPTED BY ORDINANCE NO. 348

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR'S PARCEL NO: 878-182-002,
878-210-005 AND 006,
878-210-006, 012, 013, 014, 015, 016 AND 017





RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



Steve Weiss, AICP
Planning Director

007 104 008 1141
RIVERSIDE COUNTY 02.07934
PLANNING DEPARTMENT

EA 43013
CFG 06383

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

☒ Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- ☐ Type 1: Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
☐ Type 2: Used to establish or change a SP zoning ordinance text within a Specific Plan.
☐ Type 3: Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Enterprises Swanco, LLC

Contact Person: Rodney Swan E-Mail: rodney.swan@hotmail.com

Mailing Address: 67628 River Road
Cibola AZ 85328
City State ZIP

Daytime Phone No: (626) 8640917 Fax No: ()

Engineer/Representative Name: Best Best & Krieger

Contact Person: Steve Anderson E-Mail: steve.anderson@bbklaw.com

Mailing Address: 3390 University Ave.
Riverside CA 92503
City State ZIP

Daytime Phone No: (951) 8268279 Fax No: ()

Property Owner Name: Enterprises Swanco, LLC

Contact Person: Rodney Swan E-Mail: rodney.swan@hotmail.com

Mailing Address: 67628 River Road
Street

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) 863-7555

APPLICATION FOR CHANGE OF ZONE

Cibola

City

AZ

State

86328

ZIP

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the property address and/or assessor's parcel number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The applicant authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of this application, the applicant will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be **NO** refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the subdivision is ready for public hearing.)

Enterprises Swanco, LLC

PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PROPERTY INFORMATION:

Assessor's Parcel Number(s):

878102003 878102008 878102009 878151006 878151007 878151008
878152010 878152024 878152025 878152027 878152026 878182002
878270006 878270005 878270004 878210012 878210015 878210016
878210017 878210006 878210014 878210013 878250007 878270007
878210002

Approximate Gross Acreage: 1,247 acres

General location (nearby or cross streets): North of Palo Verde, South of _____

APPLICATION FOR CHANGE OF ZONE

Blythe, East of State Route 78, West of Colorado River.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The properties are currently zoned R-R. The desired zoning is A-1 for purposes of placing the properties in agricultural preserves.

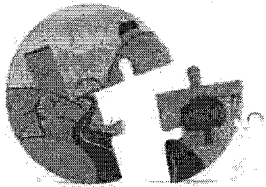
Related cases filed in conjunction with this request:

Applications for establishment or enlargement of agricultural preserves, included with this change petition packet.

Ag 1063-69

This completed application form, together with all of the listed requirements provided on the Change of Zone Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 05/17/2016



Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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

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INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

CHANGE OF ZONE NO. 7934 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 – Applicant: Enterprises Swanco, LLC – Engineer/Representative: Best Best & Krieger – Fourth Supervisorial District – South Palo Verde Zoning Area – Palo Verde Valley Area Plan (General Plan): Agriculture: Agriculture (AG-AG) – Zoning: Rural Residential (R-R) – Location: Northerly of 8th Avenue, southerly of 28th Avenue, easterly of South Neighbours Boulevard, and westerly of Oxbow Road – 1,248.49 Acres – **REQUEST:** The Change of Zone proposes to change the existing zoning classification of approximately 1,248.49 acres (25 Assessor's Parcel Numbers) from Rural Residential (R-R) to Light Agriculture (A-1) to place these parcels in an agricultural preserve. APNs: 878-102-003, -008, -009; 878-151-006, -007, -008; 878-152-010, -024, -025, -026, -027; 878-210-002, -006, -012, -013, -014, -015, -016, -017; 878-270-004, -005, -006, -007; 878-182-002 and 878-250-007). Related Cases: AG No. 1063 - 1069.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **DECEMBER 19, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Dionne Harris at (951) 955-6836 or email at dharris@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Dionne Harris
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 30, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07934 for

Company or Individual's Name RCIT - GIS

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

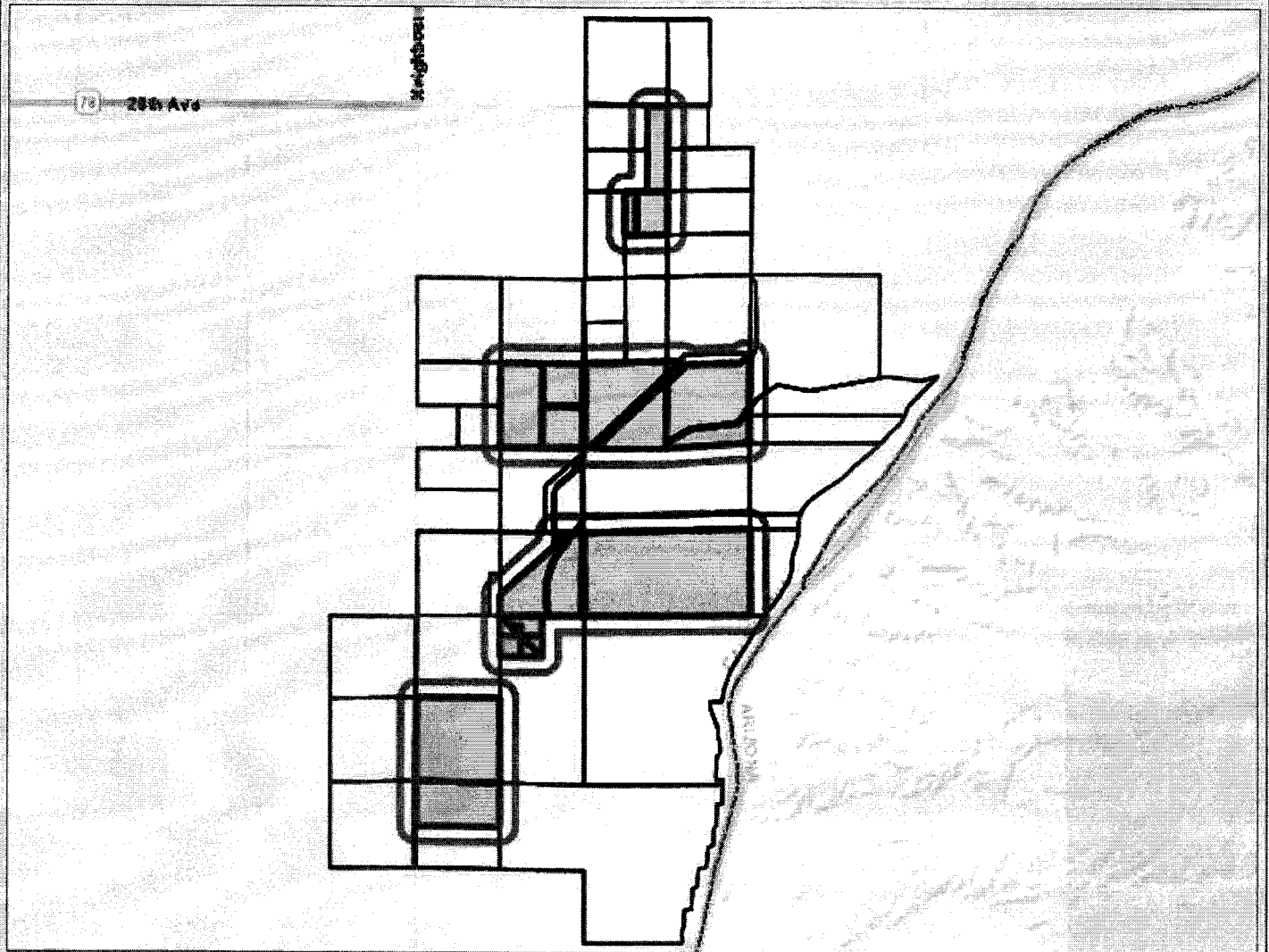
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ07934 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 6,019 12,037 Feet

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.

REPORT PRINTED ON... 8/30/2018 3:50:25 PM

© Riverside County RCIT

875250005
D & B FISHER
C/O C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92225

875250006
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

875250009
D & B FISHER
C/O C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92225

875250010
MWD
C/O C/O RIGHT OF WAY & TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

875260001
RB FARMS INC
C/O C/O RONALD SWAN
RT 2 BOX 22
CIBOLA AZ 85328

875260002
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

875260003
USA 875
C/O NONE
US DEPT OF THE INTERIOR
WASHINGTON DC 21401

878070005
ROVEY LAND & CATTLE CO INC
C/O C/O ALBERT E ROBEY
32500 MOHAVE RD S
PARKER AZ 85344

878070006
ROVEY LAND & CATTLE CO
32500 MOHAVE RD S
PARKER AZ 85344

878102001
HULL FARMS INC
29501 NEIGHBORS BLV
BLYTHE CA 92225

878102002
HULL FARMS INC
29501 NEIGHBORS BLV
BLYTHE CA 92225

878102003
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878102004
CAL VAN FARMS
C/O C/O JACK CALABRESE
P O BOX 1053
BLYTHE CA 92226

878102006
FONDOMONTE CALIF
C/O C/O DAVID KELLY
250 N LITCHFIELD STE 101
GOODYEAR AZ 85338

878102007
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878102008
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878102009
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878102010
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878102011
FONDOMONTE CALIF
C/O C/O DAVID KELLY
250 N LITCHFIELD STE 101
GOODYEAR AZ 85338

878102012
FONDOMONTE CALIF
C/O C/O DAVID KELLY
250 N LITCHFIELD STE 101
GOODYEAR AZ 85338

878151001
DANA B FISHER
SUSAN L FISHER
C/O C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92250

878151002
DANA B FISHER
SUSAN L FISHER
C/O C/O FISHER RANCH LLC
10610 ICEPLANT RD
BLYTHE CA 92225

878151003
IRVINE RANCH WATER DIST
C/O C/O ROB JACOBSON
15600 SAND CANYON AVE
IRVINE CA 92618

878151005
MWD
C/O C/O RIGHT OF WAY & TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

878151006
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878151007
ENTERPRISES SWANCO CA
31550 S ARROWHEAD BLV
BLYTHE CA 92225

878151008
ENTERPRISES SWANCO CA
31550 S ARROWHEAD BLV
BLYTHE CA 92225

878152002
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152003
MWD
C/O C/O RIGHT OF WAY & TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

878152010
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152024
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152025
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152026
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152027
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878152030
PVID
C/O PVID
180 W 14TH AVE
BLYTHE CA 92225

878152031
MWD
C/O C/O RIGHT OF WAY & TITLE ENGINEERING
P O BOX 54153
LOS ANGELES CA 90054

878182001
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

878182002
RB FARMS INC
C/O C/O RONALD SWAN
RT 2 BOX 22
CIBOLA AZ 85328

878182003
USA BIA
0
CA. 0

878202004
CO RIVER BASIN FARMS
C/O C/O WILL WALTON
1291 US HIGHWAY 258 NORTH
KINSTON NC 28504

878202011
ROBERT M MRTON
LAURIE MRTON
6 CHARTIERS CT
HENDERSON NV 89052

878210001
IRVINE RANCH WATER DIST
C/O C/O ROB JACOBSON
15600 SAND CANYON AVE
IRVINE CA 92618

878210002
ENTERPRISES SWANCO CA
ROUTE 2 BOX 22
CIBOLA AZ 85328

878210006
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878210007
RIO RANCHO 2000
RICK A BRYCE
GARY A BRYCE

878210010
RIO RANCHO 2000
RICK A BRYCE
GARY A BRYCE

P O BOX 1230
BLYTHE CA 92226

P O BOX 1230
BLYTHE CA 92226

878210012
RB FARMS INC
RT 2 BOX 22
CIBOLA AZ 85328

878210013
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878210014
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878210015
RB FARMS INC
RT 2 BOX 22
CIBOLA AZ 85328

878210016
RB FARMS INC
RT 2 BOX 22
CIBOLA AZ 85328

878210017
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878240014
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878250006
ROBERT MARSHALL MORTON
LAURIE MORTON
6 CHARTIERS CT
HENDERSON NV 89052

878250007
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878250008
RIO RANCHO 2000
RICK A BRYCE
GARY A BRYCE

P O BOX 1230
BLYTHE CA 92226

878260001
IRVINE RANCH WATER DISTRICT
C/O C/O ROB JACOBSON
15600 SAND CANYON AVE
IRVINE CA 92618

878260003
SCHINDLER BROTHERS
3595 W HOBSONWAY
BLYTHE CA 92225

878260004
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

878260005
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

878260006
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

878260007
SCHINDLER BROTHERS INC
3595 W HOBSONWAY
BLYTHE CA 92225

878260008
PVID
180 W 14TH AVE
BLYTHE CA 92225

878270001
IRVINE RANCH WATER DIST
C/O C/O ROB JACOBSON
15600 SAND CANYON AVE
IRVINE CA 92618

878270002
IRVINE RANCH WATER DIST
C/O C/O ROB JACOBSON
15600 SAND CANYON AVE
IRVINE CA 92618


878270003
ROBINSON LAND CO
P O BOX 2399
BLYTHE CA 92226

878270004
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878270005
ENTERPRISES SWANCO CA
RR 2 BOX 22
CIBOLA AZ 85328

878270006
RB FARMS INC
RT 2 BOX 22
CIBOLA AZ 85328

878270007
RB FARMS INC
RT 2 BOX 22
CIBOLA AZ 85328



**INVOICE (PLAN-CFG06383)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Enterprises Swanco LLC
67628 River Rd
Cibola, Az 85328

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06383	03/31/2017	03/31/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06383	0452 - CF&G TRUST: RECORD FEES	\$50.00
12527 28Th Ave Blythe,	SUB TOTAL	\$50.00

TOTAL **\$50.00**

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

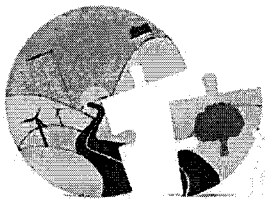
760-863-7735

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste H
Palm Desert, CA 92211

**PETITION
FOR
AG01063**



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

PETITION FOR ESTABLISHMENT OR ENLARGEMENT OF AN AGRICULTURAL PRESERVE

Please complete and attach to Application for Agricultural Preserve Establishment or Enlargement (Form 295-0086).

A separate Petition for Establishment or Enlargement must be completed for each separate ownership of land to be included within an agricultural preserve. (A husband and wife, a partnership, a corporation, a trust, or a joint ownership is considered one owner.)

I, the undersigned, the owner or one of the owners of the land described herein, petition to enter into an agricultural preserve. 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.

SIGNED: _____ DATE: _____

Property Owner Name: Enterprises Swanco, L.L.C.

Contact Person: Rodney Swan E-Mail: rodney_swan@hotmail.com

Mailing Address: 67628 River Road

<u>Cibola</u>	<u>Street</u>	<u>85328</u>
<u>City</u>	<u>AZ</u>	<u>ZIP</u>
	<u>State</u>	

1. List all the names and addresses of all owners as shown on the recorded deed (If the owner is a partnership, please state type of partnership and attach a list of names and addresses of all partners. If owner is a corporation, please state type of corporation, place and date of incorporation, and affix corporate seal to this page.)
2. If owner is a partnership or a corporation, a notarized statement from said partnership or corporation indicating that the petitioner is authorized to act on behalf of the partnership or corporation, must be attached to this Owner's Petition.
3. Name and address of the mortgage holder for this property: _____
4. Give the general location of the petitioner's property: North of 32nd Ave., South of 30th Ave., East of S. Arrowhead Blvd., West of Colorado River.

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
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