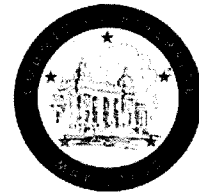


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



ITEM
3.55
(ID # 9129)

MEETING DATE:
Tuesday, July 23, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Agricultural Preserve Case No. 00188 - Approval of a Williamson Act Land Conservation Contract. CEQA exempt pursuant to State CEQA Guidelines section 15317. Applicant: Michael Bozick - Engineer/Representative: Grand Star Properties, LLC - Fourth Supervisorial District - Eastern Coachella Valley District - Agriculture: Agriculture (10 Acre Minimum) - Location: North of 57th Avenue, east of Pierce Street, south of Airport Blvd., and west of Fillmore Street - 40 acres - Zoning: Heavy Agriculture (A-2) 20 Acre Minimum - REQUEST: Approval of Land Conservation Contract for the Coachella Valley Agricultural Preserve No. 8, Map No. 119 - APN: 757-120-002. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** the approval of the attached Land Conservation Contract exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15317;
2. **APPROVE** and **AUTHORIZE** the chairman of the Board of Supervisors to execute the attached Land Conservation Contract for real property located within the Coachella Valley Agricultural Preserve No. 8, Map No. 119, based upon the findings and conclusions set forth herein; and

ACTION: Policy

Charissa Leach, Assistant TLMA Director 5/24/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: July 23, 2019
xc: Planning

Kecia R. Harper
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 (Continued):

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

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

The Williamson Act, also known as the California Land Conservation Act of 1965, allows local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In exchange, these landowners are provided a reduction in property taxes based upon farming and open space uses rather than higher taxed non-agricultural uses.

FINDINGS:

1. The subject property is located north of 57th Avenue, east of Pierce Street, south of Airport Blvd., and west of Fillmore Street in Coachella Valley Agricultural Preserve No. 8.
2. A previous owner of the property entered into a Land Conservation Contract with the County on January 1, 1971, which was recorded on February 24, 1971, as Instrument No. 18028.
3. Subsequently, a notice of nonrenewal was filed on the subject property which was recorded on March 8, 2006, as Instrument No. 2006-0164705. This notice caused the previous contract as it applies to the subject property to expire on December 31, 2015.
4. The current owner of the subject property, Grand Star Properties, LLC, has requested to enter into a new Land Conservation Contract as provided for in Resolution No. 84-526, Rules and Regulations Governing Agricultural Preserves in Riverside County.

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

5. The city of Coachella lies within one mile of the subject property and it currently meets all size, zoning, and use requirements necessary to be placed under a new Land Conservation Contract. The City of Coachella was notified of this potential contract on June 3, 2019 as per the requirements of Resolution No. 84-526, Rules and Regulations Governing Agricultural Preserves in Riverside County.
6. The land is eligible to be under contract because it is within the approved and existing Coachella Valley Agricultural Preserve No. 8, Map No. 119, and the land is devoted to row crop agricultural production, which is an eligible agricultural use to be the subject of a Land Conservation Contract between the County and the landowner.
7. The approval and execution of this Land Conservation Contract for the 40 acres does not authorize development on the property. It only places real property that was previously subject to a Williamson Act Land Conservation Contract back under the terms and obligations of the attached Land Conservation Contract. As a result, approval of this Land Conservation Contract is exempt from the State CEQA Guidelines section 15317 which provides the making and renewing of open space contracts under the Williamson Act are exempt from CEQA.

CONCLUSION:

1. The execution of this land contract is consistent with the provisions of the Land Conservation Act of 1965 and the Resolution No. 84-526, Rules and Regulations Governing Agricultural Preserves in Riverside County as adopted by the Board of Supervisors.
2. The execution of this contract is consistent with the Riverside County General Plan.

Impact on Residents and Businesses

None. The proposed action is the approval of a Williamson Act Land Use Contract on land within an existing agricultural preserve to allow the property owner to benefit from reduced property taxes.

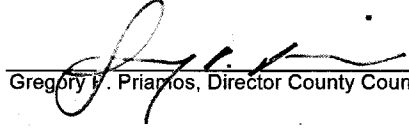
ATTACHMENTS:

- A. **LAND CONSERVATION CONTRACT**
- B. **NOTICE OF NON-RENEWAL**
- C. **NOTIFICATION TO CITY OF COACHELLA AND RESPONSE OF RECEIPT**

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



Jason Farin, Senior Management Analyst 7/16/2019



Gregory P. Priamos, Director County Counsel 7/3/2019

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP#1010
Clerk of the Board
(CAC Bldg. - 1st Floor)

DOC # 2006-0164705

03/08/2006 08:00A Fee: NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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A	R	L				COPY	LONG	REFUND	NCHG	EXAM

Rec'd 9/2/04
OK'd 9/3/04 RB

NOTICE OF NONRENEWAL



ACN00084

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated 01/01/71 and recorded on 2/24/71 as Instrument No. 18028 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the Coachella Valley Agricultural Preserve No. 8, Map No. 119. Dated: 2/08/71

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 757-120-002-4

ORIGINAL OWNER(S)

Dole Land Company

CURRENT OWNER(S)

Michael Bozick
Signature (Title and Company if applicable)

Michael Bozick
Print Name

Bobbie J. Bozick
Signature (Title and Company if applicable)

Bobbie J. Bozick
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Nancy Romero, Clerk of the Board

By [Signature]
Deputy

Date: 9-10-04

ATTEST:
NANCY ROMERO, Clerk

By [Signature]
DEPUTY

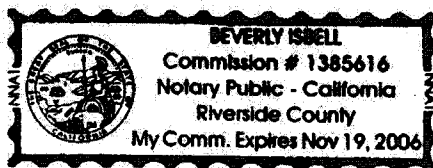
STATE OF CALIFORNIA, COUNTY OF Riverside

On August 6, 2004 before me personally appeared

Michael Bozick

Bobbie J. Bozick

personally known to me (or 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 THEY executed the same in authorized capacity(ies), and that THEY by THEIR signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

Beverly Isbell
Notary Public



2006-0164705
03/08/2006 08:00A
2 of 4

FORM 295-0089 (REV. 03/05/04)

**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 8
MAP NO. 119
(NOTICE OF NON-RENEWAL)**

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

The South one-half of the North one-half of the Northeast one-quarter of Section 23, Township 6 South, Range 8 East, San Bernardino Base and Meridian.

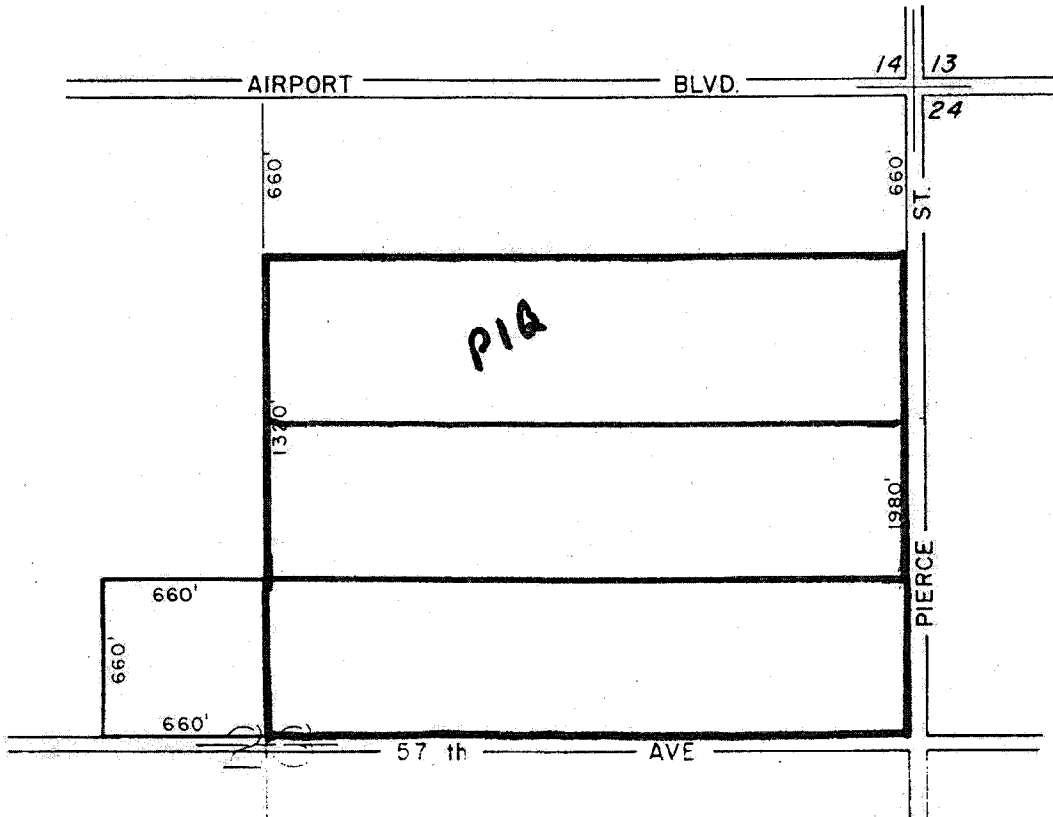
Assessor Parcel No.	Acres (net)	Owners
757-120-002-4	40.00	Michael and Bobbie J. Bozick
Total	40.00	



2006-0164705
03/08/2006 08:00A
3 of 4

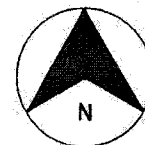
MAP NO. 119 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 8

T. 6 S. - R. 8 E.



APN 757-120-002-4

ADOPTED ON FEBRUARY 8, 1971
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



2006-0164705
03/08/2006 08:09H
4 of 4



Harris, Dionne

To: Luis Lopez
Subject: RE: Agricultural Preserve Contracts 30 Noticing

From: Luis Lopez [mailto:llopez@coachella.org]
Sent: Monday, June 3, 2019 4:55 PM
To: Harris, Dionne <DHarris@RIVCO.ORG>
Subject: RE: Agricultural Preserve Contracts 30 Noticing

Hi Dionne,

Thank you for the notice.

Luis Lopez
Development Services Director
City of Coachella
1515 Sixth Street
Coachella, CA 92236
Tel: (760)398-3102
Fax: (760)398-5421
LLopez@coachella.org

From: Harris, Dionne [mailto:DHarris@RIVCO.ORG]
Sent: Monday, June 03, 2019 9:57 AM
To: Luis Lopez
Subject: Agricultural Preserve Contracts 30 Noticing

Hi Luis,

Please consider this email as a 30 notice prior to the Board of Supervisors intent to consider the execution for the two Contracts in Agricultural Preserves within a mile of the City of Coachella below:

1. TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING CASE NO. AGN00184: Approval of a Williamson Act Land Conservation Contract. CEQA exempt pursuant to State CEQA Guidelines section 15317. Applicant: Mecca Star Ranches c/o Michael Bozick - Owners: Mali Basta Ranches LLC - Fourth Supervisorial District – Eastern Coachella Valley District - Agriculture: Agriculture (10 Arce Minimum) - Location: North of Airport Boulevard, east of Pierce Street, south of 54th Avenue, and west of Buchanan Street – 49.42 acres - Zoning: Light Agriculture (A-1) 20 Acre Minimum - REQUEST: Approval of Land Conservation Contract for the Coachella Valley Agricultural Preserve No. 24, Map No. 153 - APN: 763-380-012, 763-380-013, 763-380-014 and 763-380-015.
2. TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING CASE NO. AGN00188: Approval of a Williamson Act Land Conservation Contract. CEQA exempt pursuant to State CEQA Guidelines section 15317. Applicant: Michael Bozick - Engineer/Representative: Grand Star Properties LLC - Fourth Supervisorial District – Eastern Coachella Valley District - Agriculture: Agriculture (10 Arce Minimum) - Location: North of 57th Avenue, east of Pierce Street, south of Airport Boulevard, and west of Fillmore Street - 40 acres - Zoning: Heavy Agriculture (A-2) 20 Acre Minimum - REQUEST: Approval of Land Conservation Contract for the Coachella Valley Agricultural Preserve No. 8, Map No. 119 - APN: 757-120-002.

Please let me know if you have any questions.

Thank you,

Dionne Harris, M.Arch
Urban Regional Planner II
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(P):951-955-6836
(F):951-955-1811
email: dharris@rivco.org
Website: <http://planning.rctlma.org>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

How are we doing? Click the Link and tell us

Confidentiality Disclaimer

This email is confidential and intended solely for the use of the individual(s) to whom it is addressed. The information contained in this message may be privileged and confidential and protected from disclosure. If you are not the author's intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error please delete all copies, both electronic and printed, and contact the author immediately.

County of Riverside California

RECORDING REQUESTED BY
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor

No fee, 6103 Government Code

2019-0278465

07/25/2019 02:12 PM Fee: \$ 0.00

Page 1 of 7

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



110

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Grand Star Properties, LLC

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 Coachella Valley Agricultural Preserve No. 8, Map No. 119.
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] 5/24/2019
LYNETTE M. CLYDE DATE

OWNER(S) SIGNATURE AND ADDRESS

Owner: Grand Star Properties, LLC., Nicholas Bozick, Owner [Signature]

Owner: Grand Star Properties, LLC., Cynthia Beteta, Owner [Signature]

Owner: _____

Owner: _____

Mailing Address: 65500 Lincoln Street, Mecca, California 92254

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 April 12, 2017 before me, Amy Cassandra Walling, Notary Public
(Date) (Name and Title of officer)

personally appeared Nicholas Bozick
(Name(s) of signer(s))

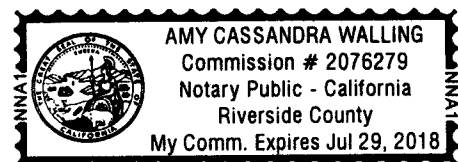
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 April 14, 2017 before me, Amy Cassandra Walling, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Nicholas Bozick
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 Amy C Walling
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: App Land Conservation Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Nicholas Bozick
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: Owner

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: Grand Star Properties, LLC.

Signer Is Representing: _____

CALIFORNIA ACKNOWLEDGMENT

California Civil Code § 1189

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

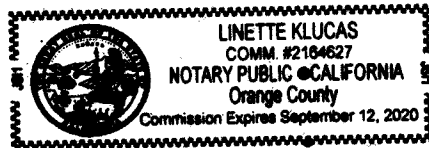
County of Orange

On April 7, 2017 before me, Linette Klucas, Notary Public, personally appeared Cynthia Beteta, 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 Linette Klucas (Seal)



OPTIONAL

Additional information provided in this section is not required however may deter fraudulent attachment of this certificate to a document other than originally intended.

Description of Attached Document:

Title or Type of Document: App for entry into a Land Conservation Contract

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: _____

Capacity Claimed:

- Individual Trustee Attorney-in-Fact
- Guardian or Conservator
- Corporate Officer - Title(s) _____
- Other _____

Signer is Representing: _____

Capacity(ies) Claimed by Signer(s):

Signer's Name: _____

Capacity Claimed:

- Individual Trustee Attorney-in-Fact
- Guardian or Conservator
- Corporate Officer - Title(s) _____
- Other _____

Signer is Representing: _____

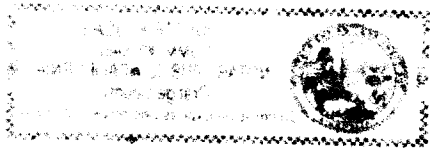


EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE
NO. 8 MAP NO. 119

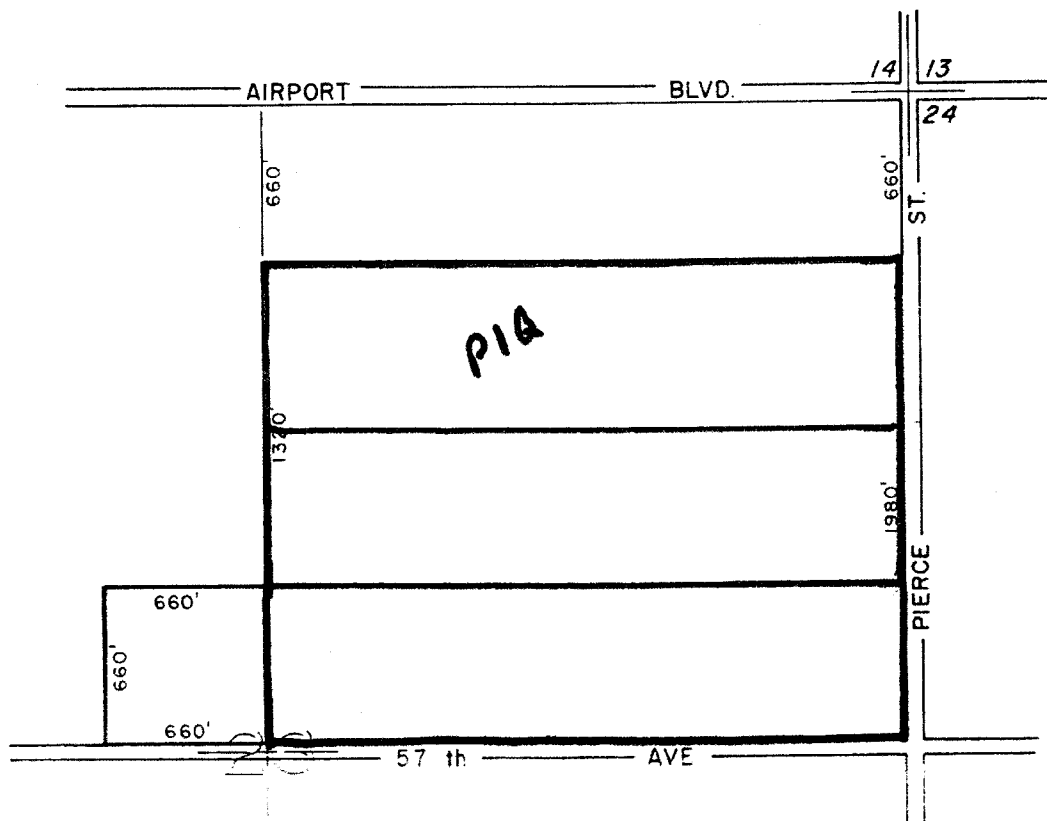
Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

The South one-half of the North one-half of the Northeast one-quarter of Section 23, Township 6 South, Range 8 East, San Bernardino Base and Meridian.

Assessor Parcel No.	Acres (net)	Owners
757-120-002-4	40.00	Michael and Bobbie J.
Total	40.00	

MAP NO. 119 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 8

T. 6 S., - R. 8 E.



APN 757-120-002-4

ADOPTED ON FEBRUARY 8, 1971
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA



2006-0164705
03/08/2006 08:00A
4 of 4





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

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

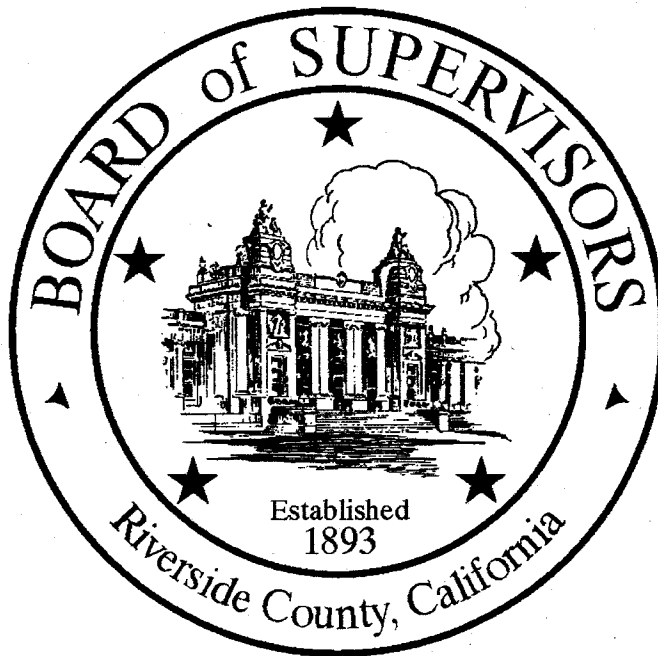
www.riversideacr.com

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: 7-23-19

Signature: *Karen Barton*

Print Name: Karen Barton, Board Assistant