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



MEETING DATE: Tuesday, August 27, 2019

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: Agricultural Preserve Case No. 195 - Approval of a Williamson Act Land Conservation

Contract. CEQA exempt pursuant to State CEQA Guidelines section 15317 - Applicant: Citrine Enterprise, LLC c/o Nicholas Bozick - Owners: Citrine Enterprise, LLC - Fourth Supervisorial District - Lower Coachella Valley District - Agriculture: Agriculture (10 Acre Minimum) - Location: North of 62nd Avenue, west of Johnson Street, south of 60th Avenue, and east of Lincoln Street - 78.43 acres - Zoning: Heavy Agriculture (A-2) 20 Acre Minimum - REQUEST: Approval of Land Conservation Contract for the Coachella Valley Agricultural Preserve No. 10, Map No. 219 - APN: 717-280-022, 717-280-023, 717-280-024, and 717-280-

RECOMMENDED MOTION: That the Board of Supervisors:

025. District 4. [Applicant Fees 100%]

- 1. **FIND** the approval of the attached Land Conservation Contract exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15317;
- 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. 10, Map No. 219, based upon findings and conclusions set forth herein; and

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Spiegel 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:

August 27, 2019

XC:

Planning

3.34

Kecia R. Harper

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

3. <u>DIRECT</u> 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 Fi	scal Year:	Next Fisc	al Year:	Total Co	it:	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	S: Applica	nt Fees (1	00%)		Bud	iget Adjus	tment:	No
					For	Fiscal Yea	ar: 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 north of 62nd Avenue, west of Johnson Street, south of 60th Avenue, and east of Lincoln Street in Coachella Valley Agricultural Preserve No. 10.
- 2. A previous owner of the subject properties entered into a Land Conservation Contract with the County on January 1, 1972, which included the subject properties and which were recorded on February 29, 1972, as Instrument Nos. 26745, 26746, 26747 and 26748.
- 3. Subsequently, notices of nonrenewal were filed on the subject properties which were recorded on April 11, 2008, as Instrument Nos. 2008-0180838, 2008-0180839, 2008-0180840 and 2008-0180841. The notices caused the previous contract, as it applies to the subject properties, to expire on December 31, 2017.
- 4. The current owners of the subject property, Citrine Enterprises, LLC, have 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.
- 5. There are no cities within one mile of the subject property and it currently meets all size, zoning, and use requirements necessary to be placed under a new Land Conservation Contract.

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

- 6. The land is eligible to be under contract because it is within the approved and existing Coachella Valley Agricultural Preserve No. 10, Map No. 219 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 78.43 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 re-instatement of a contract within an existing agricultural preserve to allow the property owner to benefit from reduced property taxes in exchange for keeping that property under agricultural use.

ATTACHMENTS:

- A. LAND CONSERVATION CONTRACT
- B. NOTICE OF NON-RENEWAL
- C. NOTICE OF NON-RENEWAL
- D. NOTICE OF NON-RENEWAL
- E. NOTICE OF NON-RENEWAL

Jason Farin Senior Management Analyst

8/21/2019 Gregory

Gregory V. Prianos, Director County Counsel

8/21/2019

RECORDING REQUESTED BY RIVERSIDE COUNTY

When recorded, return to:

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

No fee, 6103 Government Code

-₋₋₋₋ 2019-0340746

09/03/2019 11:34 AM Fee: \$ 0.00

Page 1 of 11

Recorded in Official Records County of Riverside Peter Aldana

Assessor-County Clerk-Recorder



LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Citrine Enterprises, LLC

herein called "Owner," mutually agree:

- 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 <u>Coachella Valley</u> Agricultural Preserve No. <u>10</u>, Map No. 219
- 2. This contract shall take effect on January 1, <u>2019</u>, and shall remain in effect for an initial term of 10 years.
- 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

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
K.SUP/s	
ATTEST //	BY
Clerk of the Riverside County Board of Supervisors	Chairman, Board of Supervisors KEVIN JEFFRIES
	FORM APPROVED COUNTY COUNSEL
By Hally houtly	LYNETTE M. CLYDE DATE
(Seal). Deputy	
OWNER(S) SIGNATI	JRE AND ADDRESS
	181/11
Owner: Citrine Enterprises, LLC, Nicholas Bozick, Own	M/h · A
Owner: Citrine Enterprises, LLC, Stephanie Bozick, Ov	uner Altophance Bruch
Owner:	/
Owner:	
Mailing Address: 88100 58th Avenue, Thermal, Califo	rnia 92274
NOTARY ACKN	OWLEDGMENT
A notary public or other officer completing this certificate verifies only the idattached, and not the truthfulness, accuracy, or validity of that document.	entity of the individual who signed the document, to which this certificate is
STATE OF CALIFORNIA)	
COUNTY OF Riverside	
On July 6, 2017 before me, Amy Cas	sandra Walling, Notary Public
(Date)	(Name and Title of officer)
personally appeared <u>Nicholas Bozick</u>	(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
which the person(s) acted, executed the instrument.	ne instrument the person(s), or the entity upon behalf of
•	
I certify under PENALTY OF PERJURY under the laws is true and correct.	of the State of California that the foregoing paragraph
WITNESS my hand and official seal	AMY CASSANDRA WALLING
\bigcap_{α} \bigcap_{α} \bigcap_{β} \bigcap_{α} \bigcap_{α	Commission # 2076279
_ umy c wall na	Notary Public - California Riverside County
Notary Public	My Comm. Expires Jul 29, 2018

Page 2 of 2

, ,	
A notary public or other officer completing this certific document to which this certificate is attached, and not to	eate verifies only the identity of the individual who signed the the truthfulness, accuracy, or validity of that document.
State of California) County of RIVERSIDE)	
On JULY 11, 2017 before me/A) Date personally appeared STEPHANIE	Here Insert Name and Title of the Officer
personally appeared STEPHANIS	E BOZICK
,	Name(s) of Signer(s)
subscribed to the within instrument and acknow	y evidence to be the person(s) whose name(s) is/are vledged to me that be/she/they executed the same in ais/her/their signature(s) on the instrument 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.
NAYAN P. GHELANI COMM. #2174611 Notary Public - California RIVERSIDE	WITNESS my hand and official seal.
My App. Expires Dec. 31, 2020	Signature Signature of Notary Public
Place Notary Seal Above	
Though this section is optional, completing this	errional s information can deter alteration of the document or is form to an unintended document.
Description of Attached Document Title or Type of Document: Number of Pages: Signer(s) Other The	TVATION Document Date:
	an Named Above:
Capacity(ies) Claimed by Signer(s) Signer's Name	Signor's Namo:
Signer's Name: Corporate Officer — Title(s):	Signer's Name:
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	
☐ Other:Signer Is Representing:	Other: Signer Is Representing:

EXHIBIT A COACHELLA VALLEYAGRICULTURAL PRESERVE NO. 10 MAP NO. 219

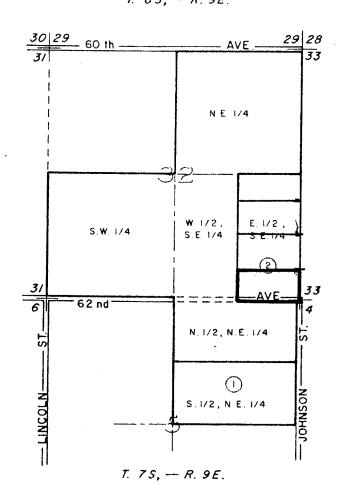
The following described Real Property of Riverside County, State of California, described as follows:

Description: The South half of the Southeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

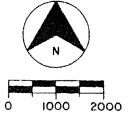
Assessor Parcel No.	Acres (net)	Owners
717-280-023	19.78	Nicholas & Stephanie Bozick
TOTAL	19.78	

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219 T. 65, - R. 9E.



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



RIVERSIDE

ANNEXATIONS AMENDMENT NO.1

AMENDMENT NO. 2 FEB 1, 1972 MAP NO. 219

JAN 11, 1972 MAP NO. 151

COUNTY

PLANNING

COMMISSION

EXHIBIT A COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10 MAP NO. 219

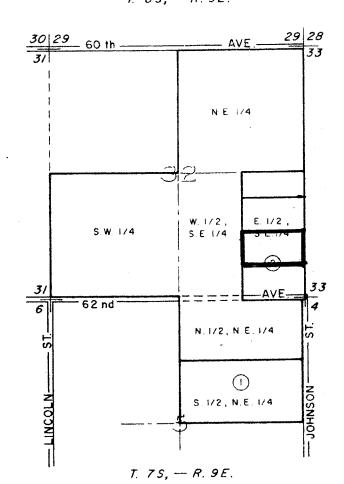
The following described Real Property of Riverside County, State of California, described as follows:

<u>Description</u>: The North half of the Southeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-024	19.19	Nicholas & Stephanie Bozick
TOTAL	19.19	

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219 T. 6S, -R. 9E.

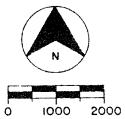


ANNEXATIONS

AMENDMENT NO.1 JAN. 11, 1972 MAP NO. 151

AMENDMENT NO. 2 FEB 1, 1972 MAP NO. 219

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



RIVERSIDE

COUNTY

PLANNING

COMMISSION



EXHIBIT A COACHELLA VALLEY AGRICULTURAL PRESERVE NO.10 MAP NO. 219

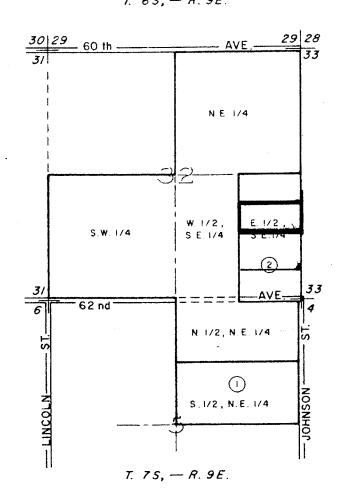
The following described Real Property of Riverside County, State of California, described as follows:

<u>Descrip</u>tion: The South half of the Northeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-025	19.19	Nicholas & Stephanie Bozick
TOTAL	19.19	

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219 T. 65, - R. 9E.

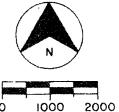


ANNEXATIONS

AMENDMENT NO.1 JAN. 11, 1972 MAP NO. 151

AMENDMENT NO:2 FEB.1,1972 MAP NO. 219

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



RIVERSIDE

COUNTY

PLANNING

COMMISSION



EXHIBIT A COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10 MAP NO. 219

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

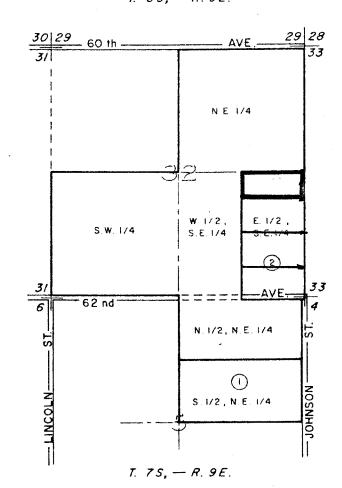
Description: The North half of the Northeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-022	20.27	Nicholas & Stephanie Bozick
TOTAL	20.27	

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219

T. 65, -- R. 9E.

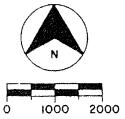


ANNEXATIONS

AMENDMENT NO.1 JAN. 11, 1972 MAP NO. 151

AMENDMENT NO. 2 FEB. 1, 1972 MAP NO. 219

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



RIVERSIDE

COUNTY

PLANNING

COMMISSION



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 # 2008-0180838 04/11/2008 08:00A Fee:NC

Page 1 of 5 Recorded in Official Records County of Riverside Larry W. Ward

Assessor, County Clerk & Recorder

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NOTICE OF NON-RENEWAL AGRICULTURAL PRESERVE (AGN146) Client Submittal Date: February 14, 2008

Coachella Valley Agricultural Preserve No. 10, Map No. 219
(OWNERS: Nicholas & Stephanie Bozick)

TLMA/PLANNING

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORDINMY OFFICE.

Dated:

7/-08 Nancy Romero

Clerk to the Board of Supervisors

County of Riverside, California

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

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

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. AGN00146 FOR THE ENTIRE PROPERTY UNDER A LAND CONSERVATION CONTRACT

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 JANUARY 1, 1972 and recorded on FEBRUARY 29, 1972 as Instrument No. 26748 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. 10, Map No. 219, dated FEBRUARY 1, 1972.

(See attached Legal)

Assessor's Parcel Number(s) of land affected:	717-280-023	

ORIGINAL OWNER(S)	CURRENT OWNER(S)
ecca Ranch No. 3 (limited partnership)	(owner) See attached
and Education 1.0	Signature (Title and Company if applicable)
ag Financial Corporation (dba G.W. Management)	Nicholas Bozick
Colifornia Ones and Color	Print Name
California Corporation, General Partner	(owner) See attached
	Signature (Title and Company if applicable)
	Stephanie Bozick Print Name
	r mic vame
ATTENT	Signature (Title and Company if applicable)
ATTEST:	, , , , , , , , , , , , , , , , , , , ,
NANCY ROMERO, Clerk	Print Name
By And when	
DEPUTY	Signature (Title and Company if applicable)
	2997 . 3
(All original and ourse	Print Name
(All Original and Curre	ent owners must be listed)
owledgement of Receipt	
y Romero, Clerk of the Board	



94/11/2008 08:00A

PLEASE COMPLETE THIS INFORMATION RECORDING REQUESTED BY: **GLERK OF THE BOARD** DEPARTMENT (CAC - 1st Floor) AND WHEN RECORDED MAIL TO: ٢ RETURN TO Clerk of the Board (CAC Bidg. - 1st Floor) THIS SPACE FOR RECORDERS USE ONLY NOTICE OF NONRENEWAL 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 01/01/72 and recorded on 02/29/72 as Instrument No. 26748 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the Agricultural Preserve No. 10, Map No. Dated: (See attached Legal) Assessor's Parcel Number(s) of land affected: 717-280-022-5 ORIGINAL OWNER(S) William & Deborah Hall (Mecca Ranch #3) Stephanie A. Bozick 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 Date: Deputy

FORM 295-0089 (REV. 13/05/04)



STATE OF CALIFORNIA, COUNTY OF Riverside	
On Jan 10, 2005 before me personally appeared Nicholes L Bozick	
Stephania A Bozick	
personally known to me (or proved to me on the basis of satisfactory name(s) is/are subscribed to the within instrument and acknowledged to resame in authorized capacity(ies), and that	me that executed the
WITNESS my hand an	Oofficial seal
RALPH P. DAY Comm. # 1338556 NOTARY PUBLIC - CALFORNIA Ban Bernarding County My Comm. Expires Dec. 27, 2005	the been

2008-0180638 64/11/2608 68:66A 4 of 6 FORM 295-0089 (REV. 03/05/04)

EXHIBIT A COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10 MAP NO. 219 (NOTICE OF NON-RENEWAL)

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

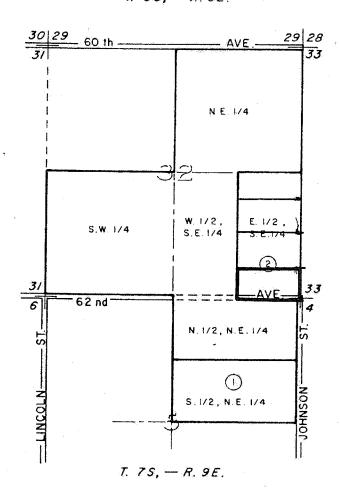
<u>Description:</u> The South half of the Southeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners
717-280-023	19.78	Nicholas & Stephanie Bozick
TOTAL		
TOTAL	19.78	A CONTRACTOR OF THE CONTRACTOR

2008-0190838 04/11/2008 08:08A

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219 T. 65, - R. 9E.



ANNEXATIONS

AMENDMENT NO.1 JAN. 11, 1972 MAP NO. 151

AMENDMENT NO 2 FEB. 1, 1972 MAP NO. 219

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





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 # 2008-0180839 04/11/2008 08:00A Fee:NC

Recorded in Official Records
County of Riverside

Larry W. Ward Assessor, County Clerk & Recorder



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NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN147)
Client Submittal Date: February 14, 2008

@ r



Coachella Valley Agricultural Preserve No. 10, Map No. 219
(OWNERS: Nicholas & Stephanie Bozick)

TLMA/PLANNING

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS
ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL ON FILE AND OF
RECORDINMY OFFICE.

Dated: 4-21-08

Nancy Romero
Clerk to the Board of Supervisors

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

PLEASE COMPLETE THIS INFORMATION RECORDING REQUESTED BY: CLERK OF THE BOARD **DEPARTMENT** (CAC - 1st Floor) AND WHEN RECORDED MAIL TO: ٢ RETURN TO STOP#1010 Clerk of the Board (CAC Bldg. - 1st Floor) L THIS SPACE FOR RECORDERS USE ONLY

Assessor's Parcel Number(s) of land affected: 717-280-024

NOTICE OF NONRENEWAL NO. AGN00147 FOR THE ENTIRE PROPERTY UNDER A LAND CONSERVATION CONTRACT

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 <u>JANUARY 1, 1972</u> and recorded on <u>FEBRUARY 29, 1972</u> as Instrument No. <u>26747</u> 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. 10, Map No. 219, dated FEBRUARY 1, 1972.

(See attached Legal)

ORIGINAL OWNER(S)	CURRENT OWNER(S)
Mecca Ranch No. 4 (limited partnership)	(owner) see attached Signature (Title and Company if applicable)
Kag Financial Corporation (dba G.W. Management)	Nicholas Bozick Print Name
A California Corporation, General Partner	(owner) see attached Signature (Title and Company if applicable)
And the second s	Stephanie Bozick Print Name
TEST:	Signature (Title and Company if applicable)
ANCY ROMERO, Clerk	Print Name
DEPUTY	Signature (Title and Company if applicable)
	Print Name

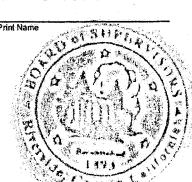
(All original and current owners must be listed)

Acknowledgement of Receipt Nancy Romero, Clerk of the Board

Date: 4-10-08



04/11/2008 08:00A



PLEASE COMPLETE THIS INFORMATION	1		,	*	•	
RECORDING REQUESTED BY:		1.0			e.	
CLERK OF THE BOARD DEPARTMENT				*.	Į.	* €a
(CAC – 1 st Floor)					•	267
AND WHEN RECORDED MAIL TO:						
f	1:					
RETURN TO: STOP#1010 Clerk of the Board	*			\$1. T		· ·
(CAC Bidg 1 st Floor)						e.
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	•, •	THIS SPAC	E FUR REGU	KDEKS US		· .
NO ⁻	TICE OF N	NONRENEV	νΔι			
NOTICE IS HEREBY GIVEN pursuant to being all of the owners of the affected real purpulation of the owners of	property, elect r 2/29/72	not to renew Land as Instrumen	Conservation to No. 2674	n Contrac 7	t or Agre in th	ement dated Office of
the County Recorder of Riverside County	y, California. T	he real property No. 10 , Ma	affected by	this not	ice is loc	cated in the
ORIGINAL OWNER(S)	1	1100	CURRENT	6)WNER	(S) Dwn	
William C Billiam E H. 11		Much	Signature Hile and			
William & Deborah Hall		Nicholas	L. Bozic	k Name	0 ~	
(Mecca Ranch #4)	- Andrews	Kepha	KLU A	Company app	(L) (C)	uner
		Stephani	e A. Bozi	Name		***************************************
		***************************************	Signature (Title and	Company if app	ilicable)	
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			Signature (Title and		ilicable)	Company (Company)
	,,,, [***************************************	Print	Company If app	псаов)	Manghia aya jaran sana
(All o	riginal and curren	t owners must be lis	Print		шсаон	- Anglish ang garangan ang
	riginal and curren	***************************************	Print		ilicable j	***************************************
Acknowledgement of Receipt	riginal and curren	***************************************	Print		ilicable j	- Pilangiangan
Acknowledgement of Receipt Nancy Romero, Clerk of the Board		t owners must be lis	Print		iscapia j	
(All of Acknowledgement of Receipt Nancy Romero, Clerk of the Board By:	riginal and curren	t owners must be lis	Print		ncaora j	

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



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA	1				
A CONTRACTOR OF THE CONTRACTOR	,				
COUNTY OF RIVERSIDE					
On MARCH31,200% before me,	VAY AN P. (Name	SHELANZ and title of officer (e.	g. "James Doe, N	Y PVBL (Cotary Public")	
personally appeared STEPHAY	VE A.	B0Z19			who
proved to me on the basis of satisfactor	ry evidence to I	(Name(s) of pe the person(me(s) is/are sut	oscribed to the
within instrument and acknowledged	to me that he/s	she/they execu	uted the sai	me in bis/her/th	eir authorized
capacity(ies), and that by bis/her/their	signature(s) on	the instrument	the person(s), or the entity	upon behalf of
which the person(s) acted, executed the	instrument.				
1 certify under PENALTY OF PERJURY	under the laws	of the State o	f California t	hat the foregoin	g paragraph is
true and correct.					
		4			•
WITNESS my hand and official seal.		(SEAL)	NROI	NAYAN P. GHELA COMM. #15399 Notary Public - Calif Riverside Count dy Comm. Expires Dec. 3	950 N ernia R V
Netary Public				- piics Dept.	- CAND
7				2008-0180839	
				2005-0150833 04/11/2008 08:00A 4 of 7	

ACKNOWLEDGMENT

State of California County of <u>Riverside</u>			
On <u>April 2, 2008</u>	before me, _	Beverly Isbell - Nota (insert name and title of the	
personally appeared who proved to me on the	Nicholas Bozick basis of satisfactory ev	idence to be the person(s) who	ose name(s) is/are
subscribed to the within ir his/her/their authorized caperson(s), or the entity up	apacity(ies), and that by on behalf of which the	his/her/their signature(s) on the person(s) acted, executed the	ne instrument the instrument.
subscribed to the within ir his/her/their authorized ca person(s), or the entity up	apacity(ies), and that by on behalf of which the OF PERJURY under th	his/her/their signature(s) on the	ne instrument the instrument.

EXHIBIT A COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10 MAP NO. 219 (NOTICE OF NON-RENEWAL)

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

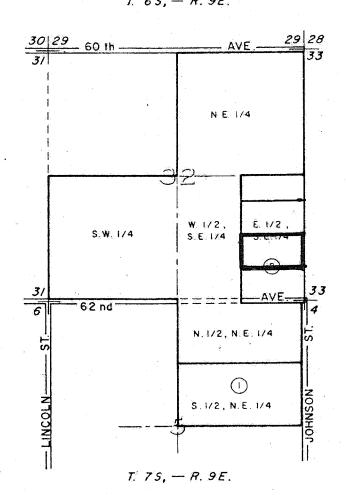
<u>Description:</u> The North half of the Southeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Assessor Parcel No.	Acres (net)	Owners		
717-280-024	19.19	Nicholas & Stephanie Bozick		
TOTAL	19.19			

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219

T. 65, — R. 9E.



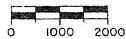
ANNEXATIONS

AMENDMENT NO.1 JAN 11, 1972 MAP NO. 151

AMENDMENT NO. 2 FEB. 1, 1972 MAP NO. 219

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





RIVERSIDE

COUNTY

PLANNING

COMMISSION



PLEASE COMPLETE THIS INFORMATION

`ECORDING 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 # 2008-0180840 04/11/2008 08:00A Fee:NC Page 1 of 7 Recorded in Official Records County of Riverside

Larry W. Ward



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NOTICE OF NON-RENEWAL **AGRICULTURAL PRESERVE (AGN148)** Client Submittal Date: February 14, 2008



Coachella Valley Agricultural Preserve No. 10, Map No. 219 (OWNERS: Nicholas & Stephanie Bozick)

TLMA/PLANNING

EACH DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED IS CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORDINMY OFFICE.

Dated:

Nancy Romero

4-21-08

Clerk to the Board of Supervisors

County of Riverside, California

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

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)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. <u>AGN00148</u> FOR THE ENTIRE PROPERTY UNDER A LAND CONSERVATION CONTRACT

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 <u>JANUARY 1, 1972</u> and recorded on <u>FEBRUARY 29, 1972</u> as Instrument No. <u>26746</u> in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the <u>COACHELLA VALLEY</u> Agricultural Preserve No. <u>10</u>, Map No. <u>219</u>, dated <u>FEBRUARY 1, 1972</u>.

(See attached Legal)

L

Assessor's Parcel Number(s) of land affected:	717-280-025
---	-------------

ORIGINAL OWNER(S)	CURRENT OWNER(S)
cca Ranch No. 5 (limited partnership)	(owner) see attached Signature (Title and Company if applicable)
Financial Corporation (dba G.W. Management)	Nicholas Bozick
alifornia Corporation, General Partner	(Owner) see attached Signature (Title and Company if applicable)
	Stephanie Bozick Print Name
	Signature (Title and Company if applicable)
momero, Clerk	Print Name
DEPUTY	Signature (Title and Company if applicable)

Acknowledgement of Receipt Nancy Romero, Clerk of the Board

By and Themmal

Date:

4-10-08



2008-0180840 64/11/2008 08:00A



DI EARL COLOR COLOR COLOR	
PLEASE COMPLETE THIS INFORMATION	
RECORDING REQUESTED BY:	
CLERK OF THE BOARD DEPARTMENT (CAC - 1 st Floor)	
AND WHEN RECORDED MAIL TO:	
1	
RETURN TO: STOP#1010	
Clerk of the Board (CAC Bidg, - 1 st Floor)	
1 (ONO Bidd; - 1 Fibbi)	
<u></u>	THE SPACE FOR RECORDED HOS ONLY
• • • • • • • • • • • • • • • • • • •	THIS SPACE FOR RECORDERS USE ONLY
MOTICE OF	FNONRENEWAL
	245 of the California Government Code that the undersigned,
the County Recorder of Riverside County, California Agricultural Prese (See attached Legal)	as Instrument No. 26746 in the Office of a. The real property affected by this notice is located in the rive No. 10 , Map No Dated:
Assessor's Parcel Number(s) of land affected: 717-	-280-02 % -7
ORIGINAL OWNER(S) William & Deborah Hall (Mecca Ranch #5)	CURRENT OWNER(S) Owner Signature (Title and Company if applicable) Nicholas L. Bozick Print Name Signature (Title and Company if applicable) Stephanie A. Bozick Print Name Bignature (Title and Company if applicable) Print Name Signature (Title and Company if applicable)
	Print Name
(All original and cur	rent owners must be listed)
Acknowledgement of Receipt Nancy Romero, Clerk of the Board	
Ву:	
Deputy Da	te:

PORM 295-0089 (RIIV, 1/3/05/04)



NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)		
COUNTY OF PIVERSIDE)		
On MAJZCH 3 7200% before me, M	AYAN P. GHEL (Name and title of c	ANT NOTARY Publicer (e.g. "James Doe, Notary Pub	PVBLIC.
personally appeared STE PHANII	E A - BOZ		who
proved to me on the basis of satisfactory		me(s) of signer(s)) erson(s) whose name(s)	is/are subscribed to the
within instrument and acknowledged to			
capacity(ies), and that by his/her/their sig	•		
which the person(s) acted, executed the i			
I certify under PENALTY OF PERJURY	under the laws of the S	tate of California that the	foregoing paragraph is
true and correct.			
WITNESS my hand and official seal.	SEAL	NAYAN P. COMM. #	GHELAMI 1539950 -
		Notary Public Riverside	- California (7) County (2)
Notal Public		My Comm. Expires	Dec. 31, 2008
Chology Fublic	ar enace		
	METERS 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2008	3-0180840
· I			2008 08:00A 4 of 7

ACKNOWLEDGMENT

State of California County of <u>Riverside</u>)	
On <u>April 2, 2008</u>	before me, _	Beverly Isbell - Notary Public (insert name and title of the officer)
personally appeared Niche	olas Bozick	
who proved to me on the basis		The state of the s
his/her/their authorized capacity person(s), or the entity upon bel	ent and acknowle (ies), and that by half of which the	ledged to me that he/she/they executed the same in y his/her/their signature(s) on the instrument the person(s) acted, executed the instrument. The laws of the State of California that the foregoing

EXHIBIT A COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10 MAP NO. 219 (NOTICE OF NON-RENEWAL)

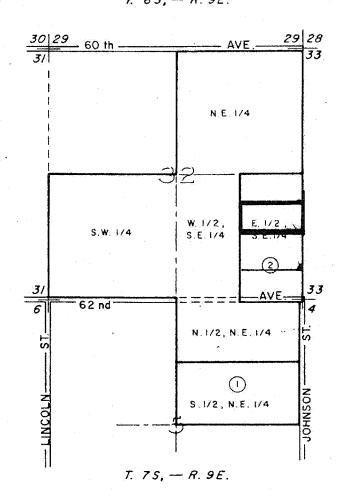
The following described Real Property of Riverside County, State of California, described as follows:

<u>Description:</u> The South half of the Northeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

Acres (net)	Owners
19.19	Nicholas & Stephanie Bozick
40.40	

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219 T. 65, - R. 9E.



ANNEXATIONS

AMENDMENT NO.1 JAN. 11, 1972 MAP NO. 151

AMENDMENT NO 2 FEB. 1, 1972 MAP NO. 219

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





RIVERSIDE

COUNTY

PLANNING

COMMISSION



PLÈASE COMPLETE THIS INFORMATION

'ECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

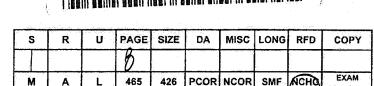
RETURN TO:

STOP #1010

Clerk of the Board

(CAC Bldg. - 1st Floor)

DOC # 2008-0180841
04/11/2008 08:00A Fee:NC
Page 1 of 8
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor, County Clerk & Recorder



NOTICE OF NON-RENEWAL
AGRICULTURAL PRESERVE (AGN149)
Client Submittal Date: February 14, 2008

(b) C 508

M

Coachella Valley Agricultural Preserve No. 10, Map No. 219
(OWNERS: Nicholas & Stephanie Bozick)

TLMA/PLANNING

EACH DOCUMENT TO W	HICH THIS CERTIFICATE IS
ATTACHED IS CERTIFIED	TO BE A FULL, TRUE AND
CORRECT COPY OF THE	ORIGINAL ON FILE AND OF
RECORD IN MY OFFICE.	

Dated:_

Nancy Romero

Clerk to the Board of Supervisors County of Riverside, California

In The Themme

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

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) L

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. <u>AGN00149</u> FOR THE ENTIRE PROPERTY UNDER A LAND CONSERVATION CONTRACT

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 JANUARY 1, 1972 and recorded on FEBRUARY 29, 1972 as Instrument No. 26745 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. 10, Map No. 219, dated FEBRUARY 1, 1972.

(See attached Legal)

\ssessor's Parcel Number(s) of land affected	717-280-022	,	
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ORIGINAL OWNER(S)	CURRENT OWNER(S)
Mecca Ranch No. 6 (limited partnership)	(owner) see attached Signature (Title and Company if applicable)
Kag Financial Corporation (dba G.W. Management)	Nicholas Bozick
A California Corporation, General Partner	(owner) see attached Signature (Title and Company if applicable)
	Stephanie Bozick Print Name
	Signature (Title and Company if applicable)
TEST:	
NCY BOMERO, Clerk	Print Name
DEPUTY	Signature (Title and Company if applicable)
	Port Name

(All original and current owners must be listed)

Acknowledgement of Receipt Nancy Romero, Clerk of the Board

Deputy





PLEASE COMPLETE THIS INFORMATION RECORDING REQUESTED BY: CLERK OF THE BOARD DEPARTMENT (CAC - 1st Floor) AND WHEN RECORDED MAIL TO: r RETURN TO: STOP#1010 Clerk of the Board (CAC Bidg, - 1st Floor) THIS SPACE FOR RECORDERS USE ONLY NOTICE OF NONRENEWAL 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 as Instrument No. 26745 in the Office of ____ and recorded on ___02/29/72 the County Recorder of Riverside County, California. The real property affected by this notice is located in the ___Agricultural Preserve No. _____, Map No. _____. Dated: (See attached Legal) Assessor's Parcel Number(s) of land affected: 717-280-022-8 ORIGINAL OWNER(S) William & Deborah Hall (Mecca Ranch #6) <u>Stephanie A</u> Signature (Title and Company if applicable) 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: Date: _

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



Deputy

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)		
COUNTY OF RIVERSIDE)		
On MARCH 3) 1200 before me, NAYAM	VP. CHELANI (Name and title of officer	7_NOTARY F (e.g. "James Doe, Notary Publi	PUBLIC.
personally appeared STEPHANIE	A - BOZICK		who
proved to me on the basis of satisfactory evide) of signer(s)) n(s) whose name(s) i	s/are subscribed to the
within instrument and acknowledged to me	that he/she/they exe	ecuted the same in J	pis/her/their authorized
capacity(ies), and that by his/her/their signatur	re(s) on the instrume	nt the person(s), or th	ne entity upon behalf of
which the person(s) acted, executed the instrum	ment.		
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)	R	AN P. GHELANI AM. # 1539950 Public - California verside County Expires Dec. 31, 2008
Notary Poblic			

2008-0180841 04/11/2008 08:00A 4 of 8

ACKNOWLEDGMENT

State of California County of <u>Riverside</u>						
On <u>April 2, 2008</u>	before me, _		<u>Isbell –</u> ame and title			************* ***********************
personally appeared Nic	holas Bozick					
subscribed to the within instrum	nent and acknowle	eagea to me	that ne/she/	rtney exe	cuted the	same ir
his/her/their authorized capacit person(s), or the entity upon be I certify under PENALTY.OF PI paragraph is true and correct.	y(ies), and that by shalf of which the p	his/her/thei person(s) ac	ted, execute	ed the ins	trument.	
person(s), or the entity upon be l certify under PENALTY.OF PI	y(les), and that by shalf of which the p ERJURY under the	his/her/thei person(s) ac	ted, execute	ed the insulifornia the	trument.	regoing L 20164 Wornia

EXHIBIT A COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 10 MAP NO. 219 (NOTICE OF NON-RENEWAL)

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

<u>Description:</u> The North half of the Northeast quarter of the Southeast quarter of Section 32, Township 6 South, Range 9 East, San Bernardino Base & Meridian.

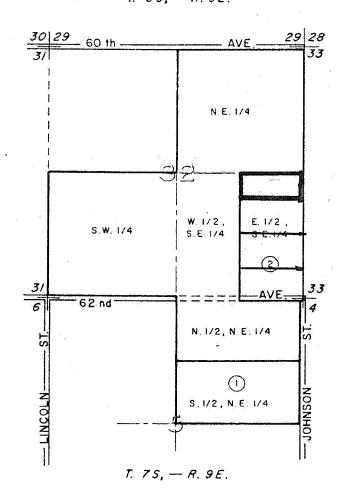
Assessor Parcel No.	Acres (net)	Owners
717-280-022	20.27	Nicholas & Stephanie Bozick
TOTAL	20.27	

2008-0180941 04/11/2008 08:00A 7 of 8

MAP NO 121 COACHELLA VALLEY AGRICULTURAL PRESERVE NO 10

AMENDED BY MAP NO. 151, 219

7. 65, - R. 9E.

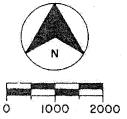


ANNEXATIONS

AMENDMENT NO.1 JAN 11, 1972 MAP NO. 151

AMENDMENT NO. 2 FEB. 1, 1972 MAP NO. 219

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



RIVERSIDE

COUNTY

PLANNING

COMMISSION



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

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

http://riverside.asrelkrec.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):

map NO. 121 -

5. E. 1/4

(2)

Date:

e:

Signature:

4-10-08

Same Teblemme

Print Name:

JAND, JCHLEMMER

ACR 601P-AS4RE0 (Rev. 01/2005)



2008-0180841 04/11/2008 08:00A