

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



ITEM: 21.3
(ID # 13268)

MEETING DATE:

Tuesday, August 25, 2020

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING OF AGRICULTURAL PRESERVE NO. 180004, ADOPTION OF RESOLUTION NO. 2020-023, AND APPROVAL OF THE ASSOCIATED LAND CONSERVATION CONTRACT - CEQA EXEMPT SECTION 15317 - Applicant: Gless Ranch Inc. - Engineer/Representative: Gless Ranch Inc. - Fourth Supervisorial District - Lower Coachella Valley District - Eastern Coachella Valley Area Plan - Agriculture: Agriculture (AG: AG) - Location: North of 69th Avenue, east of Grant Street, south of 68th Avenue, and west of Hayes Street - 71.99 acres - Zoning: Heavy Agriculture 20-Acre Minimum (A-2-20) - REQUEST: Enlarge the Coachella Valley Agricultural Preserve No. 17, Map No. 131, as amended by Map No. 778 by 71.99 acres and enter into a Land Conservation Contract. APNs: 729-060-012 and 729-060-013. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15317 (Open Space Contracts or Easements), based on the findings and conclusions incorporated in the staff report and Resolution No. 2020-023;
2. **APPROVE** AGRICULTURAL PRESERVE CASE NO. 180004, a proposal as depicted on Map No. 180004 to enlarge the Coachella Valley Agricultural Preserve No. 17, Map No. 131, as amended by Map No. 778, based upon the findings and conclusions provided in the Comprehensive Agricultural Preserve Technical Advisory Report, and the findings and conclusion in the staff report and Resolution No. 2020-023;

ACTION: Policy


Charles Ledwith, Assistant TLMA Director

8/13/2020

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.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: August 25, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By 
Deputy

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

3. **ADOPT RESOLUTION NO. 2020-023** to enlarging the Coachella Valley Agricultural Preserve No. 17, Map No. 131, as amended by Map No. 778 as shown on Map No. 180004;
4. **APPROVE and AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached Land Conservation Contract with Gless Family Trust for the real property located within Coachella Valley Agricultural Preserve No. 17, Map No. 131, as amended by Map No. 778, as shown on Map No. 180004; and
5. **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.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project, Agricultural Preserve Case No. 180004 (APE180004), is a request by the property owner's representative, Gless Family Trust, to enlarge Coachella Valley Agricultural Preserve No. 17, Map No. 131, as amended by Map No. 778 and to enter into a Land Conservation Contract pursuant to the Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et. seq.). The subject property is approximately 72 acres and is adjacent to the existing Coachella Valley Agricultural Preserve No. 17. On September 11, 2019, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to enlarge Coachella Valley Agricultural Preserve No. 17, Map No. 778 and recommended approval of the proposed enlargement.

The Coachella Valley Agricultural Preserve No. 17 was established on February 16, 1971 with approval of Map No. 131 and consisted of approximately 202 acres. The property owners of the lands within the Agricultural Preserve entered into several Land Conservation Contracts with the County of Riverside. The contracts were recorded on February 26, 1971 as Instrument Nos. 19295, 19309, 19310, and 19311 with an effective date of January 1, 1971. The preserve was later enlarged by 40 acres to 242 acres with the adoption of Map No. 778 on December 17, 1996. The property owner of land within Map No. 778 expansion area also entered into a Land Conservation Contract with the County of Riverside which

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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was recorded on December 31, 1996 as Instrument No. 491507 that took into effect on January 1, 1997. All of the mentioned Land Conservation Contracts are currently active. While Resolution No. 84-526 Section 209 requires tentative approvals where the property owners have not signed in the Land Conservation Contracts, in this case the property owner in this case has already signed the Land Conservation Contract, and therefore final action on the enlargement is appropriate.

Approval of the Project will increase the total acres within the Coachella Agricultural Preserve No. 17 to 314 acres.

General Plan and Zoning Classification Consistency

The Project site's General Plan Land Use designation is Agriculture: Agriculture (AG) and zoning classification is Heavy Agriculture, 20-acre minimum (A-2-20). The proposed project is consistent with its designation and zoning classification because the expansion of the Preserve and establishment of the Land Conservation Contract will further conserve productive agricultural lands within the Eastern Coachella Valley Area Plan. The property is considered Prime Farmland and is currently used to farm Citrus crops. The General Plan Agricultural Foundation Component and Land Use Designation provides policies to ensure that agricultural lands remain economically viable and that conflicts between agricultural and urban/suburban uses are minimized. The expansion of the Preserve and the establishment of the Land Conservation Contract meets the intent of the AG land use designation. The AG land use designation and the A-2 Zoning Classifications are considered consistent. The A-2 zone permits orchards as a use and both parcels that are included in the expansion area are above the 20 minimum lot requirement.

Environmental Analysis

CEQA Article 19 Categorical Exemption, Section 15317 provides an exemption from the CEQA process for "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". Therefore, in accordance to Section 15317, the Project is exempt from the CEQA process.

Impact on Residents and Businesses

The impacts of this project is a proposal to expand an existing Agricultural Preserve and establish a Land Conservation Contract on properties that are currently utilized for agricultural purposes. There are no impacts to surrounding residents and businesses.

ATTACHMENT:

- A. RESOLUTION NO. 2020-023 FOR AGRICULTURAL CASE NO. 180004**
- B. LAND CONSERVATION CONTRACT**
- C. PETITION FOR ENLARGEMENT OF AN AGRICULTURAL PRESERVE**

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

D. COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY
COMMITTEE REPORT



Jason Farin, Principal Management Analyst 8/18/2020



Gregory V. Priamos, Director County Counsel 8/13/2020

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

2020-0413511

09/02/2020 03:29 PM Fee: \$ 0.00

Page 1 of 3

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



1628

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Gless Family Trust

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. 17, Map No. 180004.
2. This contract shall take effect on January 1, 2020, 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, 2020

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY [Signature]
Chairman, Board of Supervisors

By [Signature]
(Seal) Deputy

OWNER(S) SIGNATURE AND ADDRESS

Owner: [Signature]
Owner: [Signature]
Owner: _____
Owner: _____
Mailing Address: 1441 Ravenswood Ln Riverside CA 92506

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 March 13, 2020 before me, Chase Casey, notary public,
(Date) (Name and Title of officer)
personally appeared John J. Giles and Janet A. Giles,
(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



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 FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date:

8.25.2020

Signature:

Priscilla Rasso

Print Name: Priscilla Rasso, Board Assistant

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, 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

2020-0413512

09/02/2020 03:29 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records
County of Riverside

Peter Aldana
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDERS USE ONLY

1628

RESOLUTION NO. 2020-023

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 180004 AND ENLARGING THE
COACHELLA VALLEY AGRICULTURE PRESERVE NO. 17**

(TLMA-Planning Department ~ Item 21.3 of 08/25/2020)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

2
3 **RESOLUTION NO. 2020-023**

4 **APPROVING AGRICULTURAL PRESERVE CASE NO. 180004**

5 **AND ENLARGING THE COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 17**

6
7 **WHEREAS**, Coachella Valley Agricultural Preserve No. 17, Map No. 131 was established on
8 February 16, 1971; and,

9 **WHEREAS**, Gless Family Trust ("Property Owner") owns 71.99 acres commonly known as
10 Assessor's Parcel Nos 729-060-012 and 729-060-013 ("Property"); which are located adjacent to the
11 Coachella Valley Agricultural Preserve No. 17; 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 Coachella Valley
14 Agricultural Preserve No. 17 and submitted a Petition for Enlargement of an Agricultural Preserve on
15 October 26, 2018; and,


16 **WHEREAS**, the Property Owner has signed the Land Conservation Contract, and, once the
17 Property is added to the Coachella Valley Agricultural Preserve No. 17 the Land Conservation Contract
18 will be recorded and go into effect pursuant to the Williamson Act (California Land Conservation Act of
19 1965, Government Code, § 51200 et seq.); and,

20 **WHEREAS**, Agricultural Preserve Case No. 180004 will add property to the Coachella Valley
21 Agricultural Preserve No. 17 as shown on the attached map titled "MAP No. 131 COACHELLA
22 VALLEY AGRICULTURAL PRESERVE NO. 17, AMENDED BY MAP NO. 778, 180004"; and,

23 **WHEREAS**, Agricultural Preserve Case No. 180004 is exempt from the California
24 Environmental Quality Act pursuant to State CEQA Guidelines section 15317 (Open Space Contracts or
25 Easements); and,

26 **WHEREAS**, Agricultural Preserve Case No. 180004 was heard at the public hearing held by the
27 Board of Supervisors on August 25, 2020; and,

28 **WHEREAS**, in accordance with Ordinance No. 348 and Resolution No. 84-526, Rules and

FORM APPROVED COUNTY COUNSEL
BY:  8/24/20
DATE
AARON C. GETTIS

1 Regulations Governing Agricultural Preserves, the August 25, 2020 public hearing for Agricultural
2 Preserve Case No. 180004, was noticed on August 10, 2020, 14 days prior to the public hearing held by
3 the Riverside County Board of Supervisors; and,

4 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
5 of the County of Riverside, State of California, in regular session assembled on August 25, 2020 based
6 on the evidence presented on this matter, both written and oral, that:

- 7 1. The above recitals are true and correct and incorporated herein by this reference.
- 8 2. The current General Plan Foundation Component and Land Use Designation for the
9 Property is Agriculture: Agriculture, which is compatible with agricultural preserves
10 because development patterns permitted within this Land Use Designation complement
11 the activities of an agricultural preserve.
- 12 3. The zoning classification applicable to the Property is Heavy Agriculture (A-2-20). This
13 zoning classification is compatible with agricultural preserves because uses permitted
14 within that zoning classification complement the activities of an agricultural preserve.
- 15 4. Agricultural Preserve Case No. 180004 is consistent with the County's General Plan
16 because participation in a Land Conservation Contract will protect farmland and
17 agricultural resources consistent with the Eastern Coachella Valley Area Plan.
- 18 5. The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC")
19 reviewed Agricultural Preserve Case No. 180004 on September 11, 2019, and found it
20 acceptable.
- 21 6. CAPTAC made the following findings for Agricultural Preserve Case No. 180004:
 - 22 a. There is no existence of any historic value to the lands to be included in
23 the Coachella Valley Agricultural Preserve No. 17.
 - 24 b. There is no existence of any scenic value to the lands to be included in the
25 Coachella Valley Agricultural Preserve No. 17.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Coachella Valley
27 Agricultural Preserve No. 17, Map No. 131, is enlarged as shown on the attached map titled, "MAP No.
28 131 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 17, AMENDED BY MAP NO. 778,

1 180004" and legally described by the boundary description on Exhibit A, attached hereto and made a part
2 hereof, and shown on the map on Exhibit B, attached hereto and made a part hereof, said map and
3 description both being on file in the office of the Clerk of this Board.

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

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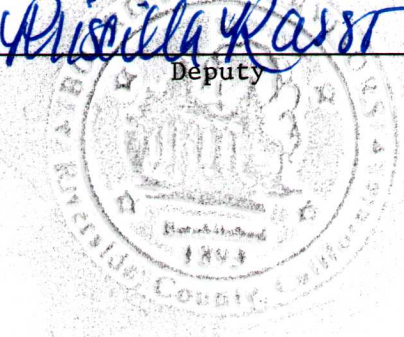
10 ROLL CALL:

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

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

16 Kecia R. Harper, Clerk of said Board

17 By Priscilla Raso
18 Deputy



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EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 17
MAP NO. 180004

Real Property in the Unincorporated Area of the County of Riverside, State of California,

Description

PARCEL 1:

LOTS 5, 6, 7, AND 8 OF BLOCK "A" OF FLOWING WELLS RANCH, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 45 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL 2:

LOTS 1, 2, 3 AND 4 IN BLOCK "A", OF FLOWING WELLS RANCH, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 45 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA)

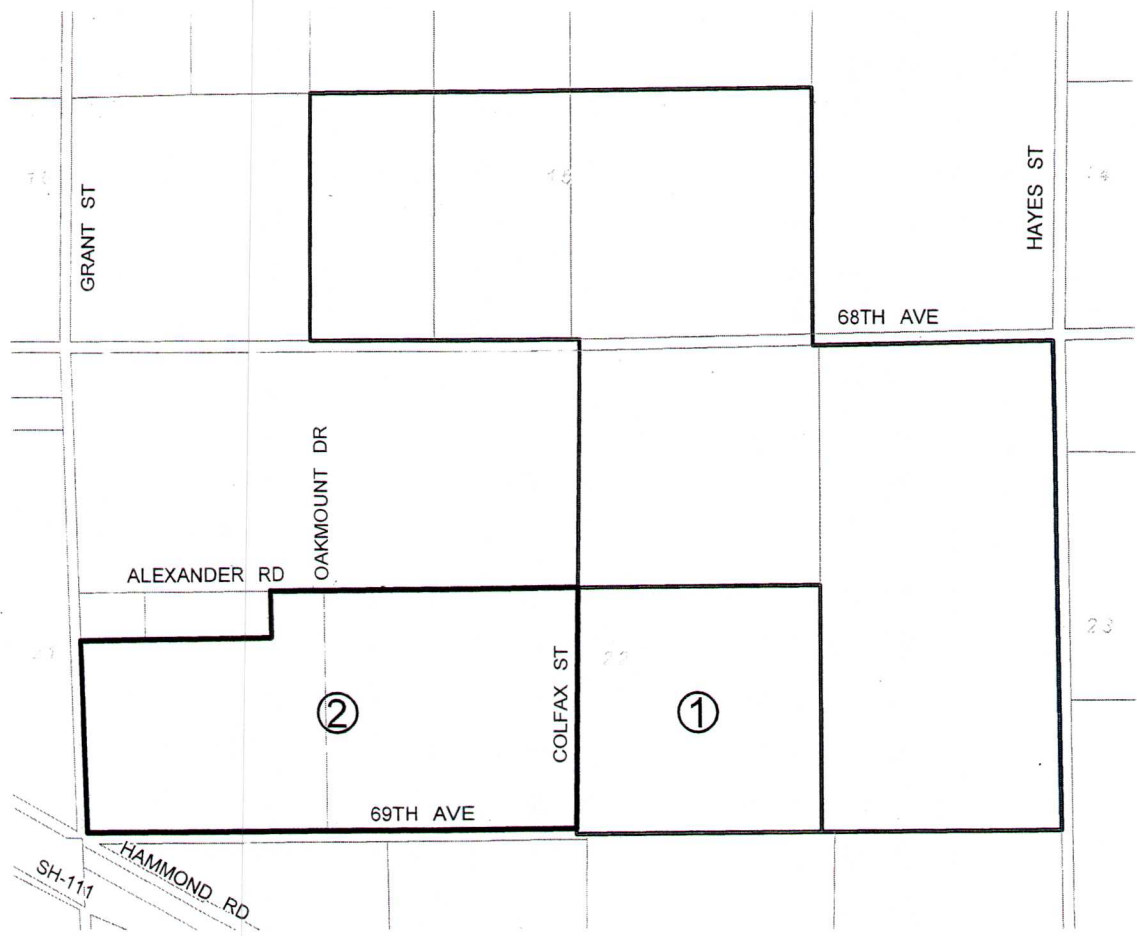
EXCEPTING THERE FROM THE WEST 1,054.89 FEET OF THE NORTH FEET 255.00 THEREOF.

Assessor Parcel No.	Acres (net)	Owner
729-060-012 and 729-060-013	71.99	Gless Ranch Inc.

MAP NO. 131 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 17

AMENDED BY MAP NO. 778, 180004

SEC 15 & 24, T. 7 S., R 9 E,



AMENDMENTS:
 NO. 1, (ENLARGEMENT), DECEMBER 17, 1996, MAP NO. 778
 NO. 2, (ENLARGEMENT), AUGUST 25, 2020, MAP NO. 180004



ADOPTED ON FEBRUARY 16, 1971
 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

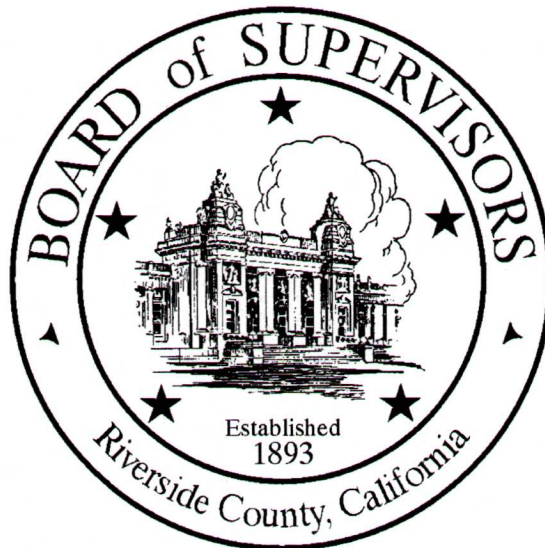
www.riversideacr.com

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CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 8/25/2020

Signature: Priscilla Rasso

Print Name: Priscilla Rasso, Board Assistant

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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RIVERSIDE CO. CLERK OF THE BOARD
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28 **WHEREAS**, in accordance with Ordinance No. 348 and Resolution No. 84-526, Rules and

FORM APPROVED COUNTY COUNSEL
BY: AARON C. GETTIS 8/24/20 DATE

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 - 22 a. There is no existence of any historic value to the lands to be included in
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28 131 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 17, AMENDED BY MAP NO. 778,

1 180004” and legally described by the boundary description on Exhibit A, attached hereto and made a part
2 hereof, and shown on the map on Exhibit B, attached hereto and made a part hereof, said map and
3 description both being on file in the office of the Clerk of this Board.

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

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ROLL CALL:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
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 Priscilla Rasst
Deputy

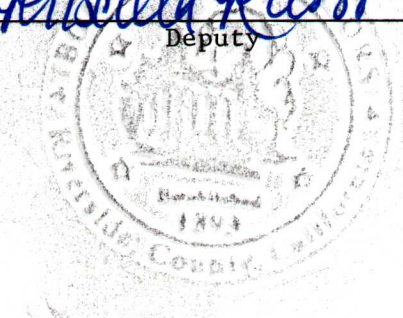


EXHIBIT A
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MAP NO. 180004

Real Property in the Unincorporated Area of the County of Riverside, State of California,

Description

PARCEL 1:

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PARCEL 2:

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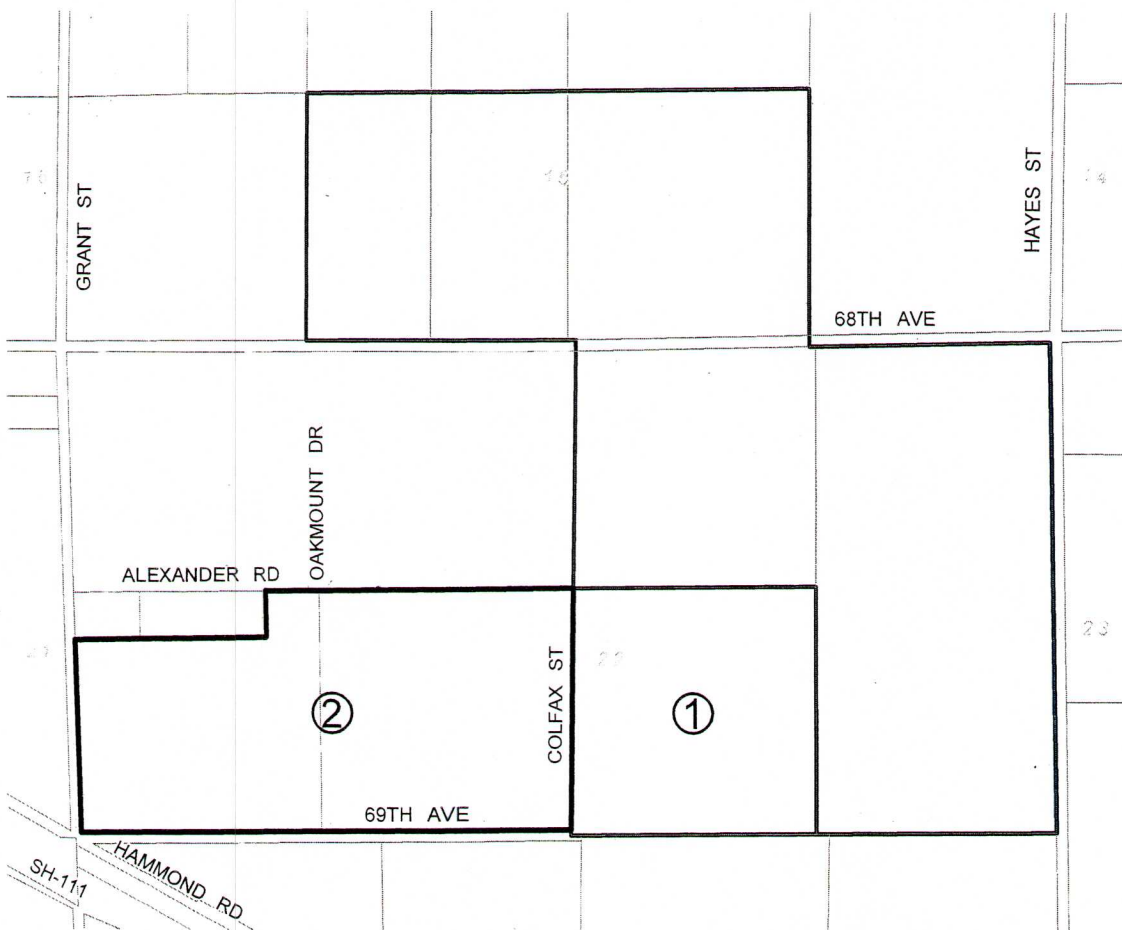
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Assessor Parcel No.	Acres (net)	Owner
729-060-012 and 729-060-013	71.99	Gless Ranch Inc.

MAP NO. 131 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 17

AMENDED BY MAP NO. 778, 180004

SEC 15 & 24, T. 7 S., R 9 E,



AMENDMENTS:
 NO. 1, (ENLARGEMENT), DECEMBER 17, 1996, MAP NO. 778
 NO. 2, (ENLARGEMENT), AUGUST 25, 2020, MAP NO. 180004



ADOPTED ON FEBRUARY 16, 1971
 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

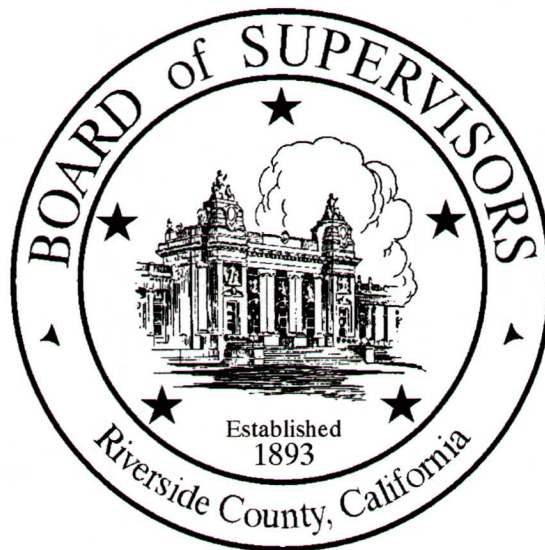
www.riversideacr.com

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 FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date:

8/25/2020

Signature:

Priscilla Rasso

Print Name: Priscilla Rasso, Board Assistant

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER, 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

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2020-023

Title of Document

**APPROVING AGRICULTURAL PRESERVE CASE NO. 180004 AND ENLARGING THE
COACHELLA VALLEY AGRICULTURE PRESERVE NO. 17**

(TLMA-Planning Department ~ Item 21.3 of 08/25/2020)

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

8/26/20
Date

RR
Initial

2
3 **RESOLUTION NO. 2020-023**

4 **APPROVING AGRICULTURAL PRESERVE CASE NO. 180004**

5 **AND ENLARGING THE COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 17**

6
7 **WHEREAS**, Coachella Valley Agricultural Preserve No. 17, Map No. 131 was established on
8 February 16, 1971; and,

9 **WHEREAS**, Gless Family Trust ("Property Owner") owns 71.99 acres commonly known as
10 Assessor's Parcel Nos 729-060-012 and 729-060-013 ("Property"); which are located adjacent to the
11 Coachella Valley Agricultural Preserve No. 17; 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 Coachella Valley
14 Agricultural Preserve No. 17 and submitted a Petition for Enlargement of an Agricultural Preserve on
15 October 26, 2018; and,

16 **WHEREAS**, the Property Owner has signed the Land Conservation Contract, and, once the
17 Property is added to the Coachella Valley Agricultural Preserve No. 17 the Land Conservation Contract
18 will be recorded and go into effect pursuant to the Williamson Act (California Land Conservation Act of
19 1965, Government Code, § 51200 et seq.); and,

20 **WHEREAS**, Agricultural Preserve Case No. 180004 will add property to the Coachella Valley
21 Agricultural Preserve No. 17 as shown on the attached map titled "MAP No. 131 COACHELLA
22 VALLEY AGRICULTURAL PRESERVE NO. 17, AMENDED BY MAP NO. 778, 180004"; and,

23 **WHEREAS**, Agricultural Preserve Case No. 180004 is exempt from the California
24 Environmental Quality Act pursuant to State CEQA Guidelines section 15317 (Open Space Contracts or
25 Easements); and,

26 **WHEREAS**, Agricultural Preserve Case No. 180004 was heard at the public hearing held by the
27 Board of Supervisors on August 25, 2020; and,

28 **WHEREAS**, in accordance with Ordinance No. 348 and Resolution No. 84-526, Rules and

FORM APPROVED COUNTY COUNSEL
BY:  8/24/20
DATE
AARON C. GETTIS

1 Regulations Governing Agricultural Preserves, the August 25, 2020 public hearing for Agricultural
2 Preserve Case No. 180004, was noticed on August 10, 2020, 14 days prior to the public hearing held by
3 the Riverside County Board of Supervisors; and,

4 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of Supervisors
5 of the County of Riverside, State of California, in regular session assembled on August 25, 2020 based
6 on the evidence presented on this matter, both written and oral, that:

- 7 1. The above recitals are true and correct and incorporated herein by this reference.
- 8 2. The current General Plan Foundation Component and Land Use Designation for the
9 Property is Agriculture: Agriculture, which is compatible with agricultural preserves
10 because development patterns permitted within this Land Use Designation complement
11 the activities of an agricultural preserve.
- 12 3. The zoning classification applicable to the Property is Heavy Agriculture (A-2-20). This
13 zoning classification is compatible with agricultural preserves because uses permitted
14 within that zoning classification complement the activities of an agricultural preserve.
- 15 4. Agricultural Preserve Case No. 180004 is consistent with the County's General Plan
16 because participation in a Land Conservation Contract will protect farmland and
17 agricultural resources consistent with the Eastern Coachella Valley Area Plan.
- 18 5. The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC")
19 reviewed Agricultural Preserve Case No. 180004 on September 11, 2019, and found it
20 acceptable.
- 21 6. CAPTAC made the following findings for Agricultural Preserve Case No. 180004:
 - 22 a. There is no existence of any historic value to the lands to be included in
23 the Coachella Valley Agricultural Preserve No. 17.
 - 24 b. There is no existence of any scenic value to the lands to be included in the
25 Coachella Valley Agricultural Preserve No. 17.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Coachella Valley
27 Agricultural Preserve No. 17, Map No. 131, is enlarged as shown on the attached map titled, "MAP No.
28 131 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 17, AMENDED BY MAP NO. 778,

1 180004" and legally described by the boundary description on Exhibit A, attached hereto and made a part
2 hereof, and shown on the map on Exhibit B, attached hereto and made a part hereof, said map and
3 description both being on file in the office of the Clerk of this Board.

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

8
9

10 ROLL CALL:

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

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

16 Kecia R. Harper, Clerk of said Board
17 By *Disella Raso*
18 Deputy

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EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 17
MAP NO. 180004

Real Property in the Unincorporated Area of the County of Riverside, State of California,

Description

PARCEL 1:

LOTS 5, 6, 7, AND 8 OF BLOCK "A" OF FLOWING WELLS RANCH, AS SHOWN BY MAP ON FILE IN BOOK 6 PAGE 45 OF MAPS, RECORDS OF RIVERSIDE COUNTY.

PARCEL 2:

LOTS 1, 2, 3 AND 4 IN BLOCK "A", OF FLOWING WELLS RANCH, AS SHOWN BY MAP ON FILE IN BOOK 6, PAGE 45 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CA)

EXCEPTING THERE FROM THE WEST 1,054.89 FEET OF THE NORTH FEET 255.00 THEREOF.

Assessor Parcel No.	Acres (net)	Owner
729-060-012 and 729-060-013	71.99	Gless Ranch Inc.

MAP NO. 131 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 17

AMENDED BY MAP NO. 778, 180004

SEC 15 & 24, T. 7 S., R 9 E.



AMENDMENTS:
 NO. 1, (ENLARGEMENT), DECEMBER 17, 1996, MAP NO. 778
 NO. 2, (ENLARGEMENT), AUGUST 25, 2020, MAP NO. 180004



ADOPTED ON FEBRUARY 16, 1971
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.

COUNTY OF RIVERSIDE

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

2020-0413511

09/02/2020 03:29 PM Fee: \$ 0.00

Page 1 of 3

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



1628

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Gless Family Trust

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. 17, Map No. 180004
2. This contract shall take effect on January 1, 2020, 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, 2020

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY [Signature]
Chairman, Board of Supervisors

By [Signature]
(Seal) Deputy

OWNER(S) SIGNATURE AND ADDRESS

Owner: [Signature]
Owner: [Signature]
Owner: _____
Owner: _____
Mailing Address: 1441 Ravenswood Ln Riverside CA 92506

NOTARY ACKNOWLEDGMENT

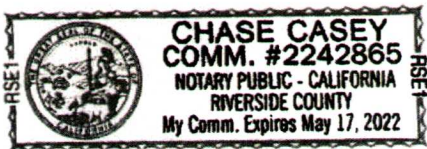
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Riverside)
On March 13, 2020 before me, Chase Casey, notary public,
(Date) (Name and Title of officer)
personally appeared John J. Gless and Janet A. Gless,
(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



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 FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date:

8.25.2020

Signature:

Priscilla Rasso

Print Name: Priscilla Rasso, Board Assistant

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

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Gless Family Trust

herein called "Owner," mutually agree:

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

8/26/20 [Signature]
Date Initial

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. 17, Map No. 180004
2. This contract shall take effect on January 1, 2020, 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, 2020

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY [Signature]
Chairman, Board of Supervisors

By [Signature]
(Seal) Deputy

OWNER(S) SIGNATURE AND ADDRESS

Owner: [Signature]
Owner: [Signature]
Owner: _____
Owner: _____
Mailing Address: 1441 Ravenswood Ln Riverside CA 92506

NOTARY ACKNOWLEDGMENT

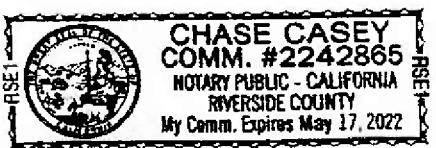
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Riverside)
On March 13, 2020 before me, Chase Casey, notary public
(Date) (Name and Title of officer)
personally appeared John J. Gless and Janet A. Gless
(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



APE 180004



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

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: Steve Weiss DATE: 10-25-18

Property Owner Name: GLESS FAMILY TRUST

Contact Person: JASON GLESS, Esq. E-Mail: jason@glessranch.com

Mailing Address: 18541 VAN BUREN BLVD.

RIVERSIDE CA 92508 (951) 515-4769
City State ZIP

- 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.)
- 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.
- Name and address of the mortgage holder for this property: N/A
- Give the general location of the petitioner's property: North of 69th, South of 68th, East of Alexander, West of Coel Fox

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

"Planning Our Future... Preserving Our Past"

PETITION FOR ESTABLISHMENT OR ENLARGEMENT OF AN AGRICULTURAL PRESERVE

5. Attach a complete legal description of the petitioner's property as shown in a deed or a title insurance policy.
6. Provide the following information from your property tax bills:

Assessor's Parcel Number(s)	Acreage
729060006-8	40
729060012-3	39.09 *
729060013-4	32.09

Attach additional Assessor's Parcel Number(s) on a separate sheet of paper if necessary.

7. Select one or more of the categories that describe the current agricultural use of your property. (If any land is fallow this year, please indicate the most recent agricultural uses.)

COMMERCIAL USES	ACREAGE	COMMERCIAL USES	ACREAGE
<input type="checkbox"/> Alfalfa	_____	<input type="checkbox"/> Grapes (varietal)	_____
<input type="checkbox"/> Avocados	_____	<input type="checkbox"/> Hay, Oats	_____
<input type="checkbox"/> Beets, Sugar	_____	<input type="checkbox"/> Hogs	_____
<input type="checkbox"/> Cabbage	_____	<input checked="" type="checkbox"/> Lemons	91.18
<input type="checkbox"/> Carrots	_____	<input type="checkbox"/> Lettuce	_____
<input type="checkbox"/> Cattle (open range)	_____	<input type="checkbox"/> Melons, Cantaloupe	_____
<input type="checkbox"/> Cattle (irrigated. pasture)	_____	<input type="checkbox"/> Nursery stock	_____
<input type="checkbox"/> Cattle (feed lot)	_____	<input type="checkbox"/> Onions	_____
<input type="checkbox"/> Cereal grains	_____	<input type="checkbox"/> Oranges	_____
<input type="checkbox"/> Corn (ensilage)	_____	<input type="checkbox"/> Potatoes	_____
<input type="checkbox"/> Corn (sweet)	_____	<input type="checkbox"/> Poultry	_____
<input type="checkbox"/> Cotton	_____	<input type="checkbox"/> Squash	_____
<input type="checkbox"/> Dairy	_____	<input type="checkbox"/> Sudan	_____
<input type="checkbox"/> Dates	_____	<input type="checkbox"/> Tangerines	_____
<input type="checkbox"/> Eggplant	_____	<input type="checkbox"/> Tomatoes	_____
<input checked="" type="checkbox"/> Grapefruit	20	<input type="checkbox"/> Watermelons	_____
<input type="checkbox"/> Grapes (table)	_____	<input type="checkbox"/> Other	_____

8. Do you lease or rent this property to someone else? Yes No

(If yes, answer below)

How many acres are leased or rented? _____

PETITION FOR ESTABLISHMENT OR ENLARGEMENT OF AN AGRICULTURAL PRESERVE

For what immediate use? _____

When will the lease expire? _____

Amount of cash lease or rent? _____

Percentage crop-share lease or rent? _____

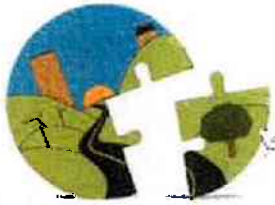
Please explain if you participate in any operational expenses: _____

9. Are there any pending land-use or land-division actions (i.e., Change of Zone, Conditional Use Permit, Parcel Map, Tract Map, etc.), or do you intend to initiate any such actions involving any portions of this property during the next 12 months? (If yes, please provide details.)

No. _____

10. Attach a copy of a Soil Conservation Plan prepared by the Soil Conservation Service or written authorization for the Soil Conservation Service to release this information to the Assessor.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0087a AP Petition for Establishment-Enlargement.docx
Created: 07/08/2015 Revised: 05/18/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR ENTRY INTO A LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE

Please complete and submit with the three (3) completed and notarized Land Conservation Contracts.

I, the sole owner) (We, the owners) of the land described in the attached legal description (Exhibit A) hereby apply to enter into a Land Conservation Contract pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.)

Please address all correspondence to:

Applicant Name: GLESS FAMILY TRUST

Contact Person: JASON GLESS, ESQ. E-Mail: jasoneglessranch.com

Mailing Address: 18541 VAN BUREN BLVD.
Riverside CA 92508
City State ZIP

Daytime Phone No: (951) 515. 4769 Fax No: ()

The land described in the attached Exhibit A (is) (is not) presently devoted to an agricultural use. If devoted to an agricultural use, that use is:

Lemons & Grapefruit

SIGNATURES OF ALL OWNERS:

John J. GLESS, TRUSTEE
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

Janet A. GLESS TRUSTEE
PRINTED NAME OF PROPERTY OWNER(S)

[Signature]
SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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 ENTRY INTO A LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

A separate Application for Entry into a Land Conservation Contract for an Agricultural Preserve, and a separate Land Conservation Contract 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.) This application must be signed by all owners of the property. A General Partner may sign on behalf of a partnership; a corporate officer may sign on behalf of a corporation.

Please return this application to the Planning Department with the three (3) notarized contracts and with the appropriate filing fee as specified in the Planning Department's current fee schedule. A recording fee, if any, will be paid later. The Riverside County Board of Supervisors has directed that the contracts from property owners desiring to enter agricultural preserves shall be filed with the Planning Department within ninety (90) days of the approval of entry into an agricultural preserve. However, these contracts may be submitted in conjunction with the application for entry into an agricultural preserve.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\AP Entry Into Land Conservation Contract.docx
Created: 07/08/2015 Revised: 07/30/2018

**Agricultural Preserve
Enlargement No.
180004**

**AGRICULTURAL PRESERVE ESTABLISHMENT/ENLARGEMENT
TECHNICAL ADVISORY COMMITTEE REPORT**

Applicant's Name: Gless Family Trust Supv. Dist.: 4
Applicant's Address: 18541 Van Buren Blvd., Riverside CA 92508 CAPTAC Date: 10.26.18

1. **Planning Department**

- A. Type of Application: _____ Establish x Enlarge (AG No. 180005)
- B. Acreage: 71.99 acres
- C. Cities within 1 mile: Not within 1 mile of a city
- D. Existing Zoning: Controlled Development Areas (W-2)
- E. Existing Land Use: Agriculture: Lemon and Grapefruit (71.99 ac)
- F. General Plan Land Use: Agriculture: Agriculture (AG) and Indian Lands
- G. General Location: North of 69th Ave, South of Alexander Road,
East of Colfax Street, and West of Grant Street.
- H. Site APN or Leg. Desc. APNs: 729-060-012, and 729-060-013 ("Subject Site")

2. **Agricultural Commissioner**

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):

- B. Number and type of livestock: 0

3. **Cooperative Extension**

- A. Suitable commercial agricultural uses: Yes
- B. Availability of irrigation water: Yes
- C. Nuisance effects: None

4. Natural Resource Conservation Service

A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)

B. Comparison of soil acreage (estimated):

C. Has a Soils Conservation Plan been prepared for this property? yes

D. Soils problems:

5. Assessor

A. Last annual assessed valuation: _____

B. Estimated annual assessed valuation: _____

C. Estimated differential: _____

D. Penalty fee (if applicable): _____

E. Assessor's parcel numbers, acreage and owner's names:

6. County Counsel

7. Committee recommendation on application: X Approval Denial

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed enlargement of an agricultural preserve and request to enter into a land conservation contract ("Request") for the Subject Site. The purpose of this evaluation is to determine if the proposed Request is consistent with the Land Conservation Act of 1965 ("Williamson Act") and Riverside County Resolution No. 84-526, "The Rules and Regulations Governing Agricultural Preserves in Riverside County" as amended ("Riverside County AG Preserve Rules and Regs").

Based on a complete evaluation of the Request, CAPTAC was able make the nine necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors **approve** the Request under Agricultural Preserve No. 180006. CAPTAC affirmed this determination with a {vote} to five vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules and Regs:

- I. **Present Zoning of lands proposed to be included in the preserve and surrounding land.**
The Subject Site is zoned Heavy Agriculture (A-2) 20 Arce Minimum. The property that abut its north, east, west and south boundary is farmland, to east, west and south.
- II. **Present land use of land proposed to be included in the preserve and surrounding properties.**
The Subject Site is used for agricultural purposes and uses (see above: 1.E). The surrounding land appears to be open space, and irrigated farmland, according to aerial imagery.
- III. **Whether or not the land proposed to be included in the preserve is presently employed in an agricultural use and, if so, the agricultural commodities grown thereon.**
According to the petition to enlarge an agricultural preserve submitted by the land owner with AG Preserve Enlargement No. 180005, the current agricultural uses of the Subject Site includes commercial crops harvesting for lemon trees. Therefore, the entire property will be used for agricultural purposes.
- IV. **The agricultural commodities that may be grown on the property proposed to be included in the preserve taking into consideration the said type, water availability and other conditions that may affect the growing of crops.**

- V. The current agricultural uses of the Subject Site includes commercial crops harvesting for lemon trees. The existing and proposed agricultural uses are listed above in Section 1.E. by commodities with existing and proposed area. CAPTAC has determine that irrigation water is available, and the site is suitable for commercial agricultural uses.
- VI. Whether or not the existing or proposed agricultural use of the land constitutes or could constitute a nuisance, public or private, to the surrounding lands.
Due to the rural nature of the area and the vast amounts of open space, the proposed agricultural use is not expected to create a public or private nuisance on surrounding lands.
- VII. The current assessed valuation and the estimated reduction in assessed valuation if the real property proposed to be included in the preserve enters into a land conservation contract.
TBD.
- VIII. A list of cities that are within one mile of the proposed boundaries of the preserve, and any comments expressed by such a city on the application.
No cities are within one mile of the proposed boundary of the preserve.
- IX. The existence of any historic or scenic value to the lands proposed to be included in the preserve.
No historic or scenic value to the Subject Site is known or found in this evaluation. However, the Eastern Coachella Valley Area Plan identifies Highway 111 as a County Eligible Scenic Highway, which is located approximately .03 miles from the Subject Site. The Subject Site is in proximity to the above highway, however there are already existing crops and the use would not be change the scenic value.
- X. The acreages of each land owner included in the application and total acreage.
Gless Family Trust: total acreage is 71.99.

PROOF OF PUBLICATION

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE COUNTY-BOARD OF SUP.
4080 LEMON ST

RIVERSIDE CA 92501

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non paniel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

08/12/2020

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly in the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I certify under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.. Executed on this 12th of August 2020 in Green Bay, WI, County of Brown.

Jana Kanitz
DECLARANT

*TLMA/Planning
Item 21.3 of
08/25/20*

Ad#:0004322977
P O :
This is not an invoice
of Affidavits: 1

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE CASE, ADOPTION OF RESOLUTION, AND APPROVAL OF THE ASSOCIATED LAND CONSERVATION CONTRACT IN THE LOWER COACHELLA VALLEY DISTRICT - EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

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The Planning Department recommends that the Board of Supervisors find that the project is exempt from the California Environmental Quality Act (CEQA), approve the Agricultural Preserve Case No. 180004, adopt Resolution No. 2020-023, approve and authorize the Chairman of the Board of Supervisors to execute the attached Land Conservation Contract with Gless Family Trust for the real property located within Coachella Valley Agricultural Preserve No. 17, as amended by Map No. 778, as shown on Map No. 180004, and 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.

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FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ROBERT FLORES, URBAN AND REGIONAL PLANNER IV, AT (951)-955-1195 OR EMAIL RFlores@RivCo.org

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92502-1147 or email cob@rivco.org

Dated: August 07, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Pub: 8/11/2020

2020 AUG 26 AM 10:08
FILED / BOARD OF SUPERVISORS

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE CASE, ADOPTION OF RESOLUTION, AND APPROVAL OF THE ASSOCIATED LAND CONSERVATION CONTRACT IN THE LOWER COACHELLA VALLEY DISTRICT - EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor,

Post Office Box 1147, Riverside, CA
92502-1147 or email cob@rivco.org

Dated: August 07, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanaw, Board
Assistant Pub: 8/11/2020

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
8/11/20	0011403647		PE Riverside	4 x 100 Li	520.00

Invoice text: NOH - APE180004, Resolution No. 2020-023

*TRMA/Planning
 Item 21.3 of 08/25/20*

Placed by: Hannah Lumanauw

Legal Advertising Memo Invoice

BALANCE DUE
520.00

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	08/11/2020	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

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08/11/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
520.00	0011403647	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 'PO BOX 1147'
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
 dba The Press-Enterprise
 PO Box 8012
 Willoughby, OH 44096-8012

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

**PROOF OF PUBLICATION
(2010, 2015.5 C.C.P)**

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

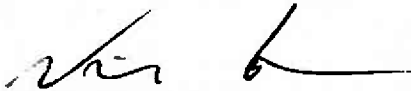
Ad Desc.: NOH - APE180004, Resolution No. 2020-023 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

08/11/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: August 11, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011403647-01

P.O. Number:

Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE CASE, ADOPTION OF RESOLUTION, AND APPROVAL OF THE ASSOCIATED LAND CONSERVATION CONTRACT IN THE LOWER COACHELLA VALLEY DISTRICT - EASTERN COACHELLA VALLEY AREA PLAN, FOURTH SUPERVISORIAL DISTRICT

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Dated: August 07, 2020 Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant
Press-Enterprise: 8/11



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 07, 2020

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

PH : (951) 368-9229
E-MAIL: legals@pe.com

RE: NOTICE OF PUBLIC HEARING: APE180004, Resolution No. 2020-023

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **One (1) time on Tuesday, August 11, 2020.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Hannah Lumanauw

Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD



OFFICE OF THE
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060 FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

August 07, 2020

THE DESERT SUN
ATTN: LEGALS
P.O. BOX 2734
PALM SPRINGS, CA 92263

E-MAIL: legals@thedesertsun.com
FAX: (760) 778-4731

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Board Assistant to:
KECIA R. HARPER, CLERK OF THE BOARD

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Dated: August 07, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant

CERTIFICATE OF POSTING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant to Kecia R. Harper, Clerk of the Board of Supervisors, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 11, 2020, I forwarded to Riverside County Clerk & Recorder's Office a copy of the following document:

NOTICE OF PUBLIC HEARING

APE180004, Resolution No. 2020-023

to be posted in the office of the County Clerk at 2724 Gateway Drive, Riverside, California 92507. Upon completion of posting, the County Clerk will provide the required certification of posting.

Board Agenda Date: August 25, 2020 @ 10:00 a.m.

SIGNATURE: Hannah Lumanauw DATE: August 11, 2020
Hannah Lumanauw

CERTIFICATE OF MAILING

(Original copy, duly executed, must be attached to
the original document at the time of filing)

I, Hannah Lumanauw, Board Assistant, for the County of Riverside, do hereby certify that I am not a party to the within action or proceeding; that on August 07, 2020, I mailed a copy of the following document:

NOTICE OF PUBLIC HEARING

APE180004, Resolution No. 2020-023

to the parties listed in the attached labels, by depositing said copy with postage thereon fully prepaid, in the United States Post Office, 3890 Orange St., Riverside, California, 92501.

Board Agenda Date: August 25, 2020 @ 10:00 a.m.

SIGNATURE: *Hannah Lumanauw* DATE: August 07, 2020
Hannah Lumanauw



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

DATE: August 6, 2020

TO: Clerk of the Board of Supervisors, attn. Hannah Lumanauw

FROM: Planning Department – Riverside

SUBJECT: APE180004

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

- | | |
|---|--|
| <input type="checkbox"/> Place on Administrative Action | <input checked="" type="checkbox"/> Set for Hearing (Legislative Action Required: CZ, GPA, SP, SPA)
August 25, 2020 |
| <input type="checkbox"/> Receive & File | |
| <input type="checkbox"/> EOT | |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> CEQA Exempt (14-day notice requirement for case) |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input checked="" type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)
(Also notify applicants/land owners and LAFCO) |

Designate Newspaper used by Planning Department for Notice of Hearing:

(4th Dist) Desert Sun and Press Enterprise This public hearing must be published and noticed mailed at 14 days prior to hearings (not 10 days) because of case type (AG, Preserve).

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 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



**ITEM
(ID #)**

MEETING DATE:
Tuesday,

FROM: TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING OF AGRICULTURAL PRESERVE NO. NO. 180004, ADOPTION OF RESOLUTION NO. 2020-023, AND APPROVAL OF THE ASSOCIATED LAND CONSERVATION CONTRACT - CEQA EXEMPT SECTION 15317 - Applicant: Gless Ranch Inc. - Engineer/Representative; Gless Ranch Inc. - Fourth Supervisorial District – Lower Coachella Valley District – Eastern Coachella Valley Area Plan - Agriculture: Agriculture (AG: AG) - Location: North of 69th Avenue, east of Grant Street, south of 68th Avenue, and west of Hayes Street - 71.99 acres - Zoning: Heavy Agriculture 20-Acre Minimum (A-2-20) - REQUEST: Enlarge the Coachella Valley Agricultural Preserve No. 17, Map No. 131, as amended by Map No. 778 by 71.99 acres and enter into a Land Conservation Contract. - APNs: 729-060-012 and 729-060-013

RECOMMENDED MOTION: That the Board of Supervisors:

1. **FIND** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15317 (Open Space Contracts or Easements), based on the findings and conclusions incorporated in the staff report and Resolution No. 2020-023; and,
2. **APPROVE** AGRICULTURAL PRESERVE CASE NO. 180004, a proposal as depicted on Map No. 180004 to enlarge the Coachella Valley Agricultural Preserve No. 17 as amended by Map No. 778, based upon the findings and conclusions provided in the Comprehensive Agricultural Preserve Technical Advisory Report, and the findings and conclusion in the staff report and Resolution No. 2020-023; and,

ACTION:

MINUTES OF THE BOARD OF SUPERVISORS

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$ N/A
NET COUNTY COST	\$0	\$0	\$0	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment: No	
			For Fiscal Year: N/A	

C.E.O. RECOMMENDATION: Approve

3. **ADOPT RESOLUTION NO. 2020-023** to enlarging the Coachella Valley Agricultural Preserve No. 17, as amended by Map No. 778 as shown on Map No. 180004; and,
4. **APPROVE and AUTHORIZE** the Chairman of the Board of Supervisors to execute the attached Land Conservation Contract with Gless Family Trust for the real property located within Coachella Valley Agricultural Preserve No. 17, as amended by Map No. 778, as shown on Map No. 180004; and,
5. **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.

PROJECT BACKGROUND:

The project, Agricultural Preserve Case No. 180004 (APE180004), is a request by the property owner's representative, Gless Family Trust, to enlarge Coachella Valley Agricultural Preserve No. 17, Map No. 131, as amended by Map No. 778 and to enter into a Land Conservation Contract pursuant to the Williamson Act (California Land Conservation Act of 1965, Government Code § 51200 et. seq.). The subject property is approximately 72 acres and is adjacent to the existing Coachella Valley Agricultural Preserve No. 17. On September 11, 2019, the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) considered an application to enlarge Coachella Valley Agricultural Preserve No. 17, Map No. 778 and recommended approval of the proposed enlargement.

The Coachella Valley Agricultural Preserve No. 17 was established on February 16, 1971 with approval of Map No. 131 and consisted of approximately 202 acres. The property owners of the lands within the Agricultural Preserve entered into several Land Conservation Contracts with the County of Riverside. The contracts were recorded on February 26, 1971 as Instrument Nos. 19295, 19309, 19310, and 19311 with an effective date of January 1, 1971. The preserve was later enlarged by 40 acres to 242 acres with the adoption of Map No. 778 on December 17, 1996. The property owner of land within Map No. 778 expansion

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

area also entered into a Land Conservation Contract with the County of Riverside which was recorded on December 31, 1996 as Instrument No. 491507 that took into effect on January 1, 1997. All of the mentioned Land Conservation Contracts are currently active. While Resolution No. 84-526 Section 209 requires tentative approvals where the property owners have not signed in the Land Conservation Contracts, in this case the property owner in this case has already signed the Land Conservation Contract, and therefore final action on the enlargement is appropriate.

Approval of the Project will increase the total acres within the Coachella Agricultural Preserve No. 17 to 314 acres.

General Plan and Zoning Classification Consistency

The Project site's General Plan Land Use designation is Agriculture: Agriculture (AG) and zoning classification is Heavy Agriculture, 20-acre minimum (A-2-20). The proposed project is consistent with its designation and zoning classification because the expansion of the Preserve and establishment of the Land Conservation Contract will further conserve productive agricultural lands within the Eastern Coachella Valley Area Plan. The property is considered Prime Farmland and is currently used to farm Citrus crops. The General Plan Agricultural Foundation Component and Land Use Designation provides policies to ensure that agricultural lands remains economically viable and that conflicts between agricultural and urban/suburban uses are minimized. The expansion of the Preserve and the establishment of the Land Conservation Contract meets the intent of the AG land use designation. The AG land use designation and the A-2 Zoning Classifications are considered consistent. The A-2 zone permits orchards as a use and both parcels that are included in the expansion area are above the 20 minimum lot requirement.

Environmental Analysis

CEQA Article 19 Categorical Exemption, Section 15317 provides an exemption from the CEQA process for "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". Therefore, in accordance to Section 15317, the Project is exempt from the CEQA process.

Impact on Residents and Businesses

The impacts of this project is a proposal to expand an existing Agricultural Preserve and establish a Land Conservation Contract on properties that are currently utilized for agricultural purposes. There are no impacts to surrounding residents and businesses.

ATTACHMENT:

- A. **RESOLUTION NO. 2020-023 FOR AGRICULTURAL CASE NO. 180004**
- B. **LAND CONSERVATION CONTRACT**

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

- C. PETITION FOR ENLARGEMENT OF AN AGRICULTURAL PRESERVE
- D. COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY
COMMITTEE REPORT

APE 180004 Applicant
Gless Family Trust, Attn: Jason Gless, Esq.
18541 Van Buren Blvd.
Riverside CA 92508

727281009
ANTHONY VINEYARDS INC
P O BOX 9578
BAKERSFIELD CA 93389

727282005
J 66 RANCH
9777 WILSHIRE BLV STE 900
BEVERLY HILLS CA 90212

727282006
MAURICIO MORA-HUERTA
PO BOX 2067
MECCA CA 92254

727282007
PAUMA RANCHES INC
P O BOX 21845
LOS ANGELES CA 90021

727290005
CHARLES R. NORMAN
8665 E DUARTE RD
SAN GABRIEL CA 91775

727290006
CHARLES R. NORMAN
1535 CIRCLE DR
SAN MARINO CA 91108

727290011
BELK HOLDINGS
P O BOX 24
COACHELLA CA 92236

727301013
DESERT EMPIRE HOMES
68990 HARRISON ST
THERMAL CA 92274

727302006
MECCA OPPORTUNITY ZONE
PO BOX 24
COACHELLA CA 92236

729050005
MICHAEL BOZICK
P O BOX 698
MECCA CA 92254

729050008
ENTRUST ADMIN
86705 AVENUE 54 STE A
COACHELLA CA 92236

729060006
JOHN J. GLESS
1441 RAVENSWOOD LN
RIVERSIDE CA 92506

729070013
MANDINA TUDOR
93400 HAMMOND RD
MECCA CA 92254

729070032
MANDINA TUDOR
P O BOX 818
MECCA CA 92254

729070034
TUDOR VLADIMER
P O BOX 818
MECCA CA 92254

729080001
VLADIMER G. TUDOR
93400 HAMMOND RD
MECCA CA 92254

729080012
PAUL R. HOESTEREY
44215 CALICO CIR
LA QUINTA CA 92253

729080031
ANTHONY VINEYARDS INC
5512 VALPREDO AVE
BAKERSFIELD CA 93307

729130037
HODGES SANDRA
GAYLE 555 12TH ST STE 1250
OAKLAND CA 94607

727301003
SUN WORLD INTERNATIONAL
5701 TRUXTUN AVE STE 200
BAKERSFIELD CA 93309

727302001
ANTHONY VINEYARDS IND
P O BOX 9578
BAKERSFIELD CA 93389

727301013
DESERT EMPIRE HOMES
68990 HARRISON ST
THERMAL CA 92274



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 20-263891

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY CLERK OF THE BOARD OF SUPERVISORS Date: 08/11/2020

County Agency of Filing: RIVERSIDE Document No: E-202000931

Project Title: AGRICULTURAL PRESERVE CASE NO. 180004, RESOLUTION NO. 2020-023

Project Applicant Name: RIVERSIDE COUNTY CLERK OF THE BOARD OF Phone Number: (951) 955-1060

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR ROOM 127, RIVERSIDE, CA 92501

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee _____ \$0.00
- Project that is exempt from fees (DFG No Effect Determination (Form Attached)) _____
- Project that is exempt from fees (Notice of Exemption) _____

Total Received _____ \$0.00

Signature and title of person receiving payment: *U. Sandral* Deputy _____

Notes:

8/25/20 21-3
2020-11-148380

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202000931
08/11/2020 01:52 PM Fee: \$ 0.00
Page 1 of 1

Removed SEP 21 2020 By: [Signature] Deputy

**G BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE
JRAL PRESERVE CASE, ADOPTION OF RESOLUTION, AND
ATED LAND CONSERVATION CONTRACT IN THE LOWER
CT - EASTERN COACHELLA VALLEY AREA PLAN, FOURTH**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, August 25, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Agricultural Preserve Case No. 180004**, which requests to enlarge the Coachella Valley Agricultural Preserve No. 17, Map No. 131, as amended by Map No. 778 by 71.99 acres and enter into a Land Conservation Contract. This project is located North of 69th Avenue, East of Grant Street, South of 68th Avenue, and West of Hayes Street in the Lower Coachella Valley District-Eastern Coachella Valley Area Plan of the Fourth Supervisorial District.

The Planning Department recommends that the Board of Supervisors find that the project is exempt from the California Environmental Quality Act (CEQA), approve the **Agricultural Preserve Case No. 180004**, adopt **Resolution No. 2020-023**, approve and authorize the Chairman of the Board of Supervisors to execute the attached Land Conservation Contract with Gless Family Trust for the real property located within Coachella Valley Agricultural Preserve No. 17, as amended by Map No. 778, as shown on Map No. 180004, and 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.

The project case file may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, California 92501.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT ROBERT FLORES, URBAN AND REGIONAL PLANNER IV, AT (951)-955-1195 OR EMAIL RFlores@RivCo.org

Any person wishing to testify in support of or in opposition to the 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 written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1063, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: August 11, 2020

Kecia R. Harper, Clerk of the Board
By: Hannah Lumanauw, Board Assistant