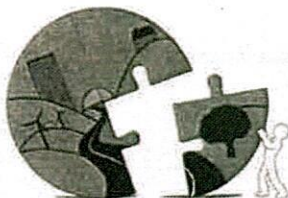


SET ID# 660 1954

UTG 8/17/04  
EA 43076



Steve Weiss, AICP  
Planning Director

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

PM 37340

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

CHECK ONE AS APPROPRIATE:

- ☐ TENTATIVE TRACT MAP  
☐ REVERSION TO ACREAGE  
☐ AMENDMENT TO FINAL MAP

- ☒ TENTATIVE PARCEL MAP  
☐ EXPIRED RECORDABLE MAP  
☐ VESTING MAP

- ☐ MINOR CHANGE      Original Case No. \_\_\_\_\_  
☐ REVISED MAP      Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

**APPLICATION INFORMATION**

Applicant Name: Ming Chin Nozawa

Contact Person: Ming Chin Nozawa      E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street

Rosemead      CA      91770  
City      State      ZIP

Daytime Phone No: (626) 227-5299      Fax No: ( )

Engineer/Representative Name: Guan Wang

Contact Person: Linda Trieu      E-Mail: Linda@tritechengineer.com

Mailing Address: 135 N San Gabriel Blvd

San Gabriel      CA      91775  
City      State      ZIP

Daytime Phone No: (626) 570-1918      Fax No: ( )

Property Owner Name: Ming Chin Nozawa and Shozo Nozawa

Contact Person: Ming Chin Nozawa      E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555



# APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Rosemead	Street	91770
	CA	
	State	ZIP

Daytime Phone No: (626 ) 227-5299 Fax No: ( )

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Ming Chin Nozawa

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

## Shozo Nozawa

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 280-060-003

Approximate Gross Acreage: 2.27



## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Hibiscus Ave, South of Gentian Ave, East of Chicago Ave, West of Cecil Ave.

### SUBDIVISION PROPOSAL:

Map Schedule: \_\_\_\_\_ Minimum Developable Lot Size: 1 AC  
Number of existing lots: 1 Number of proposed developable lots: 2  
Planned Unit Development (PUD): Yes ☐ No ☒ Vesting Map: Yes ☐ No ☒  
Number of proposed non-developable lots (excluding streets): n/a Subdivision Density: 1 dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes ☐ No ☒

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

☒ Santa Ana River/San Jacinto Valley

☐ Santa Margarita River

☐ Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Ming Chin Nozawa

Address: 8223 Orange Street

Phone number: 626-227-5299

Address of site (street name and number if available, and ZIP Code): 15600 Chicago Ave, Riverside, CA 92508

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 280-060-003

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: 

Date 6/05/17

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

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

---

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Ming Chin Nozawa hereafter "Applicant" and Ming Chin Nozawa & Shozo Nozawa "Property Owner".

Description of application/permit use:

Apply Tentative Parcel Map to subdivide one existing lot into 2 residential parcels

---

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 280-060-003

Property Location or Address:

15600 Chicago Ave, Riverside, CA 92508

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Ming Chin Nozawa & Shozo Nozawa

Phone No.: (626) 227-5299

Firm Name: \_\_\_\_\_

Email: tiger8223@hotmail.com

Address: 8223 Orange St

Rosemead, CA 91770

**3. APPLICANT INFORMATION:**

Applicant Name: Ming Chin Nozawa

Phone No.: (626) 227-5299

Firm Name: \_\_\_\_\_

Email: tiger8223@hotmail.com

Address (if different from property owner)

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 6/05/17

Print Name and Title: Ming Chin Nozawa

Signature of Property Owner: [Signature] Date: 6/05/17

Print Name and Title: Shozo Nozawa

Signature of the County of Riverside, by [Signature] Date: 10/20/17

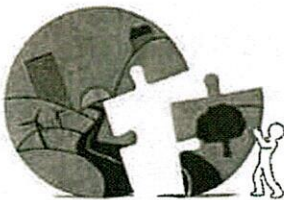
Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY

Application or Permit (s) #: PM 37340 / EA 43076 / CFG 07954

Set #: \_\_\_\_\_ Application Date: 10/12/17





Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION INFORMATION

Applicant Name: Ming Chin Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange St

Rosemead CA 91770  
City State ZIP

Daytime Phone No: (626) 227-5299 Fax No: ( )

Engineer/Representative Name: Guan Wang

Contact Person: Linda Trieu E-Mail: linda@tritechengineer.com

Mailing Address: 135 N San Gabriel Blvd

San Gabriel CA 91775  
City State ZIP

Daytime Phone No: (626) 570-1918 Fax No: ( )

Property Owner Name: Ming Chin Nozawa and Shozo Nozawa

Contact Person: Ming Chin Nozawa E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street

Rosemead CA 91770  
City State ZIP

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

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 DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Ming Chin Nozawa

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Shozo Nozawa

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 280-060-003

Approximate Gross Acreage: 2.27

General location (nearby or cross streets): North of Hibiscus Ave, South of Gentian Ave, East of Chicago Ave, West of Cecil Ave.

**PROJECT INFORMATION:**

Purpose of Request (Check one):

☐ Disestablishment (Termination of entire Agricultural Preserve)

**APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE**

---

☒ Diminishment (Removal of a portion of the land in an Agricultural Preserve).

Name and Map Number of the affected Agricultural Preserve: Woodcrest No. 1 Map No. 124

Number of Petitions for Cancellation of Contract attached: 1

Has a Notice of Nonrenewal been served on the land involved in this application? Yes ☐ No ☒

If yes, state the date(s) of said Notice of Nonrenewal served: \_\_\_\_\_

Related cases filed in conjunction with this request: CZ 7954, PM37340

**This completed application form, together with all of the listed requirements provided on the Agricultural Preserve Disestablishment/Diminishment Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0087 AP Disestablish-Diminish Condensed Application.docx  
Created: 07/07/2015 Revised: 05/18/2016





Steve Weiss, AICP  
Planning Director

Set ID# C20 1954

**RIVERSIDE COUNTY** AG 1071  
**PLANNING DEPARTMENT**

**PETITION FOR CANCELLATION OF LAND  
CONSERVATION CONTRACT IN AN AGRICULTURAL  
PRESERVE**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

**Please complete and attach to Application for Disestablishment or Diminishment (Form 295-0087)**

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

Applicant Name: MING CHIN NOZAWA

Contact Person: MING CHIN NOZAWA

E-Mail: TIGER8223@HOTMAIL.COM

Mailing Address: 8223 ORANGE STREET,

ROSEMEAD

Street  
CA

91770

City

State

ZIP

Daytime Phone No: ( 626 ) 227-5299

Fax No: (        )                     

I, the undersigned, the owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Honorable Board of Supervisors of the County of Riverside to withdraw said property from Agricultural Preserve Name Woodcrest, Agricultural Preserve No. 1, Map No. 124 and to cancel the Land Conservation Contract or Agreement dated:       , and recorded        as Instrument No.        in the office of the County Recorder of Riverside County, California, as it pertains to said property. 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.

Property Owner Name: MING CHIN NOZAWA AND SHOZO NOZAWA

Contact Person: MING CHIN NOZAWA

E-Mail: TIGER8223@HOTMAIL.COM

Mailing Address: 8223 ORANGE STREET

Street

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-1811

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



**PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE**

ROSEMEAD,

City

CA

State

91770

ZIP

MING CHIN NOZAWA

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

SHOZO NOZAWA

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AGRICULTURAL PRESERVE PROGRAM  
PETITION FOR CANCELLATION OF CONTRACT**

1. List all the names and addresses of all owners as shown on the recorded deed. If the owner is a corporation, please state the type of corporation, place and date of incorporation, and affix corporate seal to this page.
2. If the 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 Petition for Cancellation of Contract.
3. Give Name and address of the mortgage holder for this property, if any.
4. Give the general location of the property, including the major crossroads.
5. Attach a complete legal description of this property as shown in the deed or the title insurance policy.
6. Provide the following information from your property tax bills:

Assessor's Parcel Number(s)

Acreage

280-060-003

280-060-003

2.27

☒ Check this box and attach additional Assessor's Parcel Number(s) on a separate sheet of paper, if necessary.



**PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE**

---

7. Attach a statement outlining the proposed alternative land use for this property. *no change*
8. Attach any written evidence establishing the lack of nearby property, not subject to a Land Conservation Contract, that is both available and suitable for the proposed alternative land use.
9. Attach all Required Property Owner's Notification Information and completed Property Owner's Certification.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0088 AP Petition for Land Conservation Contract Cancellation.docx  
Created: 07/08/2015 Revised: 05/18/2016





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

---

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Ming Chin Nozawa hereafter "Applicant" and Ming Chin Nozawa & Shozo Nozawa "Property Owner".

Description of application/permit use:

Disminishment of an agricultural preserve

---

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.



- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 280-060-003

Property Location or Address:

15600 Chicago Ave, Riverside, CA 92508

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: Ming Chin Nozawa & Shozo Nozawa

Phone No.: (626) 227-5299

Firm Name: \_\_\_\_\_

Email: tiger8223@hotmail.com

Address: 8223 Orange Street

Rosemead, CA 91770

**3. APPLICANT INFORMATION:**

Applicant Name: Ming Chin Nozawa

Phone No.: (626) 227-5299

Firm Name: \_\_\_\_\_

Email: tiger8223@hotmail.com

Address (if different from property owner)

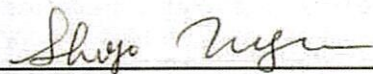
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: 

Date: 12/13/17

Print Name and Title: Ming Chin Nozawa

Signature of Property Owner: 

Date: 12/13/17

Print Name and Title: Shozo Nozawa

Signature of the County of Riverside, by \_\_\_\_\_

Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

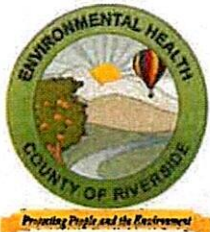
**FOR COUNTY OF RIVERSIDE USE ONLY**

Application or Permit (s):# \_\_\_\_\_

Set #: \_\_\_\_\_

Application Date: \_\_\_\_\_





County of Riverside  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

**TENTATIVE MAP PRELIMINARY CLEARANCE**  
(SAN-53)

DATE: 6/20/2017 PARCELS/LOTS: 2  
TRACT/PARCEL MAP #: TPM37340 ZONING: \_\_\_\_\_  
APN: 280-060-003 MAP SCHEDULE: \_\_\_\_\_

AT THIS TIME, DEH DOES NOT OBJECT TO THE CONSIDERATION OF THIS MAP. FURTHER INFORMATION MAY BE REQUIRED AT SPECIFIC MILESTONES.

1. DOMESTIC WATER:

- ☒ THE Western Municipal WATER DISTRICT HAS AGREED IN WRITING TO FURNISH DOMESTIC WATER TO EACH AND EVERY LOT WITHIN THIS SUBDIVISION AS PER LETTER DATED June 2, 2017.
- ☐ ACCEPTABLE WATER SUPPLY PERMIT APPLICATION IS ON FILE WITH THIS DEPARTMENT TO FORM THE \_\_\_\_\_ WATER COMPANY.
- ☐ NO WATER SYSTEM IS PROVIDED FOR THIS LAND DIVISION.  
(SCHEDULE C, D, E, F, G)
- ☐ INDIVIDUAL WELL(S) \_\_\_\_\_

2. DOMESTIC SEWAGE DISPOSAL:

- ☐ CONNECTION TO \_\_\_\_\_ SEWER SYSTEM AS PER LETTER DATED \_\_\_\_\_
- ☒ ONSITE WASTE WATER TREATMENT SYSTEM REPORT PROJECT NO, pending DATED \_\_\_\_\_ HAS BEEN SUBMITTED FOR REVIEW. THE REPORT SHOULD BE CONSISTENT WITH THE DEPARTMENTS TECHNICAL MANUAL. FURTHER INFORMATION AND OR TESTING MAY BE REQUIRED. PLEASE NOTE: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CLEARANCE MAY BE REQUIRED.

ADDITIONAL COMMENTS: A soil percolation report for parcel 2 will be required for the septic system design prior to building permit issuance. Prior to map approval, the existing septic system on parcel 1 shall be certified to ensure that any portion of the system does not encroach upon parcel 2 and that the setback to the new property line is properly maintained.

  
ENVIRONMENTAL HEALTH SPECIALIST

Received by: 6/20/17





County of Riverside  
DEPARTMENT OF ENVIRONMENTAL HEALTH

www.rivcoeh.org  
LAND USE APPLICATION

- ☐ 3880 Lemon Street • Suite 200 • Riverside • CA • 92501 – (951) 955-8980  
☐ 47-950 Arabia Street • Suite A • Indio • CA 92201 – (760) 863-7570

OFFICE USE ONLY

PE CODE:	FEE:
----------	------

EHS #	ON #	LMS #	APN:
TR/PM	LOT #	USE OF PERMIT: <i>SAN 53 letter</i>	

SECTION A

OWNER:	Name	Ming Chin Nozawa		
	Address	8223 Orange Street	City	Rosemead
	Phone	626-227-5299	Email	tiger8223@hotmail.com
AGENT/ CONTRACTOR:	Company Name	Tritech Engineering Associates, Inc		
	Mailing Address	135 N San Gabriel Blvd	City	San Gabriel
	Phone	626-570-1918	Email	Linda@tritechengineer.com
PROPERTY INFO:	Site Address	15600 Chicago Ave	City	Riverside
	Water Agency/Well	Western Municipal Water District		
	Lot Size	2.27 acres		

APPLICANT'S SIGNATURE: *[Signature]*

DATE: *6/05/17*

SECTION B

Below – For Office Use Only

CHECK BOX IF REQUIRED

If any box is checked, this application shall be considered denied until the information is provided.

- |   |  |
|---|--|
| <input type="checkbox"/> Holding Tank Agreements Required             | <input type="checkbox"/> Floor Plan and/or Plumbing Layout Required                  |
| <input type="checkbox"/> Certificate of Existing OWTS Required (C-42) | <input type="checkbox"/> Special Feasibility Boring Report Required                  |
| <input type="checkbox"/> WQCB Clearance Required                      | <input type="checkbox"/> Detailed Contour Plot Plan Required (1 to 5 foot intervals) |
| <input type="checkbox"/> Soils Percolation Report Required            |  |

SITE EVALUATION INSPECTION REMARKS:

EHS INITIALS/DATE:

SECTION C

<input type="checkbox"/> NEW	<input type="checkbox"/> REPAIR / REPLACEMENT	<input type="checkbox"/> EXISTING	<input type="checkbox"/> PUMP	<input type="checkbox"/> ATU	<input type="checkbox"/> CONNECT TO SEWER	FIXTURE UNITS #	BDRMS #
Soils Percolation/Boring Report By:				Date:	Project#		
C-42 Certification By:				Date:	License#		
Septic tank cap.:	Soil Rate:	Tested Depth:	Max. trench depth:				
Sq. Ft. Bottom Area:	Total Linear Ft.:	Line(s):	Length: _____ feet - Each 3 feet wide				
Sidewall Allowance: _____ Ft. Rock/ _____ Sq. ft. Running foot		Rock below drain line: _____ in. or <input type="checkbox"/> Plastic Chambers					
Leach Lines/bed special design for slope: <input type="checkbox"/> N/A <input type="checkbox"/> Overburden Factor:							
Pit Diameter:	No. pits:	Depth below Inlet (bi):	Pit Total Depth:	Max. allowable depth:			

CONSTRUCTION/INSTALLATION REMARKS:

*SAN 53 letter approved*

SECTION D

This Application is ☒ Approved ☐ Denied regarding the design of the OWTS as indicated on the accompanied plot plan using the requirements set forth in Section C above. No construction is permitted in the required reserved 100% Expansion area.

EHS Signature: <i>[Signature]</i>	Date:
-----------------------------------	-------



JASON E. UHLEY  
General Manager-Chief Engineer



1995 MARKET STREET  
RIVERSIDE, CA 92501  
951.955.1200  
FAX 951.788.9965  
www.rcflood.org

217686

RIVERSIDE COUNTY FLOOD CONTROL  
AND WATER CONSERVATION DISTRICT

November 30, 2017

Riverside County  
Planning Department  
County Administrative Center  
4080 Lemon Street  
Riverside, CA 92501

Attention: Desiree Bowie, Project Planner

Ladies and Gentlemen:

Re: Change of Zone 07954  
Area: Lake Mathews/Woodcrest

Change of Zone (CZ) 07954 is a proposal to change the current zoning from Light Agriculture 10-Acre Minimum (A-1-10) to Light Agriculture 1-Acre Minimum (A-1-1) on a 2.27-Acre Lot in the Lake Mathews/Woodcrest area. The site is located east of Chicago Avenue, west of Cecil Avenue and 400 feet south of Gentian Avenue. This Change of Zone is being processed concurrently with Parcel Map (PM) 37340, which proposes a Schedule H subdivision.

The District has reviewed this case and has the following comment:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or flood proofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michael Venable of this office at 951.955.1248.

Very truly yours,

DEBORAH DE CHAMBEAU  
Engineering Project Manager

c: PM 37340

MV:sdh



## AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

November 2, 2017

Ms. Desiree Bowie, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92502

**CHAIR**  
Rod Ballance  
Riverside

**VICE CHAIRMAN**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

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**STAFF**

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Simon Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW REQUIRED**

Jurisdiction Project Case: CZ7954, PM37340

Dear Ms. Bowie:

Thank you for providing the Riverside County Airport Land Use Commission (ALUC) with a copy of the transmittal for the County of Riverside case; a proposal to divide 2.27 gross acre parcel into 2 parcels, and change the zoning of the site from Light Agriculture 10 acre minimum (A-1-10) to Light Agriculture 1 Acre Minimum (A-1-1).

ALUC staff has determined that the project is located within Compatibility Zone D of March Air Reserve Base/Inland Port Airport Influence Area which does not restrict residential density and also prohibits hazards to flights.

California Public Utilities Code section 21676 requires the local agency to refer any amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation within an Airport Land Use Compatibility Plan (ALUCP) to the ALUC. Additionally, California Public Utilities Code Section 21676.5 allows the ALUC to review all projects within the Airport Influence Area when the local jurisdiction's General Plan is not consistent with the applicable ALUCP. Since the General Plan is not consistent with the ALUCP and/or because the project contemplates amendment of a general plan or specific plan, or the adoption or approval of a zoning ordinance or building regulation, the ALUC requests that you submit the above-identified project(s) for its review. ALUC staff is also available to assist in bringing your jurisdiction's General Plan into consistency with the applicable ALUCP, if the local jurisdiction so desires.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Paul Rull, ALUC Urban Regional Planner IV



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



April 19, 2018

**CHAIR**

Steve Manos  
Lake Elsinore

**VICE CHAIRMAN**

Glen Holmes  
Hemet

**COMMISSIONERS**

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John Lyon  
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Steven Stewart  
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**STAFF**

**Director**

Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

County Administrative Center  
4080 Lemon St., 14th Floor  
Riverside, CA 92501  
(951) 955-5132

[www.rcaluc.org](http://www.rcaluc.org)

Ms. Desiree Bowie, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
**(VIA HAND DELIVERY)**

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**

File No.: ZAP1299MA18  
Related File Nos.: CZ7954 (Change of Zone), PM37340 (Tentative Parcel Map)  
APNs: 280-060-003

Dear Ms. Bowie:

On April 12, 2018, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. CZ7954 (Change of Zone), a proposal to change the zoning of a 2.27-acre property (Assessor's Parcel Number 280-060-003) located at 15600 Chicago Avenue (on the easterly side of Chicago Avenue, southerly of Gentian Avenue and northerly of Hibiscus Avenue) in the unincorporated community of Woodcrest from Light Agriculture 10 acre minimum (A-1-10) to Light Agriculture 1 acre minimum (A-1-1), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this change of zone. As the site is located within Airport Compatibility Zone D of the March Air Reserve Base/Inland Port Airport Influence Area, where residential densities are not restricted, both the existing and proposed zoning are consistent.

On April 12, 2018, the Riverside County Airport Land Use Commission (ALUC) found County of Riverside Case No. PM37340 (Tentative Parcel Map), a proposal to divide the above-referenced 2.27-acre site into two parcels, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.



- (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, composting operations, production of cereal grains, sunflower, and row crops, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, and incinerators.)
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be given to all potential purchasers of the proposed lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
4. No detention basins are shown on the parcel map. Any new detention basins on the site (including water quality management basins) shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basins that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

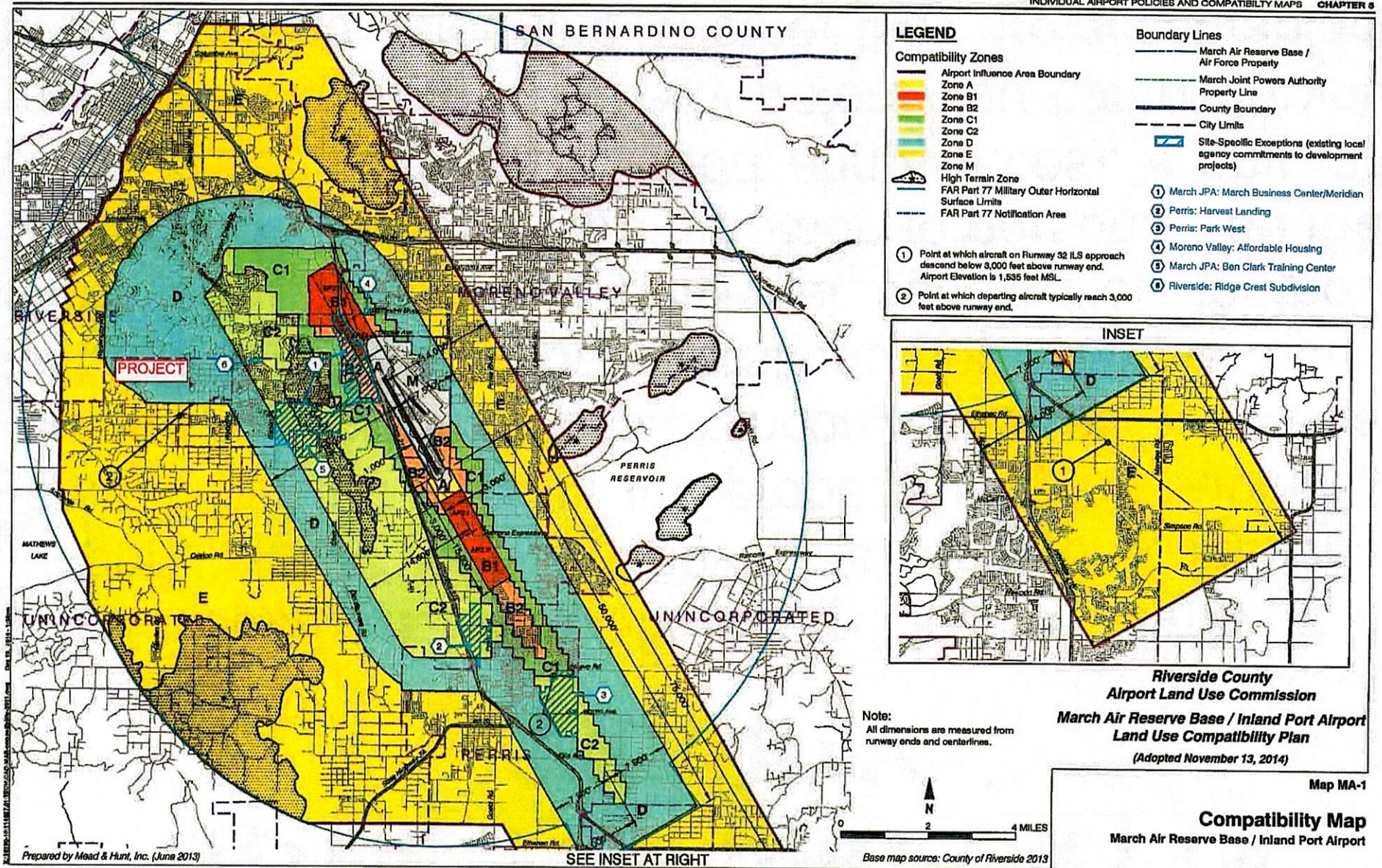
cc: Ming Chin Nozawa and Shozo Nozawa (applicant/landowners)  
Linda Trieu, Trittech Engineering Associates (representative)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Daniel "Rock" Rockholt or Denise Hauser, March Air Reserve Base  
ALUC Case File



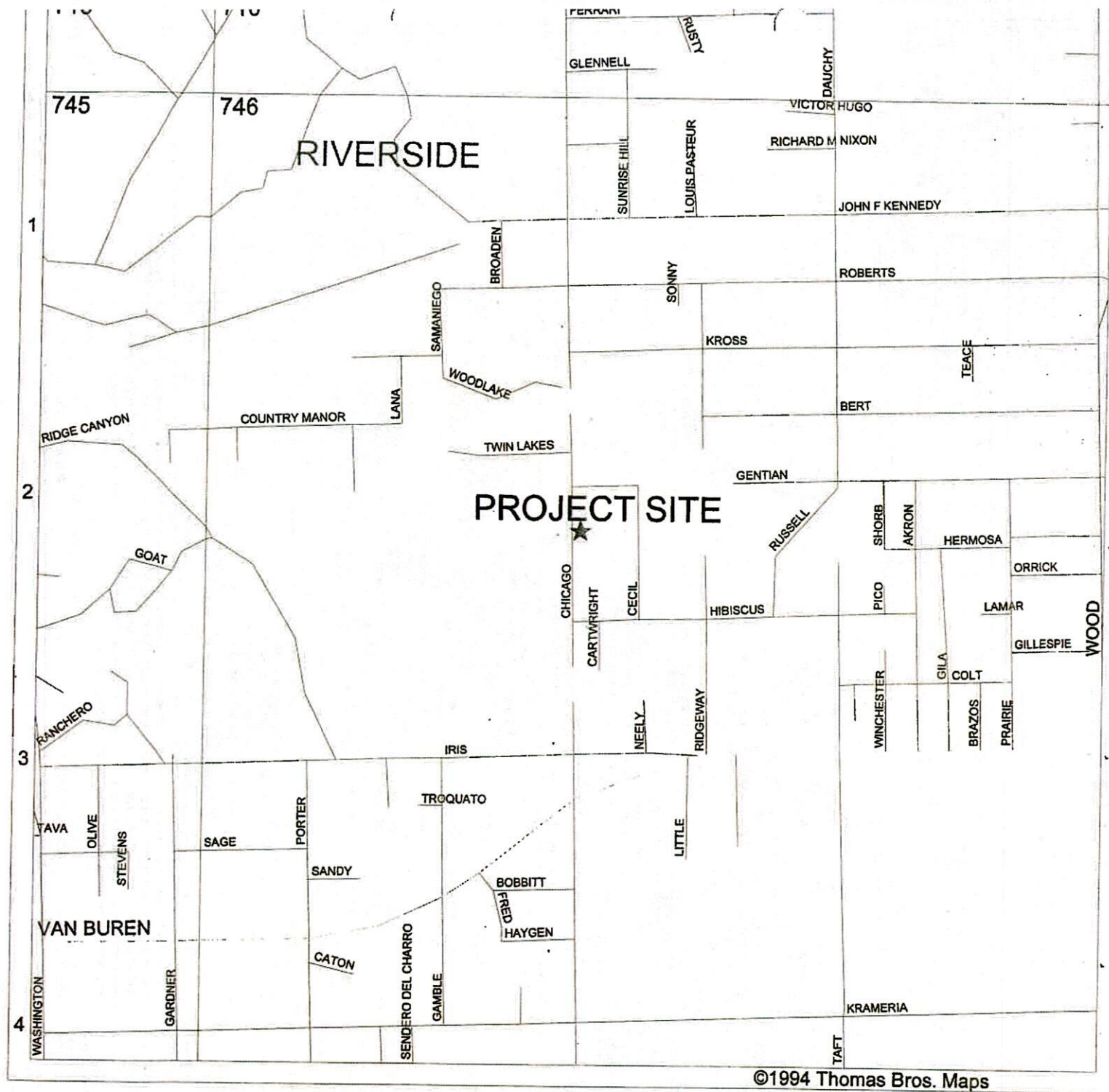
# NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)









### VICINITY MAP

SITE : 15600 CHICAGO AVENUE

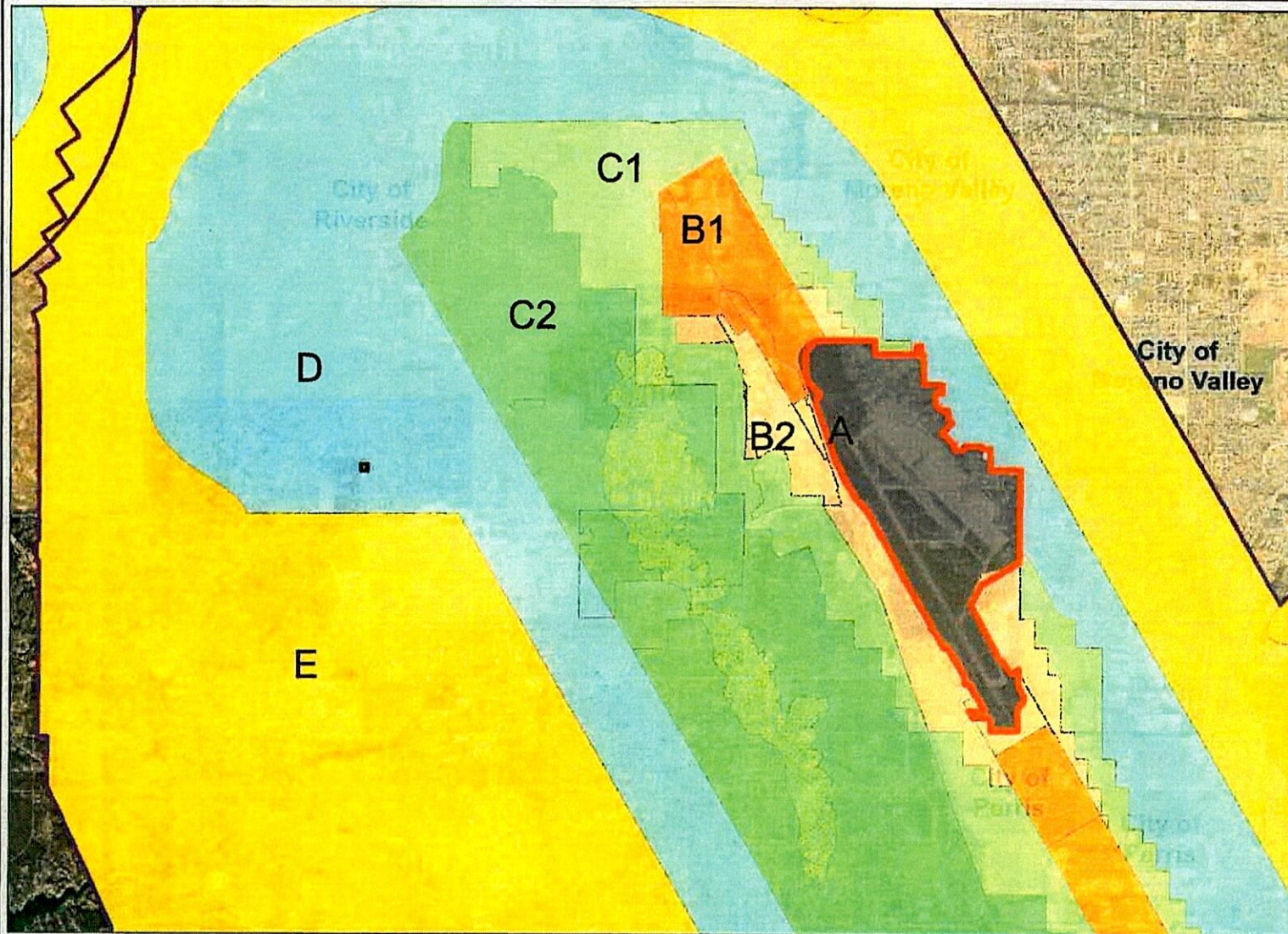
**GC MAPPING SERVICE, INC.**

3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803

(626) 441-1080, FAX (626) 441-8850  
[GCMAPPING@RADIUSMAPS.COM](mailto:GCMAPPING@RADIUSMAPS.COM)



# My Map



## Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

## Notes



0 8,967 17,934 Feet



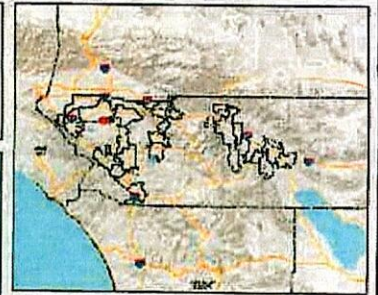
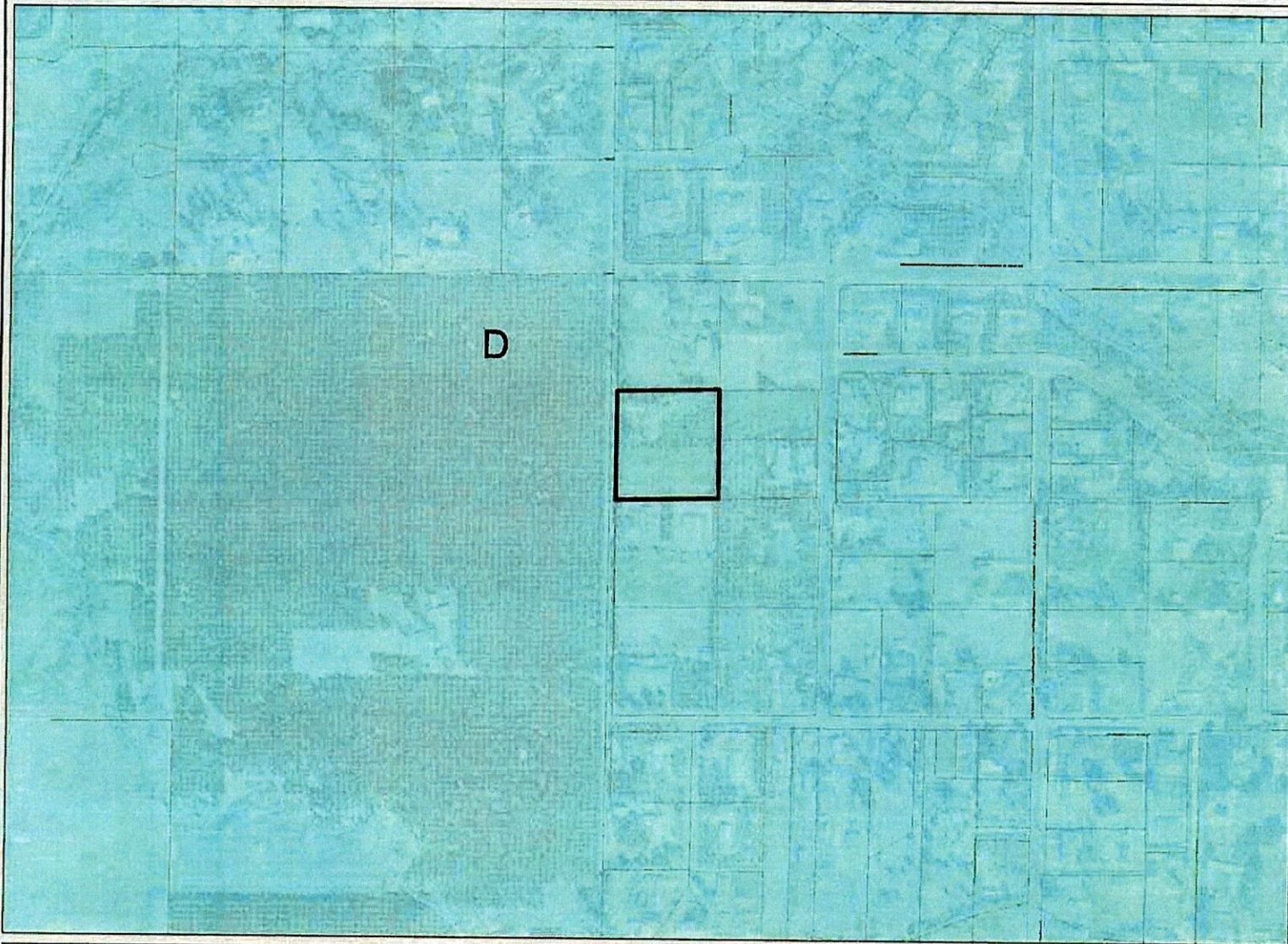
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 3/6/2018 1:53:34 PM

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# My Map



## Legend

- Airports
- AIA
- Airport Compatibility
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



0 560 1,121 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

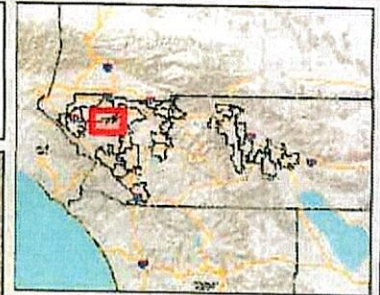
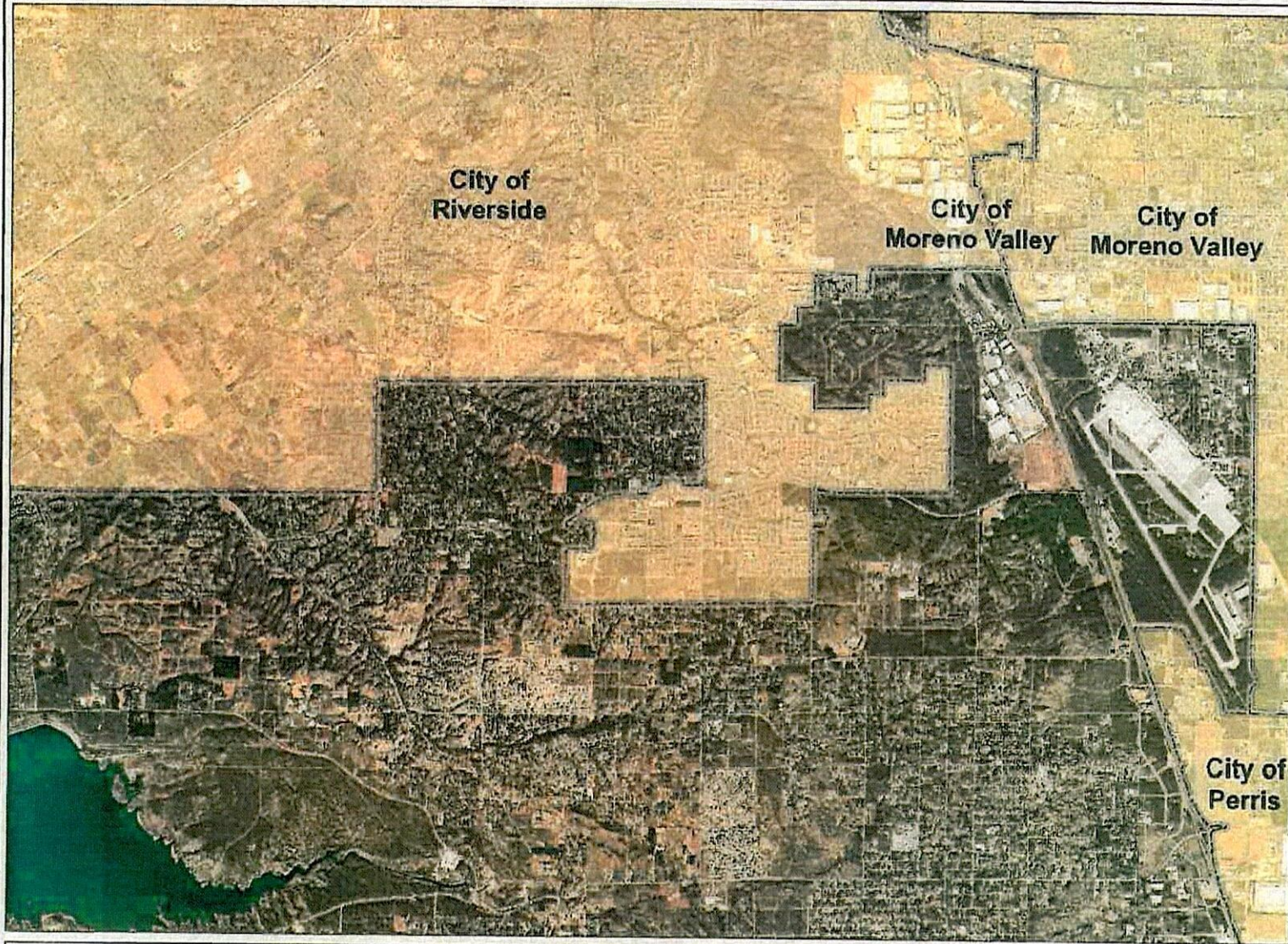
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## Notes



# My Map



## Legend

- City Boundaries
- Cities
- adjacent\_highways
  - Interstate
  - Interstate 3
  - State Highways; 60
  - State Highways 3
  - US HWY
  - OUT
- highways\_large
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - USHWY
- counties
- cities



0 8,967 17,934 Feet



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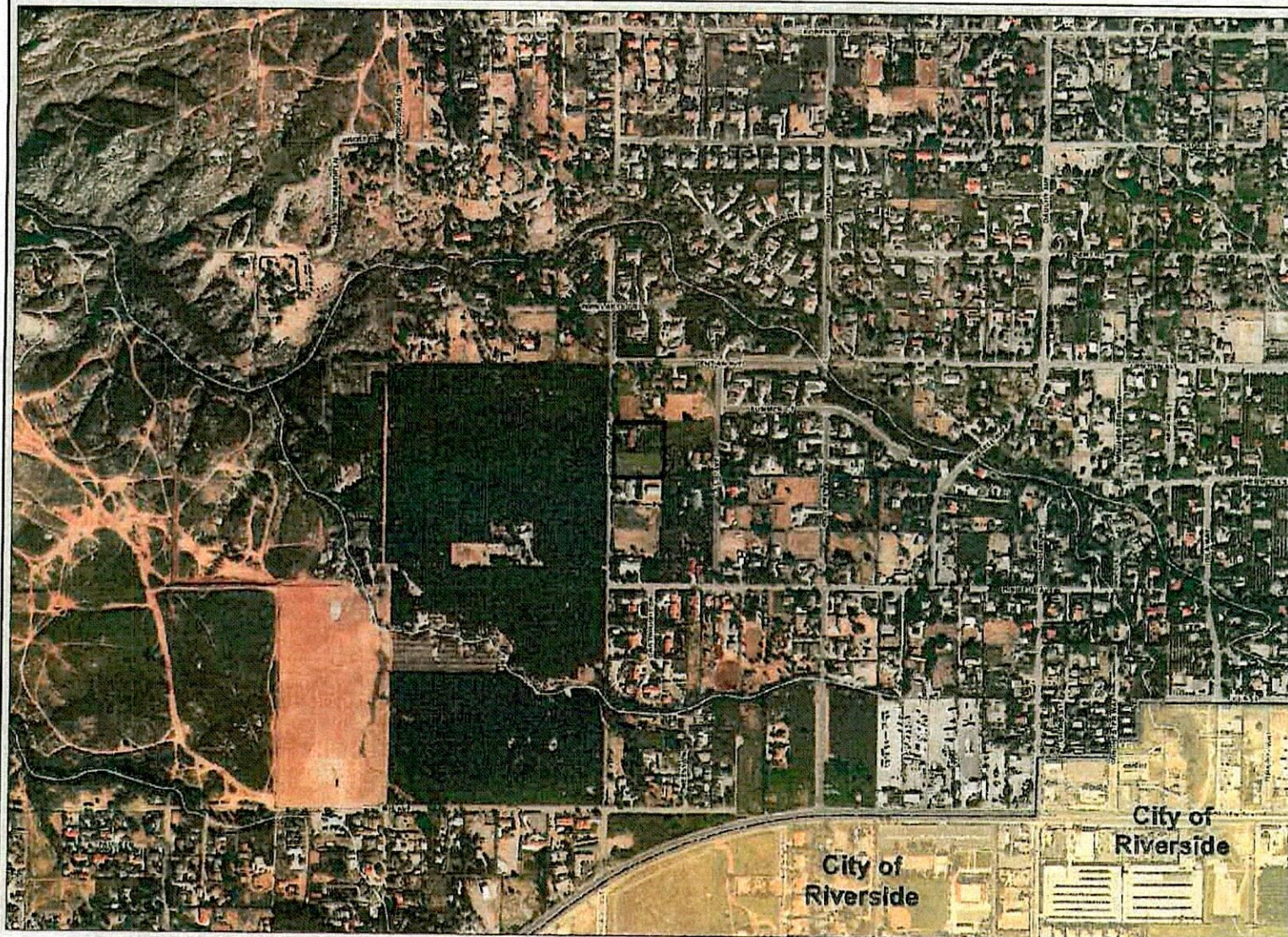
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## Notes



# My Map



## Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 1,121 2,242 Feet



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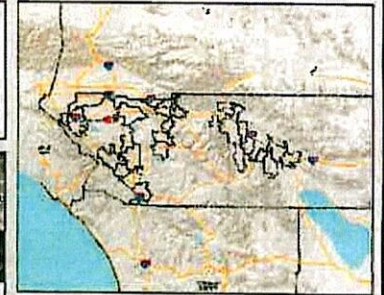
REPORT PRINTED ON... 3/6/2018 1:56:39 PM

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## Notes



# My Map



## Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 280 560 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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## Notes

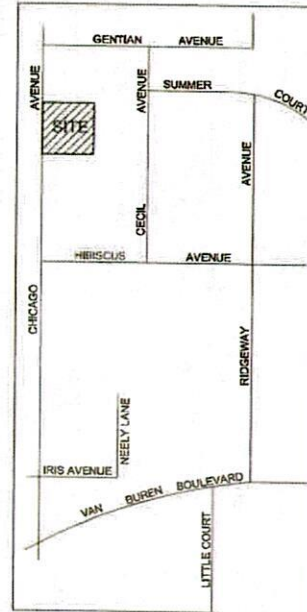
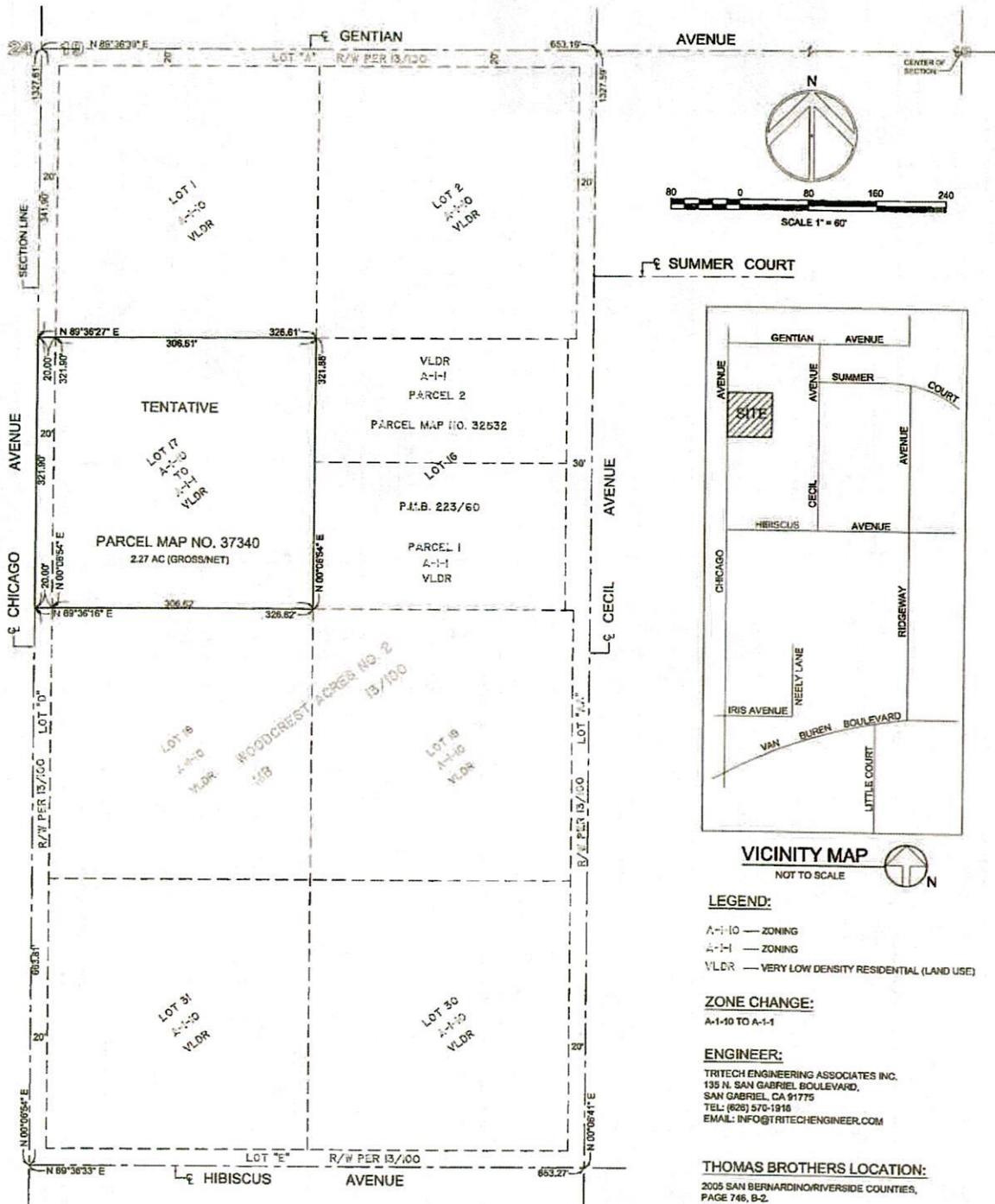


# CHANGE OF ZONE PRIMARY EXHIBIT

SHEET 1 OF 1 SHEET

SECTION 19, T.3 S., R. 4 W., S.B.M.

WOODCREST AREA



VICINITY MAP

NOT TO SCALE

## LEGEND:

- A-1-10 — ZONING
- A-1-1 — ZONING
- VLDR — VERY LOW DENSITY RESIDENTIAL (LAND USE)

## ZONE CHANGE:

A-1-10 TO A-1-1

## ENGINEER:

TRITECH ENGINEERING ASSOCIATES INC.  
135 N. SAN GABRIEL BOULEVARD,  
SAN GABRIEL, CA 91775  
TEL: (626) 570-1916  
EMAIL: INFO@TRITECHENGINEER.COM

## THOMAS BROTHERS LOCATION:

2005 SAN BERNARDINO/RIVERSIDE COUNTIES,  
PAGE 746, B-2.

## FEMA FLOOD ZONING:

(TENTATIVE PARCEL MAP NO. 37340)  
FEMA FLOOD ZONE D-UNDESIGNATED AREA  
FEMA SPECIAL FLOOD HAZARD AREA: OUT

## UTILITY PURVEYORS:

WATER: WMWD  
SEWER: WMWD  
GAS: SOUTHERN CALIFORNIA GAS COMPANY  
ELECTRIC: SOUTHERN CALIFORNIA EDISON  
TELEPHONE: VERIZON  
CABLE TV: TIME WARNER  
STORM DRAIN: RCFCO  
SCHOOL DISTRICT: RIVERSIDE UNIFIED

## PROPERTY ADDRESS:

ADDRESS:  
15600 CHICAGO AVENUE,  
RIVERSIDE, CA 92508

## ASSESSOR'S PARCEL NUMBER:

APN: 280-060-003

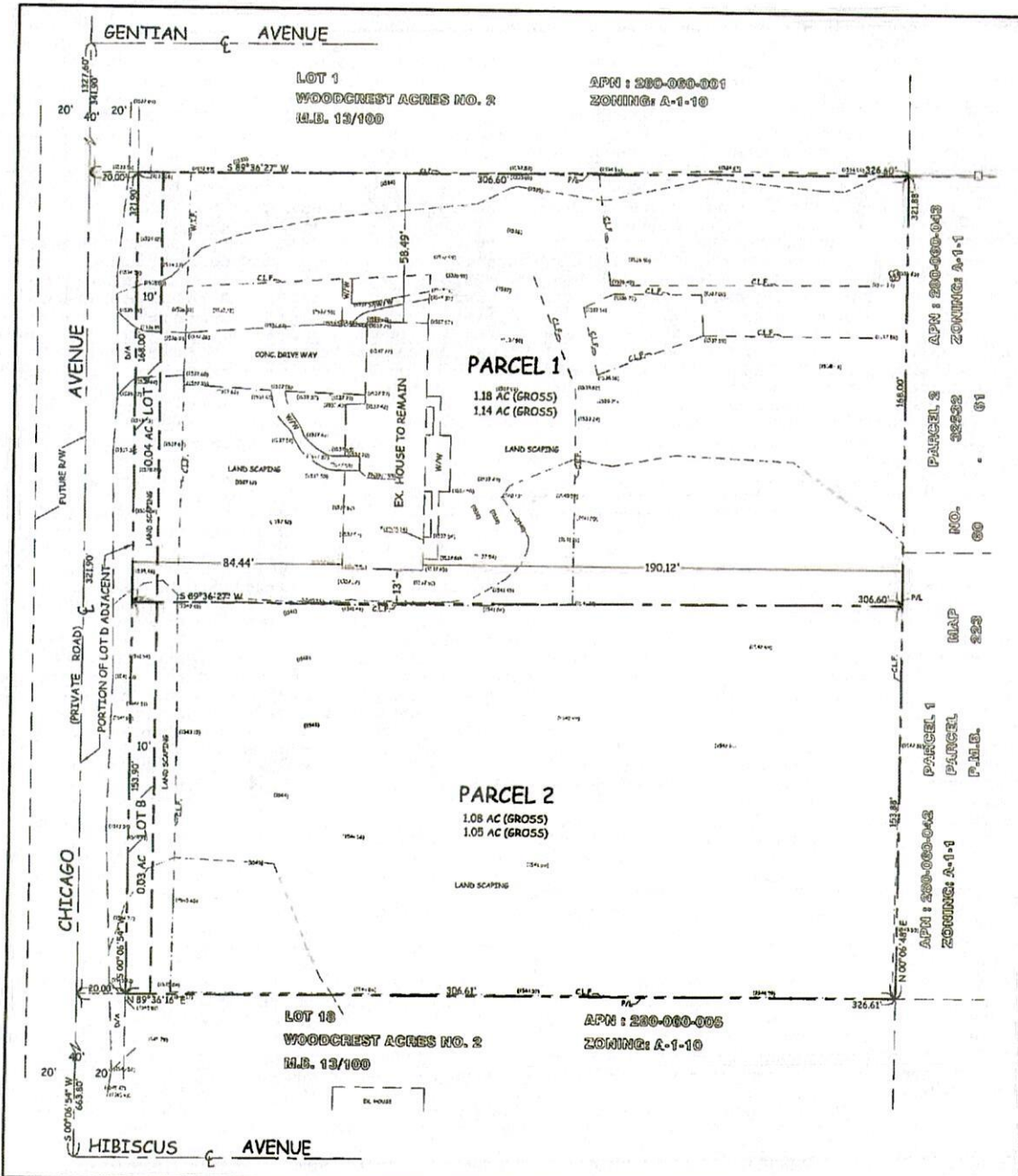
## LEGAL DESCRIPTION:

LOT 17 AND PORTION OF "D" OF WOODCREST ACRES NUMBER 2,  
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER  
MAP RECORDED IN BOOK 13 PAGE 100 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER FOR SAID  
COUNTY.

## OWNER/APPLICANT:

MING CHIN NOZAWA AND SHOZO NOZAWA  
8223 ORANGE STREET,  
ROSEMEAD, CA 91770  
TEL: (626) 227-5299  
EMAIL: TIGER8223@HOTMAIL.COM





# TENTATIVE PARCEL MAP NO. 37340

IN UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

BEING SUBDIVISION OF LOT 17 AND PORTION OF LOT "D" (ALSO KNOWN AS CHICAGO AVENUE) LYING ADJACENT TO SAID LOT 17 OF WOODCREST ACRES NO. 2, AS PER MAP RECORDED IN BOOK 13, PAGE 100 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PROJECT:**  
2 PARCELS SUBDIVISION  
15600 CHICAGO AVENUE, RIVERSIDE, CA  
RIVERSIDE, CA 92504

**OWNER:**  
NISHI CHUN MOZAWA  
8373 CHICAGO STREET  
ROSEMEAD, CA 91770  
TEL: (661) 227-5299

**SUBJECT PROPERTY DATA:**

APN: 280-060-003  
RECORDED SIZE: 2.27 ACRES  
RECORDED BOOK/PAGE: 13/100  
SUBDIVISION: WOODCREST AC 2 LOT 17  
COUNTY SUPERVISOR: KEVIN JEFFRIES, DISTRICT 1  
COUNTY SERVICE AREA: NOT WITHIN A SERVICE AREA  
FLOOD DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT  
ZONING DISTRICTS AND ZONING AREAS: WOODCREST, DIST.

ZONING CODE(S) ORD. 248:  
- R-A-80  
GENERAL PLAN/LANDUSE DESIGNATION:  
- AG-1/LDR  
TAX RATE AREA:  
- 089007  
SCHOOL DISTRICT:  
- RIVERSIDE UNIFIED  
SPECIFIC PLAN:  
- NOT WITHIN  
WATER DISTRICT:  
- WINNED

**TAX ASSESSMENT DISTRICTS:**  
- COUNTY FIRE LIBRARY  
- COUNTY STRUCTURE FIRE PROTECTION  
- COUNTY WASTE RESOURCE MGMT DIST  
- CSA 155  
- FLOOD CONTROL ADMIN  
- FLOOD CONTROL ZN 2 GENERAL  
- GENERAL PURPOSE  
- WIND WEST 130599  
- NW MOSQUITO & VECTOR CNL DIST  
- REV CO NEIGHBORLY PARK & OPEN SP  
- REV CORONA RESOURCE CONSERVATION  
- RIVERSIDE CITY COMMUNITY COLLEGE  
- RIVERSIDE CO OFFICE OF EDUCATION  
- RIVERSIDE UNIFIED SCHOOL  
- SD CALIF. TT (D), 30, 31, 36, 37, 56  
- WESTERN MUNICIPAL WATER  
- WIND TAP DIST 1

**NEAREST FIRE STATION:**  
WOODCREST FIRE STATION  
3523 TULSA WAY  
RIVERSIDE, CA 92504  
(951) 780-8820

**NEAREST POLICE STATION:**  
RIVERSIDE POLICE DEPARTMENT  
845 LINCOLN AVE  
RIVERSIDE, CA 92504  
(951) 951-6009

**NEAREST SHERIFF STATION:**  
RIVERSIDE COUNTY SHERIFF'S DEPARTMENT  
4095 LEXINGTON ST  
RIVERSIDE, CA 92501  
(951) 922-2400

**SURVEYOR:**  
MAHMOUD SHAHJEE SAMANT, L.S. 8766  
TETECH ENGINEERING ASSOCIATES, INC.  
123 N. SAN ANSEL BLVD.  
SAN ANSEL, CA 94060  
TEL: (415) 570-1911  
EMAIL: info@tetchengineering.com

**SCALE: 1"=20'**



**ABBREVIATIONS:**

AC Asphalt Concrete  
C&G Concrete curb and gutter  
D/A Driveway Approp  
DW Driveway  
E.C End of curve  
EX Ex. Structure  
FL Flow Line Elevation  
P.C Point of compound curve  
P.L Property Boundary Line  
P.M.T. Parapet  
RW Right of Way  
S.M. Street Marking  
TC Top of Curve Elevation  
WF Warden Fence  
WM Water Meter  
WV Water Valve  
W/W Windway

**LEGEND:**

(100.25) Existing Elevation  
Ex. Eminent Domain Line  
Chain Link Fence  
Wrought Iron Fence  
Ex. Structure  
Street Light  
Ex. Tree, Dissector  
Palm Tree



T.S. 746-82  
**VICINITY MAP**  
NOT TO SCALE

**EASEMENT NOTE:**  
A BLANKET EASEMENT OF SOUTHERN CALIFORNIA DESIGN COMPANY, A CORPORATION FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JANUARY 11, 2000 AS INSTRUMENT NO. 3498, O.R.

**BASIS OF BEARINGS:**  
THE BEARING N 00°04'54" E OF THE CENTERLINE OF CHICAGO AVENUE, AS SHOWN IN PARCEL MAP NO. 37512, F.A.B. 223/60-41, RECORDS OF RIVERSIDE COUNTY.

<b>COUNTY OF RIVERSIDE BENCH MARK:</b> B.M. NUMBER: V.B. 12-44 ELEVATION: 1582.65 FEET DATE: 1971 DESCRIPTION: AT SE COR OF INT. OF CHICAGO AVE. & VAN BUREN BLVD. 87 FT E OF CHICAGO AVE. 158 FT S. OF VAN BUREN BLVD. 2 FT E OF A MARKER POST ON THE TOP OF 1 FT X 3 FT X 7 FT GRANITE BOLLARD & 10-42 DISK FLUSH & MARKED V.B. 12-44		<b>SUBDIVISION LAND SURVEY &amp; DESIGN:</b> 123 N. SAN ANSEL BLVD. SAN ANSEL, CA 94060 TEL: (415) 570-1911 EMAIL: info@tetchengineering.com	<b>TENTATIVE PARCEL MAP NO. 37340</b> SCALE: 1"=20' DATE: 05/12/17 APN: 280-060-003 DRAWN BY: JF REVISOR: 15600 CHICAGO AVENUE, RIVERSIDE, CA 92508 SHEET 1 OF 1 JOB NO. 170411
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 02, 2017

Colorado River Indian Tribes (CRIT)  
David Harper, THPO  
26600 Mohave Road, Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 02, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CHANGE OF ZONE NO. 7954, AGRICULTURE NO. 01071, and TENTATIVE PARCEL MAP NO. 37340 – EA43076** – Applicant: Matlock Associates – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 acre Minimum) (RC:VLDR) – Location: Northerly of Hibiscus Ave., southerly of Gention Ave., easterly of Chicago Ave., and westerly of Cecil Ave. – 2.27 Gross Acres – Zoning: Light Agriculture 10 Acre Minimum (A-1-10)

**REQUEST:** The project proposes a **Change of Zone**, from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). The **Tentative Parcel Map** proposes a Schedule H subdivision of 2.27 acres into 2 parcels; 1.18 and 1.08 acre lots. The project also proposes the cancellation of a Land Conservation Contract. Related Cases: CZ07954, PM37340, and AG01071 APN: 280-060-003

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, [dbowie@rivco.org](mailto:dbowie@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 02, 2017

Gabrieleno Band of Mission Indians – Kizh Nation  
Andrew Salas, Chair  
P.O. Box 393  
Covina, CA 91723

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)**

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PLANNING DEPARTMENT

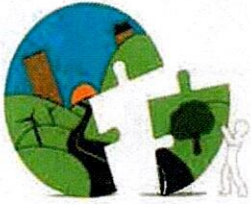
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

November 02, 2017

Morongo Cultural Heritage Program  
Ray Huaute, Cultural Resource Specialist  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)**

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

November 02, 2017

Pala Band of Mission Indians  
Shasta C. Gaughen, THPO  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA 92059

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)**

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PLANNING DEPARTMENT

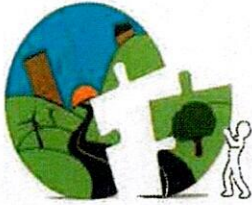
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

November 02, 2017

Pechanga Cultural Resources Department  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

November 02, 2017

Quechan Indian Nation  
Keeny Escalanti, President  
P.O. Box 1899  
Yuma Ariz. 85366

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

November 02, 2017

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chair  
56310 Highway 371, Suite B  
Anza, California 92539

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

November 02, 2017

Rincon Band of Luiseño Indians  
Destiny Colocho, Cultural Resource Manager  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

November 02, 2017

San Manuel Band of Mission Indians  
Lee Clauss, Director  
26569 Community Center Drive  
Highland, CA 92346

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

November 02, 2017

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)**

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**Project Description:**

**CHANGE OF ZONE NO. 7954, AGRICULTURE NO. 01071, and TENTATIVE PARCEL MAP NO. 37340 – EA43076 – Applicant: Matlock Associates – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 acre Minimum) (RC:VLDR) – Location: Northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave. – 2.27 Gross Acres – Zoning: Light Agriculture 10 Acre Minimum (A-1-10)**

**REQUEST:** The project proposes a **Change of Zone**, from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). The **Tentative Parcel Map** proposes a Schedule H subdivision of 2.27 acres into 2 parcels; 1.18 and 1.08 acre lots. The project also proposes the cancellation of a Land Conservation Contract. Related Cases: CZ07954, PM37340, and AG01071 APN: 280-060-003

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, [dbowie@rivco.org](mailto:dbowie@rivco.org)

Attachment: Project Vicinity Map and Project Aerial

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

November 02, 2017

Gabrieleno-Tongva  
San Gabriel Band of Mission Indians  
Anthony Morales, Chief  
P.O. Box 693  
San Gabriel, CA 91778

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 02, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CHANGE OF ZONE NO. 7954, AGRICULTURE NO. 01071, and TENTATIVE PARCEL MAP NO. 37340 – EA43076 – Applicant: Matlock Associates – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 acre Minimum) (RC:VLDR) – Location: Northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave. – 2.27 Gross Acres – Zoning: Light Agriculture 10 Acre Minimum (A-1-10)**

**REQUEST:** The project proposes a **Change of Zone**, from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). The **Tentative Parcel Map** proposes a Schedule H subdivision of 2.27 acres into 2 parcels; 1.18 and 1.08 acre lots. The project also proposes the cancellation of a Land Conservation Contract. Related Cases: CZ07954, PM37340, and AG01071 APN: 280-060-003

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, [dbowie@rivco.org](mailto:dbowie@rivco.org)

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
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Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



**Attachment: Project Vicinity Map and Project Aerial**



PM37340



### Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0

156

312 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

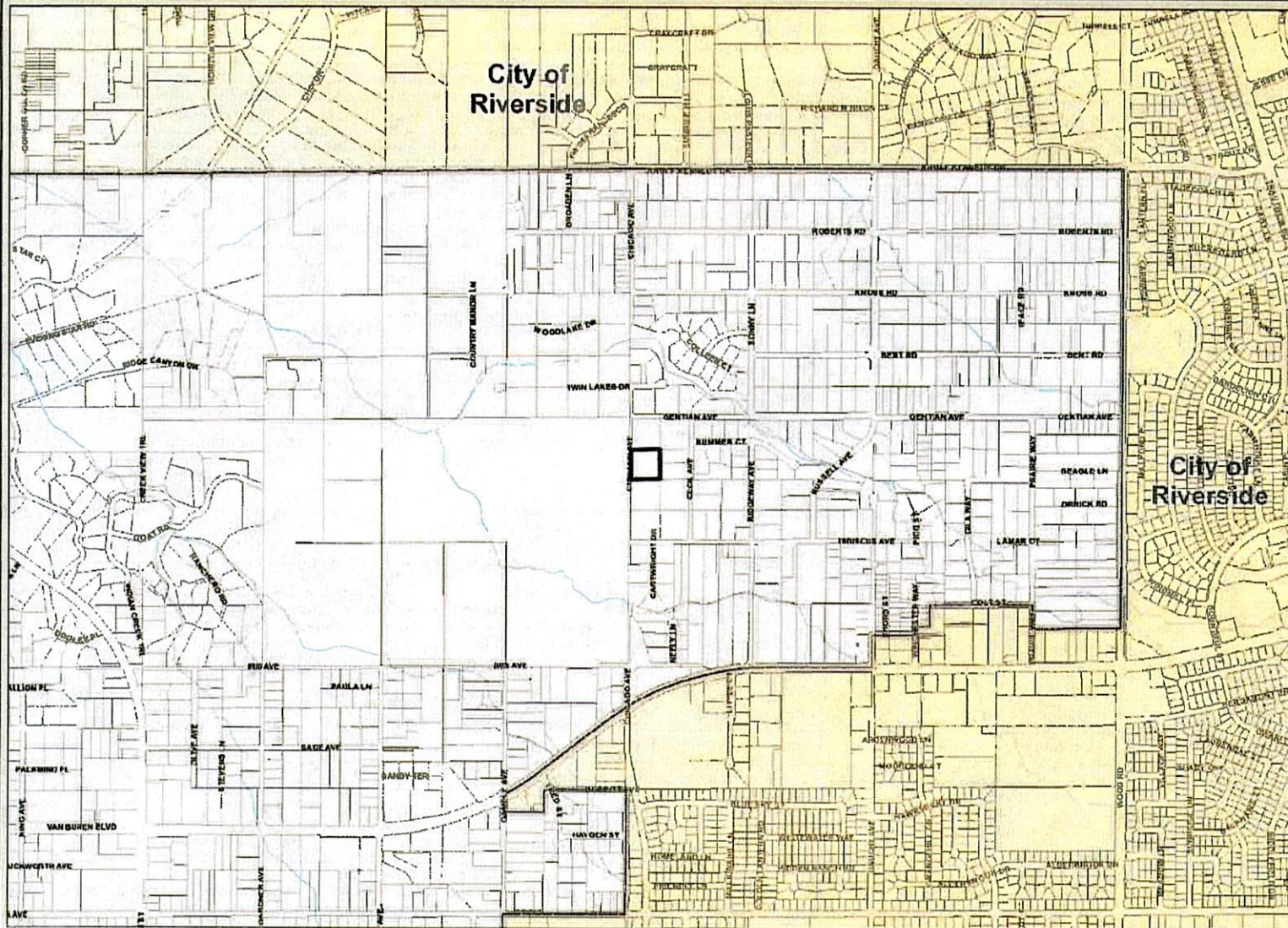
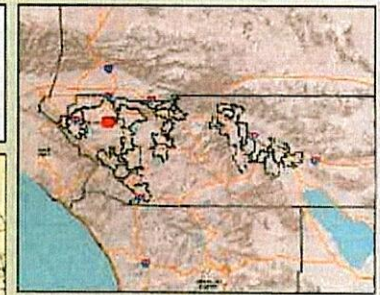
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© Riverside County RCIT GIS

### Notes



PM37340



### Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
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- counties
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0 2,000 4,000 Feet



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REPORT PRINTED ON... 11/2/2017 1:06:50 PM

© Riverside County RCIT GIS

### Notes





**PECHANGA TRIBAL HISTORIC PRESERVATION OFFICE**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 770-6300 • Fax (951) 506-9491

November 13, 2017

Tribal Historic Preservation  
Officer:

Gary P. DuBois, JD, MSW

THPO Historian:

Lisa Woodward, Ph.D.

Advisory Review Board:

Neal Ibanez

Bridgett Barcello

Darlene Miranda

Eric Gerber

Andrew Masiel, Sr.

Richard B. Searce

Robert Villalobos

**VIA E-MAIL and USPS**

Heather Thomson, Archaeologist  
Planning Department  
County of Riverside  
PO Box 1409  
Riverside, CA 92592

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR  
PM 37340 [CZ 7654; APN 280-060-003]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources; named places; *tóota yixélval* (rock art; pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the



Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re PM 37340  
November 13, 2017  
Page 2

Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at [eoazdil@pechanga-nsn.gov](mailto:eoazdil@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil  
Planning Specialist

Cc Pechanga Office of the General Counsel



**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059  
760-891-3510 Office | 760-742-3189 Fax



November 22, 2017

Heather Thomson  
Riverside County Planning Dept.  
4080 Lemon St.  
Riverside, CA 92502

Re: AB-52 Consultation: PM37340, CZ07954

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at [sgaughen@palatribe.com](mailto:sgaughen@palatribe.com).

Sincerely,

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
Assistant TLMA Director

November 02, 2017

Cahuilla Band of Indians  
Anthony Madrigal, Cultural Director  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37340, CZ07954)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by December 02, 2017 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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**Project Description:**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Desiree Bowie, [dbowie@rivco.org](mailto:dbowie@rivco.org)

Attachment: Project Vicinity Map and Project Aerial

Riverside Office • 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



November 16, 2017

Attn: Heather Thomson, Archaeologist  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409



**RE: AB 52 Consultation; PM37340, CZ07954**

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", followed by a horizontal line.

Joseph Ontiveros, Director of Cultural Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Confidentiality:** The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Ming Chin Nozawa and Shozo Nozawa (collectively "PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 280-060-003 ("PROPERTY"); and,

**WHEREAS**, on October 20, 2017, PROPERTY OWNER filed an application for Parcel Map No. 37340 and Change of Zone No. 7954 ("PROJECT"); and,

**WHEREAS**, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

**WHEREAS**, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

**WHEREAS**, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

**WHEREAS**, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

**NOW, THEREFORE**, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the



COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.



6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:  
Office of County Counsel  
Attn: Melissa Cushman  
3960 Orange Street, Suite 500  
Riverside, CA 92501

PROPERTY OWNER:  
Ming Chin Nozawa and Shozo Nozawa  
8223 Orange Street  
Rosemead, CA 91770

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.



11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.



18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

**COUNTY:**

COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By: 

Charissa Leach

Assistant TLMA Director – Community Development

FORM APPROVED COUNTY COUNSEL

BY: 

MELISSA R. CUSHMAN

DATE 12/4/17

Dated: 12/11/17

**PROPERTY OWNER:**

Ming Chin Nozawa and Shozo Nozawa

By: 

Ming Chin Nozawa

Dated: Nov. 20, 2017

By: 

Shozo Nozawa

Dated: Nov. 20, 2017





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.  
Assistant TLMA Director*

July 31, 2018

Ming Chin and Shozo Nozawa  
8223 Orange Street  
Rosemead, CA 91770

Linda Trieu  
135 N San Gabriel Blvd,  
San Gabriel, CA 91775

**RE: APN180001 – Notice of Non-Renewal (Assessor's Parcel No. 280-060-003)**

Dear Owner/Applicant,

The above-referenced notice has been recorded by the Riverside County Clerk and Recorder's Office. Enclosed is a copy for your records. If you should have any questions, please contact Robert Flores by phone at (951) 955-6836 or by e-mail at [dharris@rivco.org](mailto:dharris@rivco.org).

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT

By: Dionne Harris  
Urban and Regional Planner

Enclosure

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*"Planning Our Future... Preserving Our Past"*



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD  
RIVERSIDE CO. CLERK OF THE BOARD  
4080 LEMON STREET, 1ST FLOOR CAC  
PO BOX 1147 - RIVERSIDE, CA 92502

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

**RETURN TO: STOP #1010**  
RIVERSIDE COUNTY CLERK OF THE BOARD  
PO BOX 1147 - RIVERSIDE, CA 92502

**2018-0307771**

07/31/2018 04:01 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

**NOTICE OF NON-RENEWAL**  
**AGRICULTURAL PRESERVE (APN180001)**  
**Client Submittal Date: February 7, 2018**

**Woodcrest Agricultural Preserve No. 1, Amend. No. 6, Map No. 946**

**Current Owners:**  
**Ming Chin Nozawa and Shozo Nozawa**

**TLMA/PLANNING**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE  
FOR RECORDING INFORMATION



PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD  
DEPARTMENT  
(CAC - 1<sup>st</sup> Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO STOP#1010  
Clerk of the Board  
(CAC Bldg. - 1<sup>st</sup> Floor)

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. \_\_\_\_\_ FOR A PORTION OF 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 Jan 1, 1971 and recorded on Feb 28, 1971 as Instrument No. 19298 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the Woodcrest Agricultural Preserve No. 1, Map No. 946, dated Sept. 12, 2006.

(See attached Legal)

Assessor's Parcel Number(s) of land affected:  
280-060-003

ORIGINAL OWNER(S)

Rolla L. Cook

Isabel M. Cook

CURRENT OWNER(S)

X Shigeno Nozawa  
Signature (Title and Company if applicable)

SHOZO NOZAWA  
Print Name

Signature (Title and Company if applicable)

X [Signature]  
Print Name

Mingchin Nozawa  
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  
Kecia Harper-Ihem, Clerk of the Board

By: Kecia Harper-Ihem

Deputy

Date: 7/30/10



## 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 Los Angeles

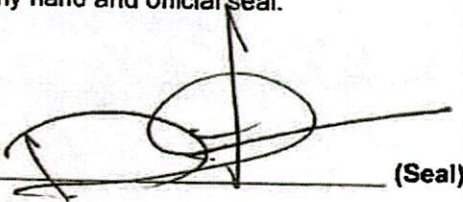
On July 23, 2018 before me, AUSTIN G. DONG, Notary Public,  
(insert name and title of the officer)

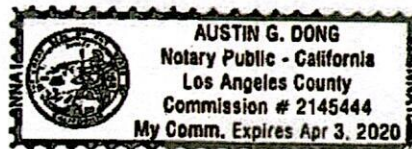
personally appeared SHOZO NOZAWA; MINGCHIN NOZAWA  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

 (Seal)



X Shozo Nozawa  
7/23/18

X Mingchin Nozawa  
7/23/18



**EXHIBIT A**  
**WOODCREST AGRICULTURAL PRESERVE NO. 1**  
**MAP NO. 946**  
**(NOTICE OF NON-RENEWAL)**

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

Description

All of Woodcrest Agricultural Preserve No. 1, Map No. 124, as shown in Exhibit "A" of instrument No. 2011-0534308, dated December 5, 2011, described as Lot 17 of Woodcrest Acres Number 2, In the County of Riverside, State of California, As Per Map Recorded In Book 13 Page 100 of Miscellaneous Maps, in the Office of the County Recorder for Said County and further described as:

Assessor Parcel No.	Acres (net)	Owner
280-060-003	2.26 (2.27 gross acres)	Ming Chin Nozawa and Shozo Nozawa



# Recording Requested By First American Title Company

## RECORDING REQUESTED BY:

Escrow No. 21285RG  
Title Order No.

When Recorded Mail Document  
and Tax Statement To:  
Mr. and Mrs. Ming Chin Nozawa  
15600 Chicago Avenue  
Riverside, CA 92508

**DOC # 2002-146685**

03/22/2002 08:00A Fee:27.00  
Page 1 of 1 Doc T Tax Paid  
Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	POOR	NOOR	SWP	MSC
A	R	L				COPY	LONG	REFUND	NOHQ

27  
USE

APN: 265-160-024-2

The undersigned grantor(s) declare(s)  
Documentary transfer tax is \$

- ☒ computed on full value of property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at time of sale,  
☒ Unincorporated Area

T  
AM

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Richard A. Wheeler, A Widower

hereby GRANT(S) to Ming Chin Nozawa and Shozo Nozawa, Wife and Husband as Joint Tenants

the following described real property in the  
County of Riverside, State of California:

Lot 17 and D of Woodcrest Acres Number 2, as per map recorded in Book 13 Page 100 of Miscellaneous Maps, in the  
office of the county Recorder for said County.

DATED: January 25, 2002

STATE OF CALIFORNIA  
COUNTY OF Riverside  
ON February 8, 2002 before me,  
Janet White personally appeared  
Richard A. Wheeler

Richard A. Wheeler  
Richard A. Wheeler

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that 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.

Witness my hand and official seal.

Signature



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

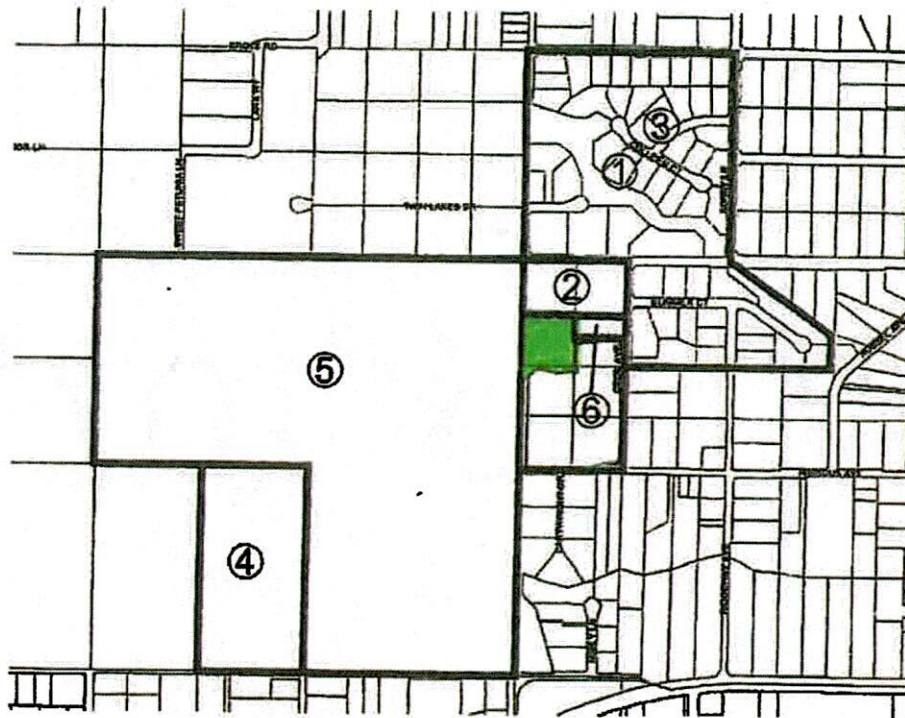
GRANT DEED



# MAP NO. 20 WOODCREST AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAP NO. 124, 357, 638, 648, 864, 946

SEC 24, T. 3 S., R. 5 W., SEC 19, T. 3 S., R. 4 W



## AMENDMENTS:

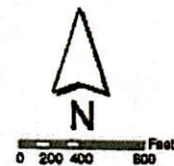
NO. 1, (ENLARGEMENT), FEBRUARY 8, 1971,	MAP NO. 124
NO. 2, (DIMINISHMENT), FEBRUARY 3, 1976,	MAP NO. 357
NO. 3, (DIMINISHMENT), DECEMBER 22, 1987,	MAP NO. 638
NO. 4, (DIMINISHMENT), DECEMBER 22, 1987,	MAP NO. 648
NO. 5, (DIMINISHMENT), AUGUST 27, 2002,	MAP NO. 864
NO. 6, (DIMINISHMENT), SEPTEMBER 12, 2006,	MAP NO. 946

ADOPTED ON FEBRUARY 24, 1969

BY THE BOARD OF SUPERVISORS

OF THE COUNTY OF RIVERSIDE,

STATE OF CALIFORNIA.



RIVERSIDE COUNTY PLANNING COMMISSION



AG No. 1071



**AGRICULTURAL PRESERVE DISESTABLISHMENT/DIMINISHMENT  
TECHNICAL ADVISORY COMMITTEE REPORT**

Applicant's Name: Ming Chin Nozawa Supv. Dist.: FIRST  
Applicant's Address: 8223 Orange Street, Rosemead, CA 91770 CAPTAC Date: 7.26.18

**1. Planning Department**

- A. Type of Application: Disestablish X Diminish (AG No. 1071)
- B. Affected Agricultural Preserve
- 1) Name: Woodcrest Agricultural Preserve No. 1
- 2) Establish. Map No. Map No. 20
- 3) Establish. Date February 24, 1969
- 4) Subsequent Maps Map Nos. 124, 357, 638, 648, 864, and 946
- C. Site
- 1) Acreage: 2.27 acres
- 2) Existing Land Use: Rural residential and light agriculture
- 3) Zoning: Light Agriculture - 10 Acre Minimum (A-1-10)
- 4) Gen. Plan Land Use: Very Low Density Residential (RC-VLDR)
- 5) Cities w/in 1 mile: City of Riverside
- 6) General Location: North of Hibiscus Ave, south of Gentian Ave,  
west of Cecil Ave, and east of Chicago Ave
- 7) Site APN/Leg. Desc. 260-060-003 ("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: \_\_\_\_\_

**3. Cooperative Extension**

- A. Suitable commercial agricultural uses: \_\_\_\_\_
- B. Availability of irrigation water: \_\_\_\_\_
- C. Nuisance effects: \_\_\_\_\_

**4. Natural Resource Conservation Service**



**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").

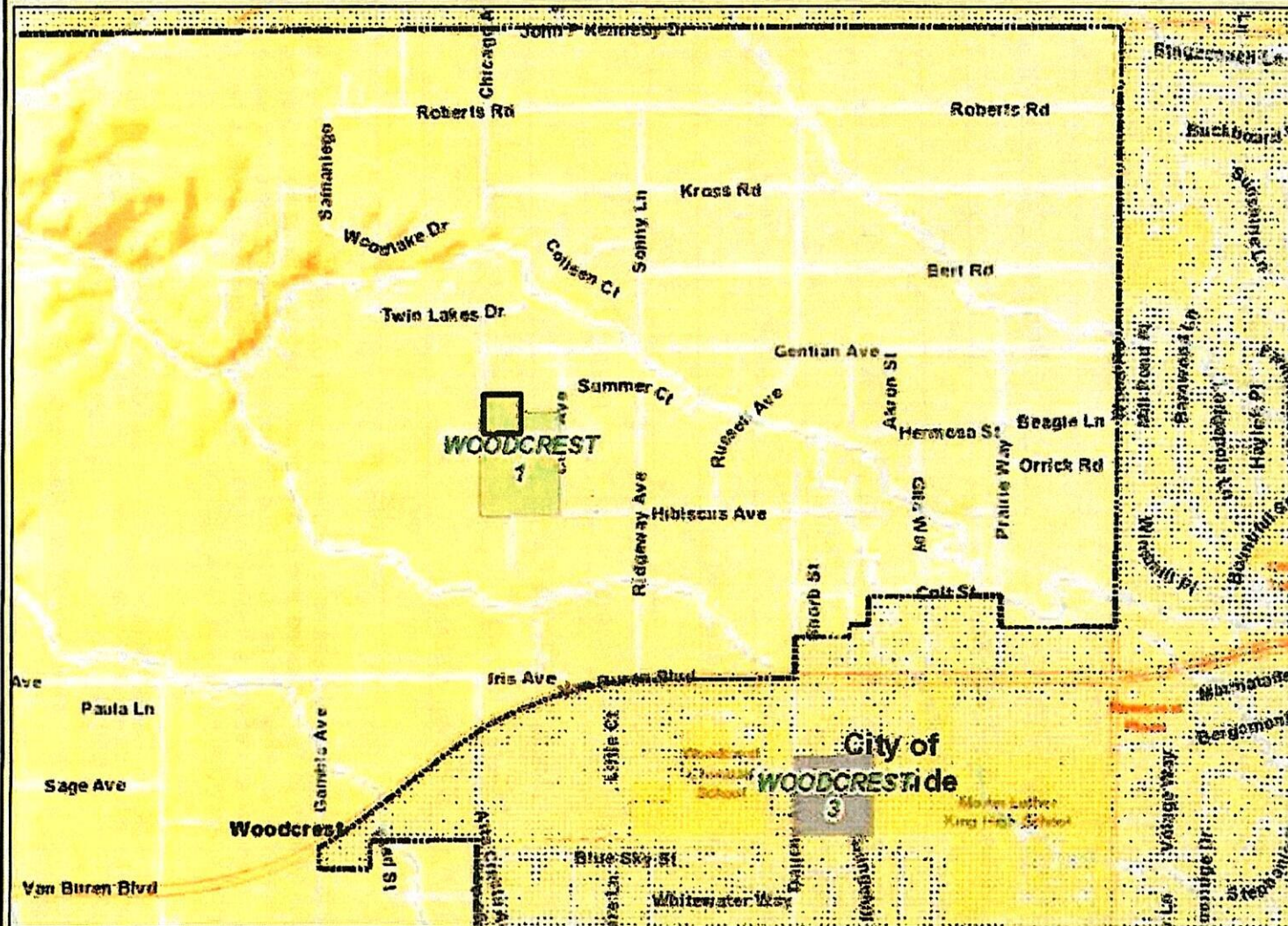
Based on a complete evaluation of the Request, CAPTAC was/was not able to make the five necessary findings to conclude that the proposed Request is consistent and recommends that the Riverside County Board of Supervisors approve/deny the Request under Agricultural Preserve No. 1071. CAPTAC affirmed this 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. **Whether a notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526)].**  
TBD.
- II. **Whether the cancellation is likely to result in the removal of adjacent lands from agricultural use.**  
The diminishment (AG No. 1071) is proposing to delete approximately 2.27 acres of the Woodcrest Agricultural Preserve No. 1, which is about 18% of the agricultural preserve's total remaining area (12.45 gross acres), and cancel the associated contract. However, according to State's Department of Conservation mapping, most of the adjacent land does not have a land conservation contract or in designated *Urban and Built-up*, and the property does not appear to be used for agricultural purposes. Therefore, the diminishment of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area.
- III. **Whether the proposed alternative use of land is consistent the provisions of the County General Plan.**  
TBD.
- IV. **Whether the cancellation will result in discontinuous patterns of urban development.**  
TBD.
- V. **Whether there is proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.**  
TBD.



# AG No. 1071

## CAPTAC Vicinity Map & Property Boundary



### Legend

- Agricultural Preserves**
- OTHER AGRICULTURAL PRESEF
  - ANZA, 1
  - ANZA, 2
  - ANZA, 3
  - BAUTISTA CANYON, 1
  - BAUTISTA CANYON, 2
  - BAUTISTA CANYON, 3
  - BLYTHE, 10
  - BLYTHE, 11
  - BLYTHE, 12
  - BLYTHE, 13
  - BLYTHE, 14
  - BLYTHE, 16
  - BLYTHE, 16
  - BLYTHE, 17
  - BLYTHE, 18
  - BLYTHE, 19
  - BLYTHE, 2
  - BLYTHE, 20
  - BLYTHE, 21
  - BLYTHE, 22
  - BLYTHE, 23
  - BLYTHE, 24
  - BLYTHE, 25
  - BLYTHE, 26
  - BLYTHE, 27

### Notes

Includes AG. Preserve layer



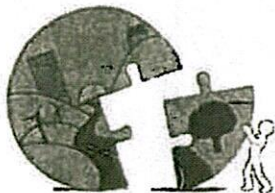
0 1 3,079 Feet

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 7/12/2018 5:40:08 PM

© Riverside County GIS





Steve Weiss, AICP  
Planning Director

## RIVERSIDE COUNTY PLANNING DEPARTMENT

### APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

#### APPLICATION INFORMATION

Applicant Name: Ming Chin Nozawa

Contact Person: Ming Chin Nozawa

E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange St

Rosemead

City

Street

CA

State

91770

ZIP

Daytime Phone No: ( 626 ) 227-5299

Fax No: (      )           

Engineer/Representative Name: Guan Wang

Contact Person: Linda Trieu

E-Mail: linda@tritechengineer.com

Mailing Address: 135 N San Gabriel Blvd

San Gabriel

City

Street

CA

State

91775

ZIP

Daytime Phone No: ( 626 ) 570-1918

Fax No: (      )           

Property Owner Name: Ming Chin Nozawa and Shozo Nozawa

Contact Person: Ming Chin Nozawa

E-Mail: tiger8223@hotmail.com

Mailing Address: 8223 Orange Street

Rosemead

City

Street

CA

State

91770

ZIP

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

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 DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE**

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

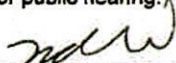
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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

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

Ming Chin Nozawa

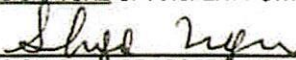
PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

Shozo Nozawa

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 280-060-003

Approximate Gross Acreage: 2.27

General location (nearby or cross streets): North of Hibiscus Ave, South of Gentian Ave, East of Chicago Ave, West of Cecil Ave

**PROJECT INFORMATION:**

Purpose of Request (Check one):

☐ Disestablishment (Termination of entire Agricultural Preserve)



**APPLICATION FOR DISESTABLISHMENT OR DIMINISHMENT OF AN AGRICULTURAL PRESERVE**

---

☒ Diminishment (Removal of a portion of the land in an Agricultural Preserve).

Name and Map Number of the affected Agricultural Preserve: Woodcrest No. 1 Map No. 124

Number of Petitions for Cancellation of Contract attached: 1

Has a Notice of Nonrenewal been served on the land involved in this application? Yes ☐ No ☒

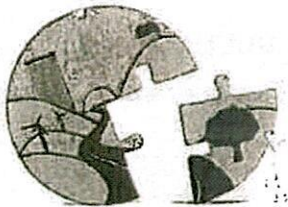
If yes, state the date(s) of said Notice of Nonrenewal served: \_\_\_\_\_

Related cases filed in conjunction with this request: CZ 7954, PM37340

**This completed application form, together with all of the listed requirements provided on the Agricultural Preserve Disestablishment/Diminishment Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0087 AP Disestablish-Diminish Condensed Application.docx  
Created: 07/07/2015 Revised: 05/18/2016





Steve Weiss, AICP  
Planning Director

SC ID# C207954

RIVERSIDE COUNTY AG 1071  
PLANNING DEPARTMENT

**PETITION FOR CANCELLATION OF LAND  
CONSERVATION CONTRACT IN AN AGRICULTURAL  
PRESERVE**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

**Please complete and attach to Application for Disestablishment or Diminishment (Form 295-0087)**

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

Applicant Name: MING CHIN NOZAWA

Contact Person: MING CHIN NOZAWA

E-Mail: TIGER8223@HOTMAIL.COM

Mailing Address: 8223 ORANGE STREET,

ROSEMEAD

Street

CA

91770

City

State

ZIP

Daytime Phone No: ( 626 ) 227-5299

Fax No: (      )           

I, the undersigned, the owner or one of the owners authorized to act on behalf of all owners of the land described herein, respectfully petition the Honorable Board of Supervisors of the County of Riverside to withdraw said property from Agricultural Preserve Name Woodcrest, Agricultural Preserve No. 1, Map No. 124 and to cancel the Land Conservation Contract or Agreement dated:       , and recorded        as Instrument No.        in the office of the County Recorder of Riverside County, California, as it pertains to said property. 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.

Property Owner Name: MING CHIN NOZAWA AND SHOZO NOZAWA

Contact Person: MING CHIN NOZAWA

E-Mail: TIGER8223@HOTMAIL.COM

Mailing Address: 8223 ORANGE STREET

Street

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"



**PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE**

ROSEMEAD,

City

CA

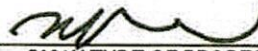
State

91770

ZIP

MING CHIN NOZAWA

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

SHOZO NOZAWA

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

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

**AGRICULTURAL PRESERVE PROGRAM  
PETITION FOR CANCELLATION OF CONTRACT**

1. List all the names and addresses of all owners as shown on the recorded deed. If the owner is a corporation, please state the type of corporation, place and date of incorporation, and affix corporate seal to this page.
2. If the 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 Petition for Cancellation of Contract.
3. Give Name and address of the mortgage holder for this property, if any.
4. Give the general location of the property, including the major crossroads.
5. Attach a complete legal description of this property as shown in the deed or the title insurance policy.
6. Provide the following information from your property tax bills:

Assessor's Parcel Number(s)

Acreage

280-060-003

280-060-003

2.27

☒ Check this box and attach additional Assessor's Parcel Number(s) on a separate sheet of paper, if necessary.



**PETITION FOR CANCELLATION OF LAND CONSERVATION CONTRACT IN AN AGRICULTURAL PRESERVE**

---

7. Attach a statement outlining the proposed alternative land use for this property. *no change*
8. Attach any written evidence establishing the lack of nearby property, not subject to a Land Conservation Contract, that is both available and suitable for the proposed alternative land use.
9. Attach all Required Property Owner's Notification Information and completed Property Owner's Certification.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-0088 AP Petition for Land Conservation Contract Cancellation.docx  
Created: 07/08/2015 Revised: 05/18/2016



**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

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

**CHANGE OF ZONE NO. 7954 and TENTATIVE PARCEL MAP NO. 37340 – Intent to Adopt a Negative Declaration** – EA43076 – Applicant: Shozo & Ming Nozawa – Engineer/Representative: Guan Wang – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (1 Acre Minimum) (RC-VLDR) – Location: Northerly of Hibiscus Avenue, southerly of Gentian Avenue, easterly of Chicago Avenue, and westerly of Cecil Avenue – 2.27 Gross Acres – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST: Change of Zone No. 7954** proposes to change the zone from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). **Tentative Parcel Map No. 37340** proposes a Schedule “H” subdivision of 2.27 acres into two (2) parcels; 1.18 and 1.08 acre lots for single family residential development. .

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING:	<b>NOVEMBER 20, 2019</b>
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

If you challenge this project 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 delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

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



## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on November 07, 2018,

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

APN (s) or case numbers CZ07954 / PM37340 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

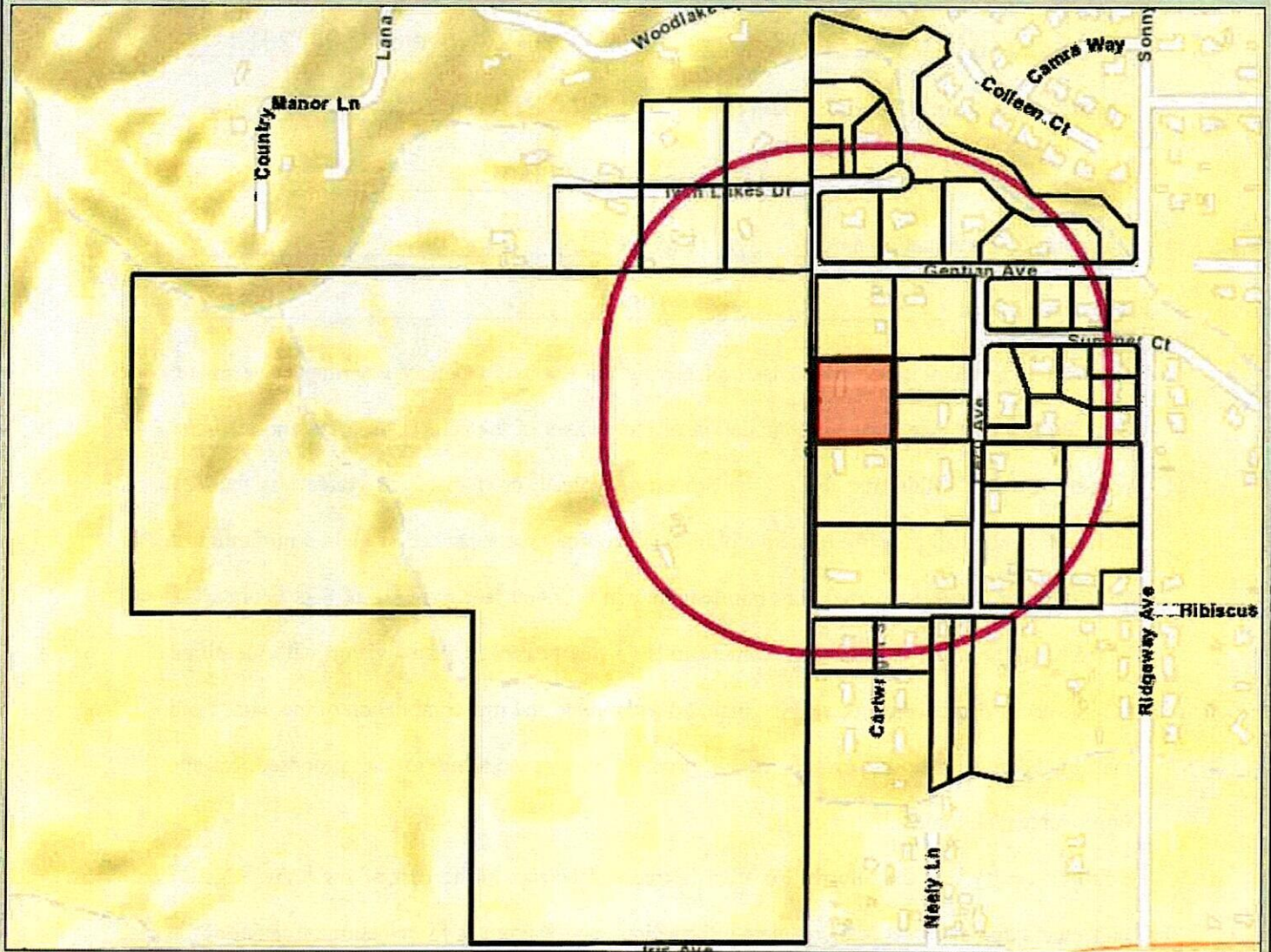
TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

5/7/19  




# Riverside County GIS Mailing Labels

CZ07954 PM37340 (1000 feet buffer )



## Legend

- County Boundary
- Cities
- World Street Map

## Notes



0 752 1,505 Feet



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 11/7/2018 11:12:39 AM

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280060001  
BAXTER L DODD  
SHERRY L DODD  
18025 GENTIAN AVE  
RIVERSIDE CA. 92508

280060009  
BRIAN K SIRKO  
SHEILA M SIRKO  
18138 SUMMER CT  
RIVERSIDE CA. 92508

280060011  
KAREN S MASSEY  
18202 SUMMER CT  
RIVERSIDE CA. 92508

280060010  
DAVID D DAVENPORT  
JOANN DAVENPORT  
18172 SUMMER CT  
RIVERSIDE CA. 92508

280060037  
VINCENT FAULKNER  
BRENDA HOMIER FAULKNER  
15563 RIDGEWAY AVE  
RIVERSIDE CA. 92508

280060038  
KEITH A THOMAS  
DEBRA J THOMAS  
PO BOX 51771  
RIVERSIDE CA 92517

280050069  
THOMAS S PILCHOWSKI  
SYLVIA A PILCHOWSKI  
18132 GENTIAN AVE  
RIVERSIDE CA. 92508

280060033  
JOHN MARK KARGES  
BARBARA KAY ABLES KARGES  
15630 CECIL AVE  
RIVERSIDE CA. 92508

280060005  
GARY A ASTFALK  
PATTY ASTFALK  
15650 CHICAGO AVE  
RIVERSIDE CA. 92508

280060041  
MARCOS PASCUAL  
LEAH PASCUAL  
15622 CECIL AVE  
RIVERSIDE CA. 92508

280060034  
TYLER REYNOLDS  
JEREMY C REYNOLDS  
15671 RIDGEWAY AVE  
RIVERSIDE CA. 92508

280050063  
STEVEN EDWARD DAVIS  
JANET STOIA DAVIS  
18038 TWIN LAKES DR  
RIVERSIDE CA. 92508

280060035  
JEFF R SEHNERT  
JILLIAN MACDONALD  
15607 RIDGEWAY AVE  
RIVERSIDE CA. 92508

280060039  
SUMMER COURT TRUST  
JOHN A COLOMBO  
ELEANOR T COLOMBO  
STE 114-160  
19069 VAN BUREN BLV  
RIVERSIDE CA 92508



280060036  
TIMOTHY A TRAVER  
DANA M TRAVER  
15585 RIDGEWAY AVE  
RIVERSIDE CA. 92508

280060030  
MARTIN PALAFOX  
MARTHA L PALAFOX  
18180 HIBISCUS AVE  
RIVERSIDE CA. 92508

280060008  
B ABBEY PROP INC  
6175 E HENNING VIEW TER  
ANAHEIM CA 92807

280050065  
CURTIS A CARLSON  
RAQUEL P CARLSON  
18014 TWIN LAKES DR  
RIVERSIDE CA. 92508

280080008  
PATRICIA LOVATO  
18101 HIBISCUS AVE  
RIVERSIDE CA. 92508

280060031  
NANCY F EDWARDS  
KAYANA M THERRIEN  
18170 HIBISCUS AVE  
RIVERSIDE CA. 92508

280060007  
LINDA K WRAY  
18010 HIBISCUS AVE  
RIVERSIDE CA. 92508

280060040  
THOMAS K ROACH  
RUTH E ROACH  
15614 CECIL AVE  
RIVERSIDE CA. 92508

280050064  
LARRY G LUMSDON  
RUTH D LUMSDON  
18048 TWIN LAKES DR  
RIVERSIDE CA. 92508

280050068  
YOUNG SANG KIM  
YOUNG SUN KIM  
18120 GENTIAN AVE  
RIVERSIDE CA. 92508

280050066  
PATRICK CHOONSOO PARK  
CECILIA JUNG PARK  
18019 TWIN LAKES DR  
RIVERSIDE CA. 92508

280050067  
ROBERT M FATTARUSO  
KRISTINE A FATTARUSO  
18063 TWIN LAKES DR  
RIVERSIDE CA. 92508

280060032  
RIDGEWAY BLOSSOMS  
C/O C/O TYLER REYNOLDS  
15671 RIDGEWAY AVE  
RIVERSIDE CA 92508

280080009  
SCOTT J BELL  
4238 E MOHAVE LN  
BULLHEAD CITY AZ 86249



280080010  
NORMAN RICKY CARDOZA  
18139 HIBISCUS AVE  
RIVERSIDE CA. 92508

280080007  
CLIFFORD L EVANS  
DEBORAH BELLE EVANS  
15760 CARTWRIGHT DR  
RIVERSIDE CA. 92508

280080001  
EDWARD F CROOK  
KATHLEEN A CROOK  
15765 CARTWRIGHT DR  
RIVERSIDE CA. 92508

280060029  
ROBIN E WHITTINGTON  
18200 HIBISCUS AVE  
RIVERSIDE CA. 92508

280060042  
WESLEY J SKOVINSKI  
15801 CECIL AVE  
RIVERSIDE CA. 92504

280060006  
TOP TIER LANDSCAPE CONSTRUCTION  
C/O C/O JAVIER R MORRO  
6374 JURUPA AVE  
RIVERSIDE CA. 92504

280050070  
RIVERSIDE CORONA RESOURCE  
4500 GLENWOOD DR NO A  
RIVERSIDE CA 92501

280060002  
PATRICK GEORGE HARDY  
ROBIN LYN HARDY  
2031 TWEED ST  
PLACENTIA CA 92870

280060003  
MING CHIN NOZAWA  
SHOZO NOZAWA  
C/O APT M302  
8223 ORANGE ST  
ROSEMEAD CA 91770

280060043  
BRIAN ELROD  
MICHELLE ELROD  
15589 CECIL AVE  
RIVERSIDE CA. 92508

245300001  
P & F INV CO  
17100 PIONEER BLV NO 280  
ARTESIA CA 90701

245260016  
ERIC A POTTS  
DEANNA POTTS  
17928 TWIN LAKES DR  
RIVERSIDE CA. 92508

245260018  
RUBEN ANTHONY GOMEZ  
JULIE ANNA GRIEGO  
17855 TWIN LAKES DR  
RIVERSIDE CA. 92508

245260014  
RAFAEL VALENCIA  
LETICIA G LOPEZ  
17975 TWIN LAKES DR  
RIVERSIDE CA. 92508



245260012  
MICHAEL CASSIDY  
17915 TWIN LAKES DR  
RIVERSIDE CA. 92508

245260015  
RMC GROUP  
17811 SLOVER AVE  
BLOOMINGTON CA 92316

Richard Drury  
Komalpreet Toor  
Lozeau Drury, LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

Kirkland West  
Habitat Defense Council  
PO Box 7821  
Laguna Niguel, Ca, 92607-7821



INVOICE (INV-00078833)  
FOR RIVERSIDE COUNTY

**BILLING CONTACT**  
Shozo and Ming Nozawa

County of Riverside  
Trans. & Land Management Agency



15600 Chicago Ave  
Riverside, Ca 92508

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00078833	05/30/2019	05/30/2019	Invoiced, Past Due

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06451	0451 - CF&W Trust ND/MND	\$2,354.75
15600 Chicago Ave Riverside,		<b>SUB TOTAL</b> \$2,354.75

**TOTAL** **\$2,354.75**

**Please Remit Payment To:**

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

**Credit Card Payments By Phone:**

760-863-7735

**For Questions Please Visit Us at the Following Locations:**

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

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach, P.E.**  
**Assistant TLMA Director**

TO: ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

FROM: Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**  
**PM37340/CZ07954/EA43076/AG01071/APN180001**  
**Project Title/Case Numbers**

Dionne Harris  
County Contact Person

951-955-6836  
Phone Number

N/A  
State Clearinghouse Number (if submitted to the State Clearinghouse)

Ming Chin Nozawa  
Project Applicant

8223 Orange St. Rosemead CA 91770  
Address

Northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., westerly of Cecil Ave.  
Project Location

**TENTATIVE PARCEL MAP NO. 37340, CHANGE OF ZONE NO. 7954, AGRICULTURAL PRESERVE NO. 1071, and NOTICE OF NON-RENEWAL NO. 180001 - INTENT TO ADOPT A NEGATIVE DECLARATION - The project proposes a Change of Zone, from Light Agriculture, 10 Acre Minimum (A-1-10), to Light Agriculture, 1 Acre Minimum (A-1-1). The Tentative Parcel Map proposes a Schedule H subdivision of 2.27 acres into 2 parcels: 1.18 and 1.08 acre lots. The project also proposes the cancellation of an Agricultural Land Conservation Contract (AG01071), AGRICULTURAL PRESERVE NO. 1071 (DIMINISHMENT/CANCELLATION) /AGRICULTURAL PRESERVE NOTICE OF NON-RENEWAL NO. 180001 - The applicant proposes to delete (diminish) 2.27 acres from Wood Preserve Agricultural Preserve No. 1 and cancel the land conservation contract executed for Wood Preserve No. 1, Amendment #6, Map No. 946. The applicant also filed an application for a notice of nonrenewal for the abovementioned land conservation contract. APN: 280-060-003**

**Project Description**  
This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
  2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$50.00) and reflect the independent judgment of the Lead Agency.
  3. Mitigation measures WERE made a condition of the approval of the project.
  4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
  5. A statement of Overriding Considerations WAS NOT adopted
  6. Findings were made pursuant to the provisions of CEQA.
- This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Urban Planner

Title

7/17/19

Date

Please charge deposit fee case#: ZEA43076 ZCFG6451

**FOR COUNTY CLERK'S USE ONLY**

Received for Filing and Posting at OPR: \_\_\_\_\_



# AGRICULTURAL PRESERVE DISESTABLISHMENT/DIMINISHMENT TECHNICAL ADVISORY COMMITTEE REPORT

Applicant's Name: Ming Chin Nozawa Supv. Dist.: FIRST  
Applicant's Address: 8223 Orange Street, Rosemead, CA 91770 CAPTAC Date: 7.26.18

## 1. Planning Department

- A. Type of Application:          Disestablish   X   Diminish (AG No. 1071)
- B. Affected Agricultural Preserve
- 1) Name: Woodcrest Agricultural Preserve No. 1
- 2) Establish. Map No. Map No. 20
- 3) Establish. Date February 24, 1969
- 4) Subsequent Maps Map Nos. 124, 357, 638, 648, 864, and 946
- C. Site
- 1) Acreage: 2.27 acres
- 2) Existing Land Use: Rural residential and light agriculture
- 3) Zoning: Light Agriculture - 10 Acre Minimum (A-1-10)
- 4) Gen. Plan Land Use: Very Low Density Residential (RC-VLDR)
- 5) Cities w/in 1 mile: City of Riverside
- 6) General Location: North of Hibiscus Ave, south of Gentian Ave,  
west of Cecil Ave, and east of Chicago Ave
- 7) Site APN/Leg. Desc. 260-060-003 ("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):  
Not currently producing crops.
- 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)

Cieneba rocky sandy loam, 15-50% slopes, Class VII e-1

Fallbrook sandy loam, 8-15% slopes, Class IV e-1

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B. Comparison of soil acreage (estimated):

75% Class III, IV, VI

25% Class VII, VIII

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

D. Soils problems: Erosion and shallow soils.

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5. **Assessor**

A. Last annual assessed valuation: 2017: \$202,351

B. Estimated annual assessed valuation: \$340,143

C. Estimated differential: \$137,792

D. Penalty fee (if applicable): \$33,500

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

APN 280-060-003-5 (2.27 Acres)

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Nozawa, Ming Chin

Nozawa, Shozo

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6. **County Counsel**

7. **Committee recommendation on application:**             Approval             Denial

**Summary and Conclusions:**

The Comprehensive Agricultural Preserve Technical Advisory Committee ("CAPTAC") evaluated the proposed disestablishment/dimishment of an agricultural preserve and request to cancel an existing land conservation contract ("Request") for the Subject Site. The purpose of this evaluation is to determine if the proposed Request is consistent with the purpose of 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 to make the five 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. 1071. CAPTAC affirmed this determination with a **five** to five vote, based on the following findings, pursuant to Section 605(3) of Riverside County AG Preserve Rules and Regs:

- I. **Whether a notice of nonrenewal has been served pursuant to the [Notice of Nonrenewal] Section 401 of the [Rules and Regulations Governing Agricultural Preserves in Riverside County, as amended (Resolution NO. 84-526)].**

The Notice of Nonrenewal (APN180001) was filed February 7, 2018. The project is being processed and must be recorded prior to the Diminishment being finalized.

- II. **Whether the cancellation is likely to result in the removal of adjacent lands from agricultural use.**

The diminishment (AG No. 1071) is proposing to delete approximately 2.27 acres of the Woodcrest Agricultural Preserve No. 1, which is about 18% of the agricultural preserve's total remaining area (12.45 gross acres), and cancel the associated contract. However, according to State's Department of Conservation mapping, most of the adjacent land is designated *Urban and Built-up*, and the property does not appear to be used for agricultural purposes. Therefore, the diminishment of the project site will not likely result in the removal of any agricultural use given the nature of the request and the area.

- III. **Whether the proposed alternative use of land is consistent the provisions of the County General Plan.**

The subject parcel is located in the Lake Mathews/ Woodcrest Area Plan and is designated Rural Community- Very Low Density Residential which allows development of a single family dwelling on large parcels of 1 to 2 acres (RC-VLDR). The alternative use proposed for the subject parcel is Tentative Parcel Map No. 37340 (PM37340), which proposes a Schedule H Subdivision Of 2.27 acres Into 2 Parcels; 1.18 And 1.08 acre lots. The parcel map is concurrently being processed with Change of Zone No. 7954(CZ07954), which proposes a change of the zoning classification from Light Agriculture, 10 acre minimum (A-1-10), to Light Agriculture, 1 acre minimum (A-1-1). Upon the adoption of CZ07954, both the zoning and the proposed alternative use will be consistent with Riverside County General Plan.

- IV. **Whether the cancellation will result in discontinuous patterns of urban development.**  
Urban entitlements have been approved and residential parcels developed to the east and west of the site. In view of these approved developments, the proposed cancellation may not result in discontinuous patterns of urban development.



- V. Whether there is proximate noncontracted land which is both available and suitable for use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than the development of proximate noncontracted land.

Development of the subject site will connect existing urban development immediately east and west of the site. Development of the contracted land will result in a more contiguous pattern of urban development.





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

**Assessor**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 955-6200

Website: [www.riversideacr.com](http://www.riversideacr.com)  
Portal: [www.riversidetaxinfo.com](http://www.riversidetaxinfo.com)

**NOTICE OF AGRICULTURE PRESERVE CANCELLATION VALUE**

January 22, 2020

Nozawa, Ming Chin  
Nozawa, Shozo  
8223 Orange St., Apt M302  
Rosemead, CA 91770

To Whom It May Concern,

Re: Agricultural Preserve Cancellation Valuation; Case 1071; Woodcrest Agricultural Preserve Number 1, County of Riverside, California

In accordance with Government Code Section 51203, notice is hereby given that a valuation was done by the Riverside County Assessor's Office to determine the cancellation value of an agricultural preserve parcel in Agricultural Preserve Woodcrest Number 1 (Unincorporated Area of the City of Riverside, Riverside County, CA). The effective date of this valuation was January 22, 2020. Within 45 days of receiving this notice, the landowner or the California Department of Conservation (DOC) may request formal review from the County Assessor. The DOC or landowner shall submit to the Assessor and the other party the reasons for believing the valuation is not accurate and the additional information the requesting party believes may substantiate a recalculation of the property valuation.

Assessor's Parcel Number

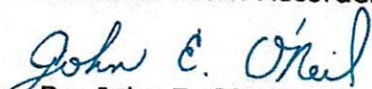
Cancellation Value

280060003-5 (2.27 Acres)  
Cancellation Penalty @ 12.5%

\$	342,000
\$	42,750

Sincerely,

Peter Aldana  
Assessor-Clerk-Recorder

  
By: John E. O'Neil  
Supervising Appraiser  
Agriculture Division

CC: California Department of Conservation



MAP NO. 59.073  
CHANGE OF OFFICIAL ZONING PLAN  
**WOODCREST DISTRICT**  
CHANGE OF ZONE CASE NO. 7954  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4920  
(DATE: ) \_\_\_\_\_  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



**RESOLUTION NO. 2020-022**  
**APPROVING AGRICULTURAL PRESERVE CASE NO. 1071**  
**ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**  
**DIMINISHMENT OF WOODCREST**  
**AGRICULTURAL PRESERVE NO. 1**  
**(Government Code Section 51283.4)**

**WHEREAS**, the Woodcrest Agricultural Preserve No. 1 was adopted in February 24, 1969 pursuant to Map No. 20 and originally consisted of 139.38 acres; and,

**WHEREAS**, the Woodcrest Agricultural Preserve No. 1. Map No. 20 was subsequently amended by Map Nos. 124, 357, 638, 648, 864, and 946 and currently consists of 12.51 acres; and,

**WHEREAS**, previous property owners Rolla L. Cook and Isabel M. Cook owned land that is currently identified with Assessor's Parcel Numbers (APN) 280-060-003, 280-060-043, 280-060-042, 280-060-005, 280-060-006, and 280-060-008, an area of approximately 13.68 acres within the Woodcrest Agricultural Preserve No. 1, Map No. 124, entered into a Land Conservation Contract pursuant to the Land Conservation Act of 1965 (Government Code section 51200 et seq.) with the County of Riverside, which was recorded on February 26, 1971, as Instrument No. 19298, in the Office of the County Recorder of Riverside County, California, and took effect on January 1, 1971; and,

**WHEREAS**, the land identified as APN 280-060-003 ("Property") is included in the Agricultural Preserve Case No. 1071 ("AG01071") and is further described in Exhibit A for the Woodcrest Agricultural Preserve No. 1, Agricultural Preserve Map No. 1071, which is attached hereto and incorporated herein by reference; and,

**WHEREAS**, the total gross acreage of the Property is 2.27 gross acres; and,

**WHEREAS**, Ming Chin and Shozo Nozawa ("Property Owner"), the current owners of the Property, filed a Notice of Nonrenewal on February 7, 2018, which notice was recorded on July 31, 2018,

FORM APPROVED COUNTY COUNSEL  
BY: MELISSA R. CUSHMAN DATE 8/18/2020

SEP 22 2020 21.1



1 as Instrument No. 2018-0307771, in the Office of the County Recorder of Riverside County, California  
2 and,

3 **WHEREAS**, the Property Owner also petitioned to cancel the Land Conservation Contract for the  
4 Property and to diminish the Woodcrest Agricultural Preserve No. 1, as amended through Map No. 946, by  
5 removing the Property from the boundaries of the agricultural preserve; and,

6 **WHEREAS**, AG01071 will diminish the Woodcrest Agricultural Preserve No. 1 Map No. 20, as  
7 amended through Map No. 946; and,

8 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Rules and  
9 Regulations Governing Agricultural Preserves in Riverside County, Resolution No. 84-526, have been  
10 satisfied, including the preparation of a Negative Declaration for Environmental Assessment No. 43076  
11 and,

12 **WHEREAS**, the Property Owner has proposed, if the cancellation is approved, that the land will be  
13 used for the following alternative use: 2 residential lots proposed by Tentative Parcel Map No. 37340  
14 ("Project"); and

15 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4  
16 of the Government Code, has been determined and certified by the Board of Supervisors to be \$42,750.00  
17 and,

18 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of Supervisors  
19 on September 22, 2020.

20 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors  
21 of the County of Riverside, State of California, in regular session assembled on September 22, 2020, that:

- 22 1. The above recitals are incorporated herein by this reference.
- 23 2. The subject parcels affected by the proposed diminishment are included under the Land  
24 Conservation Contract.
- 25 3. Pursuant to the Notice of Nonrenewal submitted on February 7, 2018, the Land Conservation  
26 Contract on the 2.27 gross acres will expire on December 31, 2027 (Government Code  
27 section 51245 and Revenue and Taxation Code 426(c)).  
28



4. The cancellation fee was determined by the Riverside County Assessor's Office to be a total of \$42,750.00.
5. The 2.27 gross acre portion of the 12.51 acres subject to the Land Conservation Contract is located northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave., in the Lake Mathews/Woodcrest Area Plan of western Riverside County.
6. According to the Natural Resource Conservation Service, the Soils Capability Classification as indicated in the USDA Soil Survey for Riverside County indicates that the site is seventy-five (75) percent within Class III, IV, VI; and twenty-five (25) percent within Class VII and VIII.
7. Change of Zone No. 7954 ("CZ07954") and Tentative Parcel Map No. 37340 ("PM37340") are being processed with AG01071. PM37340, which proposes a Schedule "H" subdivision of a parcel into two (2) parcels that are approximately one (1) acre in size, constitutes the proposed alternative land use for the area that is the subject of this diminishment and cancellation. The proposed alternative land use is consistent with the Riverside County General Plan. The property is located in the Lake Mathews/Woodcrest Area Plan and is designated Rural Community-Very Low Density Residential ("RC:VLDR"). This land use designation allows development of a single family dwelling on large parcels of 1 to 2 acre and limited agriculture. Intensive equestrian and animal keeping uses are expected and encouraged in this land use designation. The alternative land use will create lots that are approximately 1-acre in size for residential use. The proposed 1-acre lots are within the typical lot size range allowed in RC:VLDR. CZ07954 is a proposal to change the minimum lot size requirement of the property's existing zoning classification of Light Agriculture CZ07954 will change the minimum lot size from 10-acre to 1-acre, which amounts to one dwelling unit per acre which is within the RC:VLDR density range.

**BE IT FURTHER RESOLVED** by the Board of Supervisors that:

1. The cancellation is for land on which a Notice of Nonrenewal has been served.
2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use.



1 as approval of AG01071 and the Project will not affect the ability to use adjacent lands fo  
2 agriculture. AG01071 is a proposal to remove 2.27 acres of land that is currently used fo  
3 residential purposes from the Woodcrest Agricultural Preserve No. 1 and cancel th  
4 associated contract. The remaining land within the Woodcrest Agricultural Preserve No.  
5 and under the Land Conservation Contract will be approximately 10.24 acres with approva  
6 of AG01071. There are six (6) parcels within the Agricultural Preserve, the size of these  
7 parcels ranges from 1.19 acres to 2.27 acres. Each parcel is under different ownership. Fiv  
8 (5) of the parcels have an existing single residential dwelling, and one parcel is used as  
9 nursery with a single residential dwelling. Pursuant to Section 303 of Resolution No. 84  
10 526, the Rules and Regulations Governing Agricultural Preserves in Riverside County  
11 whenever land under a contract is divided, the owner of any parcel may exercise  
12 independent of any other owner of a portion of the divided land, any rights of the owner in  
13 the original contract, including the right to give notice of non-renewal and petition fo  
14 cancellation. The effect of any such action by the owner of a parcel created by the division  
15 of land under contract shall not be imputed to the owners of the remaining parcels and shal  
16 have no effect on the contract as it applies to the remaining parcels of the divided land  
17 Removing the Property from the Agricultural Preserve and cancelling the Land Conservation  
18 Contract for the Property will not change the existing circumstances under which the existing  
19 nursery is currently operating or be likely to result in the existing nursery's discontinuation  
20 of that use. The nursery and residential uses may continue to operate pursuant to the existing  
21 zoning classification of Light Agriculture. A citrus grove of approximately 120 acres is  
22 located directly west of the Project site. The citrus grove site's General Plan Land Use  
23 Designation is RC:VLDR and zoning classification is A-1-10. The citrus grove was once  
24 part of the original Woodcrest Agricultural Preserve No. 1, Map No. 20 and was removed in  
25 2002 with adoption of Map No. 864. The associated Land Conservation Contract expired in  
26 1992. Removing the 2.27-acre Property from the Agricultural Preserve and Land  
27 Conservation Contract is not likely to result in the removal of the citrus grove from  
28 agricultural use. The citrus grove may continue to operate under its existing zoning



1 classification of Light Agriculture. The proposed cancellation would not change the  
2 circumstance, nor change the current agricultural use or preclude future agricultural use  
3 PM37340 accompanying the proposed cancellation is conditioned that all future residence  
4 be notified that there are adjacent agricultural uses and that these agricultural uses are not  
5 subject to nuisance complaints. Therefore, based upon the above, the cancellation is not  
6 likely to result in the removal of adjacent lands from agricultural use.

7 3. The cancellation is for an alternative use that is consistent with the applicable provisions of  
8 the Riverside County General Plan. The alternative use is a subdivision of a 2.27-acre parcel  
9 into two, approximately 1-acre lots for use as one-family dwellings, which is generally  
10 consistent with the existing General Plan designation of RC:VLDR. Based upon the above  
11 the cancellation for an alternative use is consistent with the applicable provisions of the  
12 Riverside County General Plan.

13 4. The cancellation will not result in discontinuous patterns of urban development because the  
14 existing General Plan Land Use Designation for the subject site and the surrounding parcel  
15 to the north, west, south, and east is RC:VLDR. For this finding, the Land Conservation Act  
16 in Government Code section 51280.1 authorizes the Board of Supervisors to cancel a  
17 contract if it finds the alternative land use will be rural in character and that the alternative  
18 use will result within the foreseeable future a contiguous pattern of development within the  
19 this subregion. The land located north, west, and south of the Project site is zoned Light  
20 Agriculture, with a minimum lot size requirement of 10 acre, and the area to the east is zoned  
21 Light Agriculture, with a minimum lot size requirement of 1-acre. It is important to note  
22 that the Property and lands located immediately to the east, north and south were subdivided  
23 into large lots of approximately 2 acres in 1928 with approval of Woodcrest Acres No. 2.  
24 The majority of the lots created by Woodcrest Acres No. 2 has since been subdivided into  
25 1-acre lots since 1928. The cancellation and approval of the Project will continue the rural  
26 land use pattern as depicted in the General Plan Land Use Map for this area.

27 5. There is no proximate noncontracted land which is both available and suitable for the use to  
28 which it is proposed. The proximate noncontracted land which is located north of the Project



1 site is currently subdivided into two, 2.26-acre lots, each of which are built out with a single  
2 family residential unit on each parcel and is not available for the development that is  
3 proposed by the Project.

4 6. Therefore, based on the above findings, the proposed cancellation is consistent with the  
5 purposes of Article 5 of the Land Conservation Act of 1965 (Government Code section  
6 51282 (a)(1)), which provides relief from the provisions of contracts entered, and as a result  
7 the Board of Supervisors may grant the proposed diminishment and cancellation.

8 7. Removing 2.27 gross acres from the Woodcrest Agricultural Preserve No. 1 will not have  
9 significant adverse impact upon the environment and a Negative Declaration for  
10 Environmental Assessment No. 43076 is adopted based on the findings incorporated in the  
11 initial study.

12 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the applicant shall comply with  
13 the following conditions prior to issuance of a Certificate of Final Cancellation with respect to the Property  
14 as outlined in Government Code section 51283.4:

- 15 1. The cancellation fee of \$42,750.00 shall be paid; and,
- 16 2. All conditions necessary for the County to issue grading permits for any portion of Parcel  
17 Map No. 37340 shall have been met; and,
- 18 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies  
19 enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to  
20 the Land Conservation Contract. Within 30 days of receipt of such notice, and upon  
21 determination that the conditions and contingencies have been satisfied, the Board of  
22 Supervisors shall cause to be executed and recorded a Certificate of Final Cancellation with  
23 respect to the Land Conservation Contract.

24 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall file  
25 and record copies of this resolution, Property description as shown in Exhibit A and the map titled Map No.  
26 124, Woodcrest Agricultural Preserve No. 1 as amended through Map No. 1071 as shown on Exhibit B, in  
27 the Office of the County Recorder of Riverside County, California, and transmit copies thereof to the  
28 Director of Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of



1 Riverside County; and that upon fulfillment of all of the conditions, the landowners will be entitled to  
2 Certificate of Final Cancellation that provides as follows:

- 3 1. Woodcrest Agricultural Preserve No. 1, Map No. 124, as adopted on February, 8, 1971  
4 amended through Map No. 946, is further amended by Map No. 1071 deleting therefrom the  
5 area shown and described in Exhibit A, attached hereto, being on file in the Office of the  
6 Clerk of the Board.
- 7 2. The Land Conservation Contract will be cancelled to the extent said contract applies to the  
8 land referenced in the petition for cancellation of the aforementioned property owner  
9 thereby removing from the effect of said contract the real property in the County of  
10 Riverside, State of California, described in Exhibit A attached hereto.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the cancellation  
12 fee of \$42,750.00 is not paid within one year following the recordation of this Certificate of Tentative  
13 Cancellation, that portion of the fee shall be recomputed pursuant to Government Code section 51283.4(a)  
14 and the applicable landowner shall be required to pay the applicable portion of the recomputed fee as a  
15 condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.

16 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, upon application of the  
17 landowner, the Board of Supervisors may hereafter amend a tentatively approved specified alternative use  
18 if the Board finds that such amendment is consistent with the findings made pursuant to Government Code  
19 Section 51282.



# **EXHIBIT "A"**



**EXHIBIT A**  
**WOODCREST AGRICULTURAL PRESERVE NO. 1**  
**MAP NO. 1071**

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

Description

LOT 17 AND D OF WOODCREST ACRES NUMBER 2, AS PER MAP RECORDED IN BOOK 13 PAGE 100 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER FOR SAID COUNTY

Assessor Parcel No.	Acres (net)	Owner
280-060-003	2.26 (2.27 gross acres)	Ming Chin Nozawa and Shozo Nozawa, Wife and Husband as Joint Tenants



PARCEL I: LOT 19 AND THE WEST HALF OF LOT AA (ALSO KNOWN AS CECIL AVENUE") LYING ADJACENT TO SAID LOT 19, IN WOODCREST ACRES NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 100 OF MAPS. RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PARCEL II: LOTS 18, 31, LOT D (ALSO KNOWN AS CHICAGO AVENUE), LYING ADJACENT TO SAID LOTS 18 AND 31, AND THE NORTH HALF OF LOT G (ALSO KNOWN AS HIBISCUS AVENUE) LYING ADJACENT TO SAID LOT 31, ALL OF WOODCREST ACRES NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PARCEL III: LOTS 16, 17 AND THE WEST HALF OF LOT AA (ALSO KNOWN AS CECIL AVENUE) LYING ADJACENT TO SAID LOT 16, AND LOT D (ALSO KNOWN AS CHICAGO AVENUE), LYING ADJACENT TO SAID LOT 17, ALL OF WOODCREST ACRES NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 100 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

PARCEL IV: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITY PURPOSES OVER THE WEST HALF OF LOT AA (ALSO KNOWN AS CECIL AVENUE) LYING ADJACENT TO LOT 30 AND THE NORTH HALF OF LOT G (ALSO KNOWN AS HIBISCUS AVENUE) LYING ADJACENT TO LOT 30, ALL OF WOODCREST ACRES NO. 2, AS SHOWN BY MAP ON FILE IN BOOK 13 PAGE 100 OF MAPS. RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



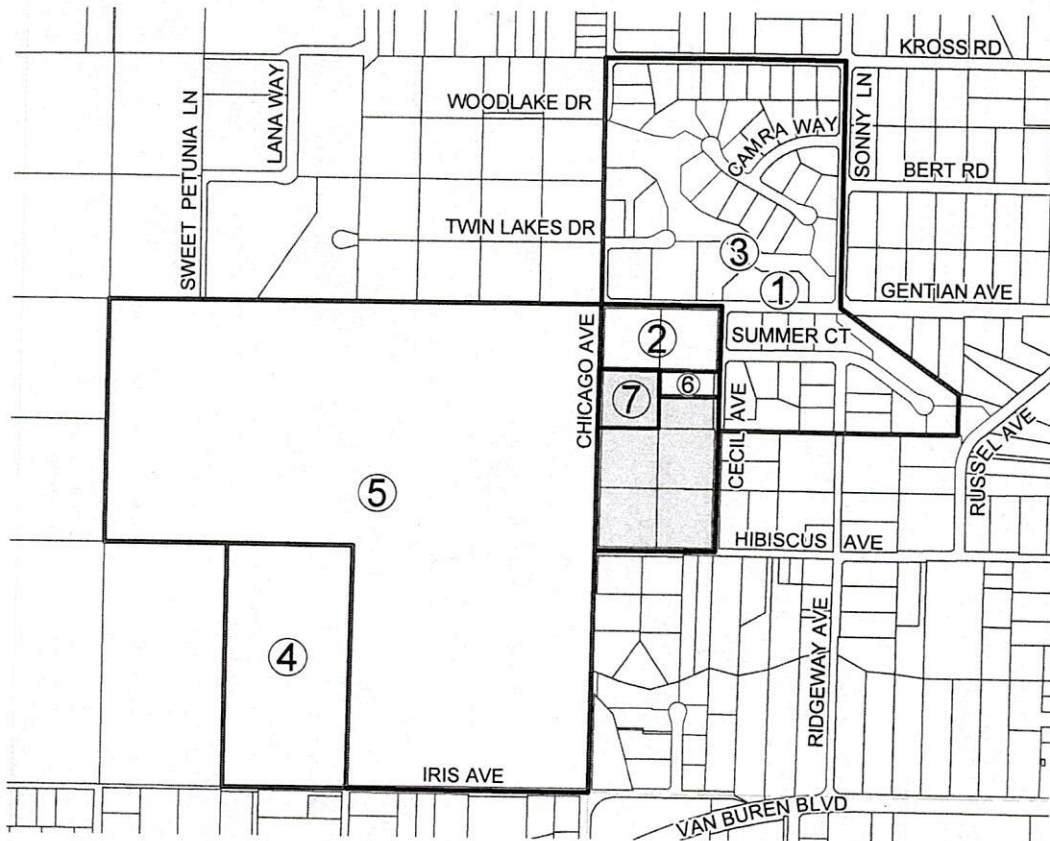
# **EXHIBIT "B"**



# MAP NO. 20 WOODCREST AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAP NO. 124, 357, 638, 648, 864, 946, 1071

SEC 24, T. 3 S., R. 5 W., SEC 19, T. 3 S., R. 4 W



## AMENDMENTS:

- NO. 1, (ENLARGEMENT), FEBRUARY 8, 1971, MAP NO. 124
- NO. 2, (DIMINISHMENT), FEBRUARY 3, 1976, MAP NO. 357
- NO. 3, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 638
- NO. 4, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 648
- NO. 5, (DIMINISHMENT), AUGUST 27, 2002, MAP NO. 864
- NO. 6, (DIMINISHMENT), SEPTEMBER 12, 2006, MAP NO. 946
- NO. 7, (DIMINISHMENT), MAP NO. 1071



ADOPTED ON FEBRUARY 24, 1969  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.

COUNTY OF RIVERSIDE



2 **RESOLUTION 2020-022**

3 **APPROVING AGRICULTURAL PRESERVE CASE NO. 1071**  
4 **ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND**  
5 **DIMINISHMENT OF WOODCREST AGRICULTURE PRESERVE NO. 1**

6 ADOPTED by Riverside County Board of Supervisors on September 22, 2020.

7 **ROLL CALL:**

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

11  
12 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
13 Supervisors on the date therein set forth.

14 **KECIA R. HARPER, Clerk of said Board**

15 By

*Pirilla Rasso*

Deputy

16  
17  
18  
19  
20  
21  
22 09.22.2020 21.1

# 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 - AG No. 1071, TPM No. 37340, and CZ No. 7954 /

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:

09/12/2020

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

Date: September 12, 2020  
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011410501-01

P.O. Number:

### Ad Copy:

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON AN AGRICULTURAL PRESERVE CASE, ASSOCIATED RESOLUTION, TENTATIVE PARCEL MAP, CHANGE OF ZONE, AND NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT IN THE WOODCREST ZONING DISTRICT AREA, FIRST SUPERVISORIAL DISTRICT

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, September 22, 2020 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Department's recommended approval on **Change of Zone No. 7954**, which proposes to amend the zoning classification for the subject property from Light Agriculture 10-acre minimum (A-1-10) to Light Agriculture 1-acre minimum (A-1-1). **Tentative Parcel Map No. 37340**, which proposes to subdivide one parcel of approximately 2.27 acres into 2 single-family residential lots. The lots range in size from 1.08 to 1.18 gross acres. **Agricultural Preserve Case No. 1071**, which proposes to diminish 2.27 gross acres from the Woodcrest Agricultural Preserve No. 1. This project is located northerly of Hibiscus Ave., southerly of Gentian Ave., easterly of Chicago Ave., and westerly of Cecil Ave in the Woodcrest Zoning District of the First Supervisorial District.

The Planning Department recommends that the Board of Supervisors adopt a **Negative Declaration for Environmental Assessment No. 43076**, tentatively approve the **Change of Zone No. 7954** and **Agricultural Preserve Case No. 1071**, adopt **Resolution No. 2020-022** approving the diminishment of Woodcrest Agricultural Preserve No. 1 and issuing a Certificate of Tentative Cancellation to cancel the Land Conservation Contract, and direct the Clerk of the Board to file and record Resolution No. 2020-022 as well as the corresponding exhibits 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, and approve **Tentative Parcel Map No. 37340**.

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 PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER, AT (951)-955-6573 OR EMAIL [pnanthav@rivco.org](mailto:pnanthav@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](mailto:cob@rivco.org)

Dated: September 09, 2020 Kecia R. Harper, Clerk of the Board  
By: Hannah Lumanauw, Board Assistant  
Press-Enterprise: 9/12

TRMA / Planning  
Item 21.1 of  
09/22/20