

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



ITEM: 3.35
(ID # 15577)

MEETING DATE:
Tuesday, July 20, 2021

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Resolution No. 2021-125, Amending Resolution No. 2016-084 to Recompute the Cancellation Fee Related to the Disestablishment of El Sobrante Agricultural Preserve No. 3. District 1. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT RESOLUTION NO. 2021-125** amending Resolution No. 2016-084 to recompute the cancellation fee related to the disestablishment of El Sobrante Agricultural Preserve No. 3 (AG No. 1046) and certify the recomputed cancellation fee to the County auditor; and
2. **DIRECT** the Clerk of the Board to work with the Riverside County Planning Department, in consultation with the Office of County Counsel, to record the Certificate of Tentative Cancellation 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.

ACTION: Policy



John Hildebrand, Planning Director 7/7/2021

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: July 20, 2021
xc: Planning, Recorder

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

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

C.E.O. RECOMMENDATION: Approve

PROJECT BACKGROUND:

Summary

In accordance with the California Land Conservation Act of 1965, also known as the Williamson Act, and County of Riverside Resolution (“Resolution”) No. 84-526, the El Sobrante Agricultural Preserve No. 3 was established on January 1, 1981 consisting of a total of 100.48 acres identified as follows: Assessor Parcel Numbers 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010 and 285-020-006.

On May 24, 2016, by public hearing, the Riverside County Board of Supervisors (“Board”) adopted Resolution No. 2016-084, tentatively approving the disestablishment of the El Sobrante Agricultural Preserve No. 3, as shown on Map 1046, issuing a Certificate of Tentative Cancellation for the associated Land Conservation Contract, and certifying the related cancellation fee of \$1,444,375.00. The Certificate of Tentative Cancellation, Resolution No. 2016-084, was recorded against the Property on June 1, 2016. Resolution No. 2016-084 stated if the cancellation fee was not paid within one year following the recordation of the Certificate of Tentative Cancellation, it shall be recomputed pursuant to Government Code Section 51283.4 (a).

The cancellation fee of \$1,444,375.00 was not paid in full within one year of the recordation of the Certificate of Tentative Cancellation (Resolution No. 2016-084) so the current property owner, Pulte Home Company LLC, a Michigan Limited Liability Company, requires recomputation of the cancellation fee.

The Riverside County Assessor’s Office recomputed and certified the cancellation fee as \$2,516,000.00, in accordance with Government Code Sections 51283 and 51283.4.

Impact on Residents and Businesses

The recomputation of the cancellation fee will not have a significant impact on surrounding property owners and businesses because the project has already been carefully considered, analyzed, and reviewed during the public hearings before the Planning Commission and Board of Supervisors on the dates specified above.

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

SUPPLEMENTAL:

Additional Fiscal Information

All fees paid by the applicant.

ATTACHMENTS:

- A. Resolution No. 2021-125 (Amending the Cancellation Fee)
- B. Riverside County Assessor's Office Certification of Recomputed Cancellation Valuation
- C. Resolution No. 2016-084 (Certificate of Tentative Cancellation)



Jason Farin, Principal Management Analyst 7/14/2021



Gregory L. Priamos, Director County Counsel 7/8/2021

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA R. HARPER, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 – RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

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

2021-0446740

07/27/2021 09:13 AM Fee: \$ 0.00

Page 1 of 14

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



THIS SPACE FOR RECORDERS USE ONLY **6080**

RESOLUTION NO. 2021-125

Title of Document

**G RESOLUTION NO. 2016-084 TO RECOMPUTE THE CANCELLATION FEE RELATED
TO THE DISESTABLISHMENT OF EL SOBRANTE AGRICULTURAL PRESERVE NO. 3.**

(FIRST SUPERVISORIAL DISTRICT)

(TLMA/Planning Department ~ Item 3.35 of 07/20/2021)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

RESOLUTION NO. 2021-125
AMENDING RESOLUTION NO. 2016-084
TO RECOMPUTE THE CANCELLATION FEE RELATED TO THE
DISESTABLISHMENT OF EL SOBRANTE
AGRICULTURAL PRESERVE NO. 3
(Government Code Section 51283.4)

WHEREAS, a Land Conservation contract was executed by Sannosuke Madokoro and Fukue Madokoro pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within the El Sobrante Agricultural Preserve No. 3; and,

WHEREAS, such Land Conservation contract, dated January 1, 1981, with the County of Riverside is for land currently identified as APNs 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010 and 285-020-006 ("Property") with a total gross acreage of 100.48 acres and was recorded on January 14, 1981, as Instrument No. 6752 16185, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, the Property is further described in Exhibit A of Resolution No. 2016-084 for the El Sobrante Agricultural Preserve Case No. 1046, which is incorporated herein by reference; and,

WHEREAS, CF/CDG Lake Ranch Venture, LLC became owner of the Property and filed a Notice of Nonrenewal for the Land Conservation contract regarding El Sobrante Agricultural Preserve No. 3 on December 10, 2013. The Notice was recorded on April 15, 2014, as instrument No. 2014-0136698, in the Office of the County Recorder of Riverside County, California; and

WHEREAS, on May 24, 2016, the Riverside County Board of Supervisors held a public hearing adopting Resolution No. 2016-084, tentatively approving the disestablishment of the El Sobrante Agricultural Preserve No. 3, as shown on Map 1046, issuing a Certificate of Tentative Cancellation for the associated Land Conservation Contract, and certifying the related cancellation fee of \$1,444,375.00; and,

BY SARAH K. MOORE 7/7/21
DATE

1 **WHEREAS**, on June 1, 2016, Resolution No. 2016-084, approving Agricultural Preserve Case No.
2 1046 issuing the Certificate of Tentative Cancellation and disestablishment of El Sobrante Agricultural
3 Preserve No. 3, was recorded against the Property in the Official Records of the County of Riverside as
4 Document No. 2016-0224432; and,

5 **WHEREAS**, in accordance with Resolution No. 2016-084, if any portion of the cancellation fee of
6 \$1,444,375.00 was not paid within one year following the recordation of this Certificate of Tentative
7 Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section 51283.4
8 (a); and,

9 **WHEREAS**, Pulte Home Company LLC, a Michigan Limited Liability Company, (“Property
10 Owner”) became the owner of the Property pursuant to a Grant Deed recorded on July 2, 2021 as Document
11 No. 2021-0402623; and,

12 **WHEREAS**, the cancellation fee of \$1,444,375.00 was not paid in full within one year of the
13 recordation of the Certificate of Tentative Cancellation (Resolution No. 2016-084) and the Property Owner
14 now desires recomputation of the cancellation fee, pursuant to Government Code Section 51283.4 (a); and,

15 **WHEREAS**, the Riverside County Assessor’s Office recomputed and certified the cancellation fee
16 as \$2,516,000.00, in accordance with Government Code Sections 51283 and 51283.4.

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
18 of the County of Riverside, State of California, in regular session assembled on July 20, 2021, that:

- 19 1. The above recitals are incorporated herein by this reference.
- 20 2. The recomputed cancellation fee was determined by the Riverside County Assessor’s Office and
21 is certified as \$2,516,000.00.
- 22 3. All references to the cancellation fee of \$1,444,375.00 in the Certificate of Tentative
23 Cancellation, Resolution No. 2016-084, are amended and replaced with the recomputed
24 cancellation fee of \$2,516,000.00.
- 25 4. All remaining terms and provisions of the Certificate of Tentative Cancellation, Resolution No.
26 2016-084, remain unchanged and in full force and effect.

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BE IT FURTHER RESOLVED by the Board of Supervisors that, if any portion of the cancellation fee of \$2,516,000.00 is not paid within one year following the recordation of this Certificate of Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code Section 51283.4 (a), and the applicable landowner shall be required to pay the applicable portion of the recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation Contract.

ROLL CALL:

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

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

KECIA R. HARPER, Clerk of said Board

By: 
Deputy

07/20/2021 3.35



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

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

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

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



Date:

7-21-2021

Signature:

April Boydd

Print Name: April Boydd, Deputy Clerk of the Board



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Assessor
(951) 955-6200

County Clerk-Recorder
(951) 486-7000

Mailing Address
P.O. Box 751
Riverside, CA 92502-0751

www.riversideacr.com
www.riversidetaxinfo.com

MEMORANDUM

TO: Karen Spiegel, Board of Supervisors, Chairwoman

DATE: July 1, 2021

FROM: Peter Aldana, Assessor-County Clerk-Recorder
By: John E. O'Neil, Supervising Appraiser, Agriculture Division

RE: Certification of Cancellation Valuation of Land, Agriculture Preserve El Sobrante Number 3, Case No. 1046.

CERTIFICATE OF CANCELLATION VALUE BASED ON CURRENT MARKET VALUE

I, the undersigned, hereby certify, pursuant to the provisions of Government Code Section 51283 that the cancellation valuation for the below described property is as follows:

Assessor's Parcel Number	Cancellation Value
270050026-2 (.02 Acre)	\$ 4,006
270060010-8 (7.35 Acres)	1,472,341
270160001-9 (52.67 Acres)	10,550,774
270170009-8 (.22 Acre)	44,070
270170010-8 (14.11 Acres)	2,826,494
270170011-9 (2.20 Acres)	440,701
270180010-9 (23.70 Acres)	4,747,548
285020006-9 (.21 Acre)	42,067
Total:	<hr/> \$20,128,000
Cancellation Fee @ 12.5%*	\$ 2,516,000

In accordance with Government Code Section 51203(c), this cancellation value is considered valid for one year, expiring June 18, 2021.

Very truly yours,

Peter Aldana

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

RESOLUTION NO. 2016-084
APPROVING AGRICULTURAL PRESERVE CASE NO. 1046
ISSUING CERTIFICATE OF TENTATIVE CANCELLATION AND
DISESTABLISHMENT OF EL SOBRANTE
AGRICULTURAL PRESERVE NO. 3
(Government Code Section 51283.4)

WHEREAS, a Land Conservation contract was executed by Sannosuke Madokoro and Fukue Madokoro pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.) for land within the El Sobrante Agricultural Preserve No. 3; and,

WHEREAS, such Land Conservation contract, dated January 1, 1981, with the County of Riverside is for land currently identified as APNs 270-050-026, 270-060-010, 270-160-001, 270-170-009, 270-170-010, 270-170-011, 270-180-010 and 285-020-006 ("Property") and was recorded on January 14, 1981, as Instrument No. 6752 16185, in the Office of the County Recorder of Riverside County, California; and,

WHEREAS, the Property is further described in Exhibit A for the El Sobrante Agricultural Preserve Case No. 1046 which is attached hereto and incorporated herein by reference; and,

WHEREAS, the total gross acreage of the Property is 100.48 acres; and

WHEREAS, CF/CDG Lake Ranch Venture, LLC ("Property Owner") currently owns the Property and filed a Notice of Nonrenewal on December 10, 2013, which notice was recorded on April 15, 2014, as instrument No. 2014-0136698, in the Office of the County Recorder of Riverside County, California; and

WHEREAS, the Property Owner also petitioned to cancel the Land Conservation contract for the Property and to disestablish the El Sobrante Agricultural Preserve No. 3, as amended through Map No. 528A, by removing the Property from the boundaries of the agricultural preserve; and

WHEREAS, Agricultural Preserve Case No. 1046 will disestablish the El Sobrante Agricultural Preserve No. 3 in accordance with the map entitled Map No. 528 El Sobrante Agricultural Preserve No. 3 as amended through Map No. 528A; and,

BY: MICHELLE CLACK
 DATE: 4/28/16

1 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and the
2 Rules and Regulations Governing Agricultural Preserves in Riverside County (Resolution No. 84-526)
3 have been satisfied, including the preparation of a Mitigated Negative Declaration for Environmental
4 Assessment No. 42710; and,

5 **WHEREAS**, the Property Owner has proposed, if the cancellation is approved, that the land will
6 be used for the following alternative use: 272 residential lots, three water quality detention basin lots, one
7 park site, one sewage lift station lot, and 17 open space lots (“Project”); and,

8 **WHEREAS**, the total amount of the cancellation fee for the Property, pursuant to Section 51283.4
9 of the Government Code, has been determined and certified by the Board of Supervisors to be
10 \$1,444,375.00 and,

11 **WHEREAS**, a public hearing was held on this matter by the Riverside County Board of
12 Supervisors on May 24, 2016.

13 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
14 of the County of Riverside, State of California, in regular session assembled on May 24, 2016, that:

- 15 1. The above recitals are incorporated herein by this reference.
- 16 2. The subject parcels affected by the proposed disestablishment are included under the Land
17 Conservation contract.
- 18 3. Pursuant to the Notice of Nonrenewal submitted on December 10, 2013, the Land
19 Conservation Contract on the 100.48 acres will expire on January 1, 2023 (GC 51245 and
20 R&T Code 426(c)).
- 21 4. The cancellation fee was determined by the Riverside County Assessor’s Office to be a total of
22 \$1,444,375.00.
- 23 5. According to the Natural Resource Conservation Service, the Soils Capability Classification as
24 indicated in the USDA Soil Survey for Riverside County indicates that the site is twenty (20)
25 percent within Class I and II and eighty (80) percent within Class III, IV, and VI.
- 26 6. A Tentative Tract Map (Tract Map No. 36730) is being processed with this Agricultural
27 Preserve case and constitutes the proposed alternative land use for the 100.48 gross acres area
28 that is the subject of this disestablishment and cancellation. The proposed alternative land use
is consistent with the Riverside County General Plan, as described in more detail below.

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.

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2. The cancellation is not likely to result in the removal of adjacent lands from agricultural use as the Project will not affect the ability to use adjacent lands for agriculture. Land adjacent to the Project site does not currently include agricultural uses. To the west of the Project is a residential development of around 7,200 square foot lots; to the south is water district land; and to the north and east is land designated Rural Community that has a density requirement that equates to between ½ acre lots to 2 acre lots. The properties to the north and east are also either fallow or are under agricultural production, and this cancellation would not change that circumstance. Additionally, in the event that a subdivision were to be proposed on the current agricultural lands to the north and east, it would include large lots ranging from ½ acre to 2 acre lots size which would not preclude agricultural uses. As a result, this cancellation will not remove these lands from agricultural use.
3. El Sobrante Agricultural Preserve No. 3 originally consisted of 100.48 acres. This cancellation proposes to remove the entire 100.48 gross acres from the Agricultural Preserve. The underlying General Plan land use designation for the land within Agricultural Preserve No. 3 is primarily Medium Density Residential – 2 to 5 Dwelling Units per acre, which would allow for typical residential tract development that has a lot size of around 7,200 square feet. The subdivision accompanying the proposed cancelation will be conditioned that all future residences be notified that there are adjacent agricultural uses and that these agricultural uses are not subject to nuisance complaints. Therefore, based upon the above, the cancellation is not likely to result in the removal of adjacent lands from agricultural use.
4. The cancellation is for an alternative use that is consistent with the applicable provisions of the Riverside County General Plan. The alternative use is a single family subdivision which is consistent with both the existing General Plan designations of Medium Density Residential, Low Density Residential and Estate Density Residential and the proposed General Plan Amendment to change portions of the project site from Commercial and Public Facilities to Medium Density Residential. Based upon the above, the cancellation for an alternative use is consistent with the applicable provisions of the Riverside County General Plan.
5. The cancellation will not result in discontinuous patterns of urban development because the existing General Plan land use designations and zoning classifications for the surrounding parcels to the north, south and east limit commercial and residential development; and, therefore, provide a buffer for the surrounding parcels from urbanization by limiting lot sizes

1 to north and east to a minimum of at least half acre lots which can maintain agricultural uses.
2 The lots to the south are designated in the General Plan as Public Facility and are owned and
3 operated by the Metropolitan Water District and will be maintained as largely vacant for the
4 water district's operations. Additionally, the parcels to the west are already built out as single
5 family residential homes at urban densities, therefore, the project will continue urban
6 development from the west in a contiguous manner with no other uses between the proposed
7 project and the urban uses to the west. Therefore, the Project is not expected to result in
8 discontinuous patterns of urban development.

- 9
- 10 6. There is also no other nearby parcel that is not subject to a land conservation contract and that
11 is both available and suitable for the Project. The Project is located adjacent to an existing
12 subdivision to the west, a water district property to the south, and low density General Plan
13 designated property to the north and east. No adjacent or even nearby parcels would be
14 available for the proposed medium density project because of either the existing uses of the
15 properties or the low density designations applied to those properties. Therefore, there is no
16 other nearby parcel that is not subject to a land conservation contract and that is both available
17 and suitable for the Project.
- 18 7. Therefore, based on the above, the public's interest in implementing the goals and policies of
19 the Riverside County General Plan substantially outweighs the purpose of the Williamson Act
20 and there is no proximate, noncontracted alternative land available and suitable for the
21 proposed Project.
- 22 8. Disestablishing Agricultural Preserve No. 3 will not have a significant adverse effect upon the
23 environment and a Mitigated Negative Declaration for Environmental Assessment No. 42710
24 is adopted based on the findings incorporated in the initial study.

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

- 28
1. The cancellation fee of \$1,444,375.00 shall be paid; and,
 2. All conditions necessary for the County to issue grading permits for any portion of Tract Map No. 36730 shall have been met; and,
 3. The landowner shall notify the Board of Supervisors when all conditions and contingencies enumerated in this Certificate of Tentative Cancellation have been satisfied with respect to the

1 Land Conservation Contract. Within 30 days of receipt of such notice, and upon determination
2 that the conditions and contingencies have been satisfied, the Board of Supervisors shall cause
3 to be executed and recorded a Certificate of Final Cancellation with respect to the Land
4 Conservation Contract.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the Clerk of this Board shall
6 file and record copies of this resolution, Property description as shown in Exhibit A and the map entitled
7 Map No. 528 El Sobrante Agricultural Preserve No. 3 as amended through Map No. 1046, in the Office of
8 the County Recorder of Riverside County, California, and transmit copies thereof to the Director of
9 Conservation of the State of California, the Treasurer of Riverside County, and the Assessor of Riverside
10 County; and that upon fulfillment of all of the conditions, the landowners will be entitled to a Certificate
11 of Final Cancellation that provides as follows:

- 12 1. Map No. 528 El Sobrante Agricultural Preserve No. 3 as adopted on January 6, 1981, amended
13 by Map No. 528A, is further amended by Map No. 1046 deleting therefrom the area shown
14 and described in Exhibit A, attached hereto, being on file in the Office of the Clerk of the
15 Board.
- 16 2. The Land Conservation Contract will be canceled to the extent said contract applies to the land
17 referenced in the petition for cancellation of the aforementioned property owner, thereby
18 removing from the effect of said contract the real property in the County of Riverside, State of
19 California, described in Exhibit A attached hereto.

20 **BE IT FURTHER RESOLVED** by the Board of Supervisors that, if any portion of the
21 cancellation fee of \$1,444,375.00 is not paid within one year following the recordation of this Certificate
22 of Tentative Cancellation, that portion of the fee shall be recomputed pursuant to Government Code
23 Section 5.1283.4 (a), and the applicable landowner shall be required to pay the applicable portion of the
24 recomputed fee as a condition to issuance of a Certificate of Final Cancellation of the Land Conservation
25 Contract.

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

EXHIBIT "A"

"EL SOBRANTE AGRICULTURAL PRESERVE NO. 3"

All of El Sobrante Agricultural Preserve No. 3, Map No. 528 A, as shown in Corrected Legal Description recorded as Instrument No. 16186, dated January 28, 1981, records of Riverside County, California, located in Section 31, Township 3 South, Range 5 West, San Bernardino Base Meridian, in the County of Riverside, State of California, being described as follows:

PARCEL 1:

Those portions of the Northeast quarter of the Southwest quarter and the South half of the South half of the Southwest quarter of the Northeast quarter of Section 31. Township 3 South, Range 5 West, and those portions of the Southwest quarter of the Northwest quarter and the Southwest quarter of Section 32, Township 3 South, Range 5 West, as said sections are shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as a whole as follows:

Beginning at the Southeast corner of said Northeast quarter of the Southeast quarter of Section 31; thence Westerly along the Southerly line of said Northeast quarter of the Southeast quarter to the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939, in book 421, page 583 of Official Records, Riverside County Records; thence along said center line, North 08°07'00" West to a line which bears North 81° 53'00" East, at right angle to said center line and which passes through the most Southerly corner of the land described in the deed to Andrew L. Guzman and wife Erika, recorded May 15, 1969 as Instrument No. 47603. Riverside County Records; thence North 81° 53'00" East 30 feet to said most Southerly corner; thence along the Southeasterly. Easterly and Northerly boundary lines of said land of Guzman, North 55° 53'20" East 265.58 feet, North 23° 31' 40" West 146.82 feet, North 11°54'45" East 222.35 feet, North 74° 43'20" East 109.17 feet, North 40° 31'20" East 234.47 feet, North 00° 26'20" East 80.17 feet, and South 86° 38'23" West 316.92 feet to the Southerly line of said Northeast quarter of Section 31; thence along the last mentioned Southerly line, North 89° 33'40" West to said center line of McAllister Street, 60 feet wide; thence Northerly along said center line to the Northerly line of said South half of the Southeast quarter of the Northeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Northeast quarter of Section 31, also being the Westerly line of said Northwest quarter of Section 32; thence Northerly along said Westerly line to a point distant Northerly thereon. 350 feet from the West quarter corner of said Section 32, said point also being Northwest corner of the land described in Parcel 1 of the deed to Sannosuke Madokoro, recorded May 23, 1956 as Instrument No. 36287, Riverside County Records; thence Easterly along the Northerly line of said Parcel 1 of said land of Madokoro, a distance of 833.36 feet to the Southwesterly boundary line of the land described in the deed to El Sobrante Land and Development Company, recorded November 14, 1955 as Instrument No. 72403; thence Southeasterly along said Southwesterly boundary lines through its various courses and distances therein to the most Northerly corner of the land described as Parcel 2 in the deed to Herbert E. Grimm and wife Eunice G., recorded December 31, 1958 as Instrument No. 94197, Riverside County Records; thence Southwesterly and Southerly along the Northwesterly and Westerly lines of said

Parcel 2 of said land of Grimm to the Northerly terminus of certain course therein recited as having a bearing and length of "South 07° 39'15" East 1028.03 feet"; thence Southerly along said certain course a distance of 1028.03 feet to its Southerly terminus thereof; thence Easterly along the Southerly boundary line of said Parcel 2 of said land of Grimm to the Westerly terminus of that certain course recited as having a bearing and length of "North 60° 29'20" West 115.78 feet" in said Parcel 2 of said land of Grimm; thence Easterly along the last mentioned certain course a distance of 115.78 feet to its Easterly terminus thereof; also being the most Easterly Southeast corner of the land described as Parcel 2 in said deed Sannosuke Madokoro, recorded May 23,1956; thence Westerly and Southerly along the Southerly and Easterly lines, respectively, of the last mentioned land described as Parcel 2, to the Southerly line of said Southwest quarter of Section 32;thence Westerly along the last mentioned Southerly line to the Southwest corner of said Section 32; thence Northerly along the Westerly line of said Section 32 to THE POINT OF BEGINNING.

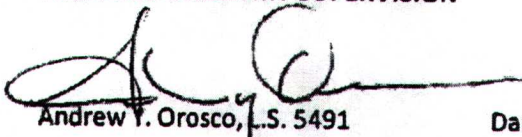
PARCEL 2:

That portion of the Southeast quarter of the Southwest quarter of Section 31, Township 3 South, Range 5 West, as said sections is shown on map of the Rancho El Sobrante De San Jacinto on file in Book 1, page 8 of Maps, San Bernardino County Records, described as follows:

Beginning at the Southeast corner of said Section 31; thence along the Southerly line of said Section 31, North 88° 43' West 840.31 feet to the Southerly continuation of the center line of McAllister Street, 60 feet wide, as described in the Right-Of-Way Easement to the County of Riverside, recorded July 19, 1939 in Book 421, page 583 of Official Records, Riverside County Records; thence along said continuation and said center line, North 00° 37' East 712.32 feet to the beginning of a tangent curve therein concave Westerly having a radius of 1200 feet; thence Northerly along said curve through the central angle of 08° 44' an arc distance of 182.91 feet; thence tangent to said curve, North 08° 07' West to the Northerly line of said Southeast quarter of the Southeast quarter of Section 31; thence Easterly along said Northerly line to the Easterly line of said Section 31; thence Southerly along said Easterly line to THE POINT OF BEGINNING.

EXCEPTING from Parcel 1 of the legal description, shown herein, all that portion lying within Parcel 1 of Parcel Map 16797, as shown on Parcel Map recorded in Book 86 of Page 39 and 40, inclusive.

PREPARED UNDER MY SUPERVISION


Andrew Y. Orosco, L.S. 5491

Date

Prepared By: AYO

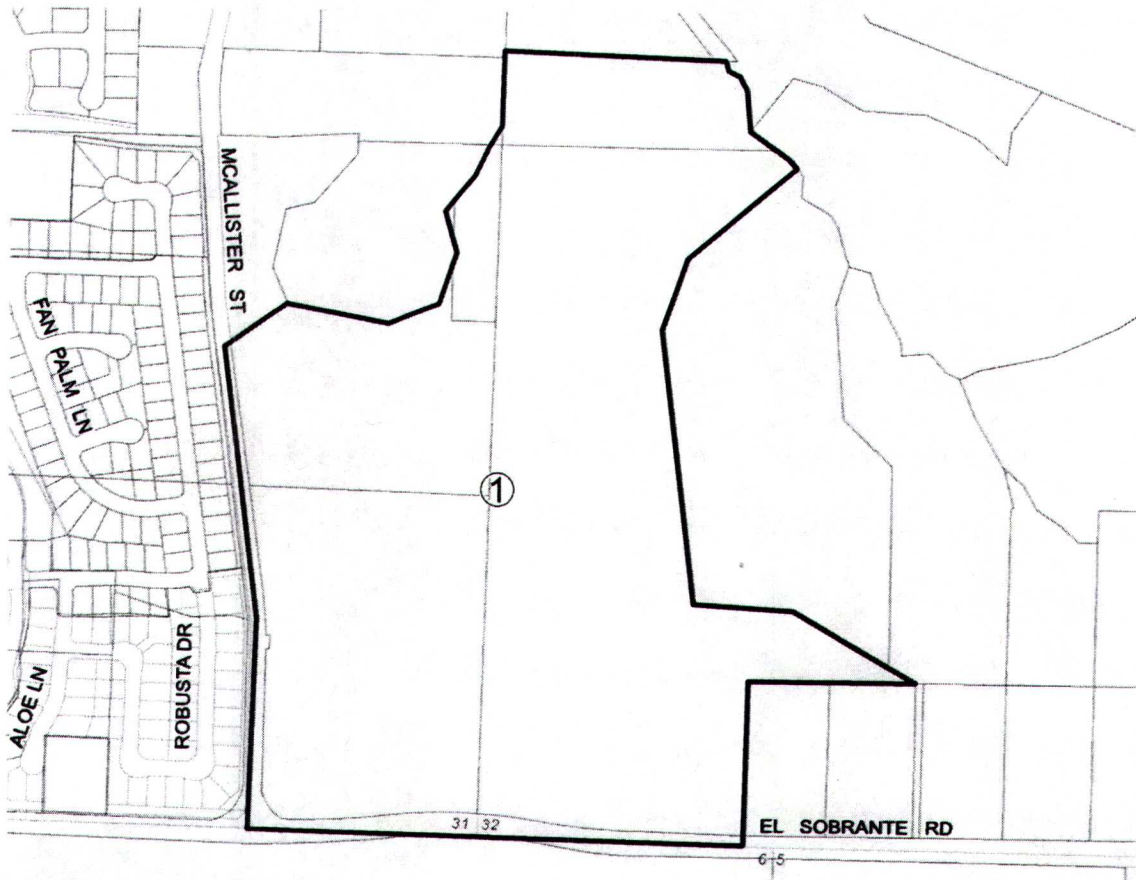
Checked By: _____



MAP NO. 528A EL SOBRANTE AGRICULTURAL PRESERVE NO. 3

AMENDED BY MAP NO. 1046

SECS 31 & 32 T. 3 S., R. 5 W



AMENDMENTS:
NO. 1, (DISESTABLISHMENT), MAY 24, 2016, MAP NO. 1046

ADOPTED ON JANUARY 26, 1981
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

