

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



**ITEM: 3.37
(ID # 23111)**

MEETING DATE:
Tuesday, October 31, 2023

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Notice of Non-Renewal on a portion of land subject (APN 942-030-007) to a Land Conservation Contract within the Rancho California Agricultural Preserve No. 7, Map No. 816 -- Applicant: Ron Gilliland -- Southwest Area Plan. District 3. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

AUTHORIZE the Applicant to submit a Notice of Non-Renewal on a portion of Assessor's Parcel Number 942-030-007 per Exhibit A of the Notice of Non-Renewal, which constitutes only a partial area of the property that is subject to the Land Conservation Contract.

ACTION:Policy

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington and Gutierrez
Nays: None
Absent: Perez
Date: October 31, 2023
xc: Planning

Kimberly A. Rector
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 Funds			Budget Adjustment:	No
			For Fiscal Year:	23/24

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The property (Assessor Parcel No. 942-030-007) is subject to a land conservation contract according to the terms of the Land Conservation Act of 1965 (Williamson Act) and is located within the Rancho California Agricultura Preserve No. 7 and was the result of an enlargement shown on Map No. 295. The agricultural preserve has undergone a series of enlargements and diminishments since then, with the current configuration being depicted on Map No. 816. The property is 10.11 acres and is planted with 4.8 acres of vineyards, with the remainder vacant and uncultivated. The property is located southerly of Buck Road, westerly of Camino del Vino, northerly of Glen Oaks Road, and easterly of Rancho California Road.

The land conservation contract has been in effect through a succession of ownership changes, as the contract applies to successors in interest. Priscilla L. Wilson entered into a land conservation contract with the County of Riverside on January 1, 1974, which was recorded on February 28, 1974, as Instrument No. 23567 (Attachment A). Subsequently, Priscilla L. Wilson transferred the property to the Richard C. and Priscilla L. Wilson Family Trust. On January 24, 2003, the property was transferred to Tran Thanh Duong, Ly Tu Tran, Tuong Huu Nguyen, and An Ngoc Duong. On March 18, 2004, the property was transferred to Jim Chin. On August 28, 2004, the property was transferred to Hudson-Walnut Group, LLC. On September 24, 2020 the current owner, Ron Gilliland acquired the property (Attachment B).

On September 30, 2021, Notice of Non-Renewal No. APN210105 (Attachment B) was filed for a 1.54-acre portion of land that is covered by the land conservation contract. The remainder of the property is not subject to the notice and will remain under contract. The area of the diminishment is described in terms of "metes and bounds" in the legal description included in the notice.

The property has a land use designation of Agriculture and is located within the Temecula Valley Policy Area – Winery District of the Southwest Area Plan, which is part of the Riverside County General Plan.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
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The property is currently zoned Citrus/Vineyard - 10 Acre Minimum (CV-10) and has a pending application to be rezoned as Wine Country-Winery Zone (WC-W), which is also a qualifying agricultural zone. The property owner has also submitted Plot Plan No. 210141 to develop a new winery alongside the existing vineyards.

The County's Rules and Regulations Governing Agricultural Preserves (Resolution No. 84-526) state that a property owner needs to request authorization from the Board for a Notice of Non-Renewal that will remove only a portion of land under contract while keeping the remainder of the property under contract (Section 402). By contrast, no Board action is necessary if the Notice of Non-Renewal is made for the entirety of the land under a contract. In compliance with this provision, the Board is being requested to authorize a partial non-renewal to remove a portion of the land under contract and to keep the remainder of the land under contract.

ATTACHMENTS:

- A. Land Conservation Contract**
- B. Notice of Non-Renewal**



Jason Farin, Principal Management Analyst 10/25/2023



Aaron Gettis, Deputy County Counsel 10/19/2023

23567

RECEIVED FOR RECORD

FEB 28 1974

20 Min. Past 11 o'clock A.M.
At Request of

CLERK OF BOARD

Book 1974, Page 23567
Recorded in Official Records
of Riverside County, California

W.H. Dabugh Recorder

FEES \$ 2.00

INDEXED

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County" and _____

Priscilla L. Wilson

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965, (Government Code, Section 51200, et. seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Rancho California No. 7, Amend. 1 Agricultural Preserve.

Map 295

2. This contract shall take effect on January 1, 1974, and shall remain in effect for an initial term of 10 years.

3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.

4. This contract may be cancelled only in accordance with Sections 51282, 51283, 51283.3, 51284 and 51285 of the Government Code.

5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.

6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are

23-97

permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.

7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.

8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, Court House, Riverside, California. Either party may change such address by notice to the other.

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

Dated January 1, 1974.

ATTEST:

Donald D. Sullivan, Clerk

by Agnes Hughes
(Seal) Deputy

COUNTY OF RIVERSIDE

By [Signature]
Chairman, Board of Supervisors

STATE OF CALIFORNIA
COUNTY OF Los Angeles

OWNER: Priscilla L. Wilson
Priscilla L. Wilson

OWNER: _____

On February 21, 1974 before me
personally appeared

OWNER: _____

Priscilla L. Wilson

OWNER: _____

Mailing Address: 2066 Vista Avenue
Arcadia, California

Known to me to be the person whose name _____ is subscribed to the within instrument and acknowledged that she executed the same.

Evelyn Saxton
Notary Public

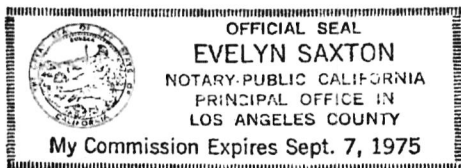


EXHIBIT A

235

All of the unincorporated territory of Riverside County, State of California described as follows:

A portion of Pauba Ranch, Map Book 13/601, records of San Diego County, also shown as Lot 1, Block 3, Rancho California Owners Map 25, described as follows:

Beginning at a point on the northerly right of way line of Glenoaks Drive with the intersection of the southeasterly right of way line of Rancho California Road; thence northeasterly on said southeasterly right of way line 630.55 feet to the northerly right of way line of Buck Road; thence easterly on said northerly right of way line 700 feet; thence southerly 270 feet; thence southeasterly 1317.79 feet; thence southwesterly 137.35 feet; thence southwesterly 654.83 feet to the northerly right of way line of Glenoaks Road; thence northwesterly 2,328.94 feet to the point of beginning.

Rancho California Agricultural Preserve No. 7, Amendment 1, Map 295

Assessor's Parcel No. 20-50-250-21 45.62 acres

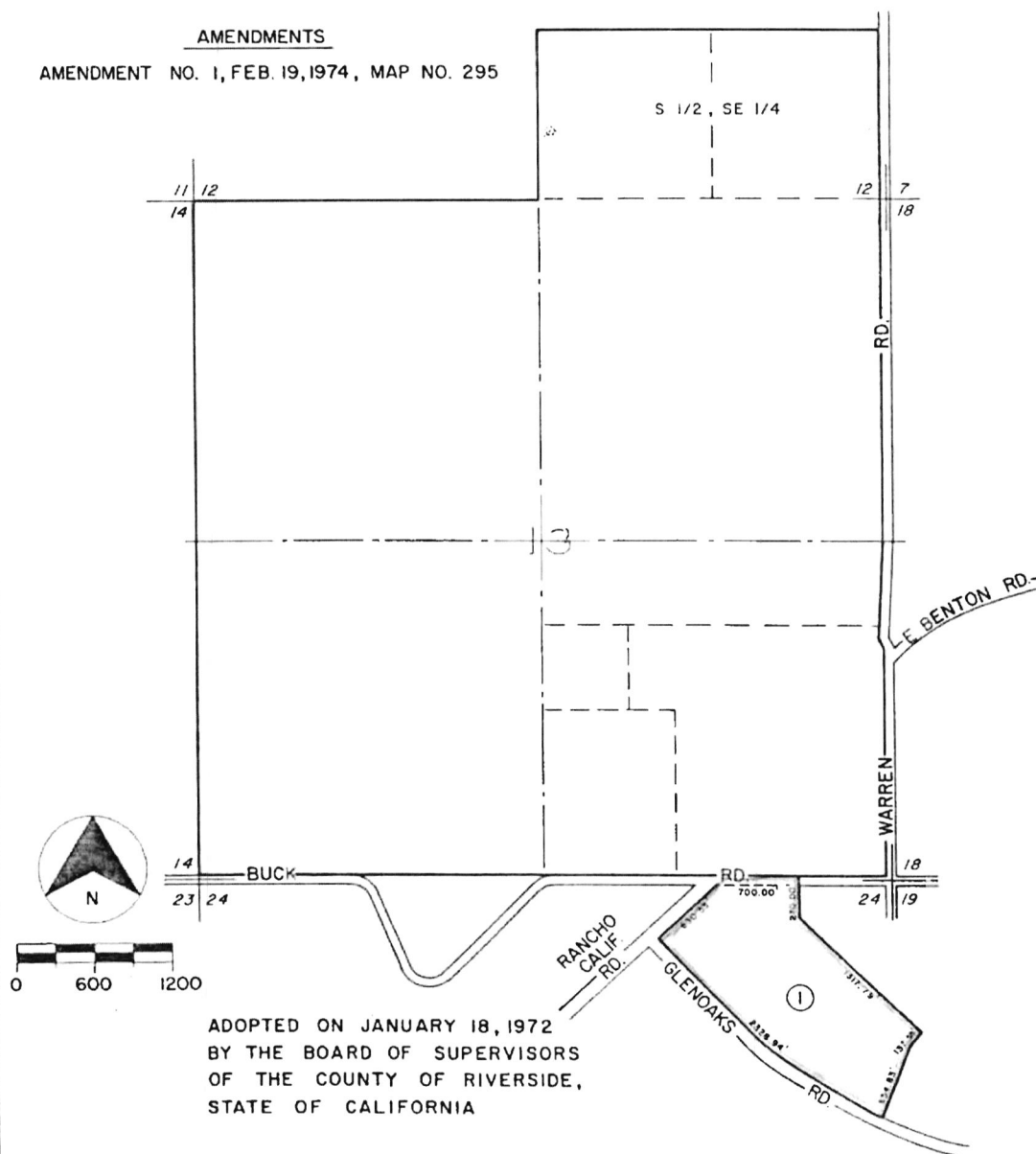
MAP NO 174 RANCHO CALIFORNIA AGRICULTURAL PRESERVE NO 7

AMENDED BY MAP NO. 295

T. 7S - R. 2W

AMENDMENTS

AMENDMENT NO. 1, FEB. 19, 1974, MAP NO. 295



ADOPTED ON JANUARY 18, 1972
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

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

2021-0756365

12/27/2021 09:24 AM Fee: \$ 0.00

Page 1 of 6

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



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THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL
FOR A LAND CONSERVATION CONTRACT
CASE NO. APN210105
Submittal Date: December 16, 2021

Re-Recording of Instrument No. 2021-0622717

The purpose for this document is to provide mapping information and legal description not included in Instrument No. 2021-0622717 recorded on 10/21/2021.

Current Owners:
Ron Gilliland

TLMA/PLANNING

THIS PAGE IS ADDED TO PROVIDE AND SPACE
FOR RECORDING INFORMATION

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

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

AND WHEN RECORDED MAIL TO:

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

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NON-RENEWAL NO. APN210105 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 1/1/1974 and recorded on 2/28/1974 as Instrument No. 23567 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the RANCHO CALIFORNIA Agricultural Preserve No. 7, Map No. 816, dated 8/24/1999.

(See attached Legal)

Assessor's Parcel Number(s) of land affected:

942-030-007

ORIGINAL OWNER(S)

HUDSON-WALNUT GROUP LLC (8/27/2004)

Signature (Title and Company if applicable)

Print Name

CHIN, JIM (3/18/2004)

Signature (Title and Company if applicable)

Print Name

DUONG LY T/ DUONG THAN T (1/24/2003)

Signature (Title and Company if applicable)

Print Name

WILSON TR

Signature (Title and Company if applicable)

Print Name

CURRENT OWNER(S)

Signature (Title and Company if applicable)

RON GILLILAND

Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By:

[Signature]
Deputy

Date:

12-20-2021

COPY

NOTARY ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF Yolo

On 12-08-2021 before me, Alex Martinez, Notary Public
(Date) (Name and title of officer (e.g. "James Doe, Notary Public"))

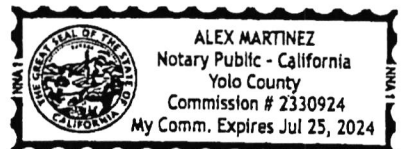
personally appeared Ron Gailliland
(Name(s) of signer(s))

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

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

WITNESS my hand and official seal.
Alex Martinez
Notary Public

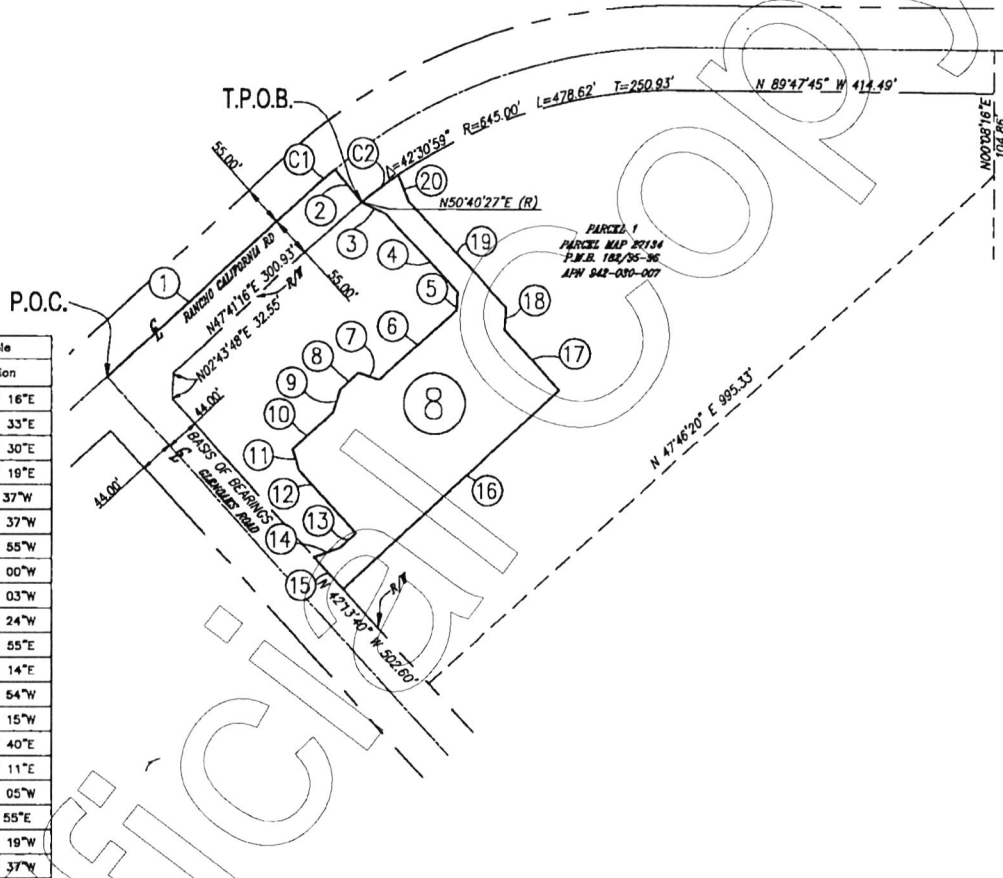
{SEAL}



XXXXXX

MAP NO. 174
 RANCHO CALIFORNIA
 AGRICULTURAL
 PRESERVE
 NO. 7.

AMENDED BY MAP NO. 295,350,489,531,549,668,818, XXXXXX
 SEC 24, T.7S.- R.2W



Line #	Length	Direction
1	368.72'	N47° 41' 16"E
2	55.00'	S39° 19' 33"E
3	34.75'	S64° 00' 30"E
4	138.99'	S42° 20' 19"E
5	24.00'	S2° 48' 37"W
6	135.00'	S47° 56' 37"W
7	28.75'	N72° 13' 55"W
8	32.75'	S47° 15' 00"W
9	32.00'	S17° 44' 03"W
10	71.00'	S47° 47' 24"W
11	27.75'	S16° 36' 55"E
12	112.00'	S42° 14' 14"E
13	35.84'	S69° 34' 54"W
14	28.50'	S48° 14' 15"W
15	56.50'	S42° 13' 40"E
16	383.50'	N47° 07' 11"E
17	108.69'	N42° 01' 05"W
18	29.00'	N4° 12' 55"E
19	188.25'	N42° 20' 19"W
20	36.55'	N21° 14' 37"W

Curve #	Length	Radius	Delta
C1	36.49'	700.00'	02°59'11"
C2	59.50'	645.00'	05°17'08"

- AMENDMENTS:
- NO. 1, (ENLARGEMENT), FEBRUARY 19, 1974, MAP NO. 295
 - NO. 2, (ENLARGEMENT), DECEMBER 23, 1975, MAP NO. 350
 - NO. 3, (DIMINISHMENT), WITHDRAWN MAP NO. 489
 - NO. 4, (DIMINISHMENT), WITHDRAWN MAP NO. 531
 - NO. 5, (DIMINISHMENT), WITHDRAWN MAP NO. 549
 - NO. 6, (DIMINISHMENT), JULY 23, 1991 MAP NO. 668
 - NO. 7, (DIMINISHMENT), AUGUST 24, 1999 MAP NO. 816
 - NO. 8, (DIMINISHMENT), MAP NO. XXX

ADOPTED ON JANUARY 18, 1972
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA



**RANCHO CALIFORNIA AGRICULTURAL PRESERVE No. 7 DIMINISHMENT
LEGAL DESCRIPTION**

BEING A PORTION OF PARCEL 1 PARCEL MAP 27134 AS SHOWN IN BOOK 182, PAGES 95 AND 96 INCLUSIVE OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTERLINE INTERSECTION OF RANCHO CALIFORNIA ROAD AND GLENOAKS ROAD, THENCE NORTH $47^{\circ}41'16''$ EAST ALONG THE CENTERLINE OF RANCHO CALIFORNIA ROAD, AS SHOWN ON SAID MAP, A DISTANCE OF 368.72 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET; THENCE EASTERLY, ALONG SAID CENTERLINE CURVE OF RANCHO CALIFORNIA ROAD, THROUGH A CENTRAL ANGLE OF $02^{\circ}59'11''$ AN DISTANCE OF 36.49 FEET; THENCE SOUTH $39^{\circ}19'33''$ EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF RANCHO CALIFORNIA ROAD, BEING THE **TRUE POINT OF BEGINNING**;

THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH $64^{\circ}00'30''$ EAST, 34.75 FEET;
 THENCE SOUTH $42^{\circ}20'19''$ EAST, 138.99 FEET;
 THENCE SOUTH $02^{\circ}48'37''$ WEST, 24.00 FEET;
 THENCE SOUTH $47^{\circ}56'37''$ WEST, 135.00 FEET;
 THENCE NORTH $72^{\circ}13'55''$ WEST, 28.75 FEET;
 THENCE SOUTH $47^{\circ}15'00''$ WEST, 32.75 FEET;
 THENCE SOUTH $17^{\circ}44'03''$ WEST, 32.00 FEET;
 THENCE SOUTH $47^{\circ}47'24''$ WEST, 71.00 FEET;
 THENCE SOUTH $16^{\circ}36'55''$ EAST, 27.75 FEET;
 THENCE SOUTH $42^{\circ}14'14''$ EAST, 112.00 FEET;
 THENCE SOUTH $48^{\circ}14'15''$ WEST, 28.50 FEET;
 THENCE SOUTH $69^{\circ}34'54''$ WEST, 35.84 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF GLENOAKS ROAD, AS SHOWN ON SAID MAP;
 THENCE SOUTH $42^{\circ}13'40''$ EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 56.50 FEET;
 THENCE NORTH $47^{\circ}07'11''$ EAST, DEPARTING SAID RIGHT OF WAY LINE, 383.50 FEET;
 THENCE NORTH $42^{\circ}01'05''$ WEST, 106.69 FEET;
 THENCE NORTH $4^{\circ}12'55''$ EAST, 29.00 FEET;
 THENCE NORTH $42^{\circ}20'19''$ WEST, 188.25 FEET;
 THENCE NORTH $21^{\circ}14'37''$ WEST, 36.55 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 645.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH $34^{\circ}02'25''$ WEST;
 THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $05^{\circ}17'08''$ AN ARC DISTANCE OF 59.50 FEET TO THE **TRUE POINT OF BEGINNING**;

EXHIBIT "A"

Sheet 2 of 2

SAID PORTION OF LAND CONTAINS 1.54 ACRES MORE OR LESS.

TOTAL AREA TO BE DIMINISHED IS 1.54 ACRES. AS SHOWN ON EXHIBIT "B", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART OF.

PREPARED UNDER THE SUPERVISIONS OF:



MATTHEW W. SPIRO, PLS 8461
EXPIRES: DECEMBER 31, 2022

12/14/2021

DATE



Unofficial Copy