

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

923 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: May 12, 2003

SUBJECT: Adoption of Resolution No. 2003-113, Enlargement of Coachella Valley Agricultural Preserve No. 79, Amendment No. 1, Map No. 851 – Owner: Erica Palm Plantation, LLC – 80.27 acres – Lower Coachella Valley Zoning District – Fourth Supervisorial District.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

THE COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE, BY A VOTE OF 4-0 (the COOPERATIVE EXTENSION SERVICE was not present), RECOMMENDS:

APPROVAL of the enlargement of Coachella Valley Agricultural Preserve No. 79, Amendment No. 1, Map No. 851, based upon the hereinafter listed findings and conclusions.

In the event that the Board approves the enlargement of the agricultural preserve, Planning staff further recommends that the Board:

ADOPT Resolution No. 2003-113 enlarging Coachella Valley Agricultural Preserve No. 79;

AUTHORIZE the Chairman of the Board of Supervisors to execute the attached land conservation contract for the real property located within the enlargement of Coachella Valley Agricultural Preserve No. 79;

Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Pages)

CEO. RECOMMENDATION:

APPROVE

County Executive Office Signature

Department Recommendation: Policy
Per Executive Office: Policy
 Consent
 Consent

Prev. Agn. Ref.

Dist. Fourth

AGENDA NO.

16.4

The Honorable Board of Supervisors

RE: Adoption of Resolution No. 2003-113, Enlargement of Coachella Valley Agricultural Preserve No. 79, Amendment No. 1, Map No. 851

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DIRECT the Clerk of the Board to record the contract with the County Recorder.

FINDINGS:

1. The parcels are generally located southeast of Thermal Airport in the lower Coachella Valley. More specifically, the 80.27 acres are located northerly of 61st Avenue, south of and adjacent to 60th Avenue and easterly of State Highway 111 and Pierce Street.
2. Under the County's Rules and Regulations Governing Agricultural Preserves, the enlargement of an agricultural preserve requires that the land being added to a preserve must be at least 10 acres in size and must be contiguous to that preserve. The subject property totals 80.27 acres and is contiguous to Coachella Valley Agricultural Preserve No. 79. However, this proposed enlargement of the agricultural preserve includes six (6) parcels that are smaller than 10 acres in area. Should the property become subject to contract, Ordinance No. 509 provisions would prohibit the development of a residential dwelling on such parcels. Existing residences may continue in use pursuant to Ordinance No. 509.
3. The parcels are located in the Eastern Coachella Valley Plan (ECVP) and are designated Agriculture on the land use allocation map for the ECVP. The Agriculture designation permits open space, agriculture, and associated land uses (including limited commercial, industrial, single-family residential and farm workers housing). The proposed enlargement of the agricultural preserve is consistent with the property's Agriculture designation.
4. Surrounding properties to the south, east and west of the subject property are also designated Agriculture. The area to the direct north is designated Industrial/Manufacturing. The proposed enlargement of the agricultural preserve is consistent with surrounding land use designations.
5. The subject property is currently zoned Heavy Agriculture with a 10 acre minimum lot size (A-2-10). Under the County's Rules and Regulations Governing Agricultural Preserves, only land having an agricultural zoning, i.e., A-1, A-P, A-2, A-D, or C/V, may be included within an agricultural preserve. The subject property meets the zoning requirement.
6. Areas adjacent to the subject property on the north are zoned Manufacturing-Service Commercial (M-SC) and Heavy Agriculture with a 20 acre minimum lot size (A-2-20). Areas adjacent to the south, east and west are zoned A-2-10 and A-2-20. The proposed enlargement of the agricultural preserve is consistent with the surrounding zoning.

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7. According to the Agricultural Commissioner's Office, the subject property is currently under cultivation and was planted in date palm offshoots in 2001. The first fruit production takes 4-5 years. The majority of the surrounding area is also being used for agricultural production.
8. Class I and Class II soils underlie seventy percent of the subject property. Class III, IV, and VI soils underlie the remaining thirty percent. Additionally, a Soil Conservation Plan has been prepared for the property.
9. According to the Riverside County Assessor's Office, the last annual assessed valuation of these parcels was \$474,672. Additionally, the Assessor's Office has estimated that the assessed valuation of the property would decrease by \$364,943 if the property were subject to a Land Conservation Contract.
10. There is no evidence that the land proposed to be included in the agricultural preserve has any historic value. There are no historical structures on the site. The Composite Environmental Resources Map in the general plan indicates that the area in which the site is located has a low probability of containing archaeological resources. Similarly, according to the County's Paleontological Sensitivity Map, the area in which the parcels are located lie outside any areas of known or potential paleontological resources.
11. There is no evidence that the land proposed to be included in the agricultural preserve has any scenic value. The property is not located within a designated scenic corridor and no scenic resources are evident on site. The topography in the project area and the nature of the proposed use do not present significant potential for the obstruction of any scenic vista, or the creation of an aesthetically offensive site open to public view. No impacts to scenic resources are expected from enlarging Coachella Valley Agricultural Preserve No. 79 to include the proposed parcels.
12. The subject property is not located within one mile of any city.
13. The proposed enlargement of the agricultural preserve is exempt from CEQA under the Riverside County Rules to Implement CEQA, Section 202 q., and under the State CEQA Guidelines, Article 19, Section 15317.

CONCLUSION:

1. The enlargement of Coachella Valley Agricultural Preserve No. 79, Amendment No. 1, Map No. 851, is consistent with the Riverside County Comprehensive General Plan.

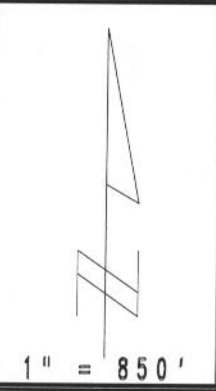
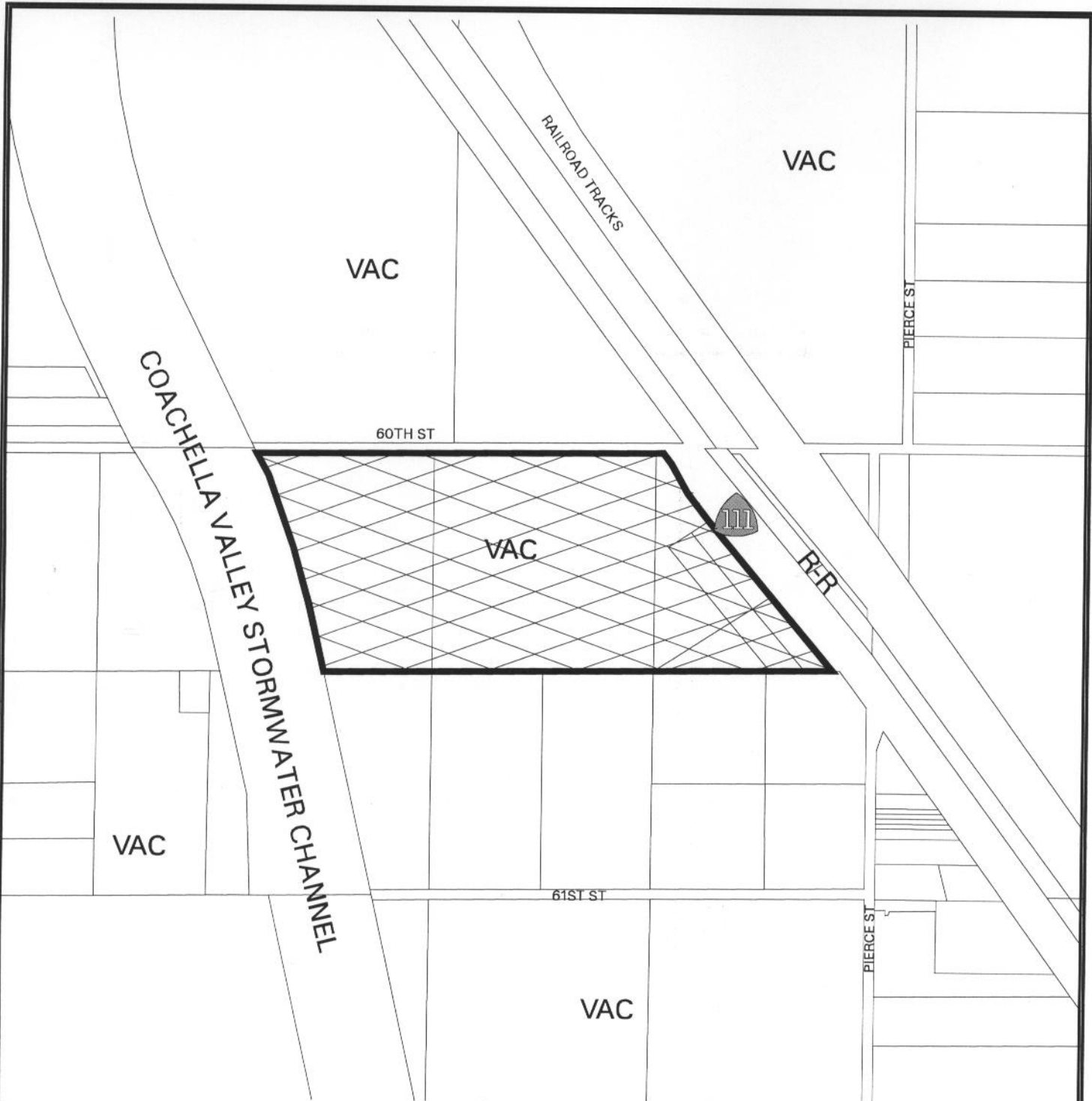
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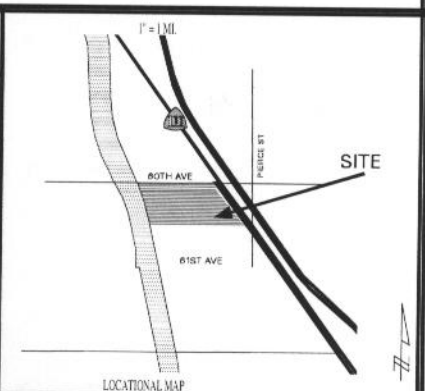
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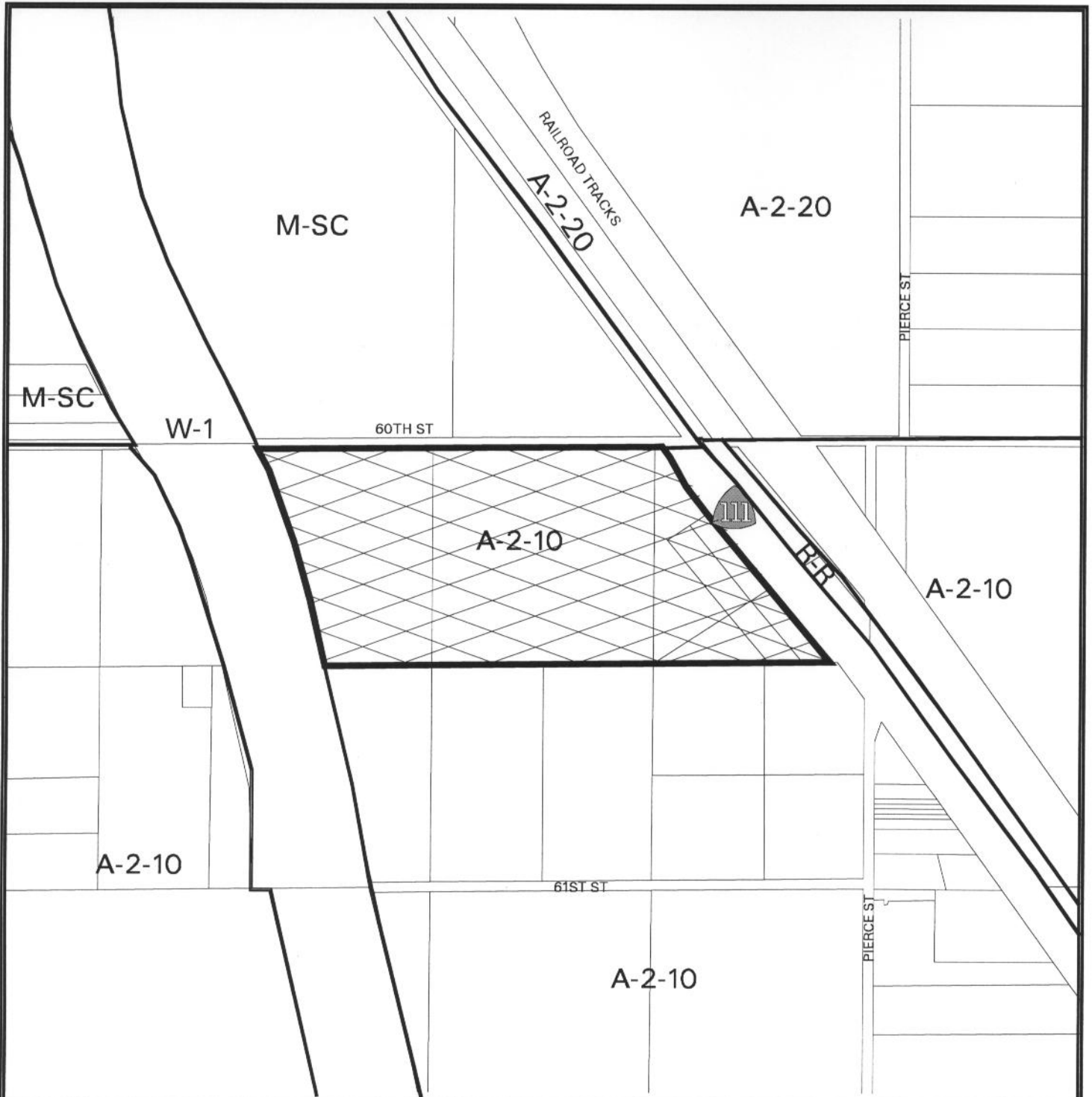
2. The enlargement of Coachella Valley Agricultural Preserve No. 79, Amendment No. 1, Map No. 851, is consistent with the zoning on the property.
3. The enlargement of Coachella Valley Agricultural Preserve No. 79, Amendment No. 1, Map No. 851, is consistent with the provisions of the Land Conservation Act of 1965 (Williamson Act) and with the Rules and Regulations Governing Agricultural Preserves in Riverside County.



AG00851		LAND USE		Ex. 1
Sec.	35 T6SR8E	Bk./Pg. Assessors	757-30	
Zone	COACHELLA VALLEY			Sup. Dist. 4TH
Thomas Bros. Pg.	5471 C7	Date Drawn	04/17/03	Drawn By: LP



RIVERSIDE COUNTY PLANNING DEPARTMENT



AG00851

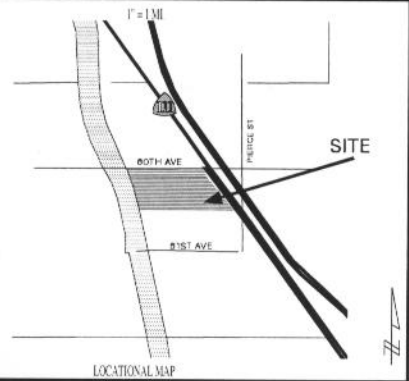
EXISTING ZONING Ex. 3

Sec. 35 T6SR8E Blk. Pg. 757-30
Assessors

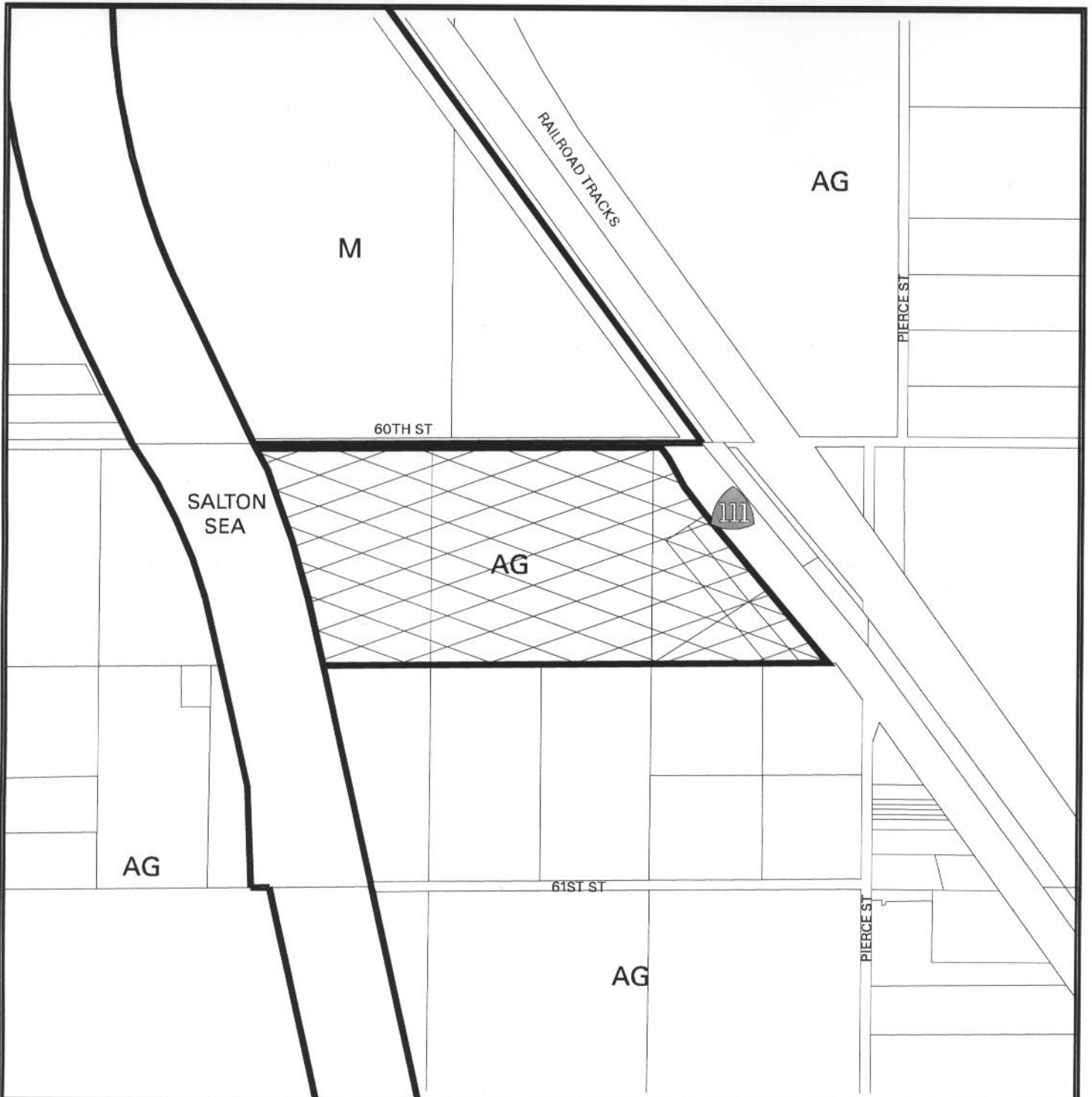
Zone COACHELLA VALLEY Sup. 4TH
DIST Dist.

Thomas 5471 C7 Date 04/17/03 Drawn LP
Bros. Pg. Drawn By:

RIVERSIDE COUNTY PLANNING DEPARTMENT



1" = 850'



AG00851

COMMUNITY PLAN

Ex. 5

Sec. 35 T6SR8E

Bk./Pg.
Assessors

757-30

Zone
DIST COACHELLA VALLEY

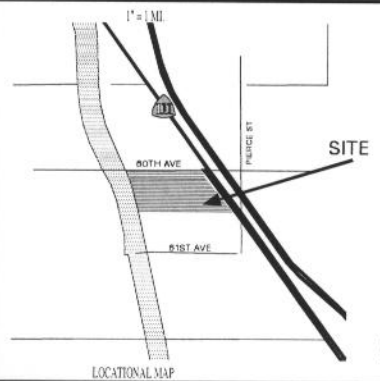
Sup. 4TH
Dist.

Thomas
Bros. Pg. 5471 C7

Date
Drawn 04/17/03

Drawn
By: LP

RIVERSIDE COUNTY PLANNING DEPARTMENT



1" = 850'

RESOLUTION NO. 2003-113

ENLARGING AN AGRICULTURAL PRESERVE

BE IT RESOLVED, by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on June 17, 2003, that, pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.), the Coachella Valley Agricultural Preserve No. 79, Map No. 425, is amended by adding thereto the area shown on the map entitled, "COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 79, AMENDMENT NO. 1, (ENLARGEMENT), MAP NO. 851," and described by boundary description thereof, said map and description both being on file in the office of the Clerk of this Board.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the enlargement of this agricultural preserve is consistent with the General Plan for Riverside County.

BE IT FURTHER RESOLVED that the Clerk of this Board shall endorse the fact of this adoption and the date thereof on said map and shall file copies of this resolution, said map and said boundary description with the County Recorder, Riverside County, California, with the Director of Conservation, State of California, and with the Office of the Assessor of Riverside County, California.

FORM APPROVED
COUNTY COUNSEL
MAY 19 2003
BY: *[Signature]*

MAP NO. 425 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 79

AMENDED BY MAP NO. 851



AMENDMENTS:
NO. 1, (ENLARGEMENT), JUNE 17, 2003, MAP NO. 851

ADOPTED ON FEBRUARY 15, 1977
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.



EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 79
MAP NO. 851
(ENLARGEMENT)

All of that certain real property in the County of Riverside, State of California, more particularly described as follows:

PARCEL 1:

The Northwest 1/4 of the Northeast 1/4 of Section 35, Township 6 South, Range 8 East, San Bernardino Base and Meridian, as shown by United States Government Survey;

Excepting therefrom the Northerly 30.00 feet in public highway;

Also excepting therefrom any portion in the parcel of land described as follows:

That portion of Section 34, 35, 26 and 27, Township 6 South, Range 8 East, San Bernardino Base and Meridian, which is included within a strip of land 60.00 feet in right angle width, 30.00 feet on each side of the following described center lines:

Beginning at the Southwest corner of said Section 35, as said corner is described on Record of Survey on file in Book 11, Page 91 of Records of Survey, records of Riverside County, California; thence North 01° 3', 57" East, 5252.54 feet, to a point herein designated as Point "A"; thence North 0° 55' 38" West, 4541.78 feet, to a point from which the Northwest corner of said Section 26 bears North 0° 55' 38" West, 841.82 feet;

Also, beginning at a point on the Easterly boundary of the Coachella Valley Flood Channel from which Point "A" bears South 89° 36' 35" West, 1471.57 feet; thence North 89° 36' 35" East, 2537.13 feet, more or less, to a point on the Southwesterly right of way of the California State Highway, as now located and monumented on the ground; as conveyed to the County of Riverside by deed recorded September 13, 1949 as Instrument/File No. 1496 of Official Records of Riverside County, California.

Assessor Parcel No.: 757-280-022-7

Acres: 39.09 (Net)

Owner: Erica Palm Plantation

PARCEL 2:

The Northeast quarter of the Northwest quarter of Section 35; Township 6 South, Range 8 East, San Bernardino Base and Meridian, in the County of Riverside, State of California, according to the official plat of said land;

Except that portion lying Westerly of the East line of the land conveyed to Coachella County Water District by deed recorded October 31, 1967 as instrument/File No. 95505 of Official Records of Riverside County, California.

Assessor Parcel Number: 757-280-018-4

Acres: 25.79 (Net)

Owner: Erica Palm Plantation

PARCEL 3:

Lots 13 through 21 inclusive in Block 1; Lots 11 through 20 inclusive in Block 2; Blocks 3, 4, 6 and 7, and that portion of Block 8 lying Southwesterly of that portion conveyed to the State of California by deed recorded July 16, 1948 in Book 9-95, Page 55 of Official Records of Riverside County, California, all in Durbrow, as shown by map on file in Book 6, Page 40 of Maps, records of Riverside County, California.

Assessor's Parcel No.	Acres	Owners
757-292-009-3	1.63	Erica Palm Plantation, LLC
757-292-010-3	2.08	Erica Palm Plantation, LLC
757-292-011-4	6.40	Erica Palm Plantation, LLC
757-292-012-5	1.52	Erica Palm Plantation, LLC
757-292-013-6	2.25	Erica Palm Plantation, LLC
757-302-003-7	1.51	Erica Palm Plantation, LLC

TOTAL ACRES: 80.27