

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

539 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 10, 2004

SUBJECT: Adoption of Resolution No. 2004-150 – Diminishment of Eagle Valley Agricultural Preserve No. 1 – Agricultural Preserve Case and Map No. 918 – Owners: Tin Mine Ranch Partners II – 68.98 acres (net) – Eagle Valley Zoning Area – First Supervisorial District

RECOMMENDED MOTION: Adoption of Resolution No. 2004-150 for the diminishment of Eagle Valley Agricultural Preserve No. 1, Map No. 918, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. The 68.98-acre site is comprised of three (3) parcels and is located northerly of Eagle Valley Road, southerly of Shady Rock Drive, easterly of Eagle Canyon Road and westerly of Lakepointe Drive in Eagle Valley, Riverside County, California.
2. Tin Mine Ranch, a corporation, entered into a Land Conservation Contract with the County of Riverside for land within Eagle Valley Agricultural Preserve No. 1. The contract is dated January 1, 1971, and was recorded on February 26, 1971, as Instrument No. 19492 in the Office of the County Recorder of Riverside County, California.
3. Pursuant to the Land Conservation Act of 1965, Tin Mine Ranch Partners II, a General Partnership, filed a notice of nonrenewal on February 14, 1991, which was recorded on February 27, 1991, as Instrument No. 65961.

Robert C. Johnson
Planning Director

RCJ:kb

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
 DATE 5/10/04
 Departmental Concurrence

Dept's Recomm.: Consent Policy
 Per Exec. Ofc.: Consent Policy

Pre. Agn. Ref. | District: First | Agenda Number:

3.27

4. Inadvertently, the Notice or Nonrenewal omitted reference to Assessor's Parcel No. 140-060-005-4 although, as evidenced in the administrative record, the intent was to include all three (3) of the affected parcels.
5. As a consequence of filing said Notice of Nonrenewal, the land conservation contract as it applies to this property expired on January 1, 2001.
6. Under both the County's Rules and Regulations Governing Agricultural Preserves and the Comprehensive General Plan's Williamson Act Program (i.e., Land Conservation Act of 1965), a landowner may apply to have property removed from the boundaries of an agricultural preserve, once the contract has expired.
7. The land conservation contract having expired, the current property owners for Assessor's Parcel No. 140-060-005-4, 278-140-003-5 and 278-140-004-6, Tin Mine Ranch Partners II, a General Partnership, have now applied to have the property removed from the boundaries of the agricultural preserve.

CONCLUSION:

1. The diminishment of Eagle Valley Agricultural Preserve No. 1, Map No. 918, is consistent with the provisions of the Land Conservation Act of 1965 and the Rules and Regulations Governing Agricultural Preserves in Riverside County as adopted by the Board of Supervisors.
2. The diminishment of Eagle Valley Agricultural Preserve No. 1, Map No. 918, is consistent with the Riverside County Comprehensive General Plan.

**RESOLUTION NO. 2004-150
DIMINISHMENT OF EAGLE VALLEY
AGRICULTURAL PRESERVE NO. 1
PURSUANT TO NOTICE OF NONRENEWAL**

WHEREAS, Tin Mine Ranch, a corporation, entered into a Land Conservation Contract with the County of Riverside pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.), which contract is dated January 1, 1971, and was recorded February 26, 1971, as Instrument No. 19492, in the Office of the County Recorder of Riverside County, California; and

WHEREAS, Tin Mine Ranch Partners II, a General Partnership, the subsequent landowners, filed a Notice of Nonrenewal on February 14, 1991, which notice was recorded on February 27, 1991, as Instrument No. 65961, in the Office of the County Recorder of Riverside County, California;

WHEREAS, the filing of said Notice of Nonrenewal resulted in the expiration of the contract as it applies to the subject property on January 1, 2001, pursuant to Government Code Section 51246;

WHEREAS, by inadvertence, the Notice or Nonrenewal referred to herein above, omitted reference to APN 140-060-005-4;

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on May 18, 2004, that the Clerk of this Board shall file and record copies of this resolution, map and boundary description, in the Office of the County Recorder of Riverside County, California, with the Director of Conservation, State of California, and with the Office of the Assessor of Riverside County, California, and that:

FORM APPROVED
COUNTY COUNSEL

APR 20 2004

EB Tin Mine Ranch

1. **Eagle Valley Agricultural Preserve No. 1, Map No. 14, dated February 10, 1969, and on file in the Office of the Clerk of this Board, is further amended by deleting therefrom the area shown on the map entitled "AGRICULTURAL PRESERVE MAP NO. 918: AMENDMENT NO. 2 (DIMINISHMENT) OF EAGLE VALLEY AGRICULTURAL PRESERVE NO. 1" and described by boundary description thereof, as fully set forth in the attached document entitled "EXHIBIT A, EAGLE VALLEY AGRICULTURAL PRESERVE NO. 1, MAP NO. 918 (DIMINISHMENT)," said map and description both being on file in the Office of the Clerk of the Board.**
2. **The Land Conservation Contract between Tin Mine Ranch, a corporation, and the County of Riverside, dated January 1, 1971, and recorded on February 26, 1971, as Instrument No. 19492, in the Office of the County Recorder of Riverside County, California, and as said contract applies to the subject property, has expired, removing from the effect of said contract the real property in the County of Riverside, State of California, described in the attached document entitled "EXHIBIT A, EAGLE VALLEY AGRICULTURAL PRESERVE NO. 1, MAP NO. 918 (DIMINISHMENT)," which is made a part of this resolution.**

BE IT FURTHER RESOLVED that the Clerk of this Board shall file and record copies of this resolution, map and boundary description in the Office of the County Recorder of Riverside County, California, and with the Director of Conservation of the State of California.

**EXHIBIT A
EAGLE VALLEY AGRICULTURAL PRESERVE NO. 1
MAP NO. 918
(DIMINISHMENT)**

The land referred to in this report is situated in the County of Riverside, State of California, and is described as follows:

Those portions of Sections 2 and 3, Township 4 South, Range 6 West and of Section 35, Township 3 South, Range 6 West, in the Rancho El Sobrante De San Jacinto, in the County of Riverside, State of California, as per map of Sectionized Survey of said Rancho recorded in Book 1, Page 8 of Maps, in the Office of the County Recorder of San Bernardino County, California, described as a whole, as follows:

Beginning at the Southwest corner of said Section 35;
 thence North 00° 04' 45" West 345.45 feet on the West line of said Section 35;
 thence North 63° 06' 10" West, 40.72 feet;
 thence South 26° 53' 50" West 632.25 feet;
 thence South 35° 28' 15" East, 462.32 feet;
 thence South 68° 09' 15" East, 318.14 feet to the true point of beginning;
 thence North 49° 08' 45" East 751.91 feet;
 thence North 28° 46' 30" East, 581.47 feet;
 thence North 63° 43' 00" East, 1,104.33 feet;
 thence South 10° 55' 00" East 267.34 feet;
 thence South 26° 31' 15" East 719.20 feet;
 thence South 10° 34' 45" West 504.92 feet;
 thence South 46° 50' 45" West 225.67 feet;
 thence South 33° 34' 00" West 601.48 feet;
 thence South 27° 36' 15" West 880.00 feet;
 thence North 47° 39' 00" West 621.66 feet;
 thence North 20° 05' 45" West, 679.67 feet;
 thence North 49° 08' 30" West 232.69 feet;
 thence North 68° 09' 15" West 370.57 feet to the true point of beginning.

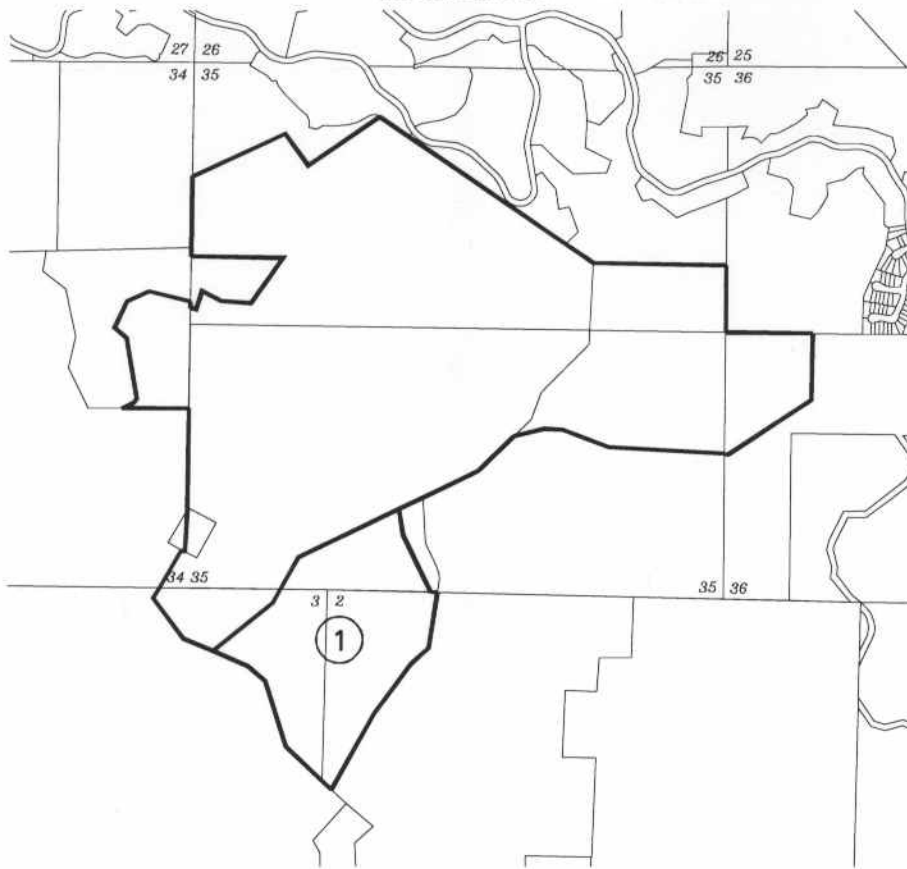
Said land is shown as "Parcel 1" on a map filed in Book 32, Page 27 of Record of Surveys, in the Office of the County Recorder of said Riverside County.

Assessor Parcel No.	Acres (net)	Owners
278-140-003-5	24.21	Tin Mine Ranch Partners II
278-140-004-6	29.09	Tin Mine Ranch Partners II
140-060-005-4	15.68	Tin Mine Ranch Partners II
Total	68.98	

MAP NO. 1 EAGLE VALLEY AGRICULTURAL PRESERVE NO. 14

AMENDED BY MAP NO. 918

T.3S., R.6W. S.B.B. & M.



AMENDMENTS:
NO. 1, (DIMINISHMENT), MAY ~~10~~¹⁸, 2004, MAP NO. 918

ADOPTED ON FEBRUARY 10, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

