

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

528B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
August 2, 2004

SUBJECT: Adoption of Resolution No. 2004-402 – Diminishment of Coachella Valley Agricultural Preserve No. 33 – Agricultural Preserve Case and Map No. 924 – Jackson Development, LLC – 38.19 acres (net) – Lower Coachella Valley Zoning District – Fourth Supervisorial District

RECOMMENDED MOTION: Adoption of Resolution No. 2004-402 for the diminishment of Coachella Valley Agricultural Preserve No. 33, Map No. 924, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. The 38.19-acre parcel is located at the southeast corner of 50<sup>th</sup> Avenue and Calhoun Street in the Lower Coachella Valley area of Riverside County, California.
2. Coachella Valley Fruit Company, Inc., a California Corporation incorporated June 24, 1960, entered into a land conservation contract with the County of Riverside for land within Coachella Valley Agricultural Preserve No. 33. The contract is dated January 1, 1973, and was recorded on May 24, 1972, as Instrument No. 68041 in the Office of the County Recorder of Riverside County, California.
3. Pursuant to the Land Conservation Act of 1965, Coachella Valley Fruit Company, Inc., filed a notice of non-renewal on March 21, 1988, which notice was recorded on March 21, 1988, as Instrument No. 73690, and, as a

Robert C. Johnson  
Planning Director

RCJ:kb

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 8/3/04  
Departmental Concurrence

Dep't Recomm.:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Policy
Per Exec. Ofc.:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Policy

Prev. Agn. Ref.

District: Fourth

Agenda Number:

3.77

consequence, the land conservation contract as it applies to the subject parcels expired on January 1, 1998.

1. 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.
2. The land conservation contract having expired, the current property owner of Assessor's Parcel No. 767-140-007-4, Jackson Development, LLC, has now applied to have the property removed from the boundaries of the agricultural preserve.

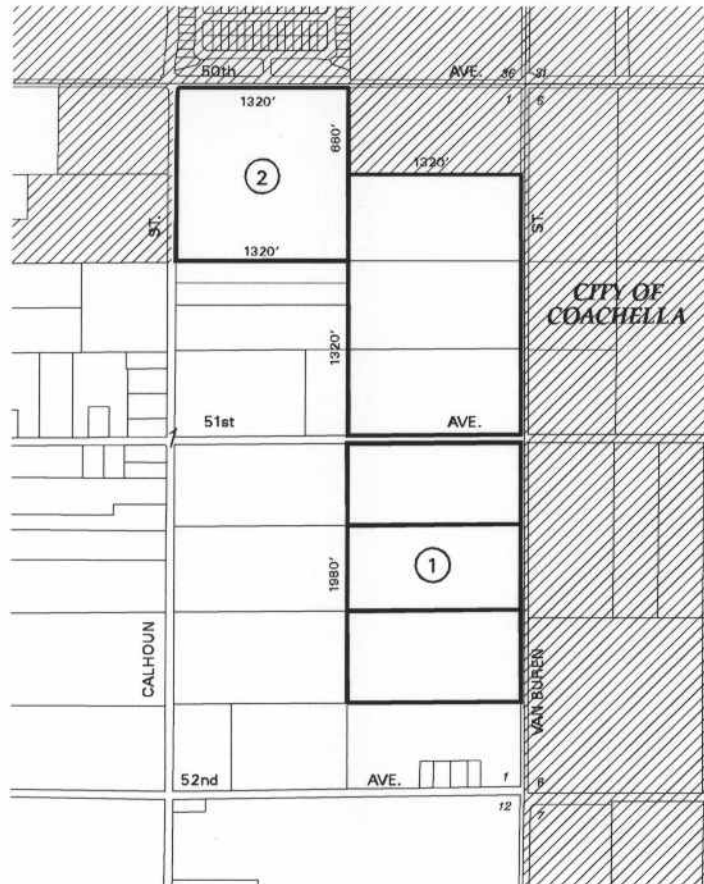
**CONCLUSION:**

1. The diminishment of Coachella Valley Agricultural Preserve No. 33, Map No. 924, 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 Coachella Valley Agricultural Preserve No. 33, Map No. 924, is consistent with the Riverside County General Plan.

# MAP NO. 173 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 33

AMENDED BY MAP NO. 883, 924

T.5S., R.7E. S.B.B. & M.  
T.6S., R.7E. S.B.B. & M.



**AMENDMENTS:**

- NO. 1, (DIMINISHMENT), MARCH 11, 2003, MAP NO. 883
- NO. 2, (DIMINISHMENT), AUGUST 10, 2004, MAP NO. 924

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



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

**RESOLUTION NO. 2004-402**  
**DIMINISHMENT OF COACHELLA VALLEY**  
**AGRICULTURAL PRESERVE NO. 33**  
**PURSUANT TO NOTICE OF NONRENEWAL**

WHEREAS, Coachella Valley Fruit Company, Inc., a California Corporation incorporated June 24, 1960, 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, 1973, and was recorded May 24, 1972, as Instrument No. 68041, in the Office of the County Recorder of Riverside County, California; and

WHEREAS, Coachella Valley Fruit Company, Inc., filed a Notice of Nonrenewal on March 21, 1988, which notice was recorded on March 21, 1988, as Instrument No. 73690, 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, 1998, pursuant to Government Code Section 51246;

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 August 10, 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:

1. Coachella Valley Agricultural Preserve No. 33, Map No. 924, dated January 18, 1972, 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

1           **MAP NO. 924: AMENDMENT NO. 2 (DIMINISHMENT) OF COACHELLA**  
2           **VALLEY AGRICULTURAL PRESERVE NO. 33" and described by boundary**  
3           **description thereof, as fully set forth in the attached document entitled "EXHIBIT A,**  
4           **COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 33, MAP NO. 924**  
5           **(DIMINISHMENT)," said map and description both being on file in the Office of**  
6           **the Clerk of the Board.**

- 7           **2. The Land Conservation Contract between Coachella Valley Fruit Company, Inc.,**  
8           **dated January 1, 1973, and recorded on May 24, 1972, as Instrument No. 68041, in**  
9           **the Office of the County Recorder of Riverside County, California, and as said**  
10           **contract applies to the subject property, has expired, removing from the effect of said**  
11           **contract the real property in the County of Riverside, State of California, described**  
12           **in the attached document entitled "EXHIBIT A, COACHELLA VALLEY**  
13           **AGRICULTURAL PRESERVE NO. 33, MAP NO. 924 (DIMINISHMENT)," which**  
14           **is made a part of this resolution.**

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

**EXHIBIT A  
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 33  
MAP NO. 924  
(DIMINISHMENT)**

The land referred to herein is situated in the State of California, County of Riverside, Unincorporated Area, described as follows:

Lot(s) 9 and 10 of Subdivision of Section 1, Township 6 South, Range 7 East, San Bernardino Base and Meridian, as shown by map on file in Book 4, Page(s) 63, of Maps, Records of Riverside County, California;

Excepting therefrom those portions conveyed to the County of Riverside, in document recorded April 9, 1981, as Instrument No. 63153, of Official Records.

<b>Assessor Parcel No.</b>	<b>Acres (net)</b>	<b>Owners</b>
<b>767-140-007-4</b>	<b>38.19</b>	<b>Jackson Development, LLC</b>
<b>Total</b>	<b>38.19</b>	