

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

529 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 2, 2004

SUBJECT: Adoption of Resolution No. 2004-403 – Diminishment of Winchester Agricultural Preserve No. 28 – Agricultural Preserve Case and Map No. 923 – Owners: James W. Hoopes and Pauline A. Hoopes – 25.24 acres (net) – French Valley Zoning Area – Third Supervisorial District

RECOMMENDED MOTION: Adoption of Resolution No. 2004-403 for the diminishment of Winchester Agricultural Preserve No. 28, Map No. 923, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. The 25.24-acre site is located northerly of Pat Road, southerly of the east/west extension of the terminus of Keller Road, easterly of Briggs Road and westerly of Leon Road in the French Valley area of Riverside County, California.
2. James W. Hoopes (Executor) for the Estate of Gertrude F. Hoopes (deceased) entered into a land conservation contract with the County of Riverside for land within Winchester Agricultural Preserve No. 28. The contract is dated January 1, 1978, and was recorded on February 28, 1978, as Instrument No. 37677 in the Office of the County Recorder of Riverside County, California.
3. J. A Romberger entered into a land conservation contract with the County of Riverside for land within Winchester Agricultural Preserve No. 28. The

Robert C. Johnson
Planning Director

RCJ:kb

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
Tommy Pugh
DATE 8/3/04
Departmental Concurrence

Dept'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: Third

Agenda Number:

3.78

contract is dated January 1, 1978, and was recorded on February 28, 1978, as Instrument No. 37680 in the Office of the County Recorder of Riverside County, California.

4. Pursuant to the Land Conservation Act of 1965, James W. Hoopes, the subsequent landowner, filed a notice of nonrenewal on September 29, 1989, which was recorded on October 20, 1989, as Instrument No. 363992, and, as a consequence, the land conservation contract as it applies to this property expired on January 1, 2000.
5. 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.
6. The land conservation contract having expired, the current property owners for Assessor's Parcel No. 467-130-041-0, James W. Hoopes and Pauline A. Hoopes, have now applied to have the property removed from the boundaries of the agricultural preserve.

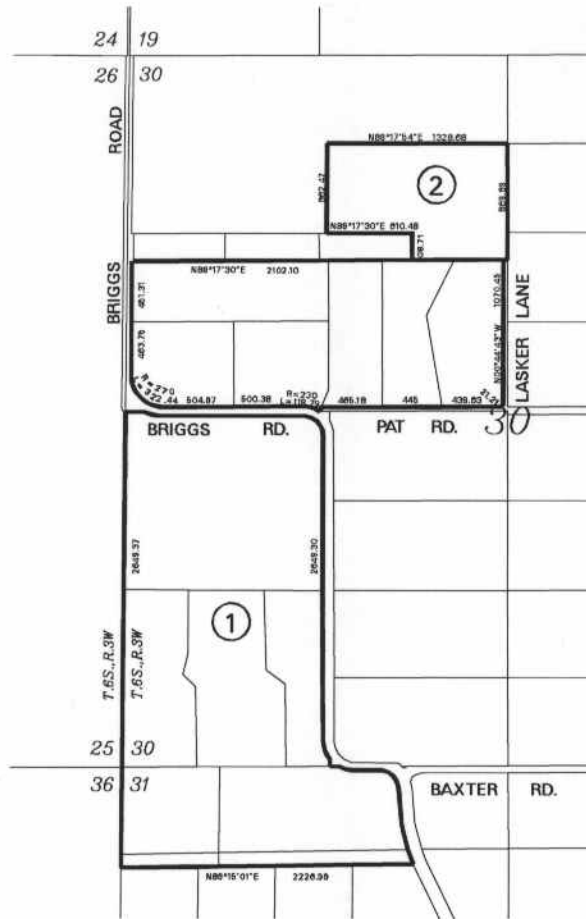
CONCLUSION:

1. The diminishment of Winchester Agricultural Preserve No.28, Map No. 923, 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 Winchester Agricultural Preserve No. 28, Map No. 923, is consistent with the Riverside County Comprehensive General Plan.

MAP NO. 478 WINCHESTER AGRICULTURAL PRESERVE NO. 28

AMENDED BY MAPS NO. 826, 923

T.6S., R.2W. S.B.B. & M.



AMENDMENTS:

- NO. 1, (DIMINISHMENT), MARCH 7, 2000, MAP NO. 826
- NO. 2, (DIMINISHMENT), AUGUST 10, 2004, MAP NO. 923

ADOPTED ON FEBRUARY 28, 1978
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.

