

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



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
August 1, 2005

**SUBJECT:** Adoption of Resolution No. 2005-366 – Disestablishment of Coachella Valley Agricultural Preserve No. 85 – Agricultural Preserve Case and Map No. 950 – Cocopah Nurseries, Inc. – 117.2 acres (net) – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Fourth Supervisorial District

**RECOMMENDED MOTION:** Adoption of Resolution No. 2005-366 for the disestablishment of Coachella Valley Agricultural Preserve No. 85, Map No. 950, based upon the hereinafter listed findings and conclusions:

**FINDINGS:**

1. The 117.2-acre site is comprised of two (2) parcels, which are located north of and adjacent to 61<sup>st</sup> Avenue, south of and adjacent to 60<sup>th</sup> Avenue, east of and adjacent to State Highway 86 and westerly of Tyler Street in eastern Coachella Valley, Riverside County, California.
2. John P. Hooten and Janet D. Hooten entered into a land conservation contract with the County of Riverside for land within Coachella Valley Agricultural Preserve No. 85. The contract is dated January 1, 1978, and was recorded on February 28, 1978, as Instrument No. 37685 in the Office of the County Recorder of Riverside County, California.
3. Pursuant to the Land Conservation Act of 1965, John P. Hooten and Janet D. Hooten filed a notice of non-renewal on October 1, 1982, which notice was recorded on October 7, 1982, as Instrument No. 173685, and, as a

Robert C. Johnson  
Planning Director

RCJ:kb

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REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 8/1/05  
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:

**ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD**

3.42

consequence, the land conservation contract as it applies to the subject parcels expired on January 1, 1992.

4. 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.
5. The land conservation contract having expired, the current property owner of APN 759-130-001-8 and 759-130-002-9, Cocopah Nurseries, Inc., has now applied to have said parcels removed from the boundaries of the agricultural preserve.

**CONCLUSION:**

1. The disestablishment of Coachella Valley Agricultural Preserve No. 85, Map No. 460, 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 disestablishment of Coachella Valley Agricultural Preserve No. 85, Map No. 950, is consistent with the Riverside County General Plan.