

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

822 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 6, 2005

SUBJECT: Adoption of Resolution No. 2005-428 – Diminishment of Coachella Valley Agricultural Preserve No. 33 – Agricultural Preserve Case and Map No. 956 – Van Buren Investments, LLC – 19.2 acres (net) – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Fourth Supervisorial District

RECOMMENDED MOTION: Adoption of Resolution No. 2005-428 for the based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. The 19.2-acre site is located northerly of 52nd Avenue, southerly of 51st Avenue, easterly of Calhoun Street and west of and adjacent to Van Buren Street in the lower Coachella Valley, Riverside County, California.
2. Edward G. Kandarian and Dorothy M. Kandarian 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, 1972, and was recorded on February 28, 1972, as Instrument No. 25394 in the Office of the County Recorder of Riverside County, California.
3. Pursuant to the Land Conservation Act of 1965, Bruce E. Kandarian, the subsequent property owner, filed a notice of non-renewal on April 14, 1988, which notice was recorded on January 6, 1989, as Instrument No. 5108, and, as a consequence, the land conservation contract as it applies to the subject parcels expired on January 1, 1999.

Robert C. Johnson
Planning Director

RCJ:kb

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 9/19/05

Departmental Concurrence

Policy Policy

Consent Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

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 767-190-002-4, Van Buren Investments, LLC, have now applied to have said parcel removed from the boundaries of the agricultural preserve.

CONCLUSION:

1. The diminishment of Coachella Valley Agricultural Preserve No. 33, Map No. 173, 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. 956, is consistent with the Riverside County General Plan.

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RESOLUTION NO. 2005-428
DIMINISHMENT OF COACHELLA VALLEY
AGRICULTURAL PRESERVE NO. 33
PURSUANT TO NOTICE OF NONRENEWAL

WHEREAS, Edward G. Kandarian and Dorothy M. Kandarian 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, 1972, and was recorded February 28, 1972, as Instrument No. 25394, in the Office of the County Recorder of Riverside County, California; and

WHEREAS, Bruce E. Kandarian, the subsequent property owner, filed a Notice of Nonrenewal on April 14, 1988, which notice was recorded on January 6, 1989, as Instrument No. 5108, 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, 1999, 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 September 27, 2005, 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. 173, 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 MAP NO. 956: AMENDMENT NO. 3 (DIMINISHMENT) OF COACHELLA

FURM APPROVED
COUNTY COUNSEL

SEP 12 2005

B. E. Kandarian

1 VALLEY AGRICULTURAL PRESERVE NO. 33" and described by boundary
2 description thereof, as fully set forth in the attached document entitled "EXHIBIT A,
3 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 33, MAP NO. 956
4 (DIMINISHMENT)," said map and description both being on file in the Office of the
5 Clerk of the Board.

- 6 2. The Land Conservation Contract of Edward G. Kandarian and Dorothy M.
7 Kandarian and the County of Riverside, dated January 1, 1972, and recorded on
8 February 28, 1972, as Instrument No. 25394, in the Office of the County Recorder of
9 Riverside County, California, and as said contract applies to the subject property,
10 has expired, removing from the effect of said contract the real property in the County
11 of Riverside, State of California, described in the attached document entitled
12 "EXHIBIT A, COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 33,
13 MAP NO. 956 (DIMINISHMENT)," which is made a part of this resolution.

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

**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 33
MAP NO. 956
(DIMINISHMENT)**

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

Lot 7 of the subdivision of Section 1, Township 6 South, Range 7 East, in the unincorporated area of Riverside County as shown by Map on file in Book 4, Page(s) 63 of Maps, in the office of the County Recorder of said County, California.

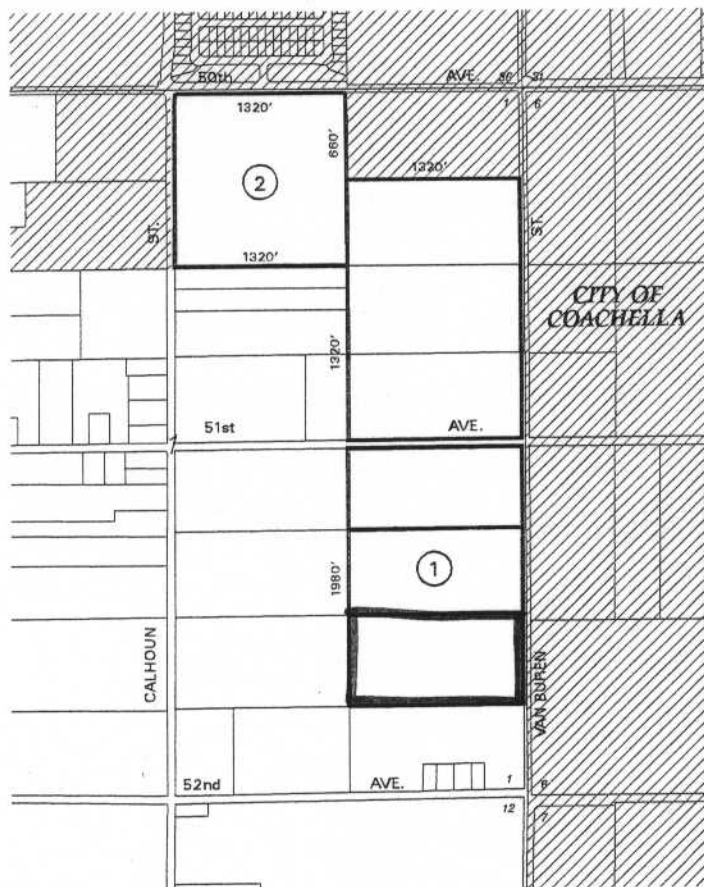
Assessor Parcel No.	Acres (net)	Owners
767-190-002-4	19.2	Van Buren Investments, LLC
Total	19.2	

~~924~~
956

MAP NO. 173 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 33

AMENDED BY MAP NO. 883, 924, 956

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.

No. 3, (Diminishment), September 27, 2005, Map No. 956

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

