

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

804 B



SUBMITTAL DATE:
March 16, 2009

FROM: TLMA - Planning Department

SUBJECT: Adoption of Resolution No. 2009-060 – Diminishment of Coachella Valley Agricultural Preserve No. 1 – Agricultural Preserve Case and Map No. 996 – Applicant: Crown Hill Ranchs, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – 37 Acres (Gross)

RECOMMENDED MOTION: Adoption of Resolution No. 2009-060 for the diminishment of Coachella Valley Agricultural Preserve No. 1, Map No. 996, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. The 37-acre parcel is located northerly of 60th Avenue, southerly of 58th Avenue, east of and adjacent to Buchanan Street and westerly of Lincoln Street in the lower Coachella Valley of eastern Riverside County, California.
2. Karahadian & Son, Inc., a California Corporation, entered into a Land Conservation Contract with the County of Riverside for land within Coachella Valley Agricultural Preserve No. 1. The contract is dated January 1, 1970, and was recorded on September 10, 1970, as Instrument No. 13050, in the Office of the County Recorder of Riverside County, California.
3. Pursuant to the Land Conservation Act of 1965, Karahadian & Son, Inc., the property owner of Assessor's Parcel No. (APN) 717-240-006-7, filed a notice of

Ron Goldman
Planning Director

RG:kb

(Continued On Attached Page)

REVIEWED BY COUNTY COUNSEL

REVIEWED BY EXECUTIVE OFFICE

DATE 3/12/09
TYPE/NAME Minh C. Tran

DATE 3/12/09
NAME Tina Grande

Departmental Concurrence

Policy

Consent

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

APR 16 2009

Prev. Agn. Ref.

District: Fourth

Agenda Number:

3.20

non-renewal on January 13, 1988, which notice was recorded on January 19, 1988, as Instrument No. 13050, and, as a consequence, the land conservation contract as it applies to the subject parcel expired on January 1, 1998.

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, John Powell, Jr., as authorized representative of Crown Hill Ranches, Inc., the current property owner of APN 717-240-006-7, 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. 1, Map No. 996, 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. 1, Map No. 996, is consistent with the Riverside County General Plan.

RESOLUTION NO. 2009-060
DIMINISHMENT OF COACHELLA VALLEY
AGRICULTURAL PRESERVE NO. 1
(Government Code Section 51231)

WHEREAS, Karahadian & Son, Inc., a California Corporation, incorporated October 5, 1959, 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, 1970, and was recorded September 10, 1970, as Instrument No. 89151, in the Office of the County Recorder of Riverside County, California; and

WHEREAS, Milton K. Karahadian, as President and authorized representative of Karahadian & Son, Inc. , filed a Notice of Nonrenewal on January 13, 1988, which notice was recorded on January 19, 1988, as Instrument No. 13050, 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 51245 and 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 March 24, 2009, that:

- 1. Coachella Valley Agricultural Preserve No. 1, Map No. 28a, dated February 24, 1970, 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. 996: AMENDMENT NO. 3 (DIMINISHMENT) OF COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 1" and described by boundary description thereof, as fully set forth in the attached document**

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entitled "EXHIBIT A, COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 1, MAP NO. 996 (DIMINISHMENT)," which is made part of this resolution, said map and description both being on file in the Office of the Clerk of the Board.

- 2. The diminishment of Coachella Valley Agricultural Preserve No. 1, Map No. 996, is consistent with the provisions of the Land Conservation Act of 1965, the Riverside County General Plan, and the Rules and Regulations Governing Agricultural Preserves in Riverside County as adopted by the Board of Supervisors.

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, with the Director of Conservation of the State of California, and with the Office of the Assessor of Riverside County, California.

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FORM APPROVED COUNTY COUNSEL
BY: Minh C. Tran 3/12/09
MINH C. TRAN DATE

**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 1
MAP NO. 996
(DIMINISHMENT)**

The following described Real Property in the unincorporated area of Riverside County, State of California:

The South half of the South half of the Northwest quarter of Section 30, Township 6 South, Range 9 East, San Bernardino Base and Meridian, as shown by United States Government Survey approved July 15, 1856.

Said property is also shown on Record of Survey on file in Book 17, Page 33, of Records of Survey, of Records of Survey, Records of Riverside County, California;

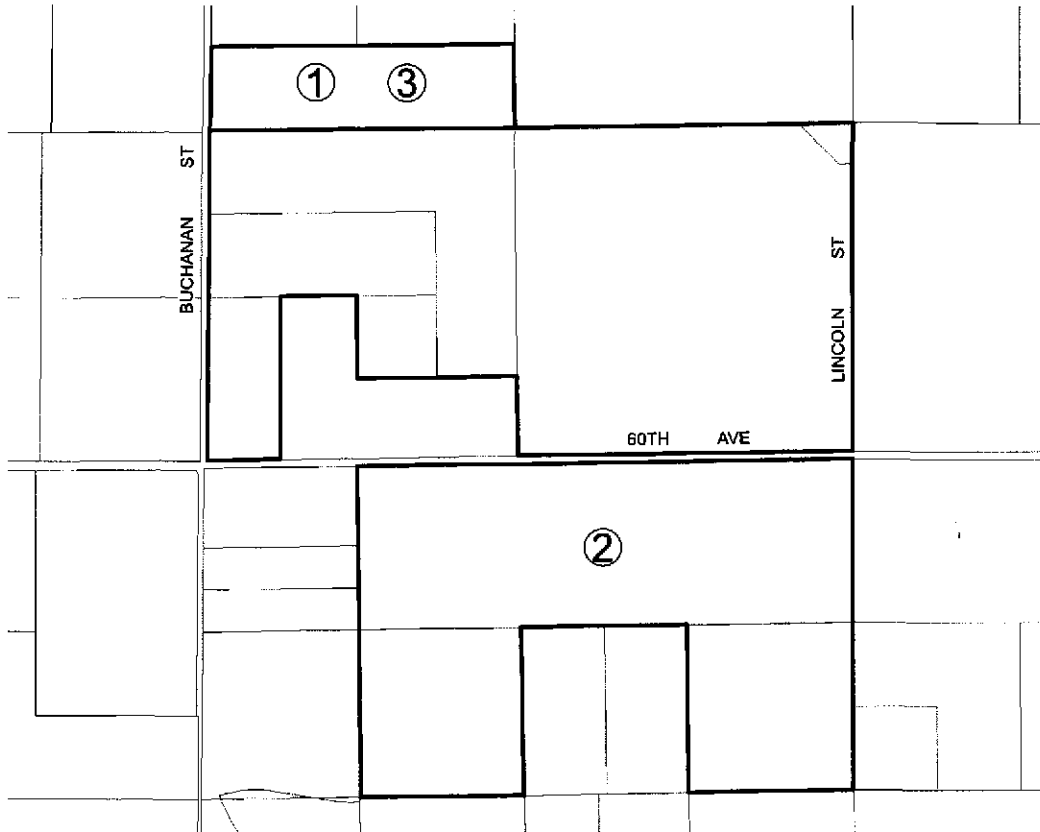
EXCEPTING therefrom one-half of all oil and mineral rights as reserved in the deed from A. B. Hockman and Grace D. Hockman, recorded January 17, 1964 as Instrument No. 6440 of Official Records of Riverside County, California.

Assessor Parcel No.	Acres (Gross)	Owners
717-240-006-7	37.0	Crown Hill Ranches, Inc.
Total	37.0	

MAP NO. 28 COACHELLA VALLEY AGRICULTURAL PRESERVE

NO. 1

AMENDED BY MAP NO. 28a, 202, 996
T.6S, R.9E. S.B.B. & M.



AMENDMENTS:

- NO. 1, (ENLARGEMENT), FEBRUARY 24, 1970, MAP NO. 28a
- NO. 2, (ENLARGEMENT), FEBRUARY 1, 1972, MAP NO. 202
- NO. 3, (DIMINISHMENT), , MAP NO. 996

ADOPTED ON FEBRUARY 9, 1970
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.

