

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

901 B



SUBMITTAL DATE:
June 1, 2009

FROM: TLMA - Planning Department

SUBJECT: ADOPTION OF RESOLUTION NO. 2009-104, AGRICULTURAL PRESERVE
CASE NO. 1007 – CEQA Exempt – Applicant: Belk Holdings, LLC – Fourth Supervisorial
District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan:
Agriculture (AG) – Location: North and south of and adjacent to 66th Avenue, east of and
adjacent to Grant Street and west of and adjacent to Colfax Street – 120 Acres – Zoning:
Heavy Agriculture – 20 Acre Minimum (A-2-20) – REQUEST: To enlarge the affected
agricultural preserve and enter the property located within the enlargement area into a Land
Conservation Contract.

CONTROVERSIAL ISSUES: None

RECOMMENDED MOTION:

THE COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY
COMMITTEE, BY A MAJORITY VOTE, RECOMMENDS:

APPROVAL of the enlargement of Coachella Valley Agricultural Preserve No. 66,
Amendment No. 1, Map No. 1007, based upon the hereinafter listed findings and
conclusions.

In the event that the Board approves the enlargement of the agricultural preserve,
Planning staff further recommends that the Board:

ADOPT Resolution No. 2009-104 enlarging Coachella Valley Agricultural Preserve
No. 66;

Ron Goldman
Planning Director

RG:kb

(Continued On Attached Pages)

REVIEWED BY COUNTY COUNSEL

DATE 5/15/09

TYPE NAME Minh C. Tran

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 5/21/09

Tina Grande

Policy

Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

16.1

The Honorable Board of Supervisors

RE: ADOPTION OF RESOLUTION NO. 2009-104, AGRICULTURAL PRESERVE CASE NO. 1007

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AUTHORIZE the Chairman of the Board of Supervisors to execute the attached land conservation contract for the real property located within the enlargement area of Coachella Valley Agricultural Preserve No. 66;

DIRECT the Clerk of the Board to record the contract with the County Recorder and transmit copies thereof to the Riverside County Planning Department, the Director of Conservation, State of California, and the Office of the Assessor of Riverside County.

FINDINGS:

1. The approximately 120-acre project site is comprised of two (2) parcels and is located in the lower Coachella Valley north and south of and adjacent to 66th Avenue, east of and adjacent to Grant Street and west of and adjacent to Colfax Street in the community of Mecca in eastern Riverside County.
2. Under the County's Rules and Regulations Governing Agricultural Preserves, the enlargement of an agricultural preserve requires that the land being added to a preserve must be at least 10 acres in size, contiguous to that preserve and have agricultural zoning, as defined by said Rules and Regulations. The subject property is approximately 120 acres, its gross acreage meeting the size requirement; is contiguous to Coachella Valley Agricultural Preserve No. 66; and, is properly zoned for inclusion into an agricultural preserve.
3. The parcels are designated Agriculture: Agriculture (AG) on the land use allocation map for the Eastern Coachella Valley Area Plan and are located within the community of Mecca. The Agriculture designation permits open space, agriculture, and associated land uses (including limited commercial, industrial, single-family residential and farm workers housing). The proposed enlargement of the agricultural preserve is consistent with the property's Agriculture designation.
4. Adjacent properties to the north, south, east and west are also designated Agriculture. There are also scattered parcels to the north and northeast that are designated Indian Lands (IND), Open Space – Water (OS-W) and Open Space – Conservation Habitat (OS-CH). The proposed enlargement of the agricultural preserve is consistent with surrounding land use designations.
5. The subject property is currently zoned Heavy Agriculture – 20 Acre Minimum (A-2-20). Under the County's Rules and Regulations Governing Agricultural Preserves, only land having an agricultural zoning, i.e., Light Agriculture (A-1), Light Agriculture with Poultry (A-P), Heavy Agriculture (A-2), Agriculture-Dairy (A-D), or Citrus/Vineyard (C/V), may be included within an agricultural preserve. The subject property meets this zoning requirement.

The Honorable Board of Supervisors

RE: ADOPTION OF RESOLUTION NO. 2009-104, AGRICULTURAL PRESERVE CASE NO. 1007

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6. Adjacent properties to the north, south, east and west are also zoned Heavy Agriculture – 20 Acre Minimum (A-2-20), Controlled Development Areas (W-2) and Light Agriculture (A-1) with a variety of minimum lot sizes. The proposed enlargement of the agricultural preserve is consistent with the surrounding zoning.
7. The agricultural use on the subject parcels is cultivation of romaine lettuce. Surrounding properties support agricultural uses, consisting of tree, vine and row crops.
8. The Riverside County Land Information System indicates that the subject property consists of Prime Farmlands. It is not known at this time whether a Soil Conservation Plan has been prepared for the property.
9. The last annual assessed valuation of the subject parcels was \$1,744,040.00. The Assessor's Office has estimated that the assessed valuation of the property would decrease by \$1,095,625.00, if the parcels were subject to Land Conservation Contract.
10. There is no evidence that the land proposed to be included in the preserve has any historic value and there are no historical structures on the site. The Riverside County General Plan Relative Sensitivity of Diverse Landscapes and Historical Resources Map do not indicate that the subject parcels are located near an area of known historical and/or archaeological resources and the Paleontological Sensitivity Map indicates that the general area of the subject parcel has an undetermined potential of containing paleontological resources. However, the subject parcels have been used for agricultural production for at least 20 years and impacts on paleontological resources are not expected from enlarging Coachella Valley Agricultural Preserve No. 66 to include the proposed parcels.
11. The subject parcels are not located near a roadway identified as State Eligible for designation as State Scenic Highway, within a designated scenic corridor nor is there evidence of any scenic resources. The topography in the project area and the nature of the existing use do not present significant potential for the obstruction of any scenic vista, or the creation of an aesthetically offensive site open to public view. No impacts to scenic resources are expected from the proposed enlargement of the Coachella Valley Agricultural Preserve No. 66.

CONCLUSION:

1. The enlargement of Coachella Valley Agricultural Preserve No. 66, Amendment No. 1, Map No. 1007, is consistent with the Riverside County General Plan.
2. The enlargement of Coachella Valley Agricultural Preserve No. 66, Amendment No. 1, Map No. 1007, is consistent with the zoning on the property.

The Honorable Board of Supervisors

RE: ADOPTION OF RESOLUTION NO. 2009-104, AGRICULTURAL PRESERVE CASE NO. 1007

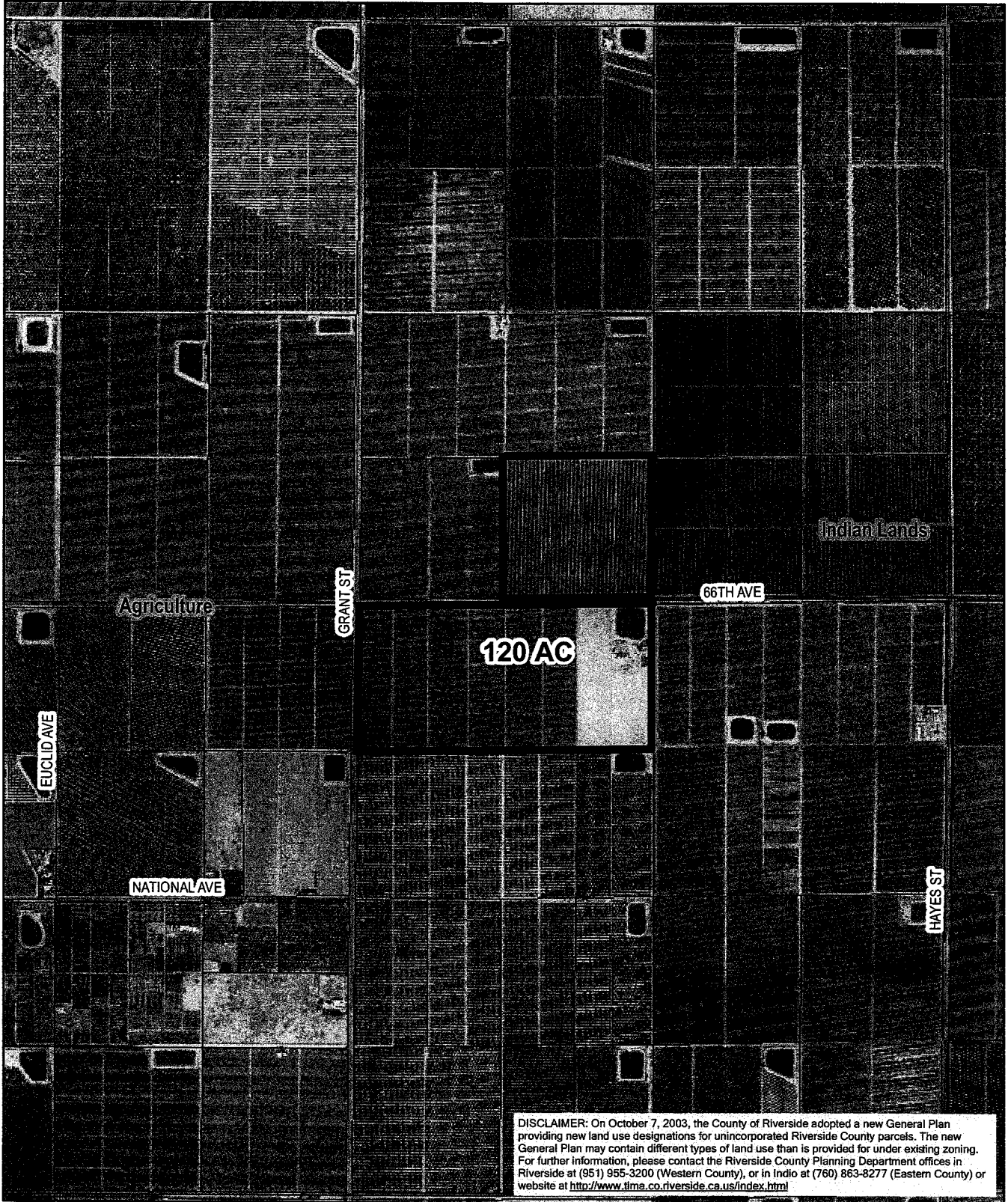
June 1, 2009

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3. The enlargement of Coachella Valley Agricultural Preserve No. 66, Amendment No. 1, Map No. 1007, is consistent with the provisions of the Land Conservation Act of 1965 (Williamson Act) and with the Rules and Regulations Governing Agricultural Preserves in Riverside County.

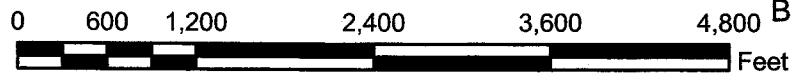
AG01007

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T7SR9E
Section: 10&15



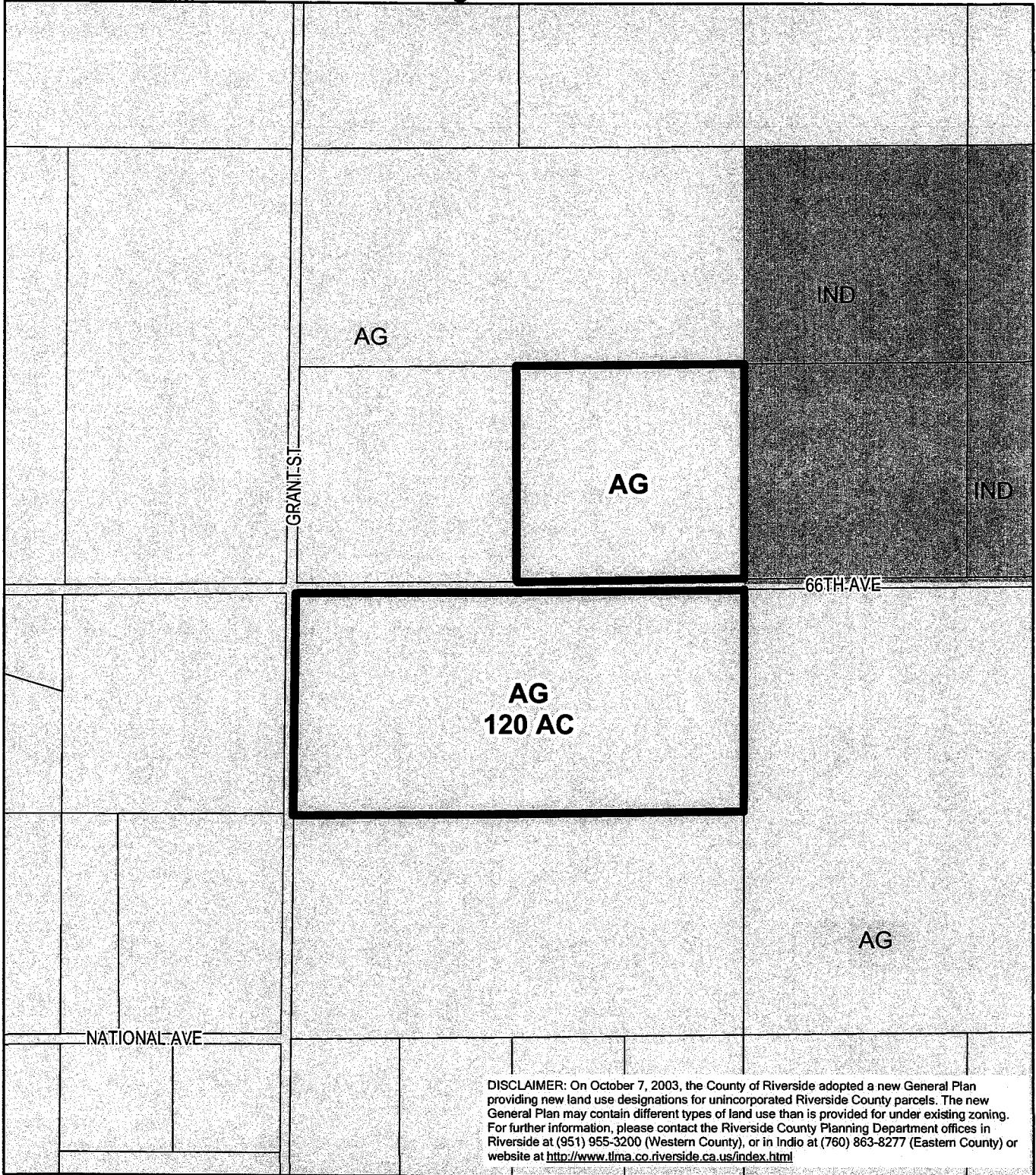
Assessors
Bk. Pg. 727-23&30
Thomas
Bros. Pg. 5592 A7

Supervisor: Wilson
District 4
Date Drawn: 3/9/09

AG01007

Existing General Plan

Planner: Kathleen Browne
Date: 4/28/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T7SR9E
Section: 10&15



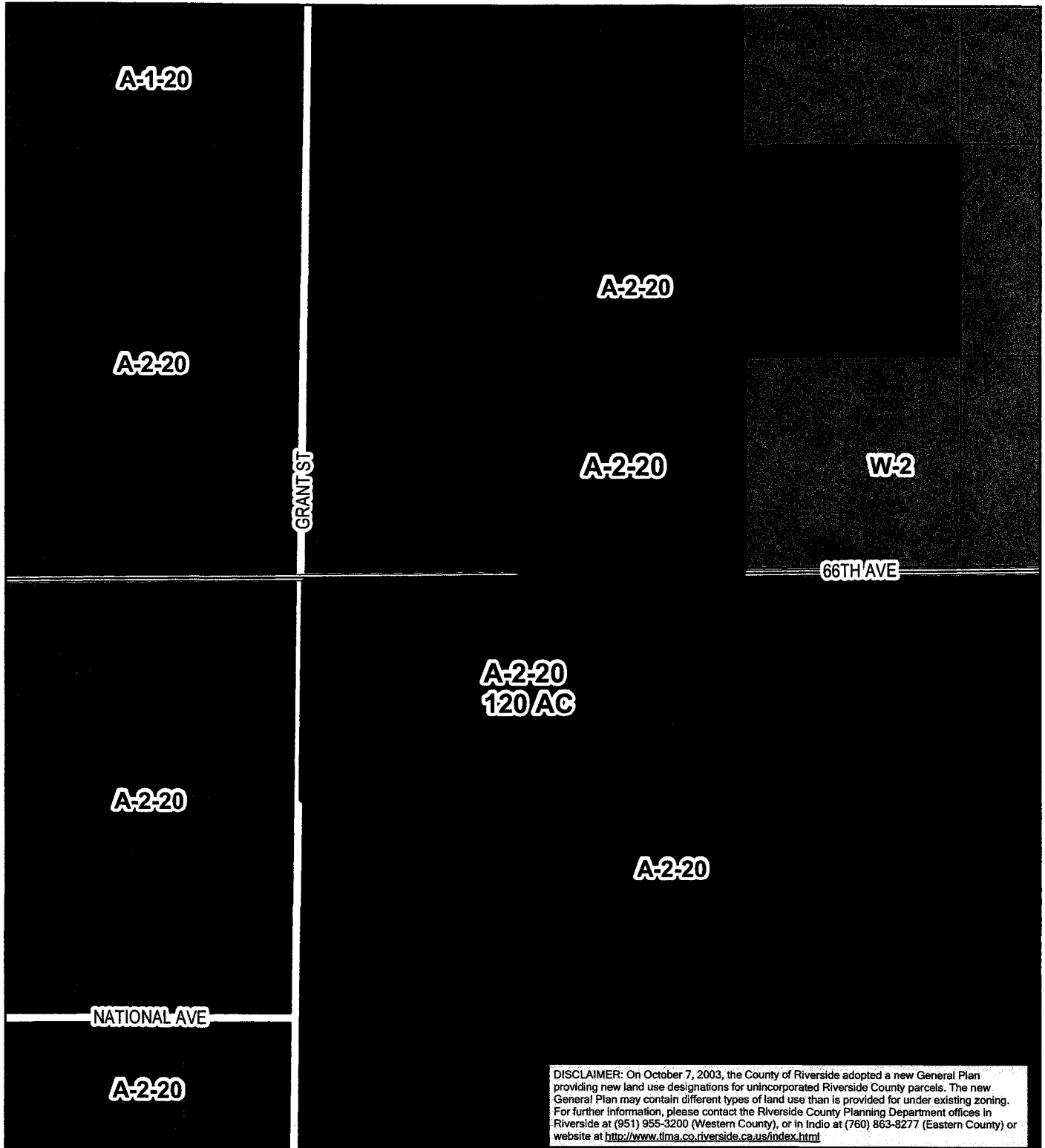
Assessors
Bk. Pg. 727-23&30
Thomas
Bros. Pg. 5592 A7

Supervisor Wilson
District 4
Date Drawn: 3/9/09

AG01007

EXISTING ZONING

Planner: Kathleen Browne
Date: 4/28/09
Exhibit 2



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.tlma.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T7SR9E
Section : 10 & 15

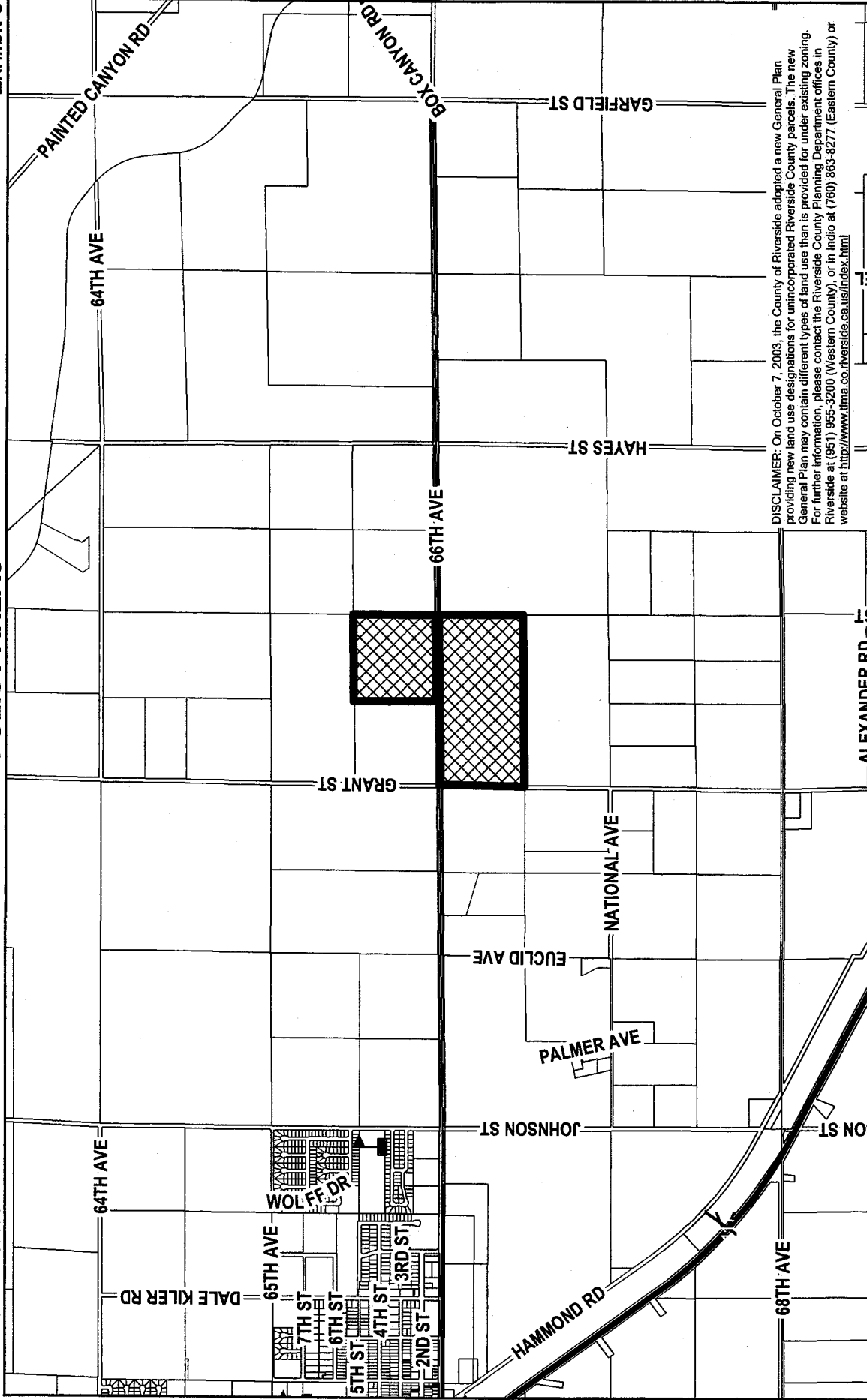


Assessors
Bk. Pg. 727-23&30
Thomas
Bros. Pg. 5592 A7

Supervisor Wilson
District 4
Date Drawn: 3/9/09

AG01007 POLICY AREAS

Planner: Kathleen Browne
Date: 4/28/09
Exhibit 8



District: Lower Coachella Valley
Township/Range: T7SR9E
Section: 10&15

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors
Bk. Pg. 727-23&30
Thomas
Bros. Pg. 5592 A7



2
3 **RESOLUTION NO. 2009-104**

4 **ENLARGING AN AGRICULTURAL PRESERVE**

5
6 **BE IT RESOLVED**, by the Board of Supervisors of the County of Riverside, State of
7 **California**, in regular session assembled on June 16, that, pursuant to the California Land
8 **Conservation Act of 1965 (Government Code Section 51200 et seq.)**, the Coachella Valley
9 **Agricultural Preserve No. 66, Map No. 314**, is amended by adding thereto the area shown on
10 **the map entitled, "COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 66,**
11 **AMENDMENT NO. 1, (ENLARGEMENT), MAP NO. 1007,"** and described by boundary
12 **description thereof, said map and description both being on file in the office of the Clerk of**
13 **this Board.**

14 **BE IT FURTHER RESOLVED, FOUND AND DETERMINED** that the enlargement
15 **of this agricultural preserve is consistent with the General Plan for Riverside County.**

16 **BE IT FURTHER RESOLVED** that the Clerk of this Board shall endorse the fact of
17 **this adoption and the date thereof on said map and shall file copies of this resolution, said**
18 **map and said boundary description with the County Recorder, Riverside County,**
19 **California, with the Director of Conservation, State of California, and with the Office of the**
20 **Assessor of Riverside County, California.**

21
22 **FORM APPROVED COUNTY COUNSEL**

23 BY: Minh C. Tran
24 **MINH C. TRAN**

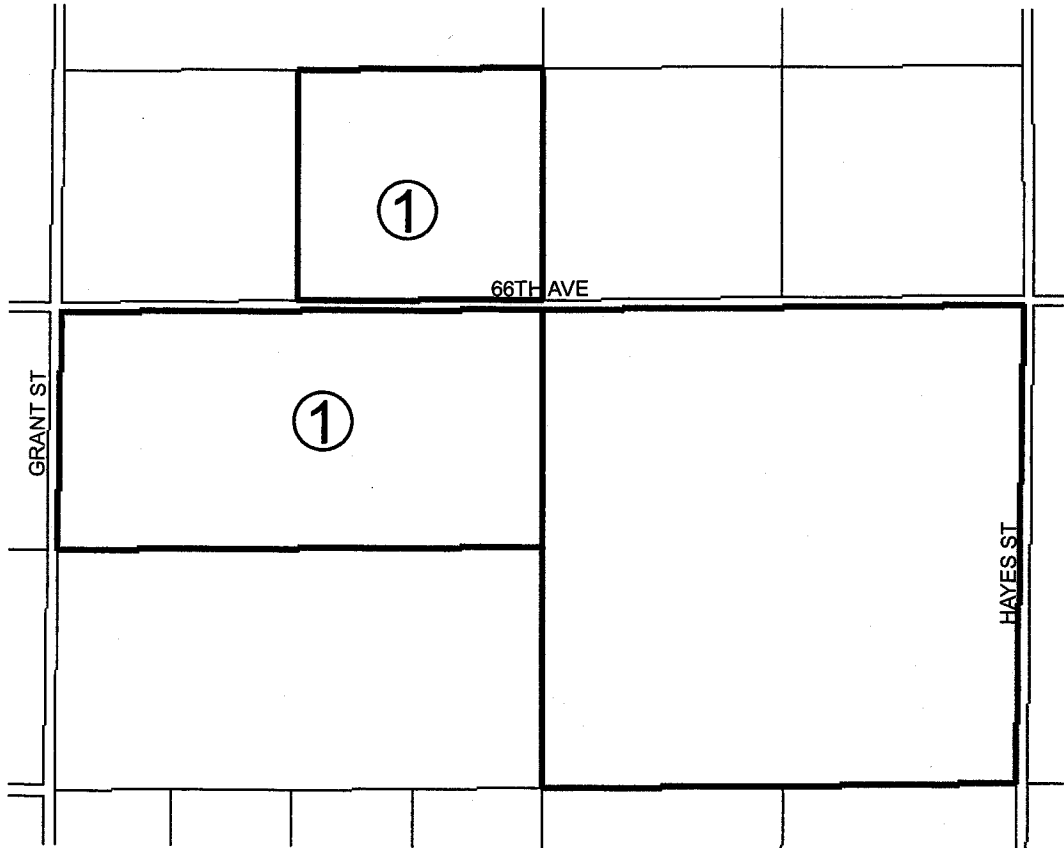
25 5/15/09
26 **DATE**

MAP NO. 314
COACHELLA VALLEY
AGRICULTURAL
PRESERVE
NO. 66

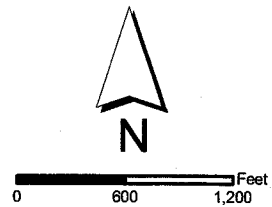
1007

AMENDED BY MAP NO. 1007

T. 7 S., R. 9 E. S.B.B. & M.



AMENDMENTS:
NO. 1, (ENLARGEMENT), , MAP NO. 1007



ADOPTED ON NOVEMBER 26, 1974
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 66
MAP NO. 1007
(Enlargement)**

The real property in the City of Mecca, County of Riverside, State of California, described as:

PARCEL 1:

The Southeast quarter of the Southwest quarter of Section 10, Township 7 South, Range 9 East, San Bernardino Base and Meridian.

APN 727-310-011-6

PARCEL 2:

The North half of the Northwest quarter of Section 15, Township 7 South, Range 9 East, San Bernardino Base and Meridian.

APN: 727-301-001-3

Assessor Parcel No.		Acres		Owners
727-310-011-6		40.00		Belk Holdings, LLC
727-301-001-3		80.00		Belk Holdings, LLC
Total		120.00		

AG01007 – COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 66

Findings:	Planning	Ag. Commissioner	Cooperative Extension	Natural Resource Conservation District	Assessor
1. Present zoning of lands proposed to be included in the preserve and surrounding land.	Site: Heavy Agriculture – 20 acre minimum (A-2-20) N: A-2-20, A-1-20, W-2 S: A-2-20 E: A-2-20, W-2, A-1-20, W-1 W: A-2-20, A-1-20, A-1-5, W-2	Same	Same		Same
2. Present land use of land proposed to be included in the preserve and surrounding properties.	Site: Agriculture Surrounding: Agriculture	Same			Same
3. Whether or not the land proposed to be included in the preserve is presently employed in an agricultural use and, if so, the agricultural commodities grown thereon.	Yes.	Romaine lettuce.	Row crops.		Same
4. The agricultural commodities that may be grown on the property proposed to be included in the preserve taking into consideration the soil type, water availability and other conditions that may affect the growing of crops.		Various row crops including lettuce and bell pepper.	Vegetables and tree crops.		Same
5. Whether or not the existing or proposed agricultural use of the land constitutes or could constitute a nuisance, public or private, to the surrounding lands.	Adjacent land are zoned agricultural (A-2-20, A-1-20), and controlled development. Many of the parcels in the vicinity are within an agricultural preserve. The existing agricultural use is consistent with adjacent properties and does not constitute a nuisance.	No nuisance is anticipated in this area.	No nuisance.		Same

Findings:	Planning	Ag. Commissioner	Cooperative Extension	Natural Resource Conservation District	Assessor
6. The current assessed valuation and the estimated reduction in assessed valuation if the real property proposed to be included in the preserve enters into a land conservation contract.	See Assessor	See Assessor	See Assessor	See Assessor	Assessor's Valuation.
7. A list of any cities that are within one mile of the proposed boundaries of the preserve, and any comments expressed by such a city on the application.	None; however, Torres-Martinez Tribal Lands are located within proximity.	Same	Same	Same	Same
8. The existence of any historic or scenic value to the lands proposed to be included in the preserve.	None, existing agricultural use.	Same	Same	Same	Same
9. The acreage of each land owner included in the application and the total acreage.	APN 727-231-011 = 40 acres APN 727-301-001 = 80 acres TOTAL = 120 acres	120 acres	120 acres	120 acres	120 acres