

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

824 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 10, 2009

SUBJECT: ADOPTION OF RESOLUTION NO. 2009-101, AGRICULTURAL PRESERVE
CASE NO. 988 – CEQA Exempt – Applicant: Ellen Lloyd Trover – Fourth Supervisorial District –
Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Agriculture (AG)
– Location: North of and adjacent to 54th Avenue, southerly of 53rd Avenue, east of and adjacent
to Monroe Street and westerly of Oasis Street – 38.20 Acres – Zoning: Light Agriculture - 20
Acre Minimum (A-1-20) – 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. 70,
Amendment No. 2, Map No. 988, 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. 2009-101 enlarging Coachella Valley Agricultural Preserve
No. 70;

Ron Goldman
Planning Director

RG:kb
EM

(Continued On Attached Page)

REVIEWED BY COUNTY COUNSEL

DATE: [Signature]
TYPE NAME: [Signature]
Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE: 7/30/09
Tiha Grande

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

Stamp: AUG 11 10:28 AM

16.1

The Honorable Board of Supervisors

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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. 70;

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 40-acre parcel is located north of and adjacent to 54th Avenue, southerly of 53rd Avenue, east of and adjacent to Monroe Street and westerly of Oasis Street in the eastern Coachella Valley of 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 40 acres, its acreage meeting the size requirement; is contiguous to Coachella Valley Agricultural Preserve No. 70; and, is properly zoned for inclusion into an agricultural preserve.
3. The parcel is designated Agriculture (AG) on the land use allocation map for the Eastern Coachella Valley Area Plan and is located within the Vista Santa Rosa Policy Area. The AG designation permits one single-family residence per 10 acres and agricultural uses such as the cultivation of row crops, nurseries, citrus groves and vineyards, dairies, ranches, poultry and hog farms, and other agricultural related uses. The proposed enlargement of the agricultural preserve is consistent with the property's AG designation.
4. Adjacent properties to the north are designated AG, Rural Community - Estate Density Residential (RC-EDR), Community Development - Very Low Density Residential (CD-VLDR), and the City of Indio; to the south, AG, RC-EDR, CD-VLDR and Medium Density Residential (CD-MDR); to the east, AG, RC-EDR, CD-VLDR, CD-MDR, Commercial Retail (CD-CR) and the City of Coachella; and, to the west, the City of La Quinta. The proposed enlargement of the agricultural preserve is consistent with surrounding land use designations.
5. The subject property is currently zoned Light Agriculture – 20 acres minimum lot size (A-1-20). 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.

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6. Areas adjacent to the subject parcel have a variety of minimum lot sizes and are zoned: to the north A-1, One-Family Dwelling (R-1), Controlled Development Areas (W-2) and the City of Indio; to the south, A-1, R-1 and Planned Residential (R-4); to the east, A-1, Residential Agricultural (R-A) and the City of Coachella; and, to the west, the City of La Quinta. The proposed enlargement of the agricultural preserve is consistent with the surrounding zoning.
7. The agricultural use on the subject parcel is newly planted date trees. Surrounding properties support single family residential and agricultural uses, consisting of row and tree crops.
8. The Riverside County Land Information System indicates that the subject property consists of Prime Farmland. A Soil Conservation Plan has been prepared for the property.
9. The last annual assessed valuation of the subject parcel was \$945,364.00. The Assessor's Office has estimated that the assessed valuation of the property would decrease by \$631,794.00, if the parcel 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 parcel is 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 a high probability of containing paleontological resources. However, the subject parcel has been used for agricultural production for more than 50 years and impacts on paleontological resources are not expected from enlarging Coachella Valley Agricultural Preserve No. 70 to include the proposed parcel.
11. The subject parcel is 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. 70.

CONCLUSION:

1. The enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 2, Map No. 988, is consistent with the Riverside County General Plan.

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2. The enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 2, Map No. 988, is consistent with the zoning on the property.
3. The enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 2, Map No. 988, 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.