

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

August 10, 2009

SUBJECT: Agricultural Preserve Case No. 988 / Resolution No. 2009-101 – Enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 2, Map No. 988

SECTION: Development Review – Riverside

TO: Clerk of the Board of Supervisors

FROM: Planning Department

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Approve | <input checked="" type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input type="checkbox"/> Publish in Newspaper: Desert Sun |
| <input type="checkbox"/> Consider as Policy matter | <input type="checkbox"/> 10 Day <input type="checkbox"/> 21 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> Adopt Negative Declaration |
| <input type="checkbox"/> Receive and File | <input type="checkbox"/> Certify Addendum to EIR. |
| <input checked="" type="checkbox"/> File: NOE | <input type="checkbox"/> Notify Property Owners |
| <input type="checkbox"/> Pre-Scheduled for: | <input type="checkbox"/> Labels sent |
| <input type="checkbox"/> Labels Sent: | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> Labels Not Sent | |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 21 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing: THE DESERT SUN


PLEASE SCHEDULE FOR THE SEPTEMBER 1, 2009 BOARD HEARING

(ADVERTISEMENT PACK PRE-SUBMITTED)

Clerk Of The Board

FILE COPY

Please charge your time to case number(s): ZAG00988

Pos Sent
7/30/09
BY


Documents to be sent to County Clerk's Office:

Contract
Resolution
Map & Boundary Description
NOE
CFG05528

Y:\Planning Case Files-Riverside office\AG00988\11a coversheet.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555


7.28.09

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



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
RM

(Continued On Attached Page)

REVIEWED BY COUNTY COUNSEL
DATE: *8/10/09*
TYPE NAME: *Tina Grande*
Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
DATE: _____
Tina Grande

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

Prev. Agn. Ref. | **District:** Fourth | **Agenda Number:**

The Honorable Board of Supervisors

RE: ADOPTION OF RESOLUTION NO. 2009-101, AGRICULTURAL PRESERVE CASE NO. 988

August 10, 2009

Page 2 of 4

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.

The Honorable Board of Supervisors

RE: ADOPTION OF RESOLUTION NO. 2009-101, AGRICULTURAL PRESERVE CASE NO. 988

August 10, 2009

Page 3 of 4

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.

The Honorable Board of Supervisors

RE: ADOPTION OF RESOLUTION NO. 2009-101, AGRICULTURAL PRESERVE CASE NO. 988

August 10, 2009

Page 4 of 4

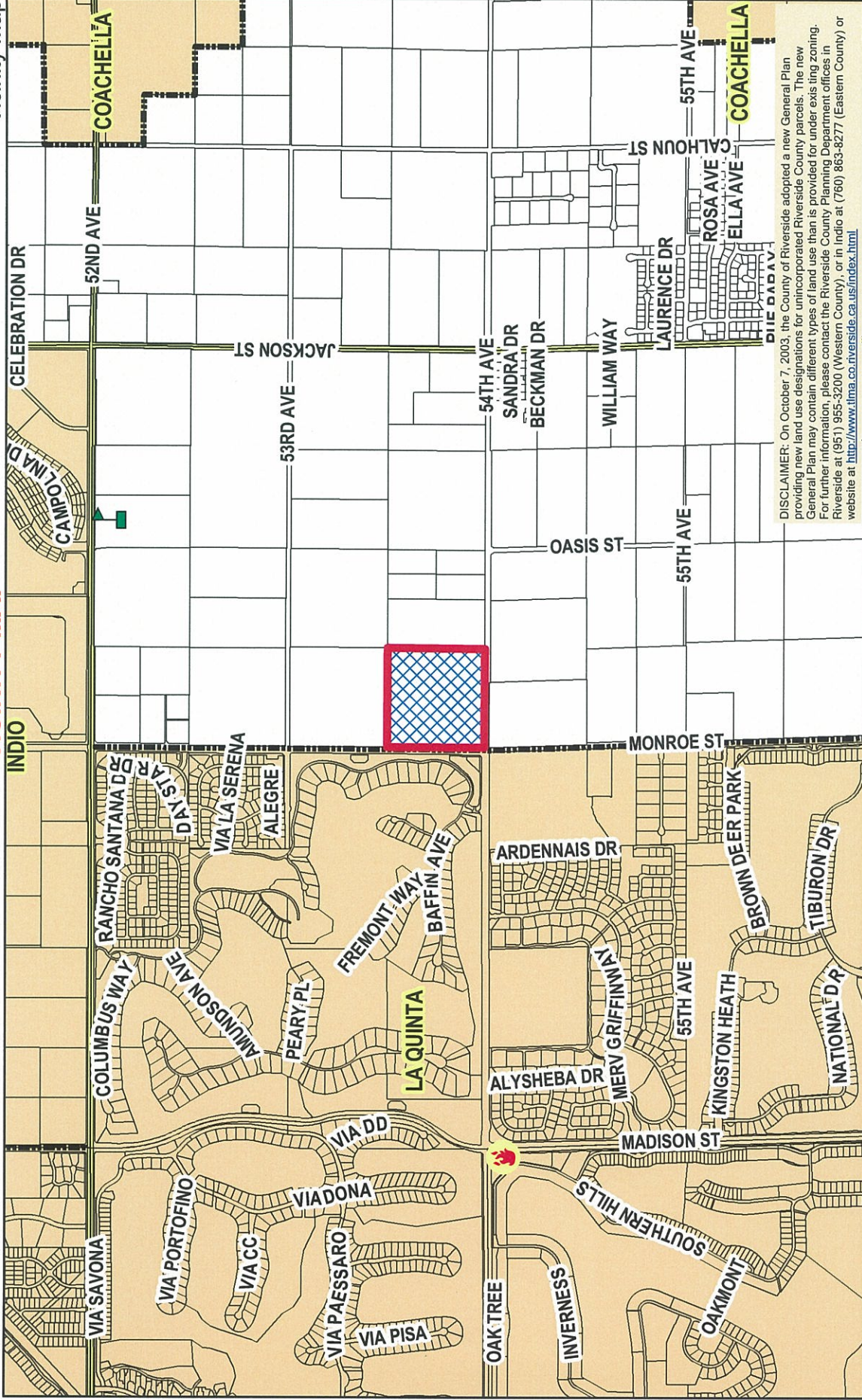
2. The enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 2, Map No. 988, is consistent with the zoning on the property.
3. The enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 2, Map No. 988, is consistent with the provisions of the Land Conservation Act of 1965 (Williamson Act) and with the Rules and Regulations Governing Agricultural Preserves in Riverside County.

Supervisor Wilson
District 4

Date Drawn: 3/6/09

AG00988 VICINITY MAP

Planner: Kathleen Browne
Date: 4/28/09
Vicinity Map



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.ltrm.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR7E
Section : 11

Assessors
Bk. Pg. 767-23
Thomas
Bros. Pg. 5530 E2

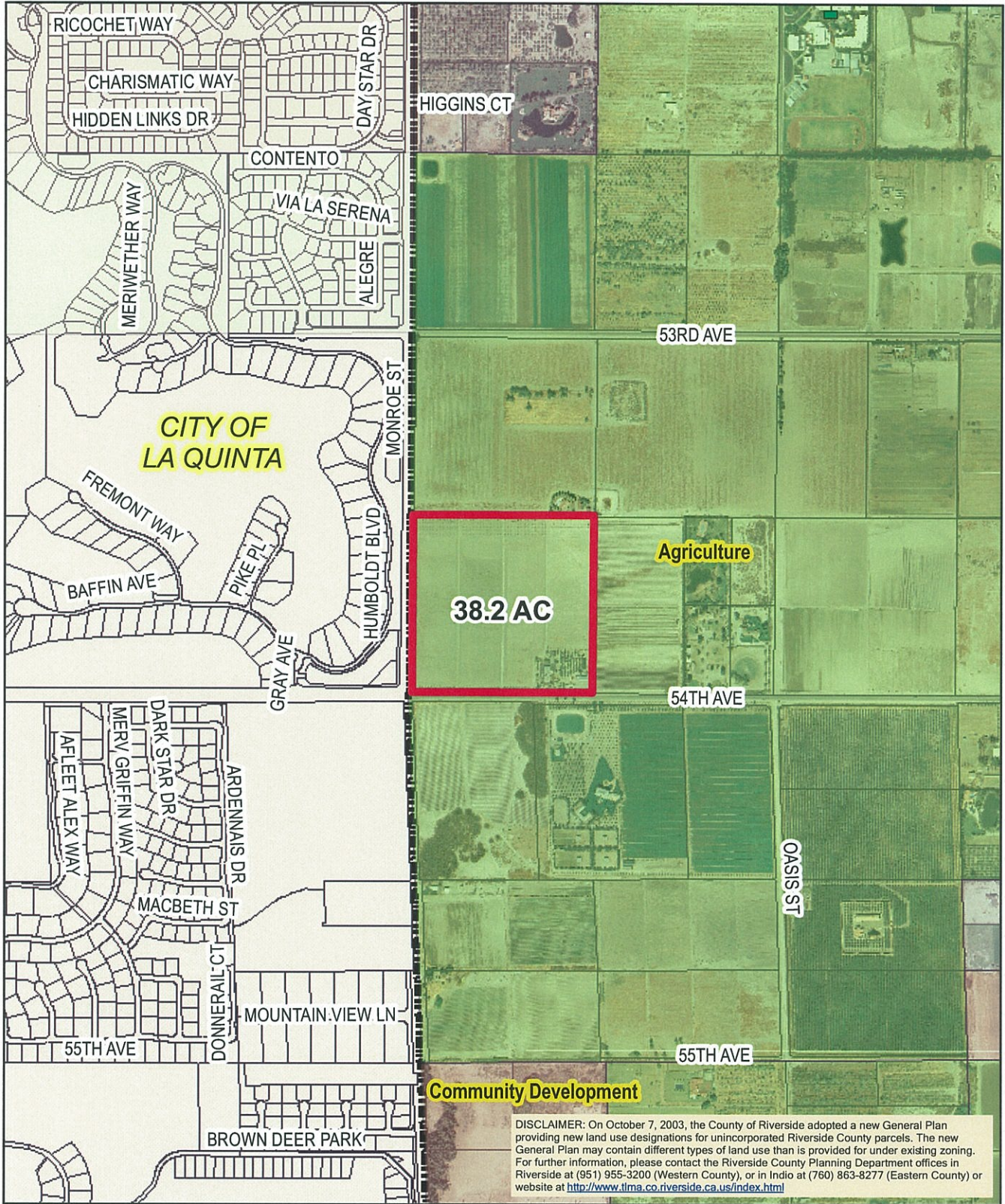


Supervisor: Wilson
District: 4
Date Drawn: 3/6/09

AG00988

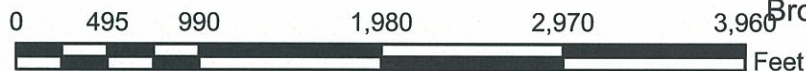
Planner: Kathleen Browne
Date: 4/28/09
Exhibit Overview

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR7E
Section: 11



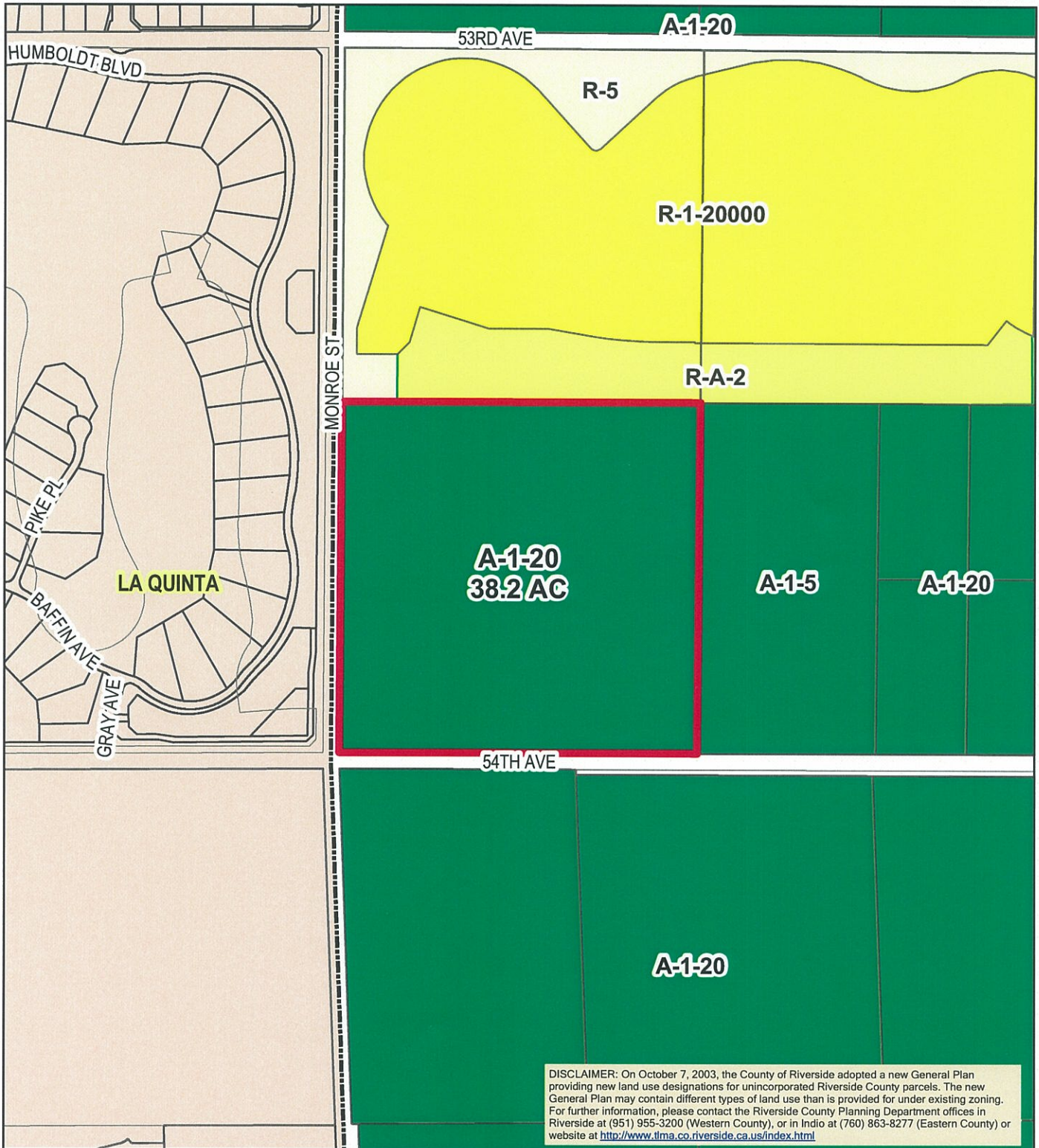
Assessors
Bk. Pg. 767-23
Thomas
Bros. Pg. 5530 E2

Supervisor: Wilson
District: 4
Date Drawn: 3/6/09

AG00988

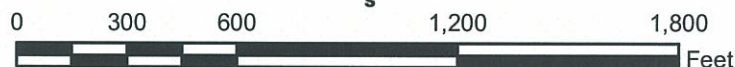
EXISTING ZONING

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

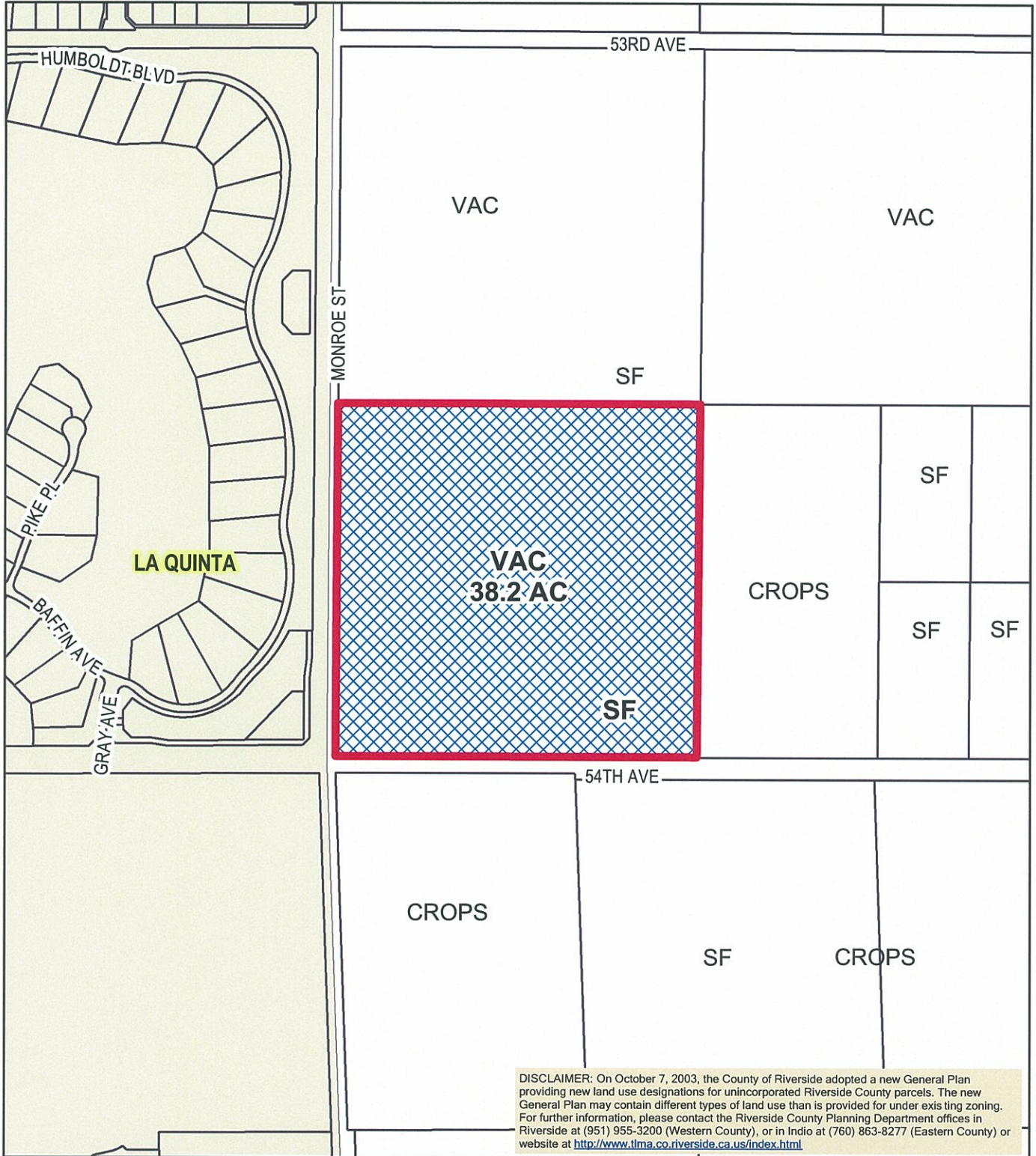
District: Lower Coachella Valley
Township/Range: T6SR7E
Section : 11



Assessors
Bk. Pg. 767-23
Thomas
Bros. Pg. 5530 E2

AG00988

Land Use



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR7E
Section: 11



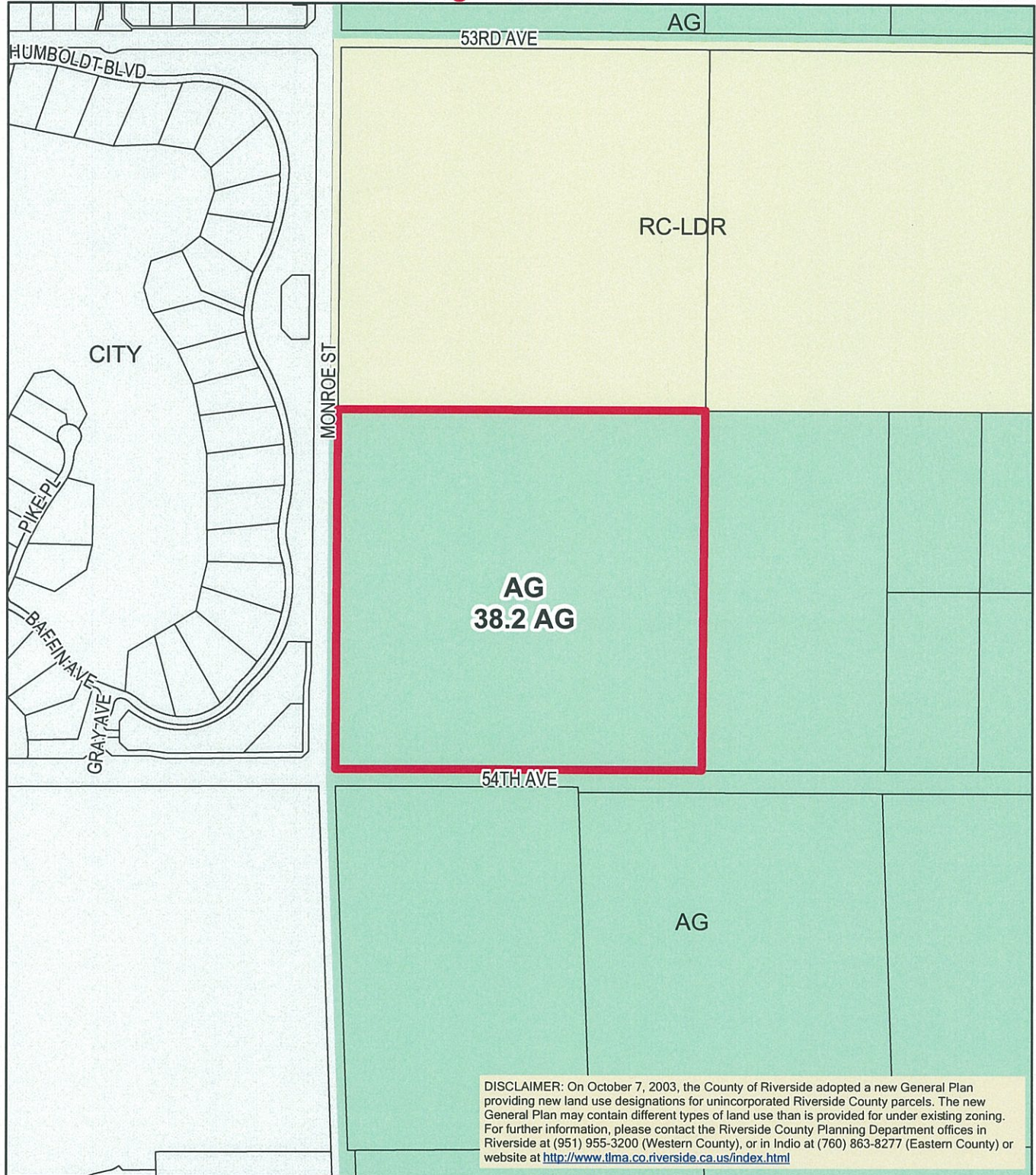
Assessors
Bk. Pg. 767-23
Thomas
Bros. Pg. 5530 E2

Supervisor: Wilson
District 4
Date Drawn: 3/6/09

AG00988

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

Existing General Plan

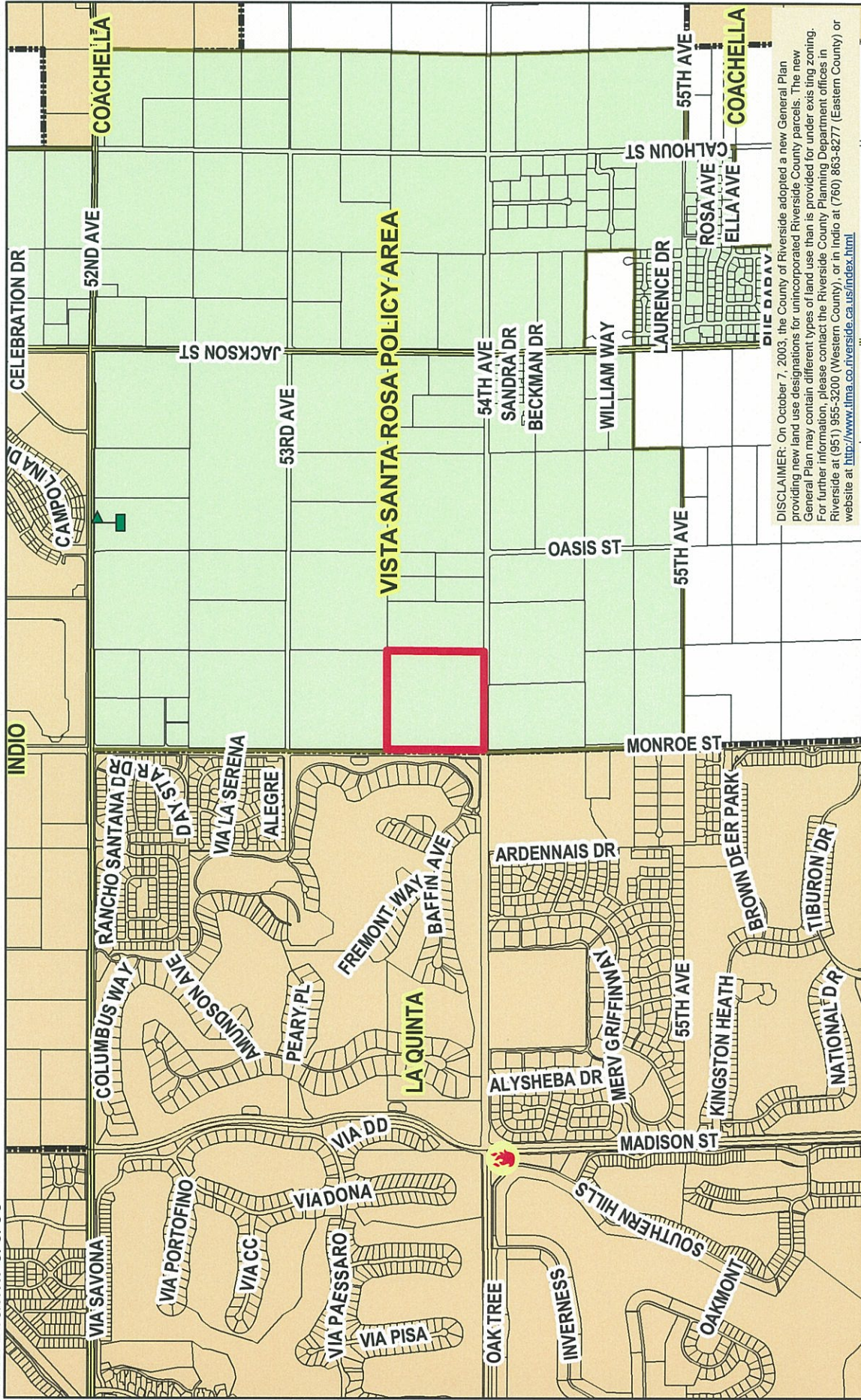


RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR7E
Section: 11



Assessors
Bk. Pg. 767-23
Thomas
Bros. Pg. 5530 E2



RIVERSIDE COUNTY PLANNING DEPARTMENT

District: Lower Coachella Valley
Township/Range: T6SR7E
Section : 11

Assessors
Bk. Pg. 767-23
Thomas
Bros. Pg. 5530 E2

RESOLUTION NO. 2009-101

ENLARGING AN AGRICULTURAL PRESERVE

BE IT RESOLVED, by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on September 1, 2009, that, pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.), the Coachella Valley Agricultural Preserve No. 70, Map No. 353, is amended by adding thereto the area shown on the map entitled, "COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70, AMENDMENT NO. 2, (ENLARGEMENT), MAP NO. 988," and described by boundary description thereof, said map and description both being on file in the office of the Clerk of this Board.

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

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

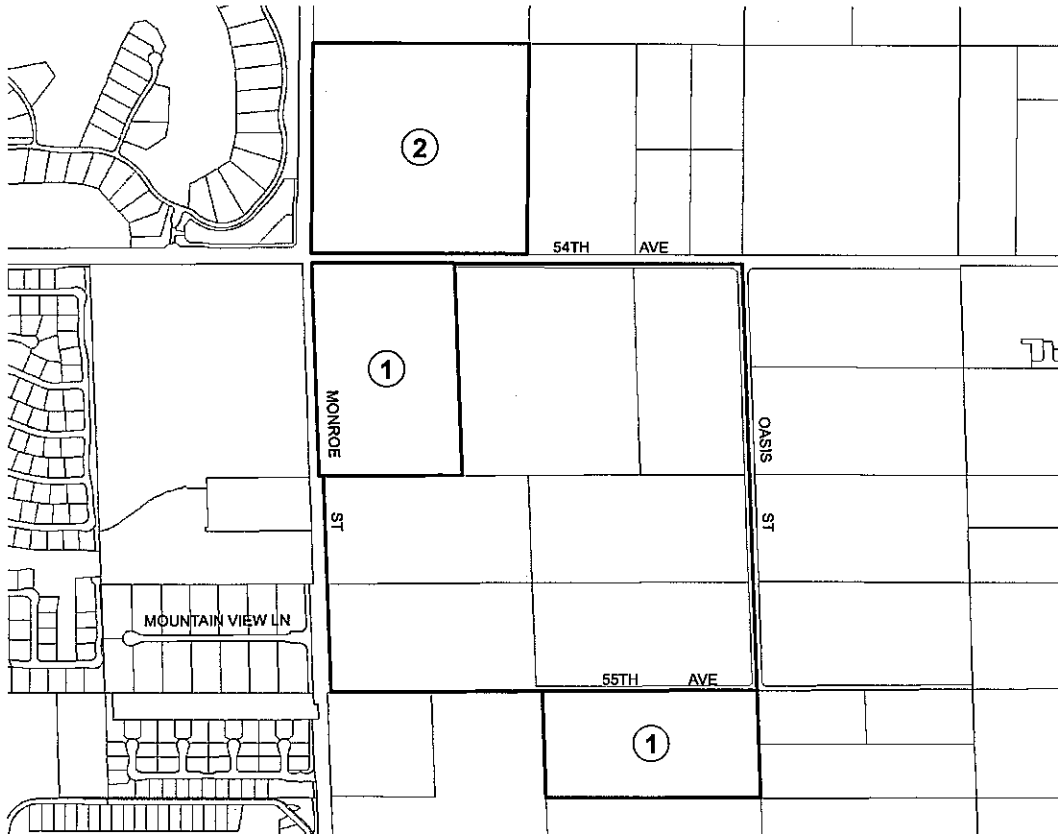
FORM APPROVED COUNTY COUNSEL
 BY: 
 TIFFANY N. NORTH
 DATE: 7/15/09

MAP NO. 353 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70

988

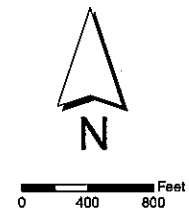
AMENDED BY MAP NO. 861, 988

T. 6 S., R. 7 E. S.B.B. & M.



AMENDMENTS:

- No. 1, (ENLARGEMENT), JUNE 17, 2003, MAP NO. 861
- NO. 2, (ENLARGEMENT), SEPTEMBER 1, 2009, MAP NO. 988



ADOPTED ON DECEMBER 23, 1975
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70
MAP NO. 988
(ENLARGEMENT)**

The following described real property in the unincorporated area, County of Riverside, State of California:

The Southwest quarter of the Southwest quarter of Section 11, Township 6 South, Range 7 East, San Bernardino Base and Meridian, commonly known as 82-150 ave. 54, Thermal, CA 92274

Assessor Parcel No.	Acres	Owners
767-230-006-1	38.2	Ellen Lloyd Trover, Trustee
TOTAL	38.2	

AG00988 – COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70

Findings:	Planning	AG Commissioner	Cooperative Extension	Natural Resource Conservation Service	Assessor
1. Present zoning of lands proposed to be included in the preserve and surrounding land.	<p>Site: Light Agriculture -- 20 acre minimum (A-1-20)</p> <p>N: A-1-10, A-1-20, R-A-2 ½, W-2, City of Indio</p> <p>S: A-1-20, A-1-2 1/2, R-1, R-4, R-5, W-2-10, C-R</p> <p>E: A-1-20, A-1-5, R-A-5, R-A-2½, CPS, C/O, R-1 (var.)</p> <p>W: City of La Quinta</p>	Same	Same		Same
2. Present land use of land proposed to be included in the preserve and surrounding properties.	<p>Site: Agriculture, SFR</p> <p>Surrounding: Agriculture, row crops, date/palm groves, SFR</p>	Same	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, newly planted Barhi date trees.	Same	Same		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.	Proposed: 7+ acres dates 29 acres limes, figs row crops	Various agricultural commodities including dates, limes, figs, tree and row crops.	Same		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.	A number of agricultural preserves are located within the vicinity of the property. Adjacent lands are similarly zoned for agricultural use and low density residential. The City of La Quinta lies immediately to the west of the property and has prezoned this area within its sphere of influence	No nuisance is anticipated in this area. No complaints in the past 50+ years.	Minor nuisance during planting.		Same

Findings:	Planning	AG Commissioner	Cooperative Extension	Natural Resource Conservation Service	Assessor
	Low Density Agriculture/ Equestrian Residential. The generation of dust is a potential nuisance during planting season, however, the site has been in agricultural use since 1950 and similar uses exist on surrounding properties.				
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's Valuation Sheet.	Same	Same		Same
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.	Cities of La Quinta and Indio.	Same	Same		Same
8. The existence of any historic or scenic value to the lands proposed to be included in the preserve.	The property is located within an area having a high potential for paleontological resources; however, since farming operations have been conducted on the property for numerous years, no impacts will result from its continued farming operation.	Same	Same		Same
9. The acreage of each land owner included in the application and the total acreage.	The property is 38.2 acres.	Same	Same		Same

B. Comparison of soil acreage (estimated):

- _____ % Class I & II
- _____ % Class III, IV, & VI
- _____ % Class VII & VIII

C. Has a Soils Conservation Plan been prepared for this property? Yes

D. Soils problems: _____

5. Assessor

A. Last annual assessed valuation: 2007 RV: \$945,364.00

B. Estimated annual assessed valuation: FBY: \$313,570.00

C. Estimated differential: \$631,794.00

D. Penalty fee (if applicable): \$ -0-

E. Assessor's parcel numbers, acreage and owner's names:

APN 767-230-006-1 (38.20 acres = Site 1 acre/Prime 37.20 acre) Use:AI

Ellen Lloyd Trover, Trustee

P.O. Box 297

Coachella, CA 92236

6. County Counsel

7. Committee recommendation on application: X Acceptable Not acceptable

Summary and Conclusions:

The Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) evaluated the proposed enlargement of Coachella Valley Agricultural Preserve No. 70. The purpose of this evaluation was to determine if the proposed enlargement of this agricultural preserve is consistent with the purpose of the Land Conservation Act of 1965. Based on its findings, four of the five CAPTAC members (the Natural Resource Conservation Service was not present) concluded that the proposed enlargement of Coachella Valley Agricultural Preserve No. 70 is consistent with the Land Conservation Act of 1965 and, as a result, CAPTAC is recommending that the Riverside County Board of Supervisors grant the proposed enlargement. CAPTAC made the following additional findings:

HISTORIC VALUE: There are no historical structures on the site and the site has been and is currently used in agricultural production. Additionally, both the Historical Resources Map and Relative Archaeological Sensitivity of Diverse Landscapes Map of the Riverside County

General Plan do not indicate that the property is within an area of known historical or archaeological resources. However, the County's Paleontological Sensitivity Map indicates that the area in which the site is located has a high probability of containing paleontological resources. Paleontological resources are generally located at depths greater than four to five feet. The existing and past use of the site for agricultural purposes precludes impacts to paleontological resources.

SCENIC VALUE: The property is not located within a designated scenic corridor and no scenic resources are evident on site. The topography in the project area and the nature of the proposed 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 enlarging Coachella Valley Agricultural Preserve No. 70 to include the proposed parcel.

RECORDING REQUESTED BY
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor

No fee, 6103 Government Code

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Ellen Lloyd Trover, Trustee

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Coachella Valley Agricultural Preserve No. 70, Map No. 988.
2. This contract shall take effect on January 1, 2010, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

~~July 28,~~
September 1, 2009

Dated as of: ~~January 1, 2009~~

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY _____
Chairman, Board of Supervisors

By _____
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL
BY: [Signature] / 6/15/09
DATE
TAMMY N. NORTH

OWNER(S) SIGNATURE AND ADDRESS

Owner: Ellen Lloyd Trover, Trustee
Owner: Ellen Lloyd Trover, Trustee
Owner: _____
Owner: _____

Mailing Address: P. O. Box 297, Coachella, CA 92236

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside)
On Feb. 27th 2009 before me, Carol A. Heiss, Notary Public,
(Date) (Name and Title of officer)
personally appeared Ellen Lloyd Trover, Trustee, who
(Name(s) of signer(s))

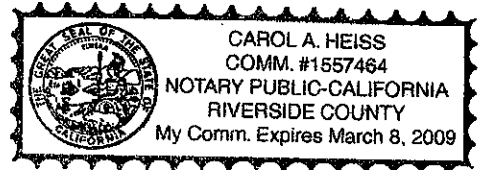
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the Sate of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Carol A. Heiss
Notary Public

{SEAL}



**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70
MAP NO. 988
(ENLARGEMENT)**

The following described real property in the unincorporated area, County of Riverside, State of California:

The Southwest quarter of the Southwest quarter of Section 11, Township 6 South, Range 7 East, San Bernardino Base and Meridian, commonly known as 82-150 ave. 54, Thermal, CA 92274

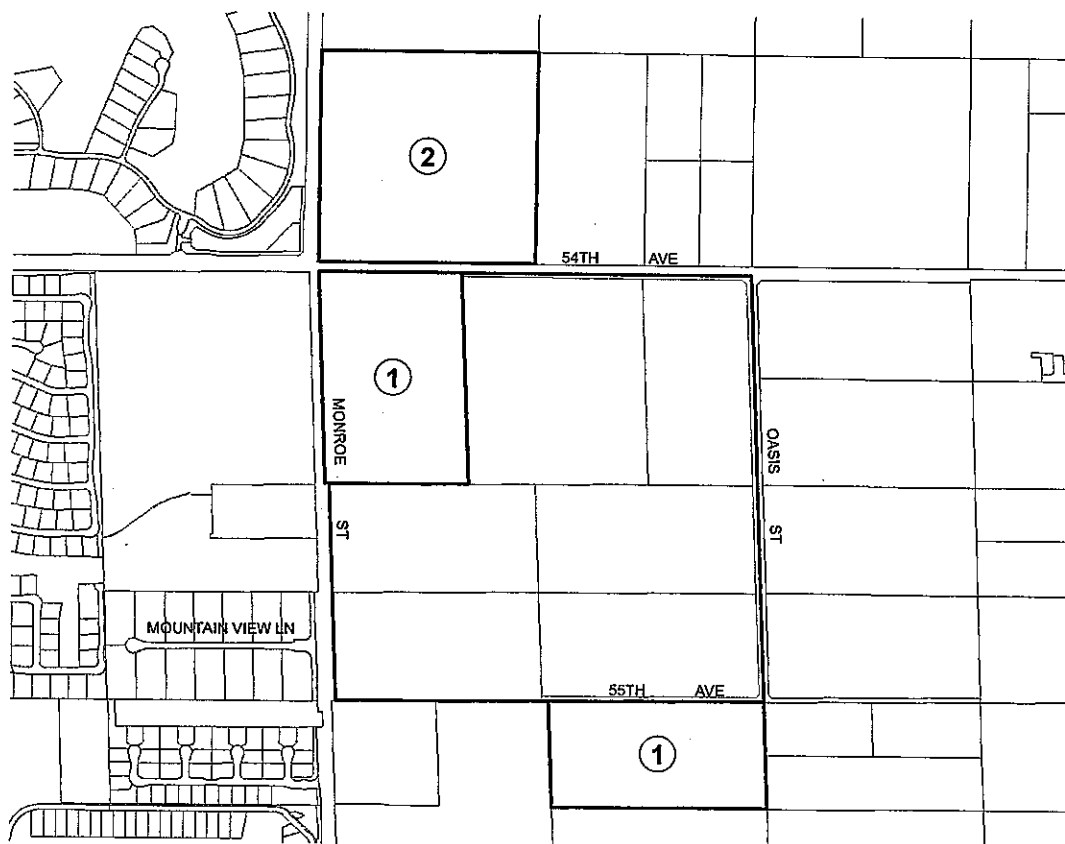
Assessor Parcel No.	Acres	Owners
767-230-006-1	38.2	Ellen Lloyd Trover, Trustee
TOTAL	38.2	

MAP NO. 353 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70

988

AMENDED BY MAP NO. 861, 988

T. 6 S., R. 7 E. S.B.B. & M.



AMENDMENTS:

- No. 1, (ENLARGEMENT), JUNE 17, 2003, MAP NO. 861
- NO. 2, (ENLARGEMENT), SEPTEMBER 1, 2009, MAP NO. 988



ADOPTED ON DECEMBER 23, 1975
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

RECORDING REQUESTED BY
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor

No fee, 6103 Government Code

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Ellen Lloyd Trover, Trustee

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Coachella Valley Agricultural Preserve No. 70, Map No. 988.
2. This contract shall take effect on January 1, 2010, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
7. In consideration of the execution hereof by the Owner and the execution of similar contracts by other property owners within the same agricultural preserve, County agrees not to authorize uses, other than uses permitted by or pursuant to said Uniform Rules, within said agricultural preserve, during the term of this contract or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said agricultural preserve to omit lands not subject to such contract or to include additional lands.
8. Any notice to be given to the Owner pursuant to this contract or said Uniform Rules may be sent by U.S. Mail addressed to the Owner at the address shown below the signature of the Owner. Like notices to County may be sent by U.S. Mail addressed to Clerk, Board of Supervisors, P.O. Box 1010, Riverside, CA 92502-1010. Either party may change such address by notice to the other.

9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

~~July 28,~~
September 1, 2009

Dated as of: ~~January 1, 2009~~

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY _____
Chairman, Board of Supervisors

By _____
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL
BY: [Signature] 7/16/09
DATE: [Signature] FANN N. NORTH

OWNER(S) SIGNATURE AND ADDRESS

Owner: Ellen Lloyd Trover, Trustee

Owner: Ellen Lloyd Trover, Trustee

Owner: _____

Owner: _____

Mailing Address: P. O. Box 297, Coachella, CA 92236

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)

COUNTY OF Riverside)

On Feb. 27th 2009 before me, Carol A. Heiss Notary Public,
(Date) (Name and Title of officer)

personally appeared Ellen Lloyd Trover, Trustee, who
(Name(s) of signer(s))

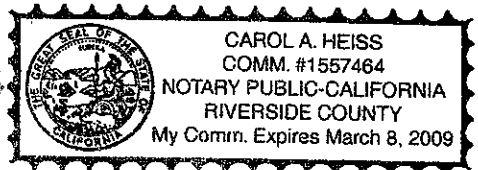
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the Sate of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Carol A. Heiss
Notary Public

{SEAL}



**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70
MAP NO. 988
(ENLARGEMENT)**

The following described real property in the unincorporated area, County of Riverside, State of California:

The Southwest quarter of the Southwest quarter of Section 11, Township 6 South, Range 7 East, San Bernardino Base and Meridian, commonly known as 82-150 ave. 54, Thermal, CA 92274

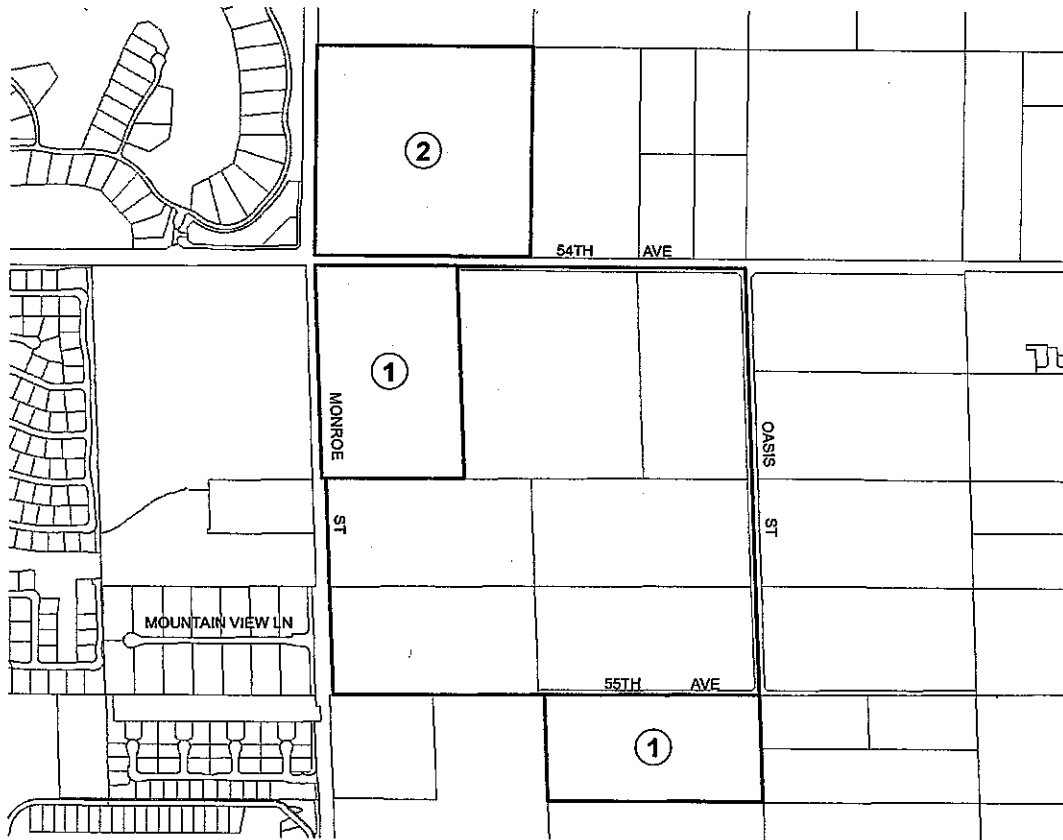
Assessor Parcel No.	Acres	Owners
767-230-006-1	38.2	Ellen Lloyd Trover, Trustee
TOTAL	38.2	

MAP NO. 353 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70

988

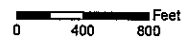
AMENDED BY MAP NO. 861, 988

T. 6 S., R. 7 E. S.B.B. & M.



AMENDMENTS:

No. 1, (ENLARGEMENT), JUNE 17, 2003, MAP NO. 861
NO. 2, (ENLARGEMENT), SEPTEMBER 1, 2009, MAP NO. 988



ADOPTED ON DECEMBER 23, 1975
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

RECORDING REQUESTED BY
RIVERSIDE COUNTY

THIS AREA FOR RECORDER'S USE ONLY

When recorded, return to:

Stop #1010
Clerk of the Board of Supervisors
Riverside CA, 1st Floor

No fee, 6103 Government Code

LAND CONSERVATION CONTRACT

COUNTY OF RIVERSIDE, herein called "County," and

Ellen Lloyd Trover, Trustee

herein called "Owner," mutually agree:

1. This contract is made pursuant to the California Land Conservation Act of 1965 (Government Code, Section 51200, et seq.) and affects the real property described in Exhibit "A" attached hereto and made a part of this contract, which lies within the Coachella Valley Agricultural Preserve No. 70, Map No. 988.
2. This contract shall take effect on January 1, 2010, and shall remain in effect for an initial term of 10 years.
3. On each anniversary date of this contract, one year shall be added to the initial term unless notice of non-renewal shall be given as provided in Section 51245 of the Government Code. Any notice of non-renewal referring to this contract shall be recorded by the County in the office of the County Recorder whenever the contract is not renewed.
4. This contract may be canceled only in accordance with Section 51280, et seq., of the Government Code relating to cancellation, as now written or hereafter amended.
5. When any portion of land subject to this contract is acquired by condemnation of the fee title, or by purchase in lieu thereof, for a public improvement, this contract shall become null and void thereafter as to such portion, and may be amended to correctly reflect the description of any portion not so acquired.
6. In consideration of the execution hereof by County, and the execution by County and other owners within the preserve of similar contracts, the Owner, during the term of this contract, including any renewal period, agrees to use the described land only for agricultural uses and such compatible uses as are permitted by or pursuant to the Uniform Rules established for the administration of agricultural preserves by Riverside County Ordinance Number No. 509. Said Uniform Rules are by this reference incorporated in and made a part of this contract.
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9. This contract shall constitute a covenant running with the land herein described, and shall be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto. This contract may be enforced by either party or by any owner of land within the same agricultural preserve which is subject to a similar contract.

~~July 28,~~
September 1, 2009

Dated as of: ~~January 1, 2009~~

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY _____
Chairman, Board of Supervisors

By _____
(Seal) Deputy

FORM APPROVED COUNTY COUNSEL
DATE: 7/5/09
BY: [Signature]
TIFANY N. NORTH

OWNER(S) SIGNATURE AND ADDRESS

Owner: Ellen Lloyd Trover, Trustee
Owner: Ellen Lloyd Trover, Trustee
Owner: _____
Owner: _____

Mailing Address: P. O. Box 297, Coachella, CA 92236

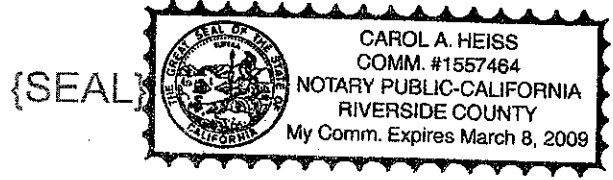
NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside)
On Feb. 27th 2009 before me, Carol A. Heiss, Notary Public,
(Date) (Name and Title of officer)
personally appeared Ellen Lloyd Trover, Trustee, who
(Name(s) of signer(s))

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the Sate of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal
Carol A. Heiss
Notary Public



**EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70
MAP NO. 988
(ENLARGEMENT)**

The following described real property in the unincorporated area, County of Riverside, State of California:

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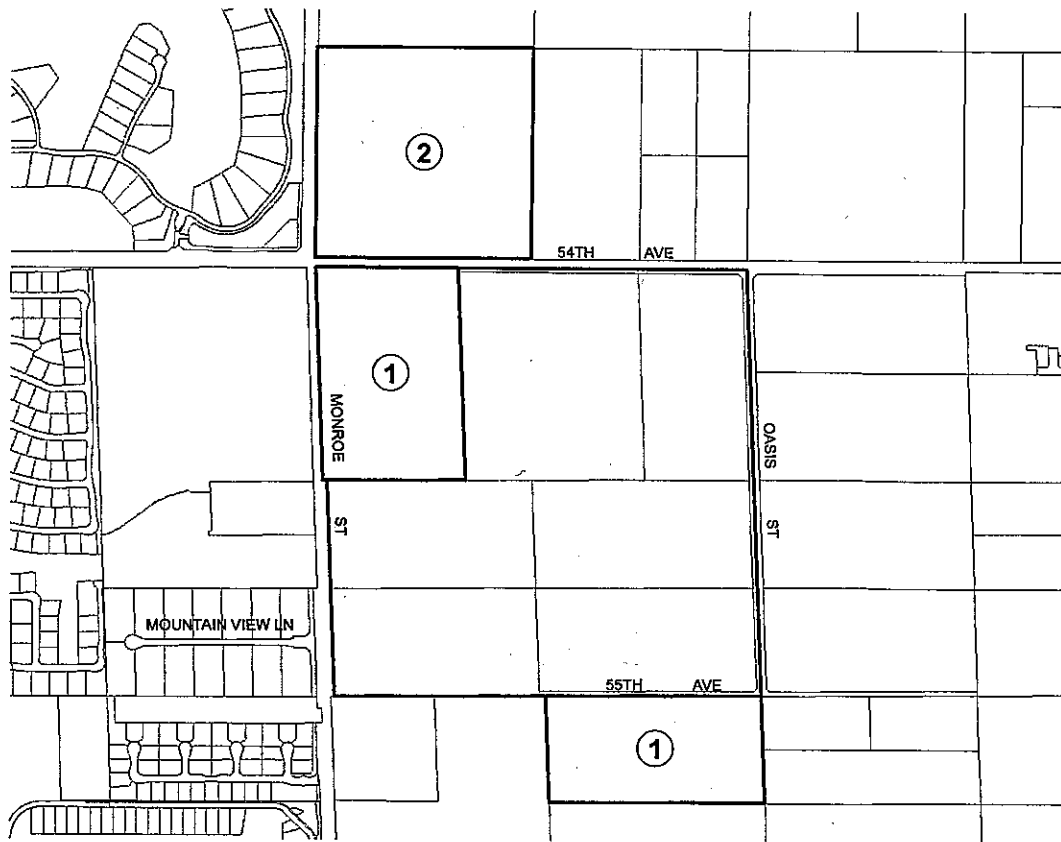
Assessor Parcel No.	Acres	Owners
767-230-006-1	38.2	Ellen Lloyd Trover, Trustee
TOTAL	38.2	

MAP NO. 353 COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70

988

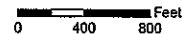
AMENDED BY MAP NO. 861, 988

T. 6 S., R. 7 E. S.B.B. & M.



AMENDMENTS:

- No. 1, (ENLARGEMENT), JUNE 17, 2003, MAP NO. 861
- NO. 2, (ENLARGEMENT), SEPTEMBER 1, 2009, MAP NO. 988



ADOPTED ON DECEMBER 23, 1975
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA.

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

Memorandum

DATE: August 10, 2009
TO: LAFCO
FROM: Kathleen Browne, Micro 5-4949
RE: ENLARGEMENT OF THE COACHELLA AGRICULTURAL PRESERVE NO. 70, MAP NO. 988

Pursuant to Government Code Section 51233, this is to advise you that the County of Riverside has initiated an enlargement of the above agricultural preserve and, if approved, intends to enter into Williamson Act Contract with the property owner of Assessors Parcel No. (APN) 767-230-006. I have re-scheduled this item for public hearing before the Board of Supervisors on September 1, 2009, due to a change on the Board calendar. If you have any questions please feel free to me at (951) 955-4949 or kbrowne@rctlma.org.

Y:\Planning Case Files-Riverside office\AG00988\LAFCO Memo.doc

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

July 15, 2009

SUBJECT: Agricultural Preserve Case No. 988 / Resolution No. 2009-101 – Enlargement of Coachella Valley Agricultural Preserve No. 70, Amendment No. 2, Map No. 988

SECTION: Development Review – Riverside

TO: Clerk of the Board of Supervisors

FROM: Planning Department

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|---|--|
| <input type="checkbox"/> Approve | <input checked="" type="checkbox"/> Set for Hearing |
| <input type="checkbox"/> Deny | <input checked="" type="checkbox"/> Publish in Newspaper: Desert Sun |
| <input type="checkbox"/> Consider as Policy matter | <input type="checkbox"/> 10 Day <input type="checkbox"/> 21 Day <input checked="" type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> Adopt Negative Declaration |
| <input type="checkbox"/> Receive and File | <input type="checkbox"/> Certify Addendum to EIR. |
| <input type="checkbox"/> File: NOE | <input checked="" type="checkbox"/> Notify Cities Within 1 Mile |
| <input type="checkbox"/> Pre-Scheduled for: | <input checked="" type="checkbox"/> Labels sent |
| <input type="checkbox"/> Labels Sent: | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |
| <input type="checkbox"/> Labels Not Sent | |
| <input type="checkbox"/> If Set For Hearing: | |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 21 Day <input type="checkbox"/> 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing: THE DESERT SUN

PLEASE SCHEDULE FOR THE SEPTEMBER 1, 2009 BOARD HEARING

(ADVERTISEMENT PACK ONLY – REQUIRES A 30-DAY PUBLIC NOTICE)

Clerk Of The Board

Please charge your time to case number(s): ZAG00988

Documents to be sent to County Clerk's Office:

Y:\Planning Case Files-Riverside office\AG00988\11a coversheet_ADV PACK.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

NOTICE OF A PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY TO ENLARGE COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 70 IN EASTERN COACHELLA VALLEY, FOURTH SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Annex, County Administrative Center, 4080 Lemon St., Riverside, on **September 1, 2009** to consider the application submitted by Ellen Lloyd Trover on **Agricultural Preserve Case No. 988**. As proposed, the project would enlarge Coachella Valley Agricultural Preserve No. 70 by adding an approximately 40-acre parcel, 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. The parcel lies in a portion of Section 11, Township 6 South, Range 7 East, S. B. B. & M., and affects Assessor's Parcel Number 767-230-006. In the event that the Riverside County Board of Supervisors approves the enlargement of this preserve at the public hearing, it is the intent of the Board to enter into a Land Conservation Contract pursuant to the Land Conservation Act of 1965 (Williamson Act) for the property located within the enlargement area of the agricultural preserve.

The Planning Department has found that the proposed enlargement of this agricultural preserve is exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 17 exemption and pursuant to the Riverside County Rules to Implement CEQA and has issued a notice of exemption.

The proposed project case file, and related notice of exemption, may be viewed from the date of this notice until the public hearing, Monday through Friday, from 8 a.m. to 5 p.m. at the Clerk of the Board of Supervisors at 4080 Lemon St., 1st Floor, Riverside, CA 92502; and at the Central Files Division of Riverside County Planning Department at 4080 Lemon St., 9th Floor, Riverside, CA 92502.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT KATHLEEN BROWNE, PROJECT PLANNER, AT (909) 955-4949 or kbrowne@rctlma.org.

Any person wishing to testify in support of, or in opposition to, the proposed project may do so in writing between the date of this notice and the public hearing, or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Board of Supervisors at, or prior to the public hearing. Be advised that, as a result of public hearings and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the boundaries of the proposed enlargement of the agricultural preserve. Accordingly the boundaries of the proposed enlargement of the agricultural preserve or lands within its boundaries may be changed in a way other than specifically proposed.

Please send all written correspondence to:

Clerk of the Board
4080 Lemon Street, 1ST Floor
Post Office Box 1147
Riverside, CA 92502-1147

Dated:

Kecia Harper-Ihem
Clerk of the Board
By: _____

PUBLICATION:

DATE PUBLISHED:

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 3/5/09,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers 767-340-021 For

Company or Individual's Name Planning Department,

Distance buffered 600' 2000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

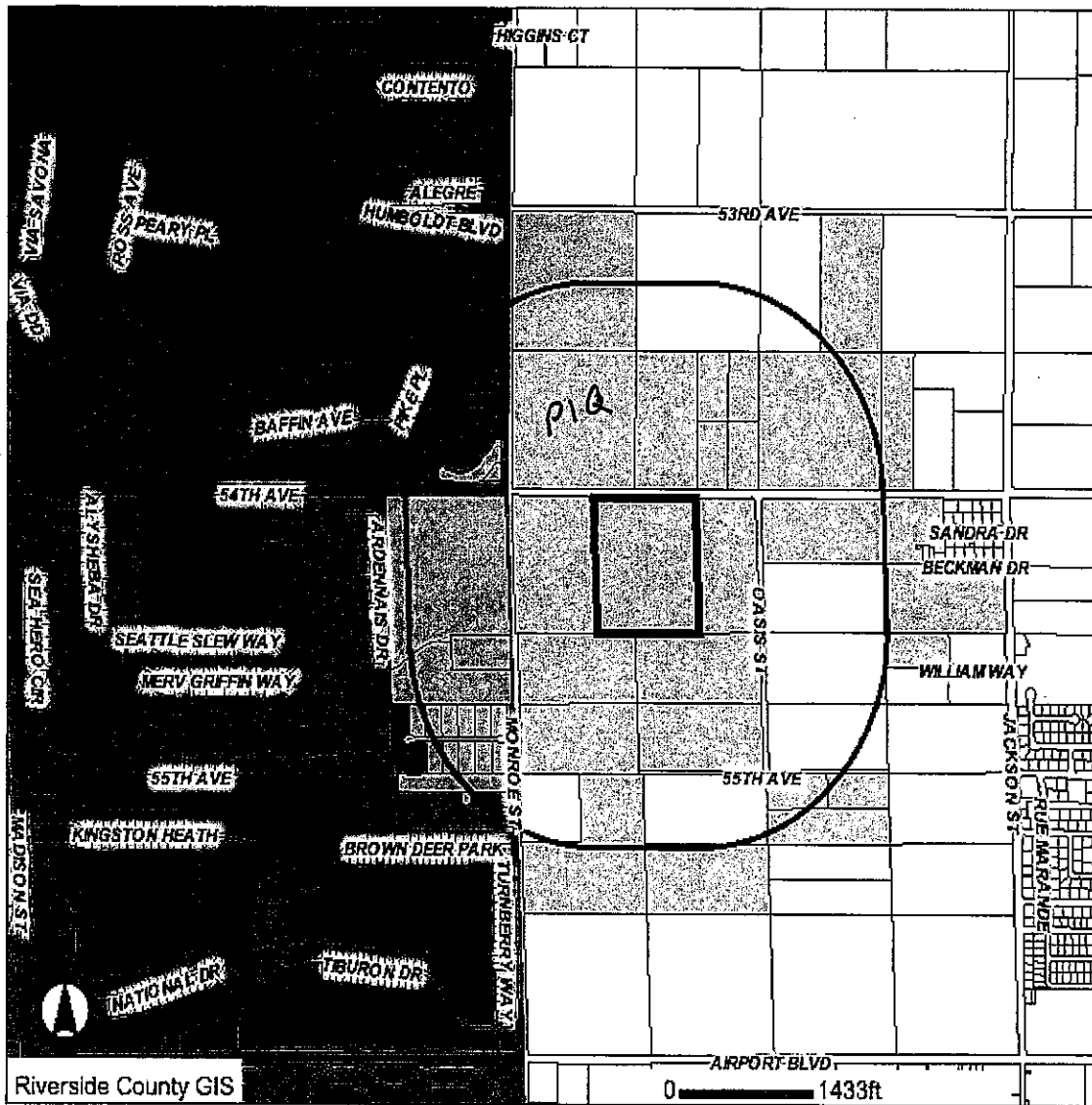
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

2000 feet buffer



Selected parcel(s):

- 767-210-079 767-210-080 767-230-001 767-230-004 767-230-006 767-230-007 767-230-009
- 767-230-011 767-230-012 767-230-013 767-230-014 767-230-016 767-320-037 767-320-038
- 767-320-039 767-340-001 767-340-007 767-340-011 767-340-012 767-340-013 767-340-019
- 767-340-021 767-340-022 767-340-023 767-340-024 767-350-038 767-360-001 767-360-004
- 767-360-013 767-360-014 767-360-016 767-480-001 767-480-002 767-480-003 767-480-004
- 767-480-005 767-480-009 767-480-010 767-480-011 767-480-012 767-480-013 767-480-014
- 767-480-015 767-580-014 767-700-031 767-860-030

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...03/6/2009



APN: 767210079 ASMT: 767210079
EAST OF MADISON
P O BOX 1482
LA QUINTA CA 92243

APN: 767210080 ASMT: 767210080
CVWD
P O BOX 1058
COACHELLA CA 92236

APN: 767230001 ASMT: 767230001
MAJESTIC RANCH
73081 FRED WARING
PALM DESERT CA 92260

APN: 767230004 ASMT: 767230004
HOWARD O RETTBERG
RAQUEL RETTBERG
15 MANDARIN
IRVINE CA 92604

APN: 767230006 ASMT: 767230006
ELLEN LLOYD TROVER
P O BOX 297
COACHELLA CA 92236

APN: 767230007 ASMT: 767230007
ROBERT L KULL
ROBERT F KULL
JAMES TANA
19736 BUCKBOARD RD
GRASS VALLEY CA 95949

APN: 767230009 ASMT: 767230009
MAJID FAMILY LTD PARTNERSHIP
81709 DR CARREON BLV
INDIO CA 92201

APN: 767230011 ASMT: 767230011
BETTY M SMITH
P O BOX 732
INDIO CA 92201

APN: 767230012 ASMT: 767230012
CHARLES F RECHLIN
82480 AVENUE 54
THERMAL CA. 92274

APN: 767230013 ASMT: 767230013
ELIZABETH MANGAN SMITH
P O BOX 732
INDIO CA 92202

APN: 767230014 ASMT: 767230014
GARY D GATTUSO
WHITNEY L GATTUSO
PMB 325
49950 ST NO 130
INDIO CA 92201

APN: 767230016 ASMT: 767230016
ARTHUR L SEAY
NANCY A SEAY
52140 AVENIDA VELASCO
LA QUINTA CA 92253

APN: 767320037 ASMT: 767320037
GRIFFIN CASTILLA
10721 TREENA ST NO 200
SAN DIEGO CA 92131

APN: 767320038 ASMT: 767320038
CAROLE G HERRERA
P O BOX 1507
INDIO CA 92202



APN: 767320039 ASMT: 767320039
GRIFFIN SADDLECLUB
10721 TREENA ST NO 200
SAN DIEGO CA 92131

APN: 767340001 ASMT: 767340001
CHRISTIAN H NEUMANN
STE D
81719 DOCTOR CARREON BLV
INDIO CA 92201

APN: 767340007 ASMT: 767340007
GREGORY L LEJA
CHERI R LEJA
PMB 282
49950 JEFFERSON STE 130
INDIO CA 92201

APN: 767340011 ASMT: 767340011
BETTY L MANGAN
P O BOX 732
INDIO CA 92202

APN: 767340012 ASMT: 767340012
ELIZABETH A COUSINS
CARMELO PLATEROTI
CRAIG D SMITH
SAMANTHA TAN, ETAL.
C/O GIACOMO LICARI
8350 MORRO RD
ATASCADERO CA 93422

APN: 767340013 ASMT: 767340013
JCM FARMING INC
201 LOMAS SANTA FE DR 250
SOLANA BEACH CA 92075

APN: 767340019 ASMT: 767340019
WILFRED G GONZALEZ
MARIA L GONZALEZ
P O BOX 1522
COACHELLA CA 92236

APN: 767340021 ASMT: 767340021
DENISE PAGLUSO KECK
P O BOX 1380
COACHELLA CA 92236

APN: 767340022 ASMT: 767340022
DENISE PAGLIUSO KECK
P O BOX 1380
COACHELLA CA 92236

APN: 767340023 ASMT: 767340023
LARRY E LICHLITER
80138 HERMITAGE
LA QUINTA CA 92253

APN: 767340024 ASMT: 767340024
BRANCHES NPC ASSOC
C/O LEE C SAMMIS
3186 C AIRWAY AVE
COSTA MESA CA 92626

APN: 767350038 ASMT: 767350038
NORMAN F CADY
GAYLE CADY
82831 54TH ST
THERMAL CA. 92274

APN: 767360001 ASMT: 767360001
MCC MONROE ESTATES 38
C/O GEOFF MCCOMIC
10721 TREENA ST
SAN DIEGO CA 92131

APN: 767360004 ASMT: 767360004
LOUIS RAMIREZ
JUANITA RAMIREZ
44320 VIA CORONADO
LA QUINTA CA 92253



APN: 767480015 ASMT: 767480015
ESTATES AT LA QUINTA HOMEOWNERS ASSN
C/O QUALICO INV LTD
74361 HIGHWAY 111
PALM DESERT CA 92260

APN: 767580014 ASMT: 767580014
MANUEL ABARCA
FLORA ABARCA
RICK E MORRIS
SHELLY L MORRIS
C/O RICK MORRIS
51525 AVE JUAREZ
LA QUINTA CA 92253

APN: 767700031 ASMT: 767700031
RICHARD A KORETZ
P O BOX 633
KENWOOD CA 95452

APN: 767860030 ASMT: 767860030
MONTERRA HOLDINGS
P O BOX 80450
LAS VEGAS NV 89180

City of La Quinta Planning Department
P.O. Box 1504
La Quinta, CA 92247

City of Indio
Community Development Department
100 Civic Center Mall
Indio, CA 92201

City of Coachella Community Dev. Dept.
1515 Sixth St.
Coachella, CA 92236

4th Supervisor District
Roy Wilson, Supervisor
Board of Supervisors, Riverside County
Mail Stop 1004

Coachella Library
1538 Seventh St.
Coachella, CA 92236

Coachella Valley
Assoc. of Government
73-710 Fred Waring Dr., Suite 200
Palm Desert, CA 92260-2553

Coachella Valley
Mosquito and Vector Control District
43-420 Trader Pl.
Indio, CA 92201

Coachella Valley
Parks & Recreation District
45-305 Oasis St.
Indio, CA 92201-4337

Coachella Valley Water District
85995 Avenue 52
Coachella, CA 92236

Desert Office, Planning Department,
Riverside County
38686 El Cerrito Rd.
Palm Desert, CA 92211

Indio Chamber of Commerce
82503 Hwy. 111
Indio, CA 92201-5633

La Quinta Chamber of Commerce
78-275 Calle Tampico #B
La Quinta, CA 92253

Sheriff's Department
82-695 Dr. Carreon Blvd.
Indio, CA 92201-6907

City of Indio
Community Development Department
100 Civic Center Mall
Indio, CA 92201

City of La Quinta Planning Department
P.O. Box 1504
La Quinta, CA 92247



COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department
P.O. Box 3044 4080 Lemon Street, 9th Floor 38686 El Cerrito Road
Sacramento, CA 95812-3044 P. O. Box 1409 Palm Desert, CA 92201
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: AGRICULTURAL PRESERVE CASE NO. 988

Project Location: In the unincorporated area of Riverside County, more specifically Assessor's Parcel Number 767 230 006, 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.

Project Description: To enlarge the affected agricultural preserve and enter the property located within the enlargement area into a Land Conservation Contract pursuant to the California Land Conservation Act of 1965 (GC§51200 et seq.) and the County's Rules and Regulations Governing Agricultural Preserves in Riverside County.

Name of Public Agency Approving Project: Riverside County

Project Sponsor: Ellen Lloyd Trover, Trustee

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15317)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption ()
 Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) Other: _____

Reasons why project is exempt: The establishment of agricultural preserves, the making and renewal of open space contracts under the Williamson Act, or the acceptance of easements or fee interests in order to maintain the open space character of the area are categorically exempt under CEQA.

Findings:

1. The proposal is for land located within the unincorporated areas of Riverside County
2. The proposal is to execute a land conservation contract for land located within an existing agricultural preserve.
3. The proposed is for land that meets the minimum lot size requirement, is zoned for inclusion into an agricultural preserve and supports agricultural uses..
4. The proposal will not individually or cumulatively, have an adverse effect on wildlife resources.
5. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Kathleen A. Browne

951-955-4949

County Contact Person

Phone Number


Signature

Urban Regional Planner III
Title

03/02/09
Date

Date Received for Filing and Posting at OPR: _____

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Please charge deposit fee case#: ZAG00988 ZCFG05528 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0907819

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ELLEN LLOYD TROVER \$64.00
paid by: CK 2356
CFG FOR AG00988
paid towards: CFG05528 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jun 01, 2009 09:46
SBROSTRO posting date Jun 01, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!