

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



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 *Minh C. Tran*

TYPE NAME Minh C. Tran

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Policy

Policy

Consent

Consent

Dept't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

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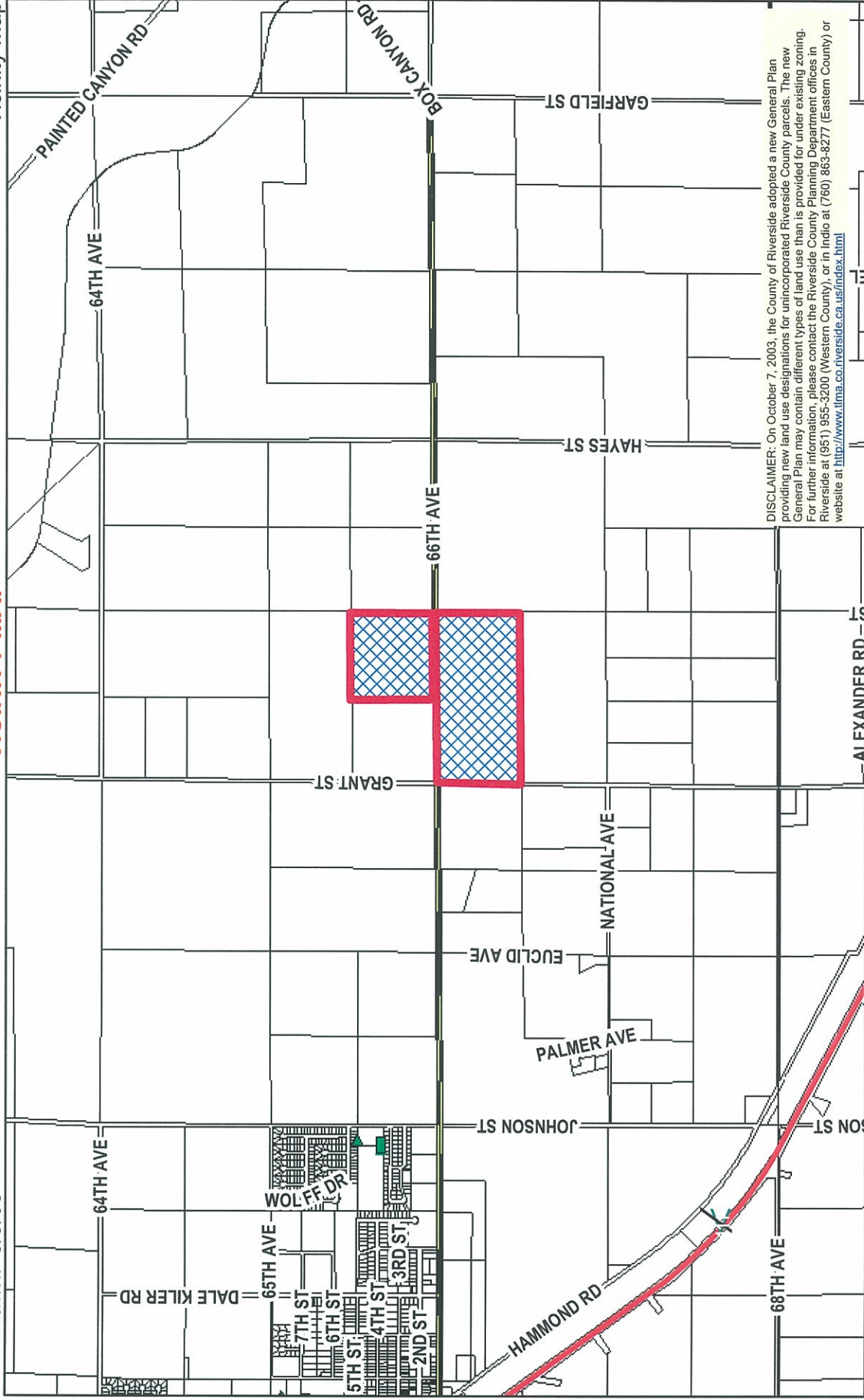
3. The enlargement of Coachella Valley Agricultural Preserve No. 66, Amendment No. 1, Map No. 1007, is consistent with the provisions of the Land Conservation Act of 1965 (Williamson Act) and with the Rules and Regulations Governing Agricultural Preserves in Riverside County.

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

AG01007

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.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

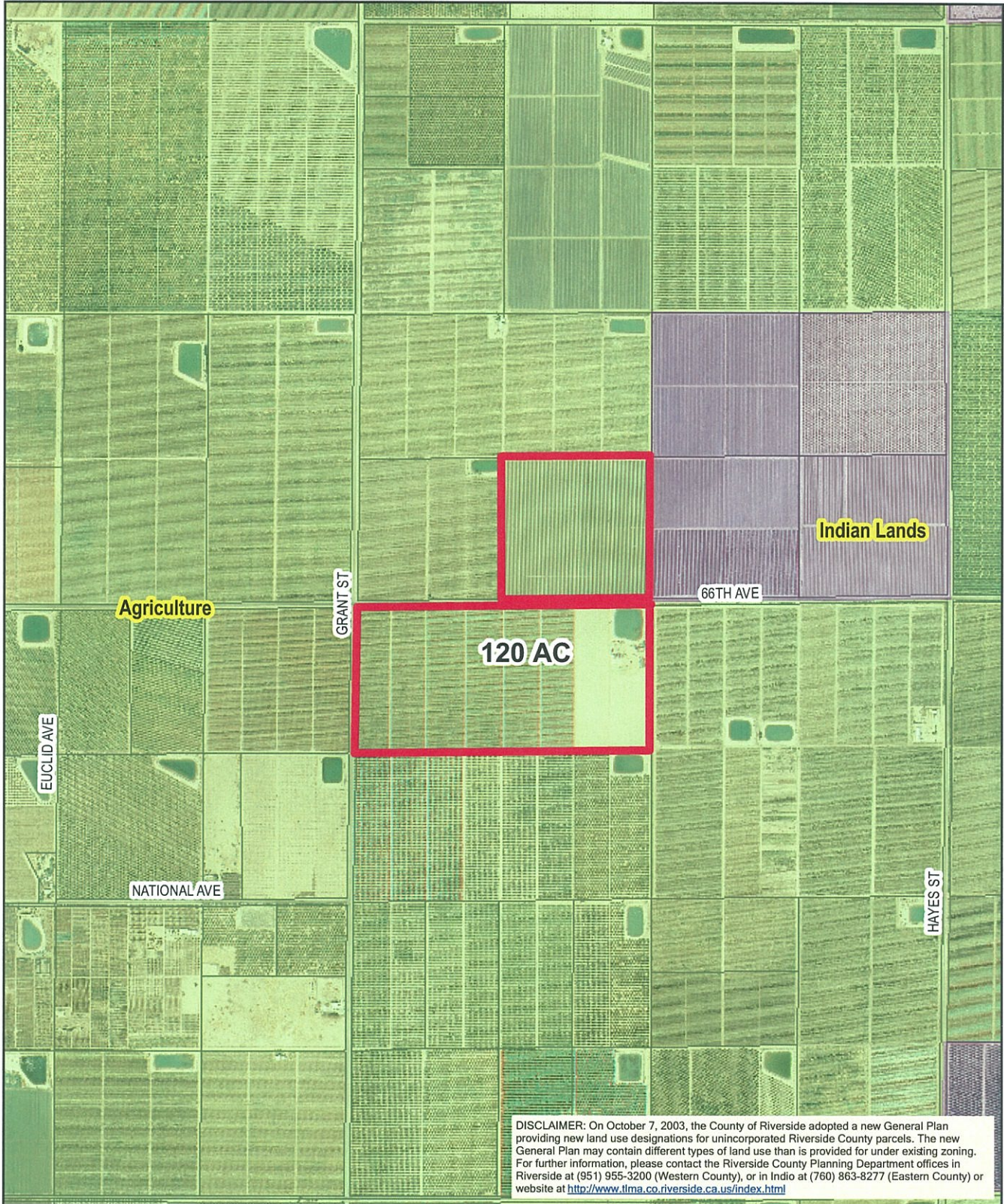
District: Lower Coachella Valley
Township/Range: T7SR9E
Section : 10&15

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



AG01007

DEVELOPMENT OPPORTUNITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

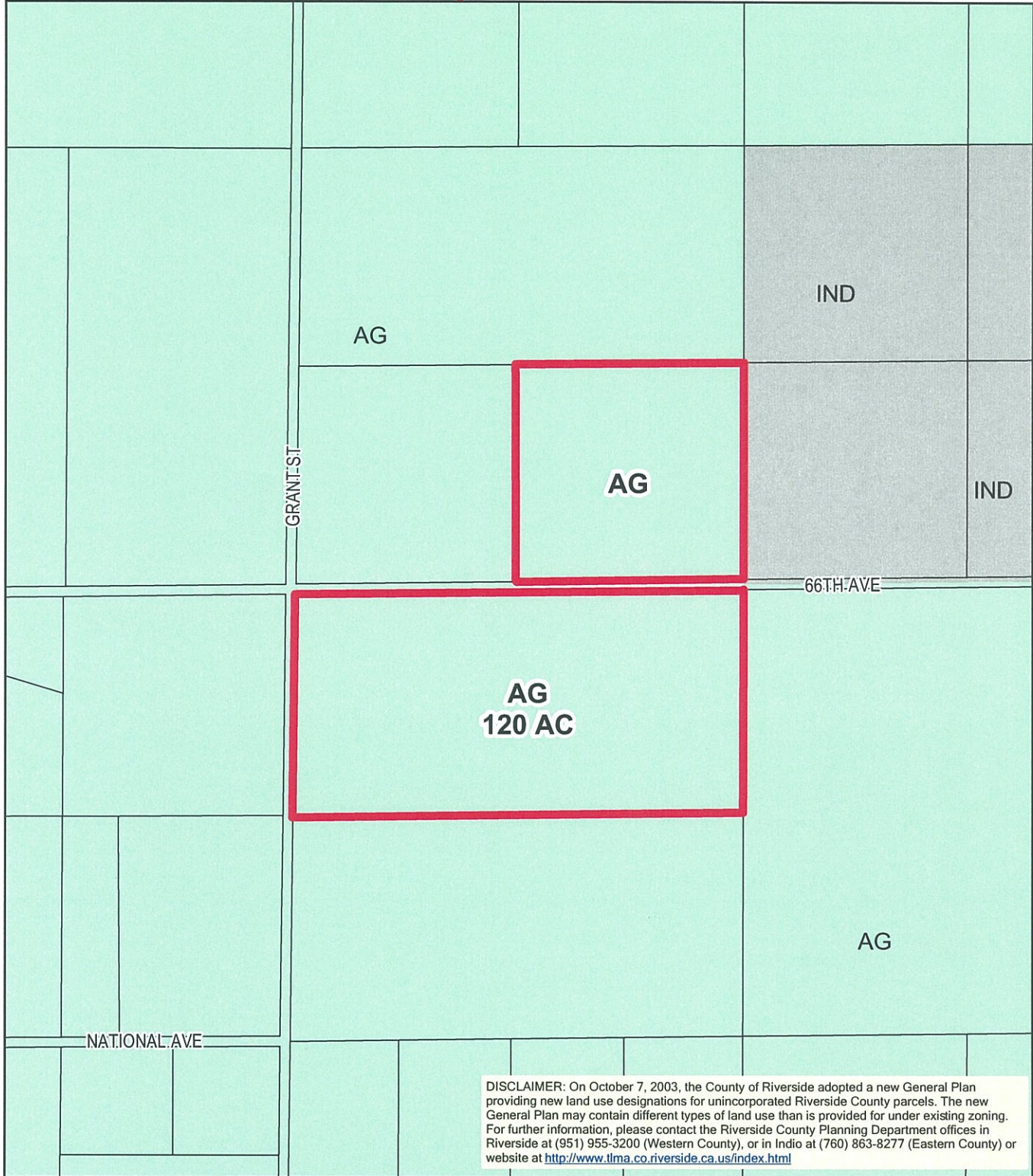
District: Lower Coachella Valley
Township/Range: T7SR9E
Section: 10&15



Assessors
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Thomas
Bros. Pg. 5592 A7

AG01007

Existing General Plan



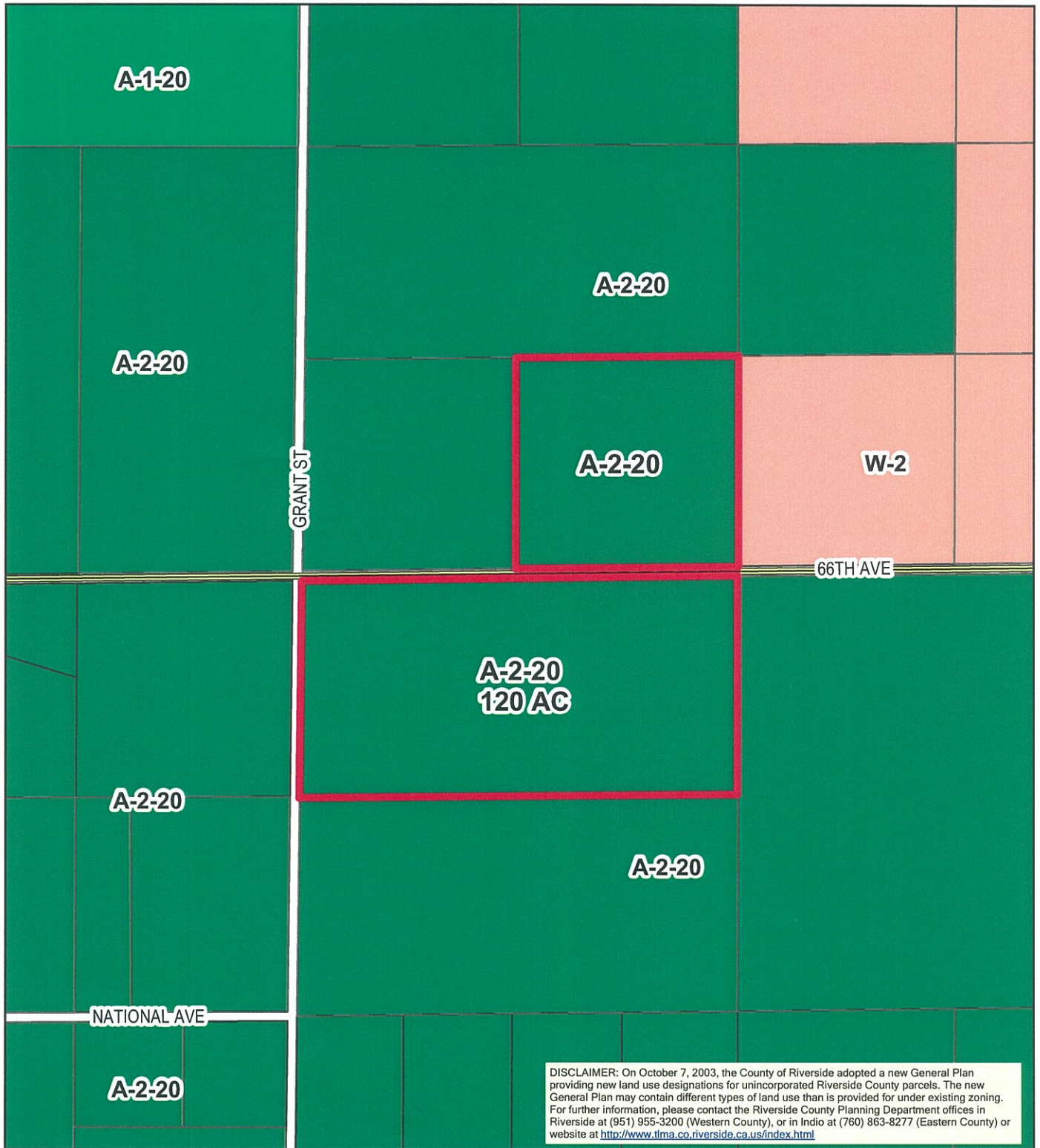
RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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Thomas
Bros. Pg. 5592 A7

AG01007
EXISTING ZONING



RIVERSIDE COUNTY PLANNING DEPARTMENT

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



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Bros. Pg. 5592 A7

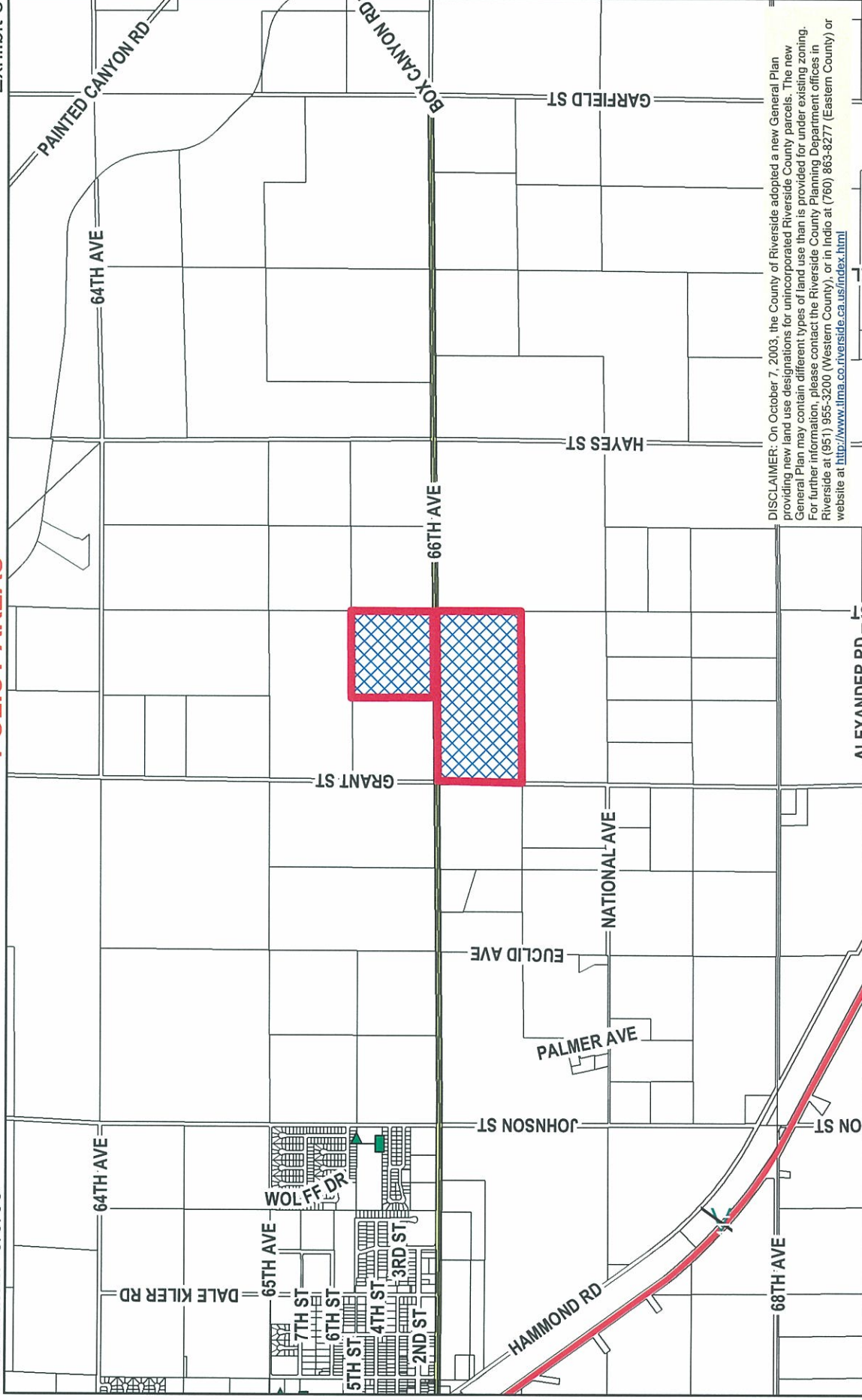
Supervisor Wilson
District 4

Date Drawn: 3/9/09

AG01007

POLICY AREAS

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



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



RESOLUTION NO. 2009-104

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 June 16, that, pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.), the Coachella Valley Agricultural Preserve No. 66, Map No. 314, is amended by adding thereto the area shown on the map entitled, "COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 66, AMENDMENT NO. 1, (ENLARGEMENT), MAP NO. 1007," 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: Minh C. Tran
MINH C. TRAN

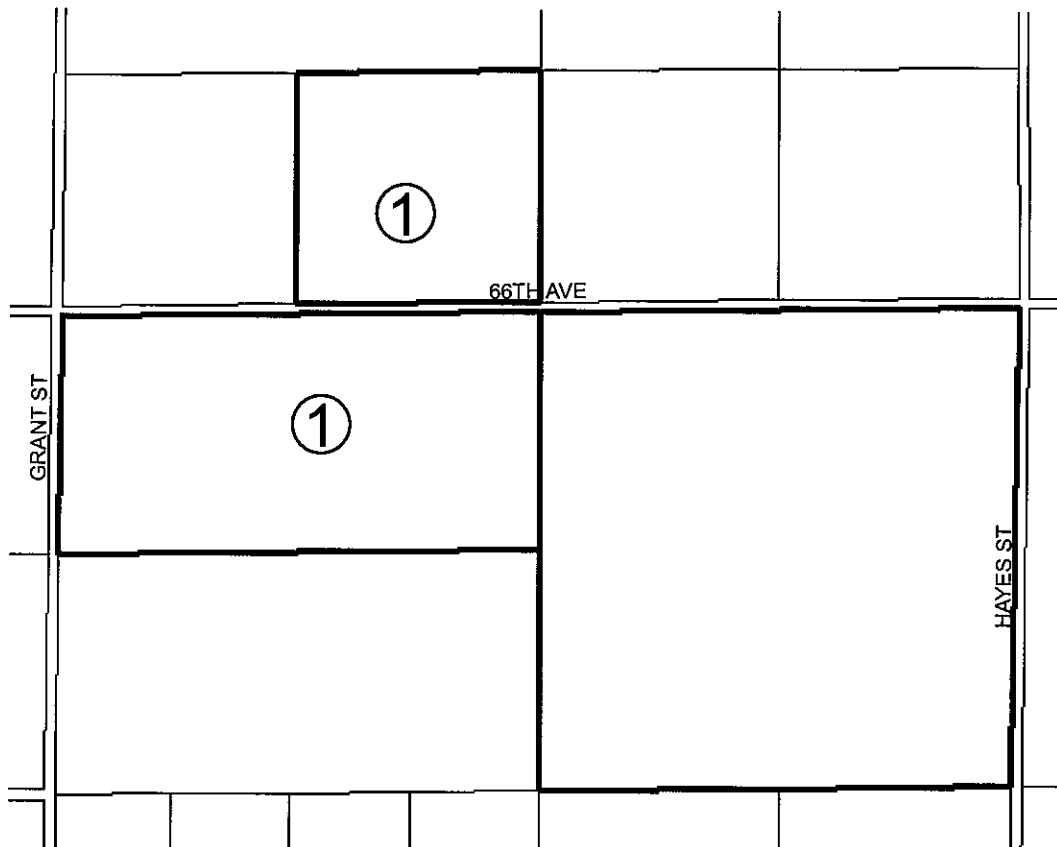
5/15/09
DATE

MAP NO. 314
COACHELLA VALLEY
AGRICULTURAL
PRESERVE
NO. 66

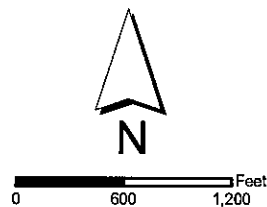
1007

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
<p>1. Present zoning of lands proposed to be included in the preserve and surrounding land.</p>	<p>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</p>	<p>Same</p>	<p>Same</p>		<p>Same</p>
<p>2. Present land use of land proposed to be included in the preserve and surrounding properties.</p>	<p>Site: Agriculture Surrounding: Agriculture</p>	<p>Same</p>			<p>Same</p>
<p>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.</p>	<p>Yes.</p>	<p>Romaine lettuce.</p>	<p>Row crops.</p>		<p>Same</p>
<p>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.</p>		<p>Various row crops including lettuce and bell pepper.</p>	<p>Vegetables and tree crops.</p>		<p>Same</p>
<p>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.</p>	<p>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.</p>	<p>No nuisance is anticipated in this area.</p>	<p>No nuisance.</p>		<p>Same</p>

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

**AGRICULTURAL PRESERVE
TECHNICAL ADVISORY COMMITTEE REPORT**

Preserve Name & No. Coachella Valley Agricultural Preserve No. 66 Map No. 1007
Applicant's Name: Belk Holdings, LLC Date Received 9-18-08
Address: P.O. Box 24, Coachella Valley, CA 92236 Supv. Dist. Fourth

1. **Planning Department**

- A. Type of Application: _____ Establish Enlarge
_____ Disestablish _____ Diminish
- B. Acreage: ~120 acres
- C. Cities within 1 mile: None
- D. Existing Zoning: Heavy Agriculture - 20 acre minimum lot size (A-2-20)
- E. Existing Land Use: Agriculture
- F. General Plan Land Use: Agriculture (AG)
- G. General Location: North and south 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 Coachella Valley.

2. **Agricultural Commissioner**

- A. Existing agricultural uses or crops, acreage, and average income or crop return per acre for last year (County-wide values):
This parcel is currently planted to romaine lettuce. The current value of lettuce in Riverside County is \$7,912/acre for a total value of \$205 million countywide.
- B. Number and type of livestock: None.

3. **Cooperative Extension**

- A. Suitable commercial agricultural uses: Vegetable and tree crops.
- B. Availability of irrigation water: Not an issue.
- C. Nuisance effects: No nuisance.

4. **Natural Resource Conservation Service**

- A. Types of soils and soils capability classifications: (SEE ATTACHED LIST)
- _____
- _____
- _____
- _____

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? _____

D. Soils problems: _____

5. **Assessor**

A. Last annual assessed valuation: 2007 RV: \$1,744,040.00

B. Estimated annual assessed valuation: FBY: \$647,421.00

C. Estimated differential: \$1,095,625.00

D. Penalty fee (if applicable): None

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

¹APN 727-231-011-6 (40.0 acres) (A) \$ 498,033 (B) \$132,532 (C) \$364,507

²APN 727-301-001-3 (80.0 acres) (A) \$1,246,007 (B) \$514,889 (C) \$731,118

Belk Holdings, LLC

P.O. Box 24

Coachella Valley, 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. 66. 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. 66 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 unknown potential for 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 located within approximately one mile of a designated scenic corridor, State Highway 111. However, the existing and surrounding land uses, agricultural, precludes impacts to scenic corridors 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. 66 to include the proposed parcels.

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

Belk Holdings, LLC

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. 66, Map No. 1007.
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.

Dated as of: ~~January 1, 2009~~
June 16, 2009

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ATTEST:
Clerk of the Riverside County Board of Supervisors

BY _____
Chairman, Board of Supervisors

FORM APPROVED COUNTY COUNSEL

By _____
(Seal) Deputy

BY: Minh Tran 5/20/09
MINH C. TRAN DATE

OWNER(S) SIGNATURE AND ADDRESS

Owner: Belk Holdings, LLC
Owner: [Signature]
Owner: _____
Owner: _____

Mailing Address: P. O. Box 24, Coachella, CA 92236

NOTARY ACKNOWLEDGMENT

STATE OF CALIFORNIA)
COUNTY OF Riverside)
On March 11, 2009 before me, M.L. Portolesi, a Notary Public
(Date) (Name and Title of officer)
personally appeared Drew Belk, 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

[Signature]
Notary Public

{SEAL}

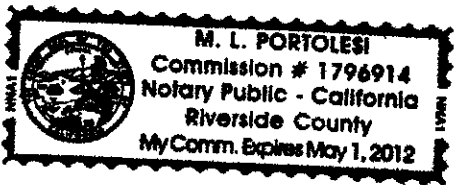


EXHIBIT A
COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 66
MAP NO. 1007
(Enlargement)

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	

NOTICE OF A PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY TO ENLARGE COACHELLA VALLEY AGRICULTURAL PRESERVE NO. 66 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 **June 16, 2009** to consider the application submitted by Belk Holdings, LLC, on **Agricultural Preserve Case No. 1007**. As proposed, the project would enlarge Coachella Valley Agricultural Preserve No. 66 by adding approximately 120-acres, consisting of two (2) parcels, located 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 Eastern Coachella Valley. The parcels lie in a portion of Section 10 and Section 15, Township 7 South, Range 9 East, S. B. B. & M., and affects Assessor's Parcel Number 727-231-011 and 727-301-001. 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.

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:

Nancy Romero
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 727-231-011/727-301-001 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 2400'.

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

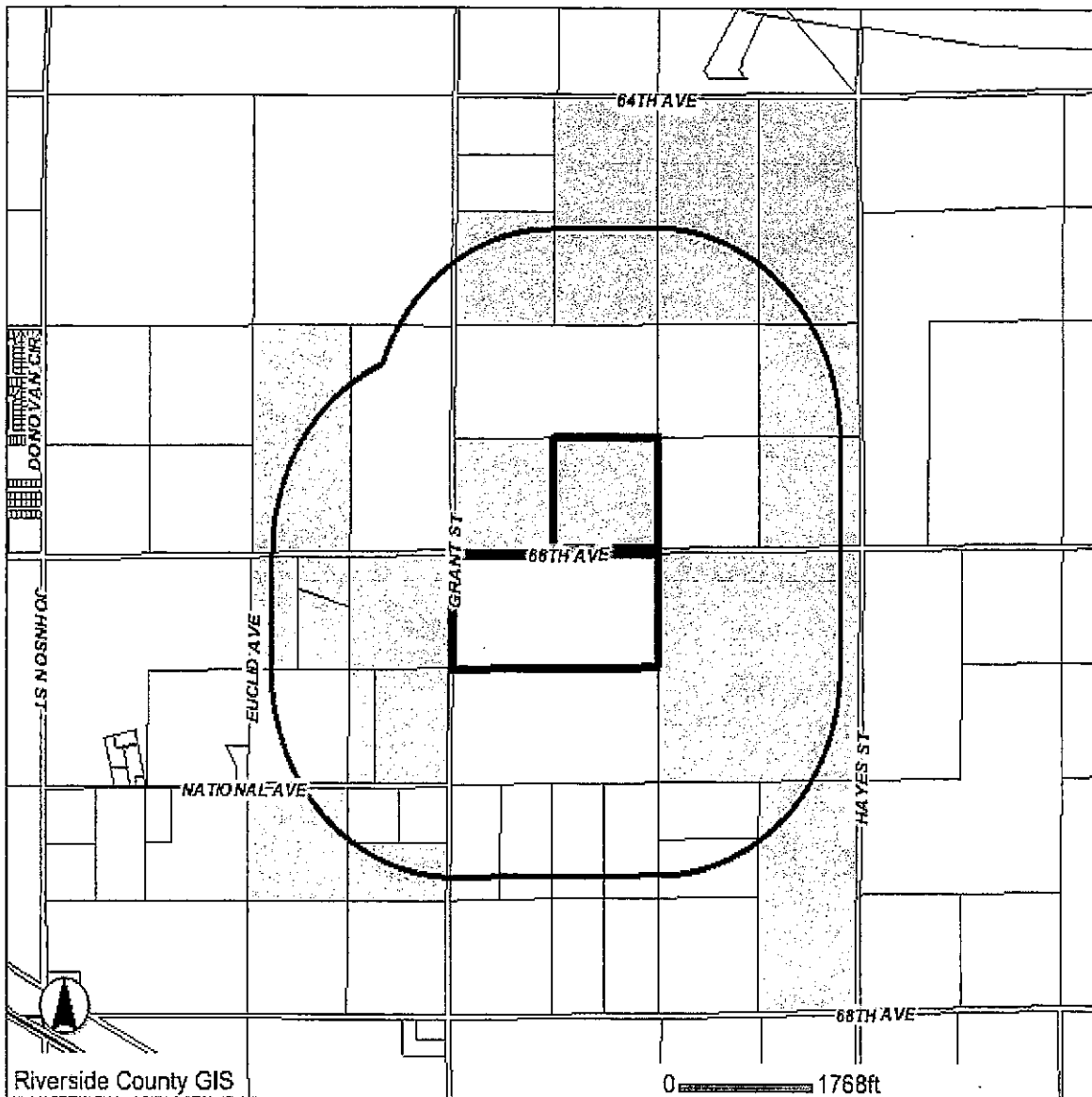
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

2400 feet buffer



Selected parcel(s):

- 727-113-007 727-231-002 727-231-003 727-231-004 727-231-009 727-231-010 727-231-011
- 727-231-012 727-231-015 727-282-001 727-282-002 727-282-003 727-282-004 727-282-006
- 727-282-007 727-290-006 727-290-009 727-301-003 727-301-014

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...03/5/2009



APN: 727113007 ASMT: 727113007
MARION TUDOR
CHERYL TUDOR
VLADIMIR G TUDOR
DICA PARTNERS
C/O CECILIA TUDOR
93400 HAMMOND RD
MECCA CA 92254

APN: 727231002 ASMT: 727231002
MANDINA TUDOR
93400 HAMMOND RD
MECCA CA 92254

APN: 727231003 ASMT: 727231003
ENRUST ADMIN
C/O MARK NICKERSON
86705 AVENUE 54 STE A
COACHELLA CA 92236

APN: 727231004 ASMT: 727231004
MICHAEL BOZICK
BOBBIE J BOZICK
NICHOLAS J BOZICK
CYNTHIA B BETETA, ETAL.
C/O NICHOLAS L BOZICK
P O BOX 698
MECCA CA 92254

APN: 727231009 ASMT: 727231009
NICHOLAS LESLIE BOZICK
P O BOX 698
MECCA CA 92254

APN: 727231010 ASMT: 727231010
ANTHONY VINEYARDS IND
P O BOX 9578
BAKERSFIELD CA 93389

APN: 727231011 ASMT: 727231011
BELK HOLDINGS
P O BOX 24
COACHELLA CA 92236

APN: 727231012 ASMT: 727231012
E ROBERT BREECH
2120 WILSHIRE BLV STE 400
SANTA MONICA CA 90403

APN: 727231015 ASMT: 727231015
VLADIMIR G TUDOR
DOREEN C TUDOR
CECILIA K TUDOR
GEORGE TUDOR, ETAL.
C/O DICA PARTNERS
93400 HAMMOND RD
MECCA CA 92254

APN: 727282001 ASMT: 727282001
COCOPAH NURSERIES INC
81880 ARUS AVE
INDIO CA 92201

APN: 727282002 ASMT: 727282002
ROSA A RAZO
WENCESLAO A RAZO
ROSIE H RUIZ
LUIS A RUIZ
P O BOX 1472
MECCA CA 92254

APN: 727282003 ASMT: 727282003
JOHN J GLESS
JANET A GLESS
1441 RAVENSWOOD LN
RIVERSIDE CA 92506

APN: 727282004 ASMT: 727282004
MARION P TUDOR
CHERYL G TUDOR
DICA PARTNERS
C/O TUDOR RANCHES
66101 HAMMOND BLV
MECCA CA 92254

APN: 727282006 ASMT: 727282006
ROMAN CATHOLIC BISHOP OF SB
C/O JUDY JUAREZ FLORES
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404



APN: 727282007 ASMT: 727282007
PAUMA RANCHES INC
P O BOX 21845
LOS ANGELES CA 90021

APN: 727290006 ASMT: 727290006
CHARLES R NORMAN
CAROLINE I NORMAN
1535 CIRCLE DR
SAN MARINO CA 91108

APN: 727290009 ASMT: 727290009
GABRIEL LUA
IGNACIA LUA
81304 GREEN AVE
INDIO CA 92201

APN: 727301003 ASMT: 727301003
SUN WORLD INTERNATIONAL
16350 DRIVER RD
BAKERSFIELD CA 93308

APN: 727301014 ASMT: 727301014
ANTHONY VINEYARDS INC
C/O ANTHONY VINEYARDS
PO BOX 9578
BAKERSFIELD CA 93389

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) P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 9th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, CA 92201

Project Title/Case No.: AGRICULTURAL PRESERVE CASE NO. 1007

Project Location: In the unincorporated area of Riverside County, more specifically Assessor's Parcel No. 727-231-011 and 727-301-001, located 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.

Project Description: A request 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: Belk Holdings, LLC

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: Establishment of agricultural preserves, making and renewal of Williamson Act contracts, and acceptance of open space property are categorically exempt under CEQA.

Findings:

1. The proposal is located within the unincorporated areas of Riverside County
2. The proposed will not have adverse effects upon the environment.
3. The proposal, will not individually or cumulatively, have an adverse effect on wildlife resources.
4. 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

County Contact Person


Signature

951-955-4949

Phone Number

Urban Regional Planner III

Title

03/09/09

Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\AG01007\1007_NOE.doc

Please charge deposit fee case#: ZEA

ZCFG05530

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

* REPRINTED * I0901293

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

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 600-6100

38686 El Cerrito Road
Palm Desert, CA 92211
(760) 863-8277

Received from: BELK HOLDINGS LLC \$64.00
paid by: CK 001078
paid towards: CFG05530 CALIF FISH & GAME: DOC FEE
CFG FOR AG01007
at parcel #:
appl type: CFG3

By _____ May 26, 2009 13:35
GCARO posting date May 26, 2009

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

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

Additional info at www.rctlma.org