

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

314B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 16, 2013

SUBJECT: Notice of Non-Renewal on a portion of land subject to a Land Conservation Contract within Chuckwalla Agricultural Preserve No. 2, Map No. 622 – Applicant: Indigo Ranch Project, LLC – Fourth/Fourth Supervisorial District – Desert Center Area Plan. [\$0]

RECOMMENDED MOTION:

The Planning Director recommends that the Board of Supervisors:

AUTHORIZE the Applicant to submit a Notice of Non-Renewal on Assessor's Parcel Numbers 808-240-007 and 808-240-010 which are a portion of properties subject to a Land Conservation Contract.

BACKGROUND:

The property is located within Chuckwalla Agricultural Preserve No. 2, Map No. 622. The site is located northerly of Belsby Avenue, westerly of Plantation Street and easterly of Melon Street and Southerly of Investor Avenue.

Jojoba Plantation Investors, Ltd., entered into a Land Conservation Contract with the County of Riverside for land within the Chuckwalla Agricultural Preserve No. 2. The contract is dated January 1, 1987 and was recorded on March 9, 1987, as Instrument No. 87-64239 in the Office of the County Recorder of Riverside County, California.

Pursuant to the Land Conservation Act, John Stephen Draskovich, Todd Culver Draskovich, and Riverside Jojoba, Inc., the property owners, have filed a Notice of Non-Renewal

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:hs/dm

(continued on next page)

REVIEWED BY COUNTY COUNSEL

DATE: *10/22/13*

TYPE NAME: Michelle Clack

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE: *10/23/13*

Tina Grande

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried, **IT WAS ORDERED** that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Stone and Ashley
Nays: None
Absent: Benoit
Date: November 5, 2013
xc: Planning, Applicant, Recorder

Kecia Harper-Ihem
Clerk of the Board
By: *[Signature]*
Deputy

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

Prev. Agn. Ref. _____

District: 4/4

Agenda Number: _____

2-15

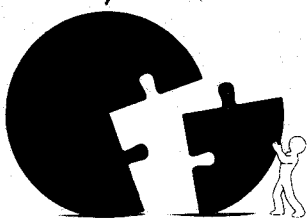
The Honorable Board of Supervisors
RE: Execution of a Notice of Nonrenewal
October 16, 2013
Page 2 of 2

(AGN00164) on June 25, 2013.

The subject parcel is designated Agriculture on the Desert Center Area Plan.

The property is zoned Light Agricultural - 20 Acre Minimum (A-1-20).

In accordance with Section 402 of Resolution No. 84-526, upon request by the owner, the Board may authorize the owner to serve a Notice of Non-Renewal on a portion of the land under contract. Notice of Non-Renewal is included as Exhibit A.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

314B

DATE: October 23, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Notice of Non-Renewal on a portion of land subject to a Land Conservation Contract within Chuckwalla Ag. Preserve No. 2, Map No. 622

(Charge your time to these case numbers)

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

- Place on Administrative Action (Receive & File; EOT)
 - Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
 - Place on Consent Calendar
 - Place on Policy Calendar (Resolutions; Ordinances; PNC)
 - Place on Section Initiation Proceeding (GPIP)
 - Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
 - Publish in Newspaper:
 - **SELECT Advertisement**
 - **SELECT CEQA Determination**
 - 10 Day 20 Day 30 day
 - Notify Property Owners (app/agencies/property owner labels provided)
- Controversial: YES NO

Please record the Notice of Non-Renewal document upon BOS approval.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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

"Planning Our Future... Preserving Our Past"

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO STOP#1010
Clerk of the Board
(CAC Bldg. - 1st Floor)

DOC # 2013-0531892
11/07/2013

Customer Copy Label
The paper to which this label is
affixed has not been compared
with the filed/recorded document

Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. 00164 FOR **A PORTION** OF PROPERTY
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated January 1, 1987 and recorded on March 9, 1987 as Instrument No. 87-64239 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the Chuckwalla Agricultural Preserve No. 2, Map No. 622, dated February 24, 1987.

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 808-240-007

ORIGINAL OWNER(S)

Jojoba Plantation Investors, Ltd. 80-5

CURRENT OWNER(S)

John Stephen Draskovich
Signature (Title and Company if applicable) 7/25/13
John Stephen Draskovich
Print Name

Signature (Title and Company if applicable)
Todd Culver Draskovich
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By: Kalumba
Deputy

Date: 11-5-13

COPY

NOV 05 2013 2-15

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO STOP#1010

Clerk of the Board
(CAC Bldg. - 1st Floor)

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(See attached Legal)

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ORIGINAL OWNER(S)

Jojoba Plantation Investors, Ltd. 80-5

CURRENT OWNER(S)

Signature (Title and Company if applicable)
John Stephen Draskovich
Print Name
Todd Culver Draskovich
Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By: _____ Date: _____
Deputy

EXHIBIT "A" TO NOTICE OF NONRENEWAL NO. AGN00164

LEGAL DESCRIPTION

APN 808-240-007-3

PARCEL 22 OF PARCEL MAP NO. 16129 AS SHOWN BY MAP ON FILE IN BOOK 96, PAGES 76 THROUGH 80, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CLERK OF THE BOARD
DEPARTMENT
(CAC - 1st Floor)

AND WHEN RECORDED MAIL TO:

RETURN TO STOP#1010
Clerk of the Board
(CAC Bldg. - 1st Floor)

DOC # 2013-0531893
11/07/2013

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Larry W Ward
County of Riverside
Assessor, County Clerk & Recorder

THIS SPACE FOR RECORDERS USE ONLY

NOTICE OF NONRENEWAL NO. 00164 FOR A PORTION OF PROPERTY
UNDER A LAND CONSERVATION CONTRACT

NOTICE IS HEREBY GIVEN pursuant to Section 51245 of the California Government Code that the undersigned, being all of the owners of the affected real property, elect not to renew Land Conservation Contract or Agreement dated January 1, 1987 and recorded on March 9, 1987 as Instrument No. 87-64237 in the Office of the County Recorder of Riverside County, California. The real property affected by this notice is located in the Chuckwalla Agricultural Preserve No. 2, Map No. 622, dated February 24, 1987.

(See attached Legal)

Assessor's Parcel Number(s) of land affected: 808-240-010

ORIGINAL OWNER(S)

Riverside Jojoba, Inc.

CURRENT OWNER(S)

D. Alshank VP CFO
Signature (Title and Company if applicable)
Riverside Jojoba, Inc.
Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

Signature (Title and Company if applicable)

Print Name

(All original and current owners must be listed)

Acknowledgement of Receipt
Kecia Harper-Ihem, Clerk of the Board

By: [Signature]
Deputy

Date: 11-5-13

COPY

NOV 05 2013 2-15

EXHIBIT "A" TO NOTICE OF NONRENEWAL NO. AGN00164

LEGAL DESCRIPTION

APN 808-240-010-5

PARCEL 25 OF PARCEL MAP NO. 16129 AS SHOWN BY MAP ON FILE IN BOOK 96, PAGES 76 THROUGH 80, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.