

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

419 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 15, 2004

SUBJECT: Adoption of Resolution No. 2004-364, a Certificate of Tentative Cancellation of a Land Conservation Contract and Disestablishment of Winchester Agricultural Preserve No. 10, Map No. 895 – Stonegate Development for Clarence Lee Small, Jr. – 53.11 acres (net) – Winchester Zoning Area – Third Supervisorial District

RECOMMENDED MOTION: Adoption of Resolution No. 2004-364, a Certificate of Tentative Cancellation of a Land Conservation Contract and Disestablishment of Winchester Agricultural Preserve No. 10, Amendment No. 1, Map No. 895, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. On May 4, 2004, the Board of Supervisors tentatively approved a request by Stonegate Development for Clarence Lee Small, Jr., to diminish Winchester Agricultural Preserve No. 10 pursuant to Agricultural Map No. 895, and to cancel the land conservation contract as it applies to the 53.11-acre site, which is comprised of five (5) parcels, located north of and adjacent to Simpson Road, southerly of Grand Avenue, easterly of Leon Road and westerly of Beeler Road in the unincorporated area of Riverside County.
2. The alternative land use proposed for the 53.11-acre site is Tentative Tract Map No. 30989 which would result in the development of two hundred and two (202) single-family lots with a minimum lot size of 7,200 square feet and include one (1) park site, one (1) detention basin, one (1) water quality basin and one (1) landscape lot.

Robert C. Johnson  
Planning Director

RCJ:kb

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE  
*Clarence Lee Small, Jr.*  
DATE 7/19/04  
Departmental Concurrence

Dep't Recomm.:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Policy
Per Exec. Ofc.:	<input type="checkbox"/>	Consent	<input checked="" type="checkbox"/>	Policy

Prev. Agn. Ref.

District: Third

Agenda Number:

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

3.55

The Honorable Board of Supervisors

RE: Adoption of Resolution No. 2004-364, a Certificate of Tentative Cancellation of a Land Conservation Contract and Disestablishment of Winchester Agricultural Preserve No. 10, Map No. 895

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3. Upon adoption of the Certificate of Tentative Cancellation by the Board of Supervisors, the landowner would be required to comply with the following conditions prior to the issuance of a Certificate of Final Cancellation:
  - a. Payment within one year of the total amount of the cancellation fee of \$262,462.50 to the Treasurer of Riverside County, or, if after one year following the date of recordation of the Certificate of Tentative Cancellation, payment of a re-computed fee;
  - b. All conditions necessary for the County of Riverside to issue grading permits on Tract Map No. 30989 (Assessor's Parcel No. 462-020-040-4, 462-020-041-5, 462-020-044-8, 462-020-046-0 and 462-020-047-1) shall have been met.
4. Once all the conditions and contingencies enumerated on the Certificate of Tentative Cancellation have been satisfied, the landowners would notify the Board of Supervisors to that effect.
5. Within 30 days of such notification, a Certificate of Final Cancellation would be executed and recorded, thereby removing the subject site from the effect of the land conservation contract and disestablishing the agricultural preserve.