

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

408 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 1, 2005

SUBJECT: Adoption of Resolution No. 2005-362, a Certificate of Tentative Cancellation of a Land Conservation Contract and Diminishment of Mira Loma Agricultural Preserve No. 4, Map No. 915 – Norco II, LLC – 49.79 acres – Prado-Mira Loma Zoning District – Eastvale Area Plan – Second Supervisorial District

RECOMMENDED MOTION: Adoption of Resolution No. 2005-362, a Certificate of Tentative Cancellation of a Land Conservation Contract and Diminishment of Mira Loma Agricultural Preserve No. 4, Amendment No. 7, Map No. 915, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. On June 7, 2005, the Board of Supervisors tentatively approved a request by Norco II, LLC, to diminish Mira Loma Agricultural Preserve No. 4 pursuant to Agricultural Map No. 915, and to cancel the land conservation contracts as they apply to the 49.79-acre portion of the 106.95-acre project site.
2. Eight parcels comprise the 106.95-acre project site. However, only two parcels, totaling 49.79-acres, are subject to Williamson Act Contract and proposed for cancellation and deletion from Mira Loma Agricultural Preserve No. 4. The subject parcels are located south of and adjacent to Schleisman Road, west of and adjacent to the Cucamonga Creek Flood Control Channel and east of and adjacent to Hellman Avenue within the Eastvale area Riverside County.

Mark F. Balys for
Robert C. Johnson
Planning Director

RCJ:kb

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

James J. [unclear]
DATE 8/1/05

Departmental Concurrence

Policy Policy

Consent Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref. District: Second Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

3.40

The Honorable Board of Supervisors

RE: Adoption of Resolution No. 2005-362, a Certificate of Tentative Cancellation of a Land Conservation Contract and Diminishment of Mira Loma Agricultural Preserve No. 4, Map No. 915

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3. Tentative Tract Map No. 31826 is the alternative land use proposed for the 106.95-acre site and would result in the development of a total of 355 residential lots, including 347 residential lots with a minimum of 7,200 square feet, a 2.75-acre park and 7 open space lots.
4. 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 \$1,244,750.00 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 to issue grading permits for Tract Map No. 31826 (Assessor's Parcel No. (APN) 144-050-001-7, 144-050-002-8, 144 050-003-9, 144-050-004-0, 144-050-005-1, 144-060-002-9, 144-060-003 0, 144-060-014-0) shall have been met.
5. 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.
6. 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.