

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

407B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 1, 2005

SUBJECT: Adoption of Resolution No. 2005-363, a Certificate of Tentative Cancellation of a Land Conservation Contract and Diminishment of Mira Loma Agricultural Preserve No. 4, Map No. 888 – Enclave Holding Company – 30.58 acres – Prado-Mira Loma Zoning District – Eastvale Area Plan – Second Supervisorial District

RECOMMENDED MOTION: **Adoption of Resolution No. 2005-363**, a Certificate of Tentative Cancellation of a Land Conservation Contract and Diminishment of Mira Loma Agricultural Preserve No. 4, Amendment No. 6, Map No. 888, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. On May 17, 2005, the Board of Supervisors tentatively approved a request by Lewis Investment Company, LLC, to diminish Mira Loma Agricultural Preserve No. 4 pursuant to Agricultural Map No. 888, and to cancel the land conservation contract as it applies to the 30.58-acre portion of the 112-acre project site.
2. Three parcels comprise the 112-acre project site. However, only one 30.58-acre parcel is subject to Williamson Act Contract and proposed for cancellation and deletion from Mira Loma Agricultural Preserve No. 4. The subject parcel is located northerly of Walters Street, southerly of Schleisman Road, east of and adjacent to the Cucamonga Creek Channel and westerly of Archibald Avenue within the Eastvale area of Riverside County.

Mark F. Balys
Robert C. Johnson
Planning Director

RCJ:kb

(Continued On Attached Page)

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 8/1/05

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Second | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.41

The Honorable Board of Supervisors

RE: Adoption of Resolution No. 2005-363, a Certificate of Tentative Cancellation of a Land Conservation Contract and Diminishment of Mira Loma Agricultural Preserve No. 4, Map No. 888

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3. Specific Plan No. 331 (SP 331) and Tentative Tract No. 30971 (TR30971) are the alternative land use proposed for the 112-acre project site. SP 331 consists of the land use plan, design guidelines and designation of planning areas for the project site and TR30971 would subdivide the 112-acres into 490 residential lots having minimum lot sizes ranging between 2,000 to 7,200 square feet, 5 park sites, and 49 open space lots 97 acres and 1 15-acre commercial site.
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 \$292,500.00 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. 30971 (Assessor's Parcel No. (APN) 144-060-004-1, 144-060-005-2 and 144-060-006-3) 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.