

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

412 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 3, 2005

SUBJECT: Adoption of Resolution No. 2005-471 – Diminishment of Woodcrest Agricultural Preserve No. 2 – Agricultural Preserve Case and Map No. 955 – Applicant: Howard Sawada for Sawada & Miyake Farms, LLC – First Supervisorial District – Woodcrest Zoning District – 9.61 Acres (Net)

RECOMMENDED MOTION: Adoption of Resolution No. 2005-471 for the diminishment of Woodcrest Agricultural Preserve No. 2, Map No. 955, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. The 9.61-acre parcel is located northerly of Mariposa Avenue, south of and adjacent to Lurin Avenue, easterly of Wood Road and westerly of Barton Street in western Riverside County, California.
2. Albert Valdora and Lila Valdora entered into a land conservation contract with the County of Riverside for land within Woodcrest Agricultural Preserve No. 2. The contract is dated January 1, 1970, and was recorded on May 13, 1970, as Instrument No. 45033 in the Office of the County Recorder of Riverside County, California.
3. Pursuant to the Land Conservation Act of 1965, Sawada & Miyake Farms, LLC, the subsequent property owner of Assessor's Parcel No. (APN) 266-160-006-3, filed a notice of non-renewal on May 15, 1992, which notice was recorded on June 9, 1992, as Instrument No. 209855, and, as a consequence, the land

Mark F. Balys for
Robert C. Johnson
Planning Director

RCJ:kb

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
James P. Ryan
DATE 10/31/05

Departmental Concurrence

Policy Policy

Consent Consent

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

Prev. Agn. Ref.

District: First

Agenda Number:

conservation contract as it applies to the subject parcels expired on January 1, 2002.

4. Under both the County's Rules and Regulations Governing Agricultural Preserves and the Comprehensive General Plan's Williamson Act Program (i.e., Land Conservation Act of 1965), a landowner may apply to have property removed from the boundaries of an agricultural preserve, once the contract has expired.
5. The land conservation contract having expired, Howard Sawada, as authorized representative of Sawada & Miyake Farms, LLC, the current property owner of APN 266-160-006-3, has now applied to have said parcel removed from the boundaries of the agricultural preserve.

CONCLUSION:

1. The diminishment of Woodcrest Agricultural Preserve No. 2, Map No. 955, is consistent with the provisions of the Land Conservation Act of 1965 and the Rules and Regulations Governing Agricultural Preserves in Riverside County as adopted by the Board of Supervisors.
2. The diminishment of Woodcrest Agricultural Preserve No. 2, Map No. 955, is consistent with the Riverside County General Plan.

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**RESOLUTION NO. 2005-471
DIMINISHMENT OF WOODCREST
AGRICULTURAL PRESERVE NO. 2
PURSUANT TO NOTICE OF NONRENEWAL**

WHEREAS, Albert Valdora and Lila Valdora entered into a Land Conservation Contract with the County of Riverside pursuant to the California Land Conservation Act of 1965 (Government Code Section 51200 et seq.), which contract is dated January 1, 1970, and was recorded May 13, 1970, as Instrument No. 45033, in the Office of the County Recorder of Riverside County, California; and

WHEREAS, Sawada & Miyake Farms, LLC, the subsequent landowner, filed a Notice of Nonrenewal on May 15, 1992, which notice was recorded on June 9, 1992, as Instrument No. 209855, in the Office of the County Recorder of Riverside County, California;

WHEREAS, the filing of said Notice of Nonrenewal resulted in the expiration of the contract as it applies to the subject property on January 1, 2002, pursuant to Government Code Section 51246;

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on November 15, 2005, that the Clerk of this Board shall file and record copies of this resolution, map and boundary description, in the Office of the County Recorder of Riverside County, California, with the Director of Conservation, State of California, and with the Office of the Assessor of Riverside County, California, and that:

- 1. Woodcrest Agricultural Preserve No. 2, Map No. 89, dated February 24, 1970, and on file in the Office of the Clerk of this Board, is further amended by deleting therefrom the area shown on the map entitled "AGRICULTURAL PRESERVE MAP NO. 955: AMENDMENT NO. 6 (DIMINISHMENT) OF WOODCREST AGRICULTURAL**

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PRESERVE NO. 2" and described by boundary description thereof, as fully set forth in the attached document entitled "EXHIBIT A, WOODCREST AGRICULTURAL PRESERVE NO. 2, MAP NO. 955 (DIMINISHMENT)," said map and description both being on file in the Office of the Clerk of the Board.

- 2. The Land Conservation Contract between Albert Valdora and Lila Valdora and the County of Riverside, dated January 1, 1970, and recorded on May 13, 1970, as Instrument No. 45033, in the Office of the County Recorder of Riverside County, California, and as said contract applies to the subject property, has expired, removing from the effect of said contract the real property in the County of Riverside, State of California, described in the attached document entitled "EXHIBIT A, WOODCREST AGRICULTURAL PRESERVE NO. 2, MAP NO. 955 (DIMINISHMENT)," which is made a part of this resolution.**

BE IT FURTHER RESOLVED that the Clerk of this Board shall file and record copies of this resolution, map and boundary description in the Office of the County Recorder of Riverside County, California, with the Director of Conservation of the State of California, and with the Office of the Assessor of Riverside County, California.

FORM APPROVED
COUNTY COUNSEL

OCT 25 2005

B. T. Miller

**EXHIBIT A
WOODCREST AGRICULTURAL PRESERVE NO. 2
MAP NO. 955
(DIMINISHMENT)**

The following described property in the County of Riverside, California:

Lot 18 of Woodcrest Acres as shown by map on file in Book 11, Page 62 of Maps, Riverside County Records.

Document Date: January 22, 2003

Assessor Parcel No.	Acres (net)	Owners
266-160-006-3	9.61	Sawada & Miyake Farms, LLC
Total	9.61	

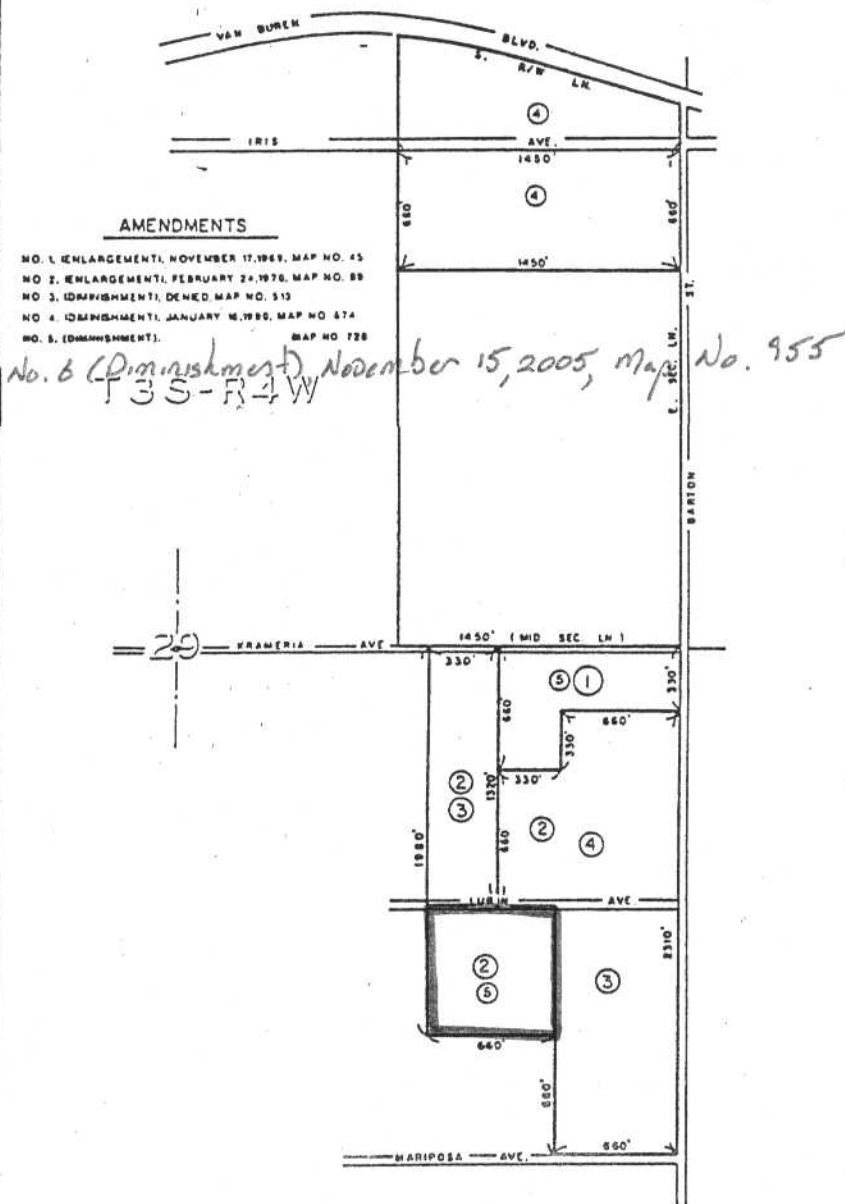
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WOODCREST AGRICULTURAL PRESERVE

NO. 2

MAP NO. 21

AMENDED BY MAP NO. 45, 89, 503, 674, 728, 955



AMENDMENTS

- NO. 1. ENLARGEMENT, NOVEMBER 17, 1969, MAP NO. 45
- NO. 2. ENLARGEMENT, FEBRUARY 24, 1970, MAP NO. 89
- NO. 3. (DIMINISHMENT), DENIED MAP NO. 513
- NO. 4. (DIMINISHMENT), JANUARY 11, 1980, MAP NO. 674
- NO. 5. (DIMINISHMENT), MAP NO. 728

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ADOPTED ON FEBRUARY 24, 1969
BY THE BOARD OF SUPERVISORS
OF THE COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA

