

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

916 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 11, 2005

SUBJECT: Adoption of Resolution No. 2005-089, a Certificate of Tentative Cancellation of Land Conservation Contracts and Diminishment of Highgrove Agricultural Preserve No. 1, Amendment No. 11, Map No. 867 – Owner: Springbrook Investments, L.P., for Bessie F. Kidd, Denis W. Kidd and Denis W. Kidd, Trustee for Benjamin A. Kidd Trust, and Helen N. Cardey – 54.59 acres (net) – University Zoning District – Fifth Supervisorial District

RECOMMENDED MOTION: Adoption of Resolution No. 2005-089, a Certificate of Tentative Cancellation of a Land Conservation Contract and Diminishment of Highgrove Agricultural Preserve No. 1, Amendment No. 11, Map No. 867, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. On December 21, 2004, the Board of Supervisors tentatively approved a request by Springbrook Investments, L.P., to diminish Highgrove Agricultural Preserve No. 1 pursuant to Agricultural Map No. 867, and to cancel the land conservation contracts as they apply to the 54.59-acre portion of the 184.50-acre project site.
2. The Board of Supervisors held a second public hearing on March 29, 2005, to address changes to the proposed alternative land use that had been requested by the Board at the December 21, 2004 public hearing. It was determined that these changes were no longer necessary to mitigate environmental impacts resulting from project implementation. The Board tentatively approved the second request by Springbrook Investments, L.P., to

Robert C. Johnson
Planning Director

RCJ:kb

(Continued On Attached Page)

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

James Wright
DATE 4/11/05

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: Fifth

Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

3.24

The Honorable Board of Supervisors

RE: Adoption of Resolution No. 2005-089, a Certificate of Tentative Cancellation of Land Conservation Contracts and Diminishment of Highgrove Agricultural Preserve No. 1, Amendment No. 11, Map No. 867

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diminish Highgrove Agricultural Preserve No. 1 pursuant to Agricultural Map No. 867, and to cancel the land conservation contracts as they apply to the 54.59-acre portion of the 184.50-acre project site.

3. Six parcels comprise the 54.59 acres (net) of contracted land proposed for deletion from Highgrove Agricultural Preserve No. 1. Four of the parcels are located northerly of Palmyrita Avenue, south of and adjacent to Spring Street, east of and adjacent to the terminus of Murphy Avenue and west of and adjacent to Murphy Avenue. The two remaining parcels are located northerly of Spring Street, south of and adjacent to Center Street, easterly of Mount Vernon Avenue and westerly of Pope Kirolos Avenue within the Highgrove Area Plan of the Riverside County General Plan.
4. The alternative land use proposed for the 184.50-acre project site upon cancellation of the current land conservation contracts are Specific Plan No. 330 (SP 330), Tentative Tract No. 30908 (TR30908) and Tentative Tract No. 30909 (TR30909). SP 330 proposes to develop the 184.50-acre project site with approximately 650 residential lots in medium-high density residential neighborhoods. Implementing SP 330 are TR30908, a proposal to subdivide 105.15 acres into 437 residential lots with a minimum lot size of 5,000 square feet, 11 open space lots and 2 parks; and, TR30909, a proposal to subdivide 78.80 acres into 213 residential lots with a minimum lot size of 4,000 square feet, 1 regional park, 10 open space lots and 1 reservoir site.
5. 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 \$360,562.50 (the cancellation fee for each affected property owner as follows: Bessie F. Kidd, Denis W. Kidd and Denis W. Kidd, Trustee for Benjamin A. Kidd Trust, \$293,875.00; Helen N. Cardey, \$66,687.500) 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. 30908 (Assessor's Parcel No. (APN) 255-110-011-2, 255-130-001-5, 255-130-002-6, 255-130-003-7, 255-130-004-8, 255-130-008-2, 255-130-009-3, 255-130-010-3, 255-130-011-4 and 255-140-001) and Tract Map No. 30909 (APN 255-170-006-4, 255-170-007-5, 255-170-008-6, 255-170-009-7, 255-190-008-8 and 255-190-009-9) shall have been met.

The Honorable Board of Supervisors

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6. 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.
7. 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 diminishing the agricultural preserve.