

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
February 20, 2006

SUBJECT: Adoption of Resolution No. 2006-011, a Certificate of Final Cancellation of a Land Conservation Contract and Diminishment of Mira Loma Agricultural Preserve No. 10, Map No. 922 – Applicant: William Lyon Homes, Inc., for Catherine & Steven Vander Stelt, Co-Trustees – Engineer / Representative: Albert A. Webb Associates – Second Supervisorial District – Prado-Mira Loma Zoning District – Eastvale Area Plan – 58.3 Acres (Net)

RECOMMENDED MOTION: Adoption of Resolution No. 2006-011, a Certificate of Final Cancellation of a Land Conservation Contract and Diminishment of Mira Loma Agricultural Preserve No. 10, Amendment No. 5, Map No. 922, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. On March 1, 2005, the Board of Supervisors tentatively approved a request by William Lyon Homes for Catherine & Steven Vander Stelt, Co-Trustees, to diminish Mira Loma Agricultural Preserve No. 10 pursuant to Agricultural Map No. 922, and to cancel the land conservation contract as it applies to the 57.8-acre portion of the site, which is located northerly of Schleisman Road, southerly of Cloverdale Road, east of and adjacent to Archibald Avenue and west of and adjacent to Harrison Avenue within the Eastvale Area Plan of the Riverside County General Plan.

This cancellation was subject to the following conditions:

- a. Payment of the cancellation fee in the amount of \$1,445,000;

David Marcus For
Robert C. Johnson
Planning Director

RCJ:kb

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE
Adriana S. Sandoval
DATE 2/27/06

FORM APPROVED COUNTY COUNSEL

FEB 21 2006

Policy
 Policy

Consent
 Consent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

3.49

The Honorable Board of Supervisors

RE: Adoption of Resolution No. 2006-011, a Certificate of Final Cancellation of a Land Conservation Contract and Diminishment of Mira Loma Agricultural Preserve No. 10, Map No. 922

February 20, 2006

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- b. Meet all conditions necessary for the County of Riverside to issue grading permits on Tract Map No. 31726 (Assessor's Parcel No. 144-030-001-5).
2. The cancellation fee of \$1,445,000.00 was paid to the County Treasurer on October 5, 2005.
3. All conditions necessary for the County of Riverside to issue grading permits on Tract Map No. 31726 (Assessor's Parcel No. 144-030-001-5) have been met.

CONCLUSION:

1. All conditions of approval for the diminishment of Mira Loma Agricultural Preserve No. 10, Amendment No. 5, Map No. 922 and cancellation of the associated land conservation contract have been met.
2. The applicant is now eligible to receive a Certificate of Final Cancellation for Mira Loma Agricultural Preserve No. 10, Amendment No. 5, Map No. 922.

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3 **RESOLUTION NO. 2006-011**
4 **CERTIFICATE OF FINAL CANCELLATION**
5 **OF LAND CONSERVATION CONTRACT AND**
6 **DIMINISHMENT OF AGRICULTURAL PRESERVE**
7 **(Government Code Section 51283.4)**
8

9 **WHEREAS, Knudsen Corporation, a California Stock Corporation, incorporated**
10 **September 10, 1935, entered into a Land Conservation Contract with the County of Riverside,**
11 **pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.),**
12 **which contract is dated January 1, 1971, and was recorded on February 25, 1971 as Instrument**
13 **No. 18034 in the office of the County Recorder of Riverside County, California; and,**

14 **WHEREAS, Catherine Vander Stelt & Steven Vander Stelt, Co-Trustees, the subsequent**
15 **owners of the property subject to the Land Conservation Contract referenced above, all of**
16 **which property is described in the attached legal description entitled "EXHIBIT A, MIRA**
17 **LOMA AGRICULTURAL PRESERVE NO. 10, AMENDMENT NO. 5, (DIMINISHMENT),**
18 **MAP NO. 922," petitioned to cancel the contract and to diminish Mira Loma Agricultural**
19 **Preserve No. 10, Map No. 134; and,**

20 **WHEREAS, a public hearing was held on this matter by the Riverside County Board of**
21 **Supervisors on March 1, 2005; and,**

22 **WHEREAS, all provisions of the California Environmental Quality Act (CEQA) and the**
23 **Procedures for Implementing CEQA in Riverside County have been satisfied, including**
24 **Environmental Assessment No. 39580, which consider the impacts of the establishment of the**
25 **proposed alternative land use, as well as the impacts of this cancellation request; and,**

26 **WHEREAS, Tract Map No. 31726 is the alternative use; and,**

1 WHEREAS, Tract Map No. 31726 will divide the 58.3-acre site into one hundred eighty-
2 seven (187) single-family residential lots with a minimum lot size of 7,200 square feet and two (2)
3 open space lots; and,

4 WHEREAS, the amount of the cancellation fee, pursuant to Section 51283.4 of the
5 Government Code, has been determined and certified by this Board to be \$1,445,000.00;

6 WHEREAS, the following conditions have been met:

- 7 1. The cancellation fee in the amount of \$1,445,000.00 has been paid to the
8 Treasurer of Riverside County; and
- 9 2. All conditions necessary for the County of Riverside to issue grading permits on
10 Tract Map No. 31726 (Assessor's Parcel No. 144-030-001-5) have been met.

11 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
12 Supervisors of the County of Riverside, State of California, in regular session assembled on
13 February 28, 2006 that the Clerk of this Board shall file and record copies of this resolution,
14 map and boundary description, in the Office of the County Recorder of Riverside County,
15 California, and transmit copies thereof to the Director of Conservation of the State of
16 California, the Treasurer of Riverside County, and the Assessor of Riverside County; and,
17 thereafter:

- 18 1. Mira Loma Agricultural Preserve No. 10, Map No. 134, dated February 16, 1971,
19 as amended, will be further amended by deleting therefrom the area shown on
20 the map entitled "MIRA LOMA AGRICULTURAL PRESERVE NO. 10,
21 AMENDMENT NO. 5, (DIMINISHMENT), MAP NO. 922," and described by
22 boundary description thereof, said map and description both being on file in the
23 Office of the Clerk of the Board.
- 24 2. The Land Conservation Contract between the County of Riverside and Knudsen
25 Corporation, a California Stock Corporation, dated January 1, 1971 and
26 recorded February 25, 1971, as Instrument No. 18034, in the Office of the County
27 Recorder of Riverside County, California, will be canceled as said contract
28 applies to land referenced in the petition of Catherine Vander Stelt and Steven

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Clarence Vander Stelt, Co-Trustees, thereby removing from the effect of said contract the real property in the County of Riverside, State of California, described in the exhibit entitled, "EXHIBIT A, MIRA LOMA AGRICULTURAL PRESERVE NO. 10, AMENDMENT NO. 5, (DIMINISHMENT), MAP NO. 922," a copy of which is attached hereto and incorporated herein by reference.

**EXHIBIT A
MIRA LOMA AGRICULTURAL PRESERVE NO. 10
MAP NO. 134
(DIMINISHMENT)**

Real property in the unincorporated area of the County of Riverside, State of California, described as follows:

The Southerly 990 feet of the North half of the Southwest quarter of Section 26, Township 2 South, Range 7 West, San Bernardino Meridian, as shown by sectionized survey of the Jurupa Rancho, recorded in Book 9, Page 33 of Maps, Sumitomo Bank of California Records.

Except the Easterly 25 feet thereof, in Harrison Avenue.

Also except the West 50 feet as conveyed by Deed recorded March 2, 1965 as Instrument No. 23703, Official Records.

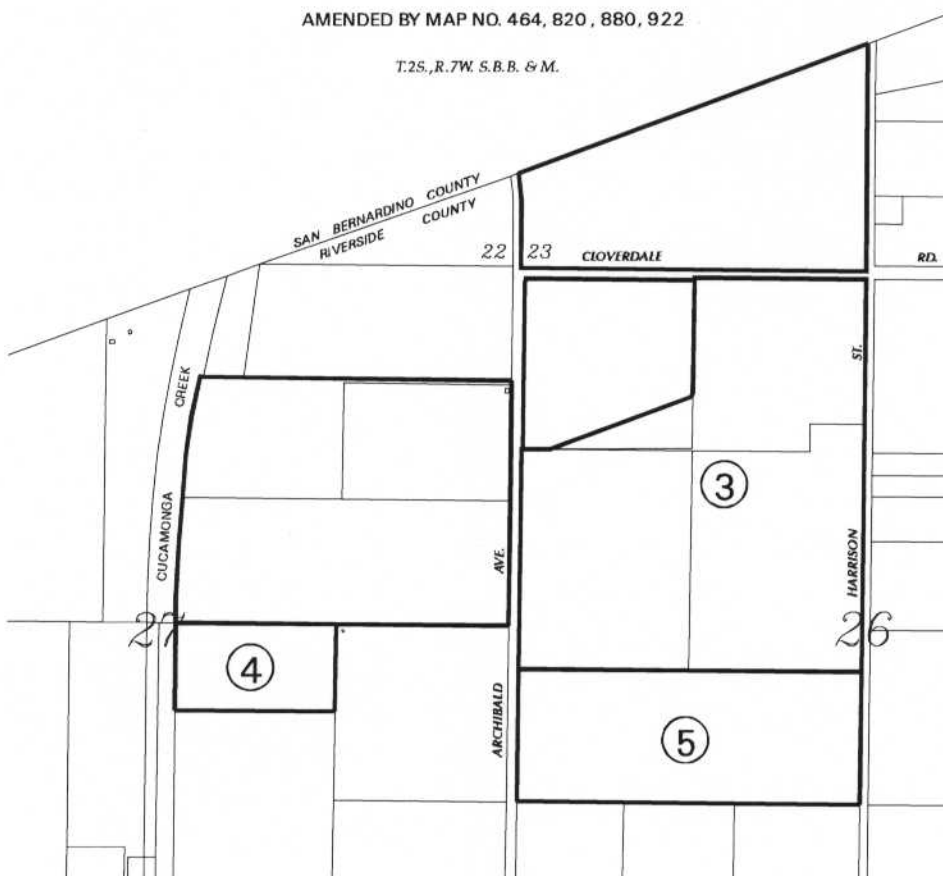
APN: 144-030-001-5
Acreage: 58.30 acres (net)

Assessor Parcel No.	Acres (net)	Owners
144-030-001-5	58.30	Catherine Vander Stelt, Steven Clarence Vander Stelt, and Donald Lee Vander Stelt, as Co-Trustees
Total	58.30	

MAP NO. 134 MIRA LOMA AGRICULTURAL PRESERVE NO. 10

AMENDED BY MAP NO. 464, 820, 880, 922

T.2S., R.7W. S.B.B. & M.



AMENDMENTS:

- NO. 3, (DIMINISHMENT), FEBRUARY 4, 2003, MAP NO. 820
- NO. 4, (DIMINISHMENT), OCTOBER 18, 2005, MAP NO. 880
- NO. 5, (DIMINISHMENT), FEBRUARY 28, 2006, MAP NO. 922

ADOPTED ON FEBRUARY 16, 1971
 BY THE BOARD OF SUPERVISORS
 OF THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.

