

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

915 B



FROM: TLMA - Planning Department


SUBMITTAL DATE:  
March 13, 2006

SUBJECT: Adoption of Resolution No. 2006-090, a Certificate of Final Cancellation of a Land Conservation Contract and Diminishment of Highgrove Agricultural Preserve No. 1, Amendment No. 9, Map No. 840 – Applicant: SMR Ventures, LLC – Engineer / Representative: N/A – Fifth Supervisorial District – Edgemont/Sunnymead Zoning District – Highgrove Area Plan – 5.64 Acres (Net)

RECOMMENDED MOTION: Adoption of Resolution No. 2006-089, a Certificate of Final Cancellation of a Land Conservation Contract and Diminishment of Highgrove Agricultural Preserve No. 1, Amendment No. 9, Map No. 840, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. On April 3, 2001, the Board of Supervisors tentatively approved a request by Eastbridge Partners for MRF Groves Development II, L. P., to diminish Highgrove Agricultural Preserve No. 1 pursuant to Agricultural Preserve Map No. 840, and to cancel the land conservation contract as it applies to the 5.64-acre site located north of and adjacent to Highgrove Pass Road and east of and adjacent to Pigeon Pass Road in western Riverside County.
2. This cancellation was subject to the following conditions:
  - a. Payment of the cancellation fee in the amount of \$9,500.00;
  - b. Meet all conditions necessary for the County of Riverside to issue

  
 Robert C. Johnson  
 Planning Director

RCJ:kb

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE  
*[Signature]*  
DATE 3/15/06  
Departmental Concurrence

FORM APPROVED  
COUNTY CLERK  
MAR 13 2006  
BY *[Signature]*

Policy   
Policy

Consent   
Consent

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

Prev. Agn. Ref. | District: Fifth | Agenda Number:

3.20

The Honorable Board of Supervisors

RE: Adoption of Resolution No. 2006-090, a Certificate of Final Cancellation of a Land Conservation Contract and Diminishment of Highgrove Agricultural Preserve No. 1, Amendment No. 9, Map No. 840

March 13, 2006

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grading permits on Tract Map No. 29599 (Assessor's Parcel No. 255-220-007, 255-230-001, 255-230-003, 255-230-009, 255-240-008, 255-240-009, and 255-240-010).

3. The cancellation fee of \$9,500.00 was paid to the County Treasurer on February 14, 2006.
4. All conditions necessary for the County of Riverside to issue grading permits on Tract Map No. 29599 have been met.

**CONCLUSION:**

1. All conditions of approval for the diminishment of Highgrove Agricultural Preserve No. 1, Amendment No. 9, Map No. 840 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 Highgrove Agricultural Preserve No. 1, Amendment No. 9, Map No. 840.

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3                                   **RESOLUTION NO. 2006-090**  
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, James B. Woodford, William Woodford, James B. Woodford , Jr., Mary W.**  
10 **Smith, Marjorie B. Woodford, A. Harwood Thayer, Jr., Alfred O. Woodford, Elizabeth G.**  
11 **Woodford, Marjorie Woodford Bray, and Katharine Bentley, entered into a Land Conservation**  
12 **Contract with the County of Riverside, pursuant to the Land Conservation Act of 1965**  
13 **(Government Code Section 51200 et. seq.), which contract is dated January 1, 1970, and was**  
14 **recorded on May 13, 1970 as Instrument No. 45023 in the office of the County Recorder of**  
15 **Riverside County, California; and,**

16                   **WHEREAS, MRF Groves Development II, L. P., the subsequent owner of the property**  
17 **subject to the Land Conservation Contract referenced above (which property is described in the**  
18 **attached legal description entitled “HIGHGROVE AGRICULTURAL PRESERVE NO. 1,**  
19 **AMENDMENT NO. 9, MAP NO. 840, EXHIBIT A,” petitioned to cancel the contract and to**  
20 **diminish Highgrove Agricultural Preserve No. 1, Map No. 63; and,**

21                   **WHEREAS, a public hearing was held on this matter by the Riverside County Board of**  
22 **Supervisors on April 3, 2001; and,**

23                   **WHEREAS, all procedures of the California Environmental Quality Act (CEQA) and**  
24 **Riverside County Rules to Implement the Act have been satisfied, including Environmental**  
25 **Assessment No. 37995 and Environmental Impact Report No. 424, which considered the impacts**  
26 **of the establishment of the proposed alternative land use, as well as the impacts of this**  
27 **cancellation request; and,**

28                   **WHEREAS, all provisions of the California Environmental Quality Act (CEQA) and**

1 Riverside County CEQA implementing procedures have been satisfied, including  
2 Environmental Assessment No. 37995 and Environmental Impact Report No. 424, which  
3 considered the impacts of the establishment of the proposed alternative land use, as well as the  
4 impacts of this cancellation request; and,

5 WHEREAS, Tract Map No. 29599 is the alternative use; and,

6 WHEREAS, Tract Map No. 29599 proposes to subdivide approximately 148.4 acres into  
7 145 single-family residential lots with a minimum lot size of 10,000 square feet; and,

8 WHEREAS, the amount of the cancellation fee, pursuant to Section 51283.4 of the  
9 Government Code, has been determined and certified by this Board to be \$9,500.00;

10 WHEREAS, the following conditions have been met:

- 11 1. The cancellation fee in the amount of \$9,500.00 has been paid to the Treasurer of  
12 Riverside County; and
- 13 2. All conditions necessary for the County of Riverside to issue grading permits on  
14 Tract Map No. 29599 (Assessor's Parcel No. 255-220-007, 255-230-001,  
15 255-230-003, 255-230-009, 255 240-008, 255-240-009, and 255-240-010) have been  
16 met.

17 BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Board of  
18 Supervisors of the County of Riverside, State of California, in regular session assembled on  
19 March 21, 2006 that the Clerk of this Board shall file and record copies of this resolution, map  
20 and boundary description, in the Office of the County Recorder of Riverside County, California,  
21 and transmit copies thereof to the Director of Conservation of the State of California, the  
22 Treasurer of Riverside County, and the Assessor of Riverside County; and, thereafter:

- 23 1. Highgrove Agricultural Preserve No. 1, Map No. 63, dated February 24, 1970, as  
24 amended, will be further amended by deleting therefrom the area shown on the  
25 map entitled "HIGHGROVE AGRICULTURAL PRESERVE NO. 1,  
26 AMENDMENT NO. 9, (DIMINISHMENT), MAP NO. 840," and described by  
27 boundary description thereof, said map and description both being on file in the  
28 Office of the Clerk of the Board.

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2. **The Land Conservation Contract between the County of Riverside and James B. Woodford, William Woodford, James B. Woodford , Jr., Mary W. Smith, Marjorie B. Woodford, A. Harwood Thayer, Jr., Alfred O. Woodford, Elizabeth G. Woodford, Marjorie Woodford Bray, and Katharine Bentley dated January 1, 1970, and recorded on May 13, 1970 as Instrument No. 45023, in the Office of the County Recorder of Riverside County, California, will be canceled as said contract applies to land referenced in the petition of MRF Groves Development II, L. P., 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, HIGHGROVE AGRICULTURAL PRESERVE NO. 1, AMENDMENT NO. 9, (DIMINISHMENT), MAP NO. 840," a copy of which is attached hereto and incorporated herein by reference.**

**EXHIBIT A  
HIGHGROVE AGRICULTURAL PRESERVE NO. 1  
MAP NO. 840  
(DIMINISHMENT)**

All of that certain real property in the County of Riverside, State of California more particularly described as follows:

LOT 2 OF EUREKA, AS SHOWN BY MAP ON FILE IN BOOK 4 PAGE 67 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

EXCEPTING THEREFROM ALL THAT PORTION THEREOF DESCRIBED AS FOLLOW:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID LOT 2; THENCE SOUTH 55° 13' EAST, 270.7 FEET; THENCE NORTH 70° 06' EAST, 310 FEET TO AN ANGLE POINT ON THE SOUTH LINE OF SAID LOT 2; THENCE NORTH TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 2, TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM PIGEON PASS ROAD AS CONVEYED TO THE COUNTY OF RIVERSIDE BY DEEDS RECORDED FEBRUARY 13, 1952 IN BOOK 1344 PAGES 334 AND 338 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED AS PARCEL NO. 8279-001A, IN FINAL ORDER OF CONDEMNATION TO THE COUNTY OF RIVERSIDE, RECORDED MAY 10, 1996 AS INSTRUMENT NO. 172062 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

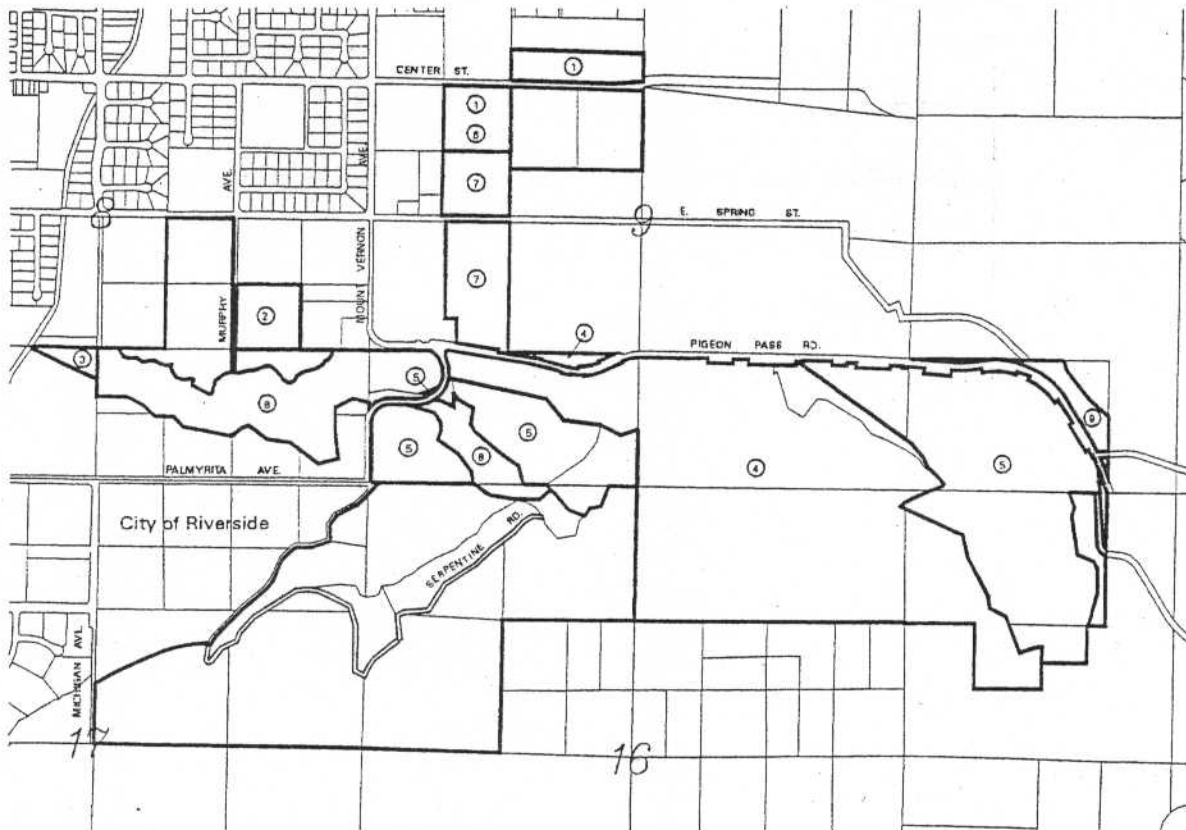
EXCEPTING THEREFROM SAID LOT 2, THAT PORTION LYING WESTERLY OF THE EASTERLY LINE OF PIGEON PASS ROAD, THE ORIGINAL LOCATION, AS DELINEATED AND DESIGNATED ON SURVEY MAP ON FILE IN BOOK 5 PAGE 74 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

| <b>Assessor Parcel No.</b> | <b>Acres</b> | <b>Owners</b>     |
|----------------------------|--------------|-------------------|
| 255-240-009-2              | 5.64         | SMR Ventures, LLC |
| <b>Total</b>               | <b>52.73</b> |                   |

# MAP NO. 63 HIGHGROVE AGRICULTURAL PRESERVE NO. 1

AMENDED BY MAPS NO. 125, 283, 482, 798, 810, 828, 833  
839

T.25, R.4W. S.B.B. & M.



**AMENDMENTS:**

- NO. 1, (ENLARGEMENT), FEBRUARY 8, 1971, MAP NO. 125
- NO. 2, (ENLARGEMENT), FEBRUARY 19, 1974, MAP NO. 283
- NO. 3, (DELETION), NOVEMBER 28, 1978, MAP NO. 482
- NO. 4, (DIMINISHMENT), NOVEMBER 3, 1998, MAP NO. 798
- NO. 5, (DIMINISHMENT), JULY 20, 1999, MAP NO. 810
- NO. 6, (DIMINISHMENT), FEBRUARY 8, 2000, MAP NO. 828
- NO. 7, (DIMINISHMENT), MARCH 21, 2000, MAP NO. 833
- NO. 8, (DIMINISHMENT), *March 21, 2006*, MAP NO. 839
- NO. 9, (DIMINISHMENT), *March 21, 2006*, MAP NO. 840

ADOPTED ON FEBRUARY 24, 1970  
BY THE BOARD OF SUPERVISORS  
OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA.

