

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

425B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 1, 2006

SUBJECT: Adoption of Resolution No. 2006-330, a Certificate of Final Cancellation of a Land Conservation Contract and Diminishment of Woodcrest Agricultural Preserve No. 1, Amendment No. 6, Map No. 946 – Applicant: Bob and Janice Lance – Engineer / Representative: Gabel, Cook and Associates – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan – 2.41 Acres (Gross)

RECOMMENDED MOTION: Adoption of Resolution No. 2006-330, a Certificate of Final Cancellation of a Land Conservation Contract and Diminishment of Woodcrest Agricultural Preserve No. 1, Amendment No. 6, Map No. 946, based upon the hereinafter listed findings and conclusions:

FINDINGS:

1. On July 11, 2006, the Board of Supervisors tentatively approved a request by Bob and Janice Lance to diminish Woodcrest Agricultural Preserve No. 1 pursuant to Agricultural Map No. 946 and to cancel the land conservation contract as it applies to the 1-acre (net) portion of the project site.

This cancellation was subject to the following conditions:

- a. Payment of the cancellation fee in the amount of \$12,500.00;
- b. Meet all conditions necessary for the County of Riverside to issue grading permits on Parcel Map No. 32532 (Assessor's Parcel No. 280-060-004-6).

Robert C. Johnson
Planning Director

RCJ:kb

(Continued On Attached Page)

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

3.59

REVIEWED BY EXECUTIVE OFFICE

FORM APPROVED COUNTY COUNSEL

DATE: 9/1/06
BY: [Signature]
Departmental Concurrence

SEP 01 2006

The Honorable Board of Supervisors

RE: Adoption of Resolution No. 2006-330, a Certificate of Final Cancellation of a Land Conservation Contract and Diminishment of Woodcrest Agricultural Preserve No. 1, Amendment No. 6, Map No. 946

September 1, 2006

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2. The cancellation fee of \$12,500.00 was paid to the County Treasurer on August 23, 2006.
3. All conditions necessary for the County of Riverside to issue grading permits on Parcel Map No. 32532 (PM32532) have been met.

CONCLUSION:

1. All conditions of approval for the diminishment of Woodcrest Agricultural Preserve No. 1, Amendment No. 6, Map No. 946 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 Woodcrest Agricultural Preserve No. 1, Amendment No. 6, Map No. 946.

RESOLUTION NO. 2006-330

**CERTIFICATE OF FINAL CANCELLATION
OF LAND CONSERVATION CONTRACT AND
DIMINISHMENT OF AGRICULTURAL PRESERVE**

(Government Code Section 51283.4)

WHEREAS, Rolla L. Cook and Isabel M. Cook entered into a Land Conservation Contract with the County of Riverside pursuant to the Land Conservation Act of 1965 (Government Code Section 51200 et. seq.), which contract is dated January 1, 1971, and was recorded on February 26, 1971 as Instrument No. 19298 in the office of the County Recorder of Riverside County, California; and,

WHEREAS, Sadamu Hotta and Ruriko Hotta, the subsequent property owners of Assessor's Parcel No. (APN) 280-060-004-6, filed a Notice of Nonrenewal on April 7, 2005, which notice was recorded on February 17, 2006 as Instrument No. 2006-0119240, in the Office of the County Recorder of Riverside County, California;

WHEREAS, Janice Lance, as authorized representative of Sadamu Hotta and Ruriko Hotta, the current owners of the property subject to the Land Conservation Contract referenced above, all of which property is described in the attached legal description entitled "EXHIBIT A, WOODCREST AGRICULTURAL PRESERVE NO. 1, AMENDMENT NO. 6, (DIMINISHMENT), MAP NO. 946," petitioned to cancel the contract and to diminish Woodcrest Agricultural Preserve No. 1, Map No. 124; and,

WHEREAS, a public hearing was held on this matter by the Riverside County Board of Supervisors on July 11, 2005; and,

WHEREAS, all provisions of the California Environmental Quality Act (CEQA) and the Procedures for Implementing CEQA in Riverside County have been satisfied, including the filing of a Notice of Exemption, which consider the impacts of the establishment of the proposed alternative land use, as well as the impacts of this cancellation request; and,

1 WHEREAS, Parcel Map No. 32532 is the alternative use; and,

2 WHEREAS, Parcel Map No. 32532 will divide the 2.41-acre parcel into two (2) single-family
3 residential lots having a minimum lot size of 1 acre; 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 \$12,500.00;

6 WHEREAS, the following conditions have been met:

- 7 1. The cancellation fee in the amount of \$12,500 has been paid to the Treasurer of
8 Riverside County; and
- 9 2. All conditions necessary for the County of Riverside to issue grading permits on
10 Parcel Map No. 32532 (APN 280-060-004-6) have been met.

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

- 17 1. Woodcrest Agricultural Preserve No. 1, Map No. 124, dated February 8, 1971, as
18 amended, will be further amended by deleting therefrom the area shown on the map
19 entitled "WOODCREST AGRICULTURAL PRESERVE NO. 1, AMENDMENT
20 NO. 6, (DIMINISHMENT), MAP NO. 946," and described by boundary description
21 thereof, said map and description both being on file in the Office of the Clerk of the
22 Board.
- 23 1. The Land Conservation Contract between the County of Riverside and Rolla L. Cook
24 and Isabel M. Cook dated January 1, 1971 and recorded February 26, 1971 as
25 Instrument No. 19298, in the Office of the County Recorder of Riverside County,
26 California, will be canceled as said contract applies to land referenced in the petition
27 of Sadamu Hotta and Ruriko Hotta thereby removing from the effect of said contract
28 the real property in the County of Riverside, State of California, described in the
29 exhibit entitled, "EXHIBIT A, WOODCREST AGRICULTURAL PRESERVE

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NO. 1, AMENDMENT NO. 6, (DIMINISHMENT), MAP NO. 946," a copy of which
is attached hereto and incorporated herein by reference.

FORM APPROVED COUNTY COUNSEL

SEP 01 2006

BY

Mick Tran

**EXHIBIT A
WOODCREST AGRICULTURAL PRESERVE NO. 1
MAP NO. 946
(DIMINISHMENT)**

The following real property is situated in the unincorporated area of Riverside County, State of California, and described as follows:

The North portion or 147' of Section 19, Township 3 South, Range 4 West, San Bernardino Base and Meridian

| Assessor Parcel No. | Acres (net) | Owners |
|-----------------------------|--------------------|--------------------------------------|
| | | |
| 280-060-004-6 (por.) | 2.281 | Sadamu Hotta Ruriko Hotta |
| | | |
| Total | 2.281 | |

MAP NO. 20 WOODCREST AGRICULTURAL PRESERVE NO. 1

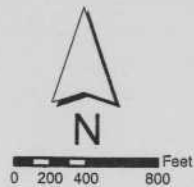
AMENDED BY MAP NO. 124, 357, 638, 648, 864, 946

SEC 24, T. 3 S., R. 5 W, SEC 19, T. 3 S., R. 4 W



AMENDMENTS:

- NO. 1, (ENLARGEMENT), FEBRUARY 8, 1971, MAP NO. 124
- NO. 2, (DIMINISHMENT), FEBRUARY 3, 1976, MAP NO. 357
- NO. 3, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 638
- NO. 4, (DIMINISHMENT), DECEMBER 22, 1987, MAP NO. 648
- NO. 5, (DIMINISHMENT), AUGUST 27, 2002, MAP NO. 864
- NO. 6, (DIMINISHMENT), SEPTEMBER 12, 2006, MAP NO. 946



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