

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 RIVERSIDE, CALIFORNIA, APPROVING THE DIMINISHMENT OF A  
4 PORTION OF AGRICULTURAL PRESERVE NO. 7 TO FACILITATE  
5 THE CONSTRUCTION OF A 96-UNIT PLANNED RESIDENTIAL  
6 DEVELOPMENT.

7 WHEREAS, an 18.92-acre project site is comprised of three (3) contiguous parcels,  
8 identified as Assessor's Parcel Nos. 266-130-016, 266-130-024, and 266-130-023, located at the  
9 northeast corner of Wood Road and Lurin Avenue ("Project Site"); and

10 WHEREAS, on May 13, 2008, the Project Site was annexed into the City under Annexation  
11 area 107; and

12 WHEREAS, the Project Site's two (2) westerly parcels, identified as Assessor's Parcel Nos.  
13 266-130-024 and 266-130-023, described and depicted in Exhibit "A" attached hereto and  
14 incorporated herein by this reference, were zoned Orangecrest Specific Plan – Residential  
15 Agriculture ("OSP-RA") due to the parcels' designation as Agricultural Preserve No. 7; and

16 WHEREAS, the Project Site has not been utilized for agricultural purposes since 1993; and

17 WHEREAS, Brett Crowder of Coastal Commercial Properties has applied for a  
18 diminishment of a portion of Agricultural Preserve No. 7 to facilitate the development of a planned  
19 residential development consisting of 96 detached single-family residential units, a 61,909 square  
20 foot common open space area, and a 10-foot-wide multi-purpose recreational trail along Wood  
21 Road; and

22 WHEREAS, the Orangecrest Specific Plan provides that once the agricultural preserve  
23 designation is diminished on the two (2) west parcels, the use of the land shall be reviewed  
24 consistent with the R-1-8500 and R-1-13000 Single-Family Residential Zone development  
25 standards; and

26 WHEREAS, the Williamson Act requires cities to, by resolution, adopt rules governing the  
27 administration of agricultural preserves, including procedures for the initiation, filing, and  
28 processing requests to establish and diminish agricultural preserves; and

WHEREAS, on August 8, 2000, the City Council adopted Resolution No. 19740 Repealing  
Resolution No. 14923 and All Amendments Thereto and Establishing a New Resolution adopting

1 Rules for the Establishment and Administration of Agricultural Preserves Pursuant to the California  
2 Land Conservation Act of 1965 (the Williamson Act), which are implemented by proper utilization  
3 of the established Agricultural Preserve Technical Advisory Committee (“APTAC”) and the  
4 Planning Commission; and

5 WHEREAS, all agricultural preserves must be established and administered pursuant to the  
6 Williamson Act, Chapter 7 of Part 1 of Division 1 of Title 5 of the California Government Code  
7 commencing with Section 51200, as now enacted or hereafter amended, which applies to all  
8 agricultural preserves now or hereafter established; and

9 WHEREAS, the APTAC is comprised of the Land Use Committee (now the Land Use,  
10 Sustainability and Resiliency Committee) and the Planning Director (now the Community &  
11 Economic Development Director); and

12 WHEREAS, the APTAC’s function is to review each agricultural preserve application and/or  
13 diminishment and prepare a report regarding the application for the City Council; and

14 WHEREAS, on March 30, 2023, the Planning Commission unanimously approved staff’s  
15 recommendation that the City Council adopt a resolution to diminish Agriculture Preserve No. 7; and

16 WHEREAS, on April 10, 2023, the Land Use, Sustainability, and Resilience Committee  
17 unanimously approved the Community & Economic Development Department’s recommendation that  
18 the City Council adopt a resolution to diminish Agriculture Preserve No. 7.

19 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,  
20 California, that:

21 Section 1: The above recitals are incorporated herein as if set forth in full.

22 Section 2: Notice of a public hearing has been provided pursuant to California  
23 Government Code Section 6061 on this \_\_\_ day of \_\_\_\_\_ 2023.

24 Section 3: The Community & Economic Development Director has prepared a report for  
25 consideration by the City Council at the public hearing. The report includes the report of the  
26 ATPAC and of the Planning Commission as required.

27 Section 4: In order to facilitate the development of a Planned Residential Development  
28 consisting of 96 detached single-family residential units, a 61,909 square foot common open space  
area, and a 10-foot-wide multi-purpose recreational trail along Wood Road, the two (2) westerly

1 parcels, identified as Assessor Parcel Nos. 266-130-024 and 266-130-023, described and depicted in  
2 Exhibit "A" attached hereto and incorporated herein by this reference and identified as Agricultural  
3 Preserve No. 7, are hereby diminished.

4 Section 5: The provisions of this resolution shall be operative on the date of its adoption.

5 ADOPTED by the City Council this \_\_\_\_ day of \_\_\_\_\_, 2023.

6  
7 \_\_\_\_\_  
8 PATRICIA LOCK DAWSON  
9 Mayor of the City of Riverside

10 Attest:

11 \_\_\_\_\_  
12 DONESIA GAUSE  
13 City Clerk of the City of Riverside

14 I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the  
15 foregoing resolution was duly and regularly adopted at a meeting of the City Council of the City of  
16 Riverside, at its meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2023, by the following  
17 vote, to wit:

18 Ayes:

19 Noes:

20 Absent:

21 Abstain:

22 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
23 City of Riverside, California, this \_\_\_\_ day of \_\_\_\_\_, 2023.

24 \_\_\_\_\_  
25 DONESIA GAUSE  
26 City Clerk of the City of Riverside

27 CA 23-0362 WWS  
28

EXHIBIT "A"  
LEGAL DESCRIPTION

APN: 266-130-023 & 266-130-024

THOSE CERTAIN PARCELS OF LAND IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST HALF OF THE EAST HALF OF LOT 8, THE EAST HALF OF THE WEST HALF OF THE EAST HALF OF LOT 8, AND LOT 9 ALL OF WOODCREST ACRES, PER MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF SAID COUNTY.

THIS DESCRIPTION AND PLAT WERE CREATED FOR THE PURPOSES OF AN AGRICULTURAL PRESERVE DIMINISHMENT/DISESTABLISHMENT ONLY. THIS DESCRIPTION AND PLAT IS NOT INTENDED TO CREATE A SEPARATE PARCEL OF REAL PROPERTY AND FOR THE PURPOSE OF SALE, LEASE OR FINANCING WOULD BE IN VIOLATION OF THE CALIFORNIA SUBDIVISION MAP ACT AND LOCAL ORDINANCE REGULATING THE DIVISION OF REAL PROPERTY.

PREPARED BY OR UNDER THE DIRECTION OF:

*E. L. Reynolds*

2/21/23

EDWARD L. REYNOLDS L.S. 7725

DATE

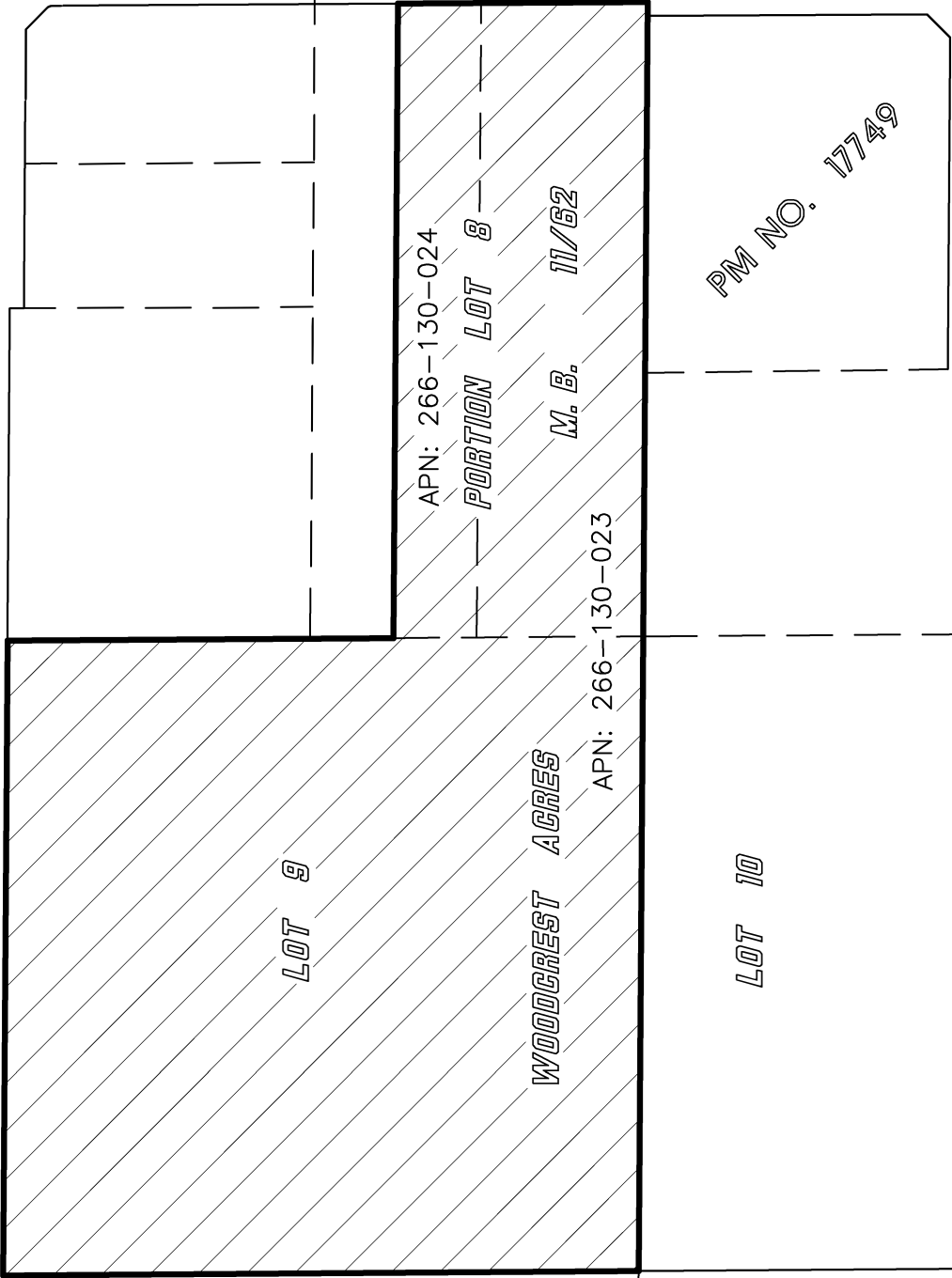




WOOD ROAD

KRAMERIA AVENUE

DANT STREET



LOT 9

APN: 266-130-024

PORTION LOT 8

M. B. 11/62

PM NO. 1749

WOODCREST ACRES

APN: 266-130-023

LOT 10

LURIN AVENUE