

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA,  
APPROVING A FIRST AMENDMENT TO THE GROVE COMMUNITY  
CHURCH DEVELOPMENT AGREEMENT TO ALLOW FOR THE  
DEVELOPMENT OF 85 SINGLE FAMILY RESIDENTIAL LOTS BY  
RIDGE CREST CARDINAL – RIVERSIDE, LP, AND MAKING  
FINDINGS THEREIN.

The City Council of the City of Riverside does ordain as follows:

Section 1: On October 14, 2003, the City Council adopted Ordinance No. 6712 approving a Development Agreement with the Grove Community Church (“Church”) to facilitate development of approximately 54 acre church complex, consisting of a church, senior housing, two private schools, recreational fields, and a bookstore/coffee shop on land located on the northeast corner of Trautwein Road and Grove Community Drive, within the City of Riverside.

Section 2: The Church no longer desires to develop the senior housing or the two private schools. In that regard the Church conveyed approximately 13.5 acres to Ridge Crest Cardinal – Riverside LP (“RCC”).

Section 3: RCC proposes to develop the 13.5 acres with a Planned Residential Development consisting of 85 single family residential lots with common open space and shared amenities (“Proposed Project”).

Section 4: The City Council hereby finds that the First Amendment to the Grove Community Church Development Agreement between the City of Riverside, the Church and RCC to remove the requirements for a senior housing facility and two private schools and add the development of Proposed Project:

(a) is consistent with the objectives, policies, general land uses and programs specified in the General Plan 2025 and the Orangecrest Specific Plan because the new single family residential development is complementary to the existing single family residential character and will enhance the aesthetic appeal of the neighborhood;

(b) will not be detrimental to the health, safety and general welfare of persons residing in the immediate area not be detrimental or injurious to property or persons in the general neighborhood or to the general welfare of the residents of the City as a whole;

1 (c) will not adversely affect the orderly development of property or the  
2 preservation of property values because it will provide a level of certainty for the future development  
3 of the project for the duration of the Development Agreement;

4 (d) will facilitate the implementation of the Orangecrest Specific Plan; and

5 (e) is consistent with the provisions of Government Code Sections 65864 through  
6 65869.5.

7 Section 5: It is the independent judgment of the City Council of the City of Riverside  
8 that approval of the First Amendment to the Grove Community Church Development Agreement  
9 will not have a significant effect on the environment with the mitigation measures imposed upon the  
10 Proposed Project (Planning Cases P14-0472, P14-0473, P15-0322 and P15-0321) and that a  
11 mitigated negative declaration is hereby adopted.

12 Section 6: The City Council hereby approves the First Amendment to the Grove  
13 Community Church Development Agreement and directs the City Manager, or his designee, to  
14 execute the First Amendment to the Grove Community Church Development Agreement on behalf  
15 of the City of Riverside within ten (10) days following the effective date of this ordinance.

16 Section 7: The City Clerk shall cause the First Amendment to the Grove Community  
17 Church Development Agreement to be recorded with the County Recorder no later than ten (10)  
18 days after the effective date of this ordinance.

19 Section 8: The City Clerk shall certify to the adoption of this ordinance and cause  
20 publication once in a newspaper of general circulation in accordance with Section 414 of the Charter  
21 of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its  
22 adoption

23 ADOPTED by the City Council this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

24  
25 \_\_\_\_\_  
Mayor of the City of Riverside

26 Attest:

27  
28 \_\_\_\_\_  
City Clerk of the City of Riverside

1 I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the  
2 foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the  
3 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and that thereafter the said ordinance was duly and  
4 regularly adopted at a meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
5 by the following vote, to wit:

6 Ayes:

7 Noes:

8 Absent:

9 Abstain:

10  
11 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
12 City of Riverside, California, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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15 City Clerk of the City of Riverside  
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