

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

108 B



FROM: TLMA - Transportation Department

SUBMITTAL DATE:
July 1, 2014

SUBJECT: Resolution No. 2014-014 Summarily Vacating Portions of Gavilan Springs Ranch Road (Steeplechase Drive) and of Briley Court in the Lake Mathews Area; California Environmental Quality Act Exempt. 1st/1st District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the vacation of portions of Gavilan Springs Ranch Road and a portion of Briley Court is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15061 (b)(3) of the State CEQA Guidelines; and
2. Adopt Resolution No. 2014-014, Summarily Vacating Portions of Gavilan Springs Ranch Road (Steeplechase Drive) and a Portion of Briley Court in the Lake Mathews Area; and
3. Direct the Clerk of the Board to deliver the Notice of Exemption to the Office of the County Clerk for filing within five (5) working days of this Board of Supervisors hearing.

BACKGROUND:

Summary

Portions of Gavilan Springs Ranch Road (Steeplechase Drive) and Briley Court have been realigned and are not necessary or required for public street purposes. Dedications have been recorded, August 26, 2013; Document Numbers 2013-0417473 and 2013-0417474, both Official Records of Riverside County, California to provide the new alignment of the full road width (88.00 Feet). The realignment has created excess right-of-way to be vacated. This vacation will not eliminate access to any parcels. All adjoining property owners have been notified and there are no objections. The Transportation Department has reviewed this project and has no objections. As determined in the attached Notice of Exemption, the project is exempt from the provisions of CEQA pursuant to Categorical Exemptions 15301 and 15061 of the State CEQA Guidelines. The vacation will not result in any specific or general exceptions to the use of the categorical exemption and will not cause any direct or indirect physical environmental impacts.


Patricia Romo

Juan C. Perez, Director of Transportation and Land Management Assistant Director of Transportation
WJH

Attachments: Resolution No. 2014-014, Exhibits "A" and "B" and CEQA Notice of Exemption

REVIEWED BY EXECUTIVE OFFICE

DATE 7/17/14
Tina Grande

FORM APPROVED COUNTY COUNSEL

BY:  PATRICIA MUNROE
DATE 7/14/14
Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: 1/1

Agenda Number:

2-14

2
3 **RESOLUTION NO. 2014-014**

4
5 **SUMMARILY VACATING PORTIONS OF GAVILAN SPRINGS RANCH ROAD**
6 **(STEEPLECHASE DRIVE) AND A PORTION OF BRILEY COURT IN**
7 **THE LAKE MATHEWS AREA**
8 **(AB12008)**
9 **(First Supervisorial District)**

10
11 **WHEREAS**, the hereinafter-described portions of Gavilan Springs Ranch Road
12 (Steeplechase Drive) and of Briley Court, as dedicated and accepted on Parcel Map filed
13 in Book 1, Pages 12 through 16, inclusive, Records of Riverside County, California, and
14 as dedicated and accepted on Parcel Map 23,891, filed in Book 167, Pages 71 and 72 of
15 Parcel Maps, Records of Riverside County, California, and; as dedicated in Certificate of
16 Dedication, recorded February 12, 1968, as Instrument No. 14389, Official Records of
17 Riverside County, California, and;

18 **WHEREAS**, said hereinafter-described portions of Gavilan Springs Ranch Road
19 (Steeplechase Drive) and of Briley Court, have been realigned and are not necessary and
20 are excess right- of-way, and are not required for public street or highway purposes, and;

21 **WHEREAS**, applicable procedures pertaining to summary vacations were followed
22 pursuant to the County's adopted "Resolutions for Fixing Procedures to Vacate and
23 Accept County Highways and Property Offered for Dedication," now therefore;

24
25
26
27
28
UNW APPROVED COUNTY COUNSEL
TERESA MUNROE
DATE 7/14/14

1 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
2 Supervisors of the County of Riverside, State of California, in regular session assembled
3 on _____, 2014, as follows:

- 4 1. Pursuant to Section 8334(a) of the Streets and Highways Code that said
5 hereinafter-described portions of Gavilan Springs Ranch Road (Steeplechase
6 Drive) and of Briley Court, are excess and are no longer required for public street
7 or highway purposes, and are hereby summarily vacated.
- 8 2. That the hereinafter-described portions of Gavilan Springs Road (Steeplechase
9 Drive) and of Briley Court are unnecessary for present or prospective public use,
10 including use as a non-motorized transportation facility

11 **SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO**

12 **AS EXHIBITS "A" AND "B," AND MADE A PART HEREOF;**

13 **EXCEPTING AND RESERVING** from the vacation an easement for any existing
14 public utilities and public service facilities, together with the right to maintain, operate,
15 replace, remove, or renew such facilities, pursuant to section 8340 of the Streets and
16 Highways Code.

17 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that the Clerk of
18 the Board is directed to cause a certified copy of this resolution to be recorded in the
19 office of the Recorder of the County of Riverside, California.

EXHIBIT "A"

VACATION OF A PORTION OF GAVILAN SPRINGS RANCH ROAD (STEEPLE CHASE DRIVE) AND A PORTION OF BRILEY COURT

LEGAL DESCRIPTION

BEING PORTIONS OF LOT "B" AND LOT "D" OF PARCEL MAP NO. 23891 FILED IN BOOK 167 PAGES 71 AND 72 OF PARCEL MAPS AND PORTIONS OF PARCEL 14 AND 18 OF PARCEL MAP FILED IN BOOK 1 PAGES 12 THROUGH 16, INCLUSIVE, OF PARCEL MAPS, LYING IN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

PARCEL A :

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 4, BEING ALSO THE SOUTHWEST CORNER OF LOT "B" OF PARCEL MAP NO. 23891 FILED IN BOOK 167 PAGES 71 AND 72 OF PARCEL MAPS, RECORDS OF SAID COUNTY;

THENCE NORTH 78°13'13" EAST 74.79 FEET;

THENCE NORTH 05°44'27" WEST, 377.37 FEET;

THENCE NORTH 47°52'01" WEST 37.08 FEET TO THE EASTERLY PROLONGATION OF THE SOUTHERLY RIGHT OF WAY LINE OF BRILEY COURT AS SHOWN ON SAID PARCEL MAP 23891;

THENCE NORTH 89°59'34" WEST 6.58 FEET TO THE EASTERLY TERMINUS OF THAT CERTAIN COURSE OF PARCEL 4 OF SAID PARCEL MAP NO. 23891 SHOWN AS NORTH 89°59'34" WEST 144.19 FEET;

THENCE ALONG THE EASTERLY LINES OF SAID PARCEL 4 THE FOLLOWING TWO COURSES:

1. SOUTH 41°28'38" EAST, 34.46 FEET AND
2. SOUTH 07°02'17" WEST 246.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 444.00 FEET, AND AN INITIAL RADIAL BEARING NORTH 82°57'43" WEST;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF PARCEL 4 AND SAID CURVE AN ARC DISTANCE OF 145.82 FEET, THROUGH A CENTRAL ANGLE OF 18°49'04" TO THE **POINT OF BEGINNING**.

CONTAINING 19960.2 SQ. FT. OR 0.458 ACRES MORE OR LESS.

PARCEL B:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARCEL 14 OF PARCEL MAP FILED IN BOOK 1 PAGES 12 THROUGH 16, INCLUSIVE OF PARCEL MAPS, RECORDS OF SAID COUNTY, DISTANT SOUTH 78°13'13" WEST, 44.00 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 14, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF PARCEL 4 OF PARCEL MAP 23891 FILED IN BOOK 167 PAGES 71 AND 72 OF PARCEL MAPS, RECORDS OF SAID COUNTY

EXHIBIT "A"

**VACATION OF A PORTION OF GAVILAN SPRINGS RANCH ROAD
(STEEPLE CHASE DRIVE) AND A PORTION OF BRILEY COURT**

LEGAL DESCRIPTION

THENCE NORTH 78°13'13" EAST 74.79 FEET;

THENCE SOUTH 05°44'27" EAST 194.12 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 456.00 FEET, AND AN INITIAL BEARING OF NORTH 84°15'33" EAST;

THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 25.74 FEET THROUGH A CENTRAL ANGLE OF 03°14'01";

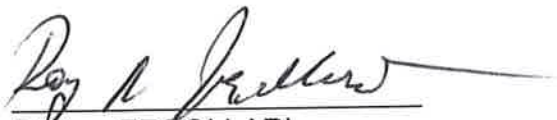
THENCE SOUTH 02°30'26" EAST 66.63 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 256.00 FEET AND A CENTRAL ANGLE OF 29°35'26";

THENCE NORTHWESTERLY ALONG SAID NON-TANGENT CURVE AN ARC DISTANCE OF 132.21 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 444.00 FEET, A RADIAL TO SAID POINT BEARS NORTH 57°54'09" EAST;

THENCE NORTHWESTERLY ALONG SAID REVERSED CURVE AN ARC DISTANCE OF 157.45 FEET, THROUGH A CENTRAL ANGLE OF 20°19'05" TO THE **POINT OF BEGINNING**.

CONTAINING 10252.9 SQ. FT. OR 0.235 ACRES MORE OR LESS.

AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF.



RAY R. ZEQUOLLARI
LS 8346
LICENSE EXPIRES 12/31/2013

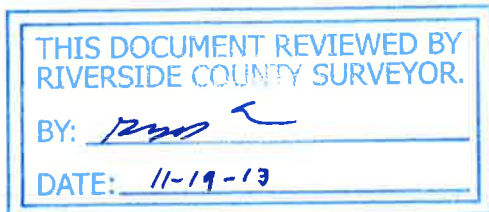


EXHIBIT B

VACATION OF A PORTION OF GAVILAN SPRINGS RANCH ROAD (STEEPLE CHASE DRIVE) AND A PORTION OF BRILEY COURT LYING WITHIN SECTION 33, TOWNSHIP 4 SOUTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN

Parcel 1
PM 23891 PMB 167/71-72
APN. 289-150-032

() = INDICATES RECORD DATA PER PM 167/71-72
[] = INDICATES RECORD DATA PER PM 1/12-16

Parcel 17
PMB 1/12-16
APN. 289-150-015

S82°57'43"E (R)

ROW DEDICATED PER DOC. 2013-0417474
REC. 8/26/2013

Parcel 4
PM 23891
PMB 167/71-72
APN. 289-150-035

ROW DEDICATED PER DOC. 2013-0417473
REC. 8/26/2013

Parcel 18
PMB 1/12-16
APN. 289-160-020

Parcel 14
PMB 1/12-16
APN 289-160-019

LINE	BEARING	DISTANCE
L1	N 47°52'01" W	37.08'
L2	S 41°28'38" E	34.46'
L3	N 89°59'34" W	6.58'
L4	N 78°13'13" E	44.00'
L5	S 78°13'13" W	74.79'
L6	S 05°44'27" E	194.12'
L7	S 02°30'26" E	66.63'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	400.00'	131.37'	18°49'04"
C2	400.00'	141.85'	20°19'05"
C3	300.00'	154.94'	29°35'26"
C4	456.00'	25.74'	03°14'01"
C5	500.00'	61.36'	07°01'51"

GRAPHIC SCALE

120 0 60 120

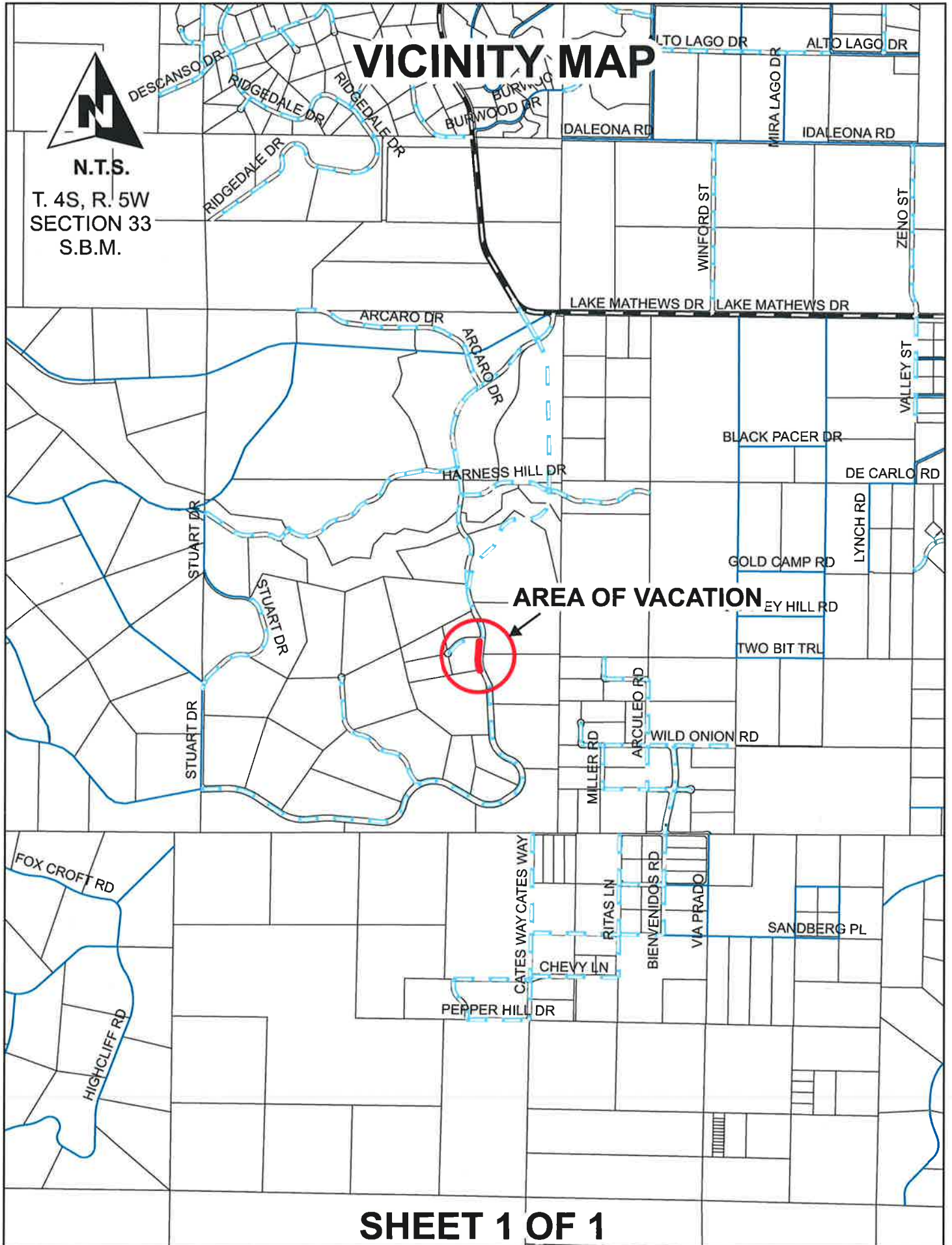


FEET



THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.
BY: *Rmm*
DATE: 11-19-13

TO BE REMOVED BEFORE RECORDING



SHEET 1 OF 1

TO BE REMOVED BEFORE RECORDING



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department NOTICE OF EXEMPTION

May 29, 2014

PROJECT TITLE: **Vacation of Portions of Gavilan Springs Ranch Rd**
Work Order #Z ABI2008 , Task Code #ZSU14

PROJECT SPONSOR: Riverside County Transportation Department

PROJECT LOCATION: Located in Western Riverside County, Glen Ivy Hot Springs Community

SUPERVISORIAL DISTRICT: First

PROJECT DESCRIPTION: The Riverside County Transportation Department (RCTD) proposes to vacate and realign portions of Gavilan Springs Ranch Road and Briley Court away from an existing home that was built within the road right-of-way. Dedications were recorded on August 26, 2013; Document No's 2013-0417473 and 2013-0417474, to provide the new alignment of the full road width (88 feet).

This vacation will not eliminate access to any parcels. All adjoining property owners have been notified and there are no objections. The RCTD has reviewed this project and has no objections.

In accordance with Section 7.3.4 of the Western Riverside County MSHCP, necessary operation and maintenance activities conducted for safety purposes along existing roadways are considered a covered activity. Therefore, no mitigation is required for the proposed improvements of this project.

The Riverside County Transportation Department Staff conducted a review of the above referenced project and has determined that the proposals qualify for a Categorical Exemption per the California Environmental Quality Act (CEQA) Guidelines and the Riverside County Rules to Implement CEQA.

The Riverside County Transportation Department has found that the above-described project is exempt from the provisions of the California Environmental Quality Act (CEQA), based on the following:

California Environmental Quality Act Guidelines, Section 15061 and Section 15301 (c)

By: Andrew Huneck, Senior Transportation Planner

Signed: Mary Zambon
Russell Williams, Environmental Division Manager

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O.#ZAB12008 , Task Code ZSU14
NUMBER _____

AMOUNT: \$64.00

DATE: May 29, 2014

AGENCY: Riverside County Transportation Department

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Russell Williams, Environmental Division Manager

Signature: *Mary Zambon*

PRESENTED BY: Andrew Huneck

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____