

FORM APPROVED COUNTY COUNSEL  
BY: GREGORY P. PRIAMOS DATE 11/19/15

REVIEWED BY EXECUTIVE OFFICE  
DATE 11/24/15 my Departmental Concurrence

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



905B

**FROM:** TLMA – Transportation Department

**SUBMITTAL DATE:**  
November 2, 2015

**SUBJECT:** Resolution No. 2015-224, Accepting Portions of Yates Road and Alegre Vista Road in the French Valley Area, California Environmental Quality Act (CEQA) Exempt. 3<sup>rd</sup> District; [\$0]

**RECOMMENDED MOTION:** That the Board of Supervisors:


1. Find that Accepting a Portion of Yates Road and Alegre Vista Road is categorically exempt from CEQA pursuant to Section 15060(c)(2) and 15061(b)(3) of the State CEQA Guidelines; and
2. Adopt Resolution No. 2015-224, Accepting a Portion of Yates Road and Alegre Vista Road in the French Valley 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 hearing.

**BACKGROUND:**

**Summary**

Lennar Homes of California, Inc., has requested the Acceptance of a Portion of Yates Road and Alegre Vista Road in the French Valley Area. The dedication along Yates Road will provide primary and secondary access for Tract Map 36437 and it is conditioned to be improved. The dedication along Alegre Vista Road will be used as a primary access route for Eastern Municipal Water District (EMWD) to access the sewer line. Alegre Vista Road is a non-county maintained dirt road and will not be improved. Construction related activities were previously analyzed under CEQA for Tract Map 36437, which was approved by the Board of Supervisors on April 8, 2014 (Agenda Item 16-1). As determined in the attached CEQA Notice of Exemption; the acceptance is exempt from the provisions of CEQA pursuant to Categorical Exemption 15060(c)(2) and 15061(b)(3) of the State CEQA Guidelines. The acceptance 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  
Assistant Director of Transportation

  
Juan C. Perez  
Director of Transportation and Land Management

WJH  
Attachment: Resolution No. 2015-224  
Exhibit "A" and "B"; CEQA Notice of Exemption

Dep't Recomm.: ☒ Consent ☐ Policy  
Per Exec. Ofc.: ☒ Consent ☐ Policy

2  
3 **RESOLUTION NO. 2015-224**

4 **ACCEPTING PORTIONS OF YATES ROAD AND ALEGRE VISTA ROAD**  
5 **IN THE FRENCH VALLEY AREA**  
6 **(Third Supervisorial District)**  
7

8 **WHEREAS**, the hereinafter-described roads were offered for dedication for road  
9 and public utility purposes on the maps hereinafter-referred to, which said offers of  
10 dedication have not been previously accepted for public use by the County of Riverside,  
11 now, therefore;

12 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of  
13 Supervisors of the County of Riverside, State of California, in regular session assembled  
14 on \_\_\_\_\_, 2015, that this Board accepts said offers of dedication  
15 and recognizes that these roads are public roads open for use by the general public;

16 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that this  
17 acceptance is for the purpose of vesting title in the County of Riverside on behalf of the  
18 public for public road and utility uses, and is not an acceptance of the roads into the  
19 County Maintained Road System pursuant to Section 941 of the Streets and Highways  
20 Code and that said roads will not become part of the County Maintained Road System  
21 unless subsequently accepted into said Maintained Road System by a resolution adopted  
22 by this Board;

23 Said roads are in the County of Riverside, State of California, and described as  
24 follows;  
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1           SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART  
2       HEREOF;

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

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28       WJH W.O. NO. SUR 14043

**EXHIBIT "A"**  
**PUBLIC ROAD AND UTILITY EASEMENT**  
**LEGAL DESCRIPTION**

THOSE PORTIONS OF LOTS "C" AND "D" OF PARCEL MAP NO. 8502, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 34, PAGES 47 AND 48, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING WITHIN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M., DESCRIBED AS FOLLOWS;

**BEGINNING** AT THE INTERSECTION OF THE CENTERLINE OF ALEGRE VISTA ROAD WITH THE CENTERLINE OF YATES ROAD AS SHOWN ON SAID PARCEL MAP;

**THENCE** ALONG THE CENTERLINE OF YATES ROAD NORTH  $89^{\circ}57'38''$  WEST 664.59, TO THE WESTERLY LINE OF THE LAND DESCRIBED IN INSTRUMENT NO. 180916, RECORDED OCTOBER 2, 1980, ALSO BEING THE EASTERLY LINE OF TRACT NO. 30110, RECORDED IN BOOK 352, PAGES 67 THROUGH 74, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

**THENCE** NORTH  $00^{\circ}02'22''$  EAST 30.00 FEET ALONG SAID LINE TO THE NORTH LINE OF SAID LOT "D" OF SAID PARCEL MAP;

**THENCE** ALONG SAID NORTH LINE SOUTH  $89^{\circ}57'38''$  EAST 619.63 FEET TO AN ANGLE POINT ON THE WESTERLY LINE OF SAID LOT "C";

**THENCE** NORTH  $45^{\circ}03'17''$  EAST 21.19 FEET ALONG SAID WESTERLY LINE OF SAID LOT "C" TO AN ANGLE POINT ON SAID WESTERLY LINE;

**THENCE** NORTHERLY ALONG SAID WESTERLY LINE NORTH  $00^{\circ}04'12''$  EAST 263.68 FEET;

**THENCE** SOUTH  $89^{\circ}47'20''$  EAST 30.00 FEET TO THE CENTERLINE OF ALEGRA VISTA ROAD;

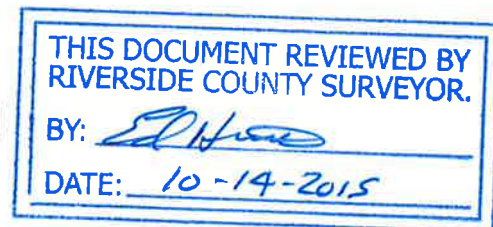
**THENCE** ALONG SAID CENTERLINE SOUTH  $00^{\circ}04'12''$  WEST 308.57 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 28,409 SQUARE FEET, OR 0.65 ACRES, MORE OR LESS.

EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:

  
WALTER A. SHEEK, L.S. 4838      DATE 10/2/15





SCALE: 1" = 80'

TRACT NO. 30110  
M.B. 352/67-73

# EXHIBIT "B"

PUBLIC ROAD AND UTILITY EASEMENT

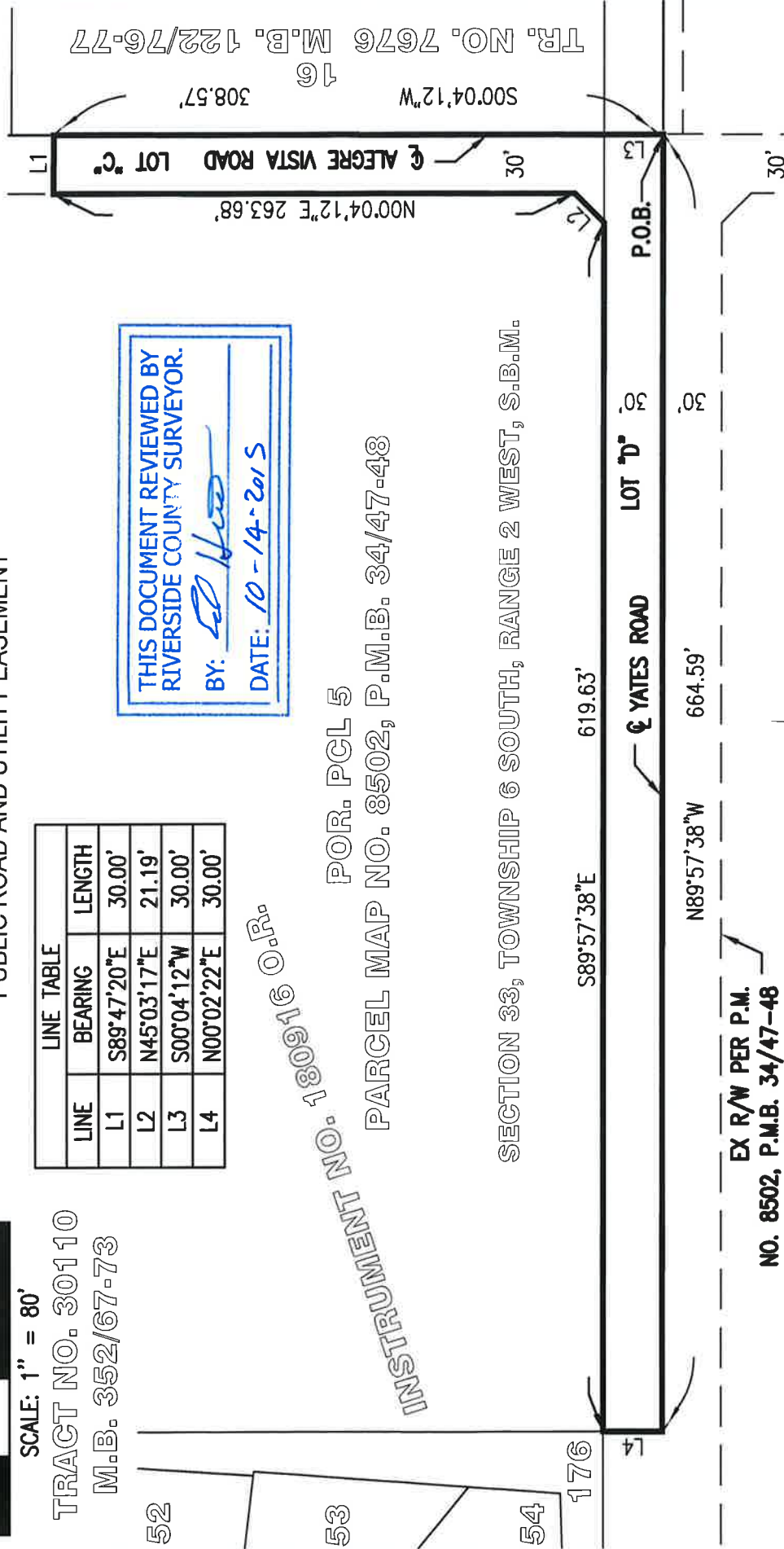
LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°47'20"E	30.00'
L2	N45°03'17"E	21.19'
L3	S00°04'12"W	30.00'
L4	N00°02'22"E	30.00'

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.  
BY: *[Signature]*  
DATE: 10-14-2015

INSTRUMENT NO. 180916 O.R.

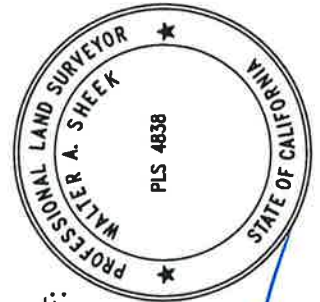
POR. PCL 5  
PARCEL MAP NO. 8502, P.M.B. 34/47-48

SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, S.B.M.



## LEGEND

INDICATES DEDICATION AREA



**SURVEYOR'S CERTIFICATE**  
PREPARED UNDER THE SUPERVISION OF:

*[Signature]*  
WALTER A. SHEEK  
LICENSED LAND SURVEYOR NO. 4838

EX R/W PER P.M.  
NO. 8502, P.M.B. 34/47-48

**M D S**  
**CONSULTING**  
MORSE  
17320 REDHILL AVE.  
SUITE 350  
IRVINE, CA 92614  
SCHULTZ  
PH: 949-251-8821  
FAX: 949-251-0516

PLANNERS ENGINEERS SURVEYORS

## NOTICE OF EXEMPTION

**Project Name:** Accepting Portions of Yates Road and Alegre Vista Road in the French Valley area.

**Project Number:** SUR14043 SU12

**Project Location:** French Valley Area (See Exhibit "A")

**Description of Project :** Accepting Portions of Yates Road and Alegre Vista Road in the French Valley area.

**Name of Public Agency Approving Project:** County of Riverside, Transportation Department, Survey Division.

**Name of Person or Agency Carrying Out Project:** Wesley Hohenberger, County of Riverside Transportation Department, Survey Division.

**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), General Rule "Common Sense" Exemption. Not a "project" as defined under State CEQA Guidelines, Section 15060(c)(2).

**Reasons Why Acceptance is Exempt:** The acceptance of a street has been determined to not be a "project" as defined under State CEQA Guidelines section 15060(c)(2). However, even if it was determined to be a project under CEQA for analysis purposes, the project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The acceptance of the existing roadway will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The acceptance will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The acceptance of a portion of this street will not have an effect on the environment; thus, the County has deemed this does not meet the definition of a "project" under CEQA and no environmental impacts are anticipated to occur.

- Section 15061(b)(3) - General Rule "Common Sense" Exemption. With certainty, there is no possibility that the proposed acceptance may have a significant effect on the environment. The acceptance of a street will not require any construction activities, change the use or intensity of the existing site to create a physical environmental impact, and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Therefore, in no way would the acceptance as proposed have

the potential to cause a significant environmental impact and the acceptance is exempt from further CEQA analysis.

- Section 15060(c)(2) – for purposes of analysis under CEQA, the acceptance of the roadway is not a “project” under CEQA pursuant to Section 15060(c)(2). An action by a public agency is only a “project” subject to CEQA if the action might result in a physical change in the environment. Based upon a review of the whole action undertaken, supported, or authorized by the County, in no way will the acceptance of the roadway increase the use of the site, result in increased development or construction impacts, or lead to any direct, indirect, or cumulative physical environmental impacts.

Based upon the identified exemptions above, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the acceptance as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: \_\_\_\_\_



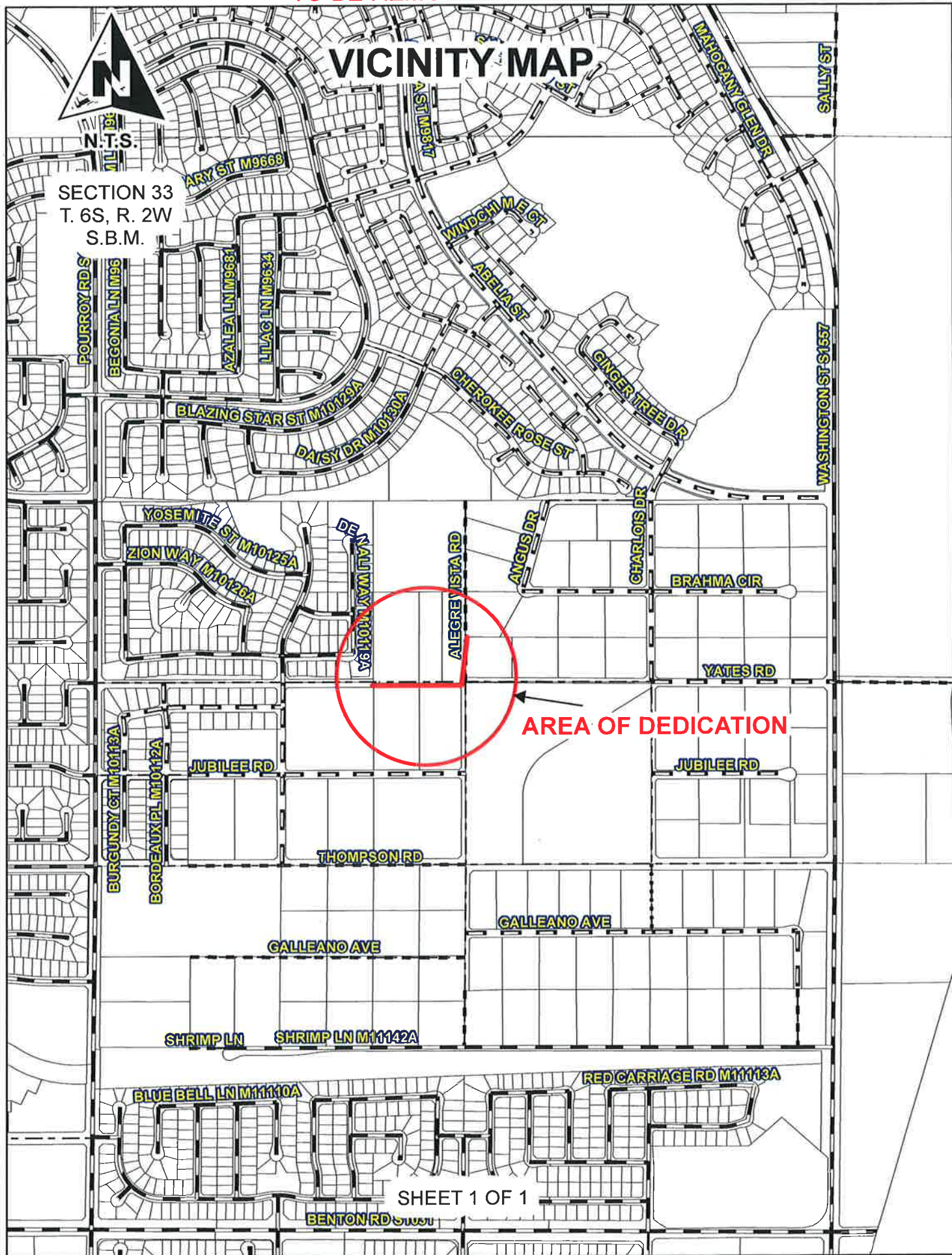
Date: \_\_\_\_\_

10-29-15

Richard G. Lantis, Riverside County Surveyor



TO BE REMOVED BEFORE RECORDING



TO BE REMOVED BEFORE RECORDING