

Departmental Concurrence

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

434A



FROM: TLMA – Transportation Department


SUBMITTAL DATE:
 September 24, 2015

SUBJECT: Resolution 2016-048 Declaring All Private Streets Within The Retreat Community be Governed by the California vehicle Code. District 1; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Conduct a public hearing regarding application of the California Vehicle Code to the private streets within The Retreat Community on October 20, 2015; and
2. Upon the close of the public hearing, as determined appropriate, adopt Resolution 2016-048 Declaring All Private Streets Within The Retreat Community be Governed by the California Vehicle Code.


 Patricia Romo
 Assistant Director of Transportation


 Juan C. Perez
 Director of Transportation and Land Management

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (Per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No

For Fiscal Year: 2015/2016

C.E.O. RECOMMENDATION:

APPROVE

BY: 
 Rohini Dasika

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- ☐ A-30 ☐ Positions Added ☐ Change Order
☐ 4/5 Vote

Prev. Agn. Ref.:

District: 1

Agenda Number:

9-3

BACKGROUND:

Summary

On May 21, 2015, The Retreat Community Association Board of Directors submitted a request to the County to bring forth a resolution to apply the California Vehicle Code (CVC) to the private streets within The Retreat Community. Enforcement of the CVC on the private streets within the gated community will provide a mechanism to control traffic and enhance safety on the streets within the community. The residents of The Retreat Community were notified of the decision/request by The Retreat Community Association Board of Directors in their June 2015 newsletter (see attached).

CVC Section 21107.7 allows for private roads not open for public use to be subject to the provisions of the CVC where the County Board of Supervisors approves, by resolution or ordinance, that specified roads, which are privately owned and maintained and are not open for public use, shall be covered by the CVC.

The Retreat Community Association Board of Directors has agreed to provide written notice to all residents 10 days prior to the scheduled public hearing, per the requirements of CVC Section 21107.7(a).

All enforcement notice signs within The Retreat Community will be installed according to the requirements of CVC Section 21107.7(a). These signs will be installed by, and at the expense of, The Retreat Community Association. Per CVC Section 21107.7(b), the California Highway Patrol is not obligated to provide patrol or enforcement. It will be up to The Retreat Community Association to contract with an enforcement agency to obtain patrol and enforcement services.

The submitted resolution has been approved as to form by County Counsel.

Impact on Residents and Businesses

Having the private streets governed by the CVC will allow for the installation of appropriate traffic control devices, facilitate traffic enforcement, improve the overall wellbeing of the residents residing within the community, and provide for a safe and orderly flow of traffic.

SUPPLEMENTAL:

Additional Fiscal Information

The approval of this resolution will result in no cost to the County.

Contract History and Price Reasonableness

N/A

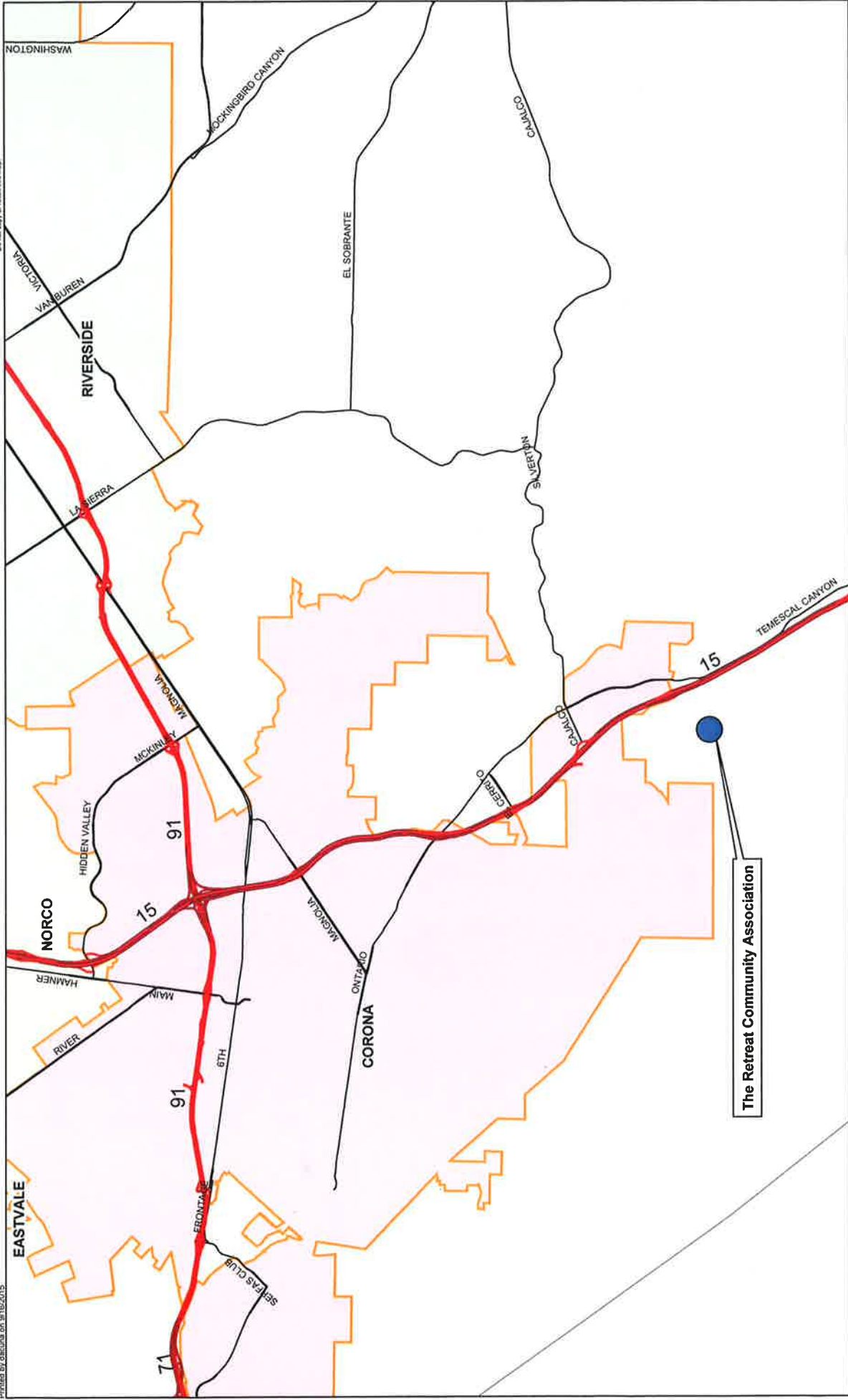
ATTACHMENTS

Vicinity Map
The Retreat Community Association Newsletter (June 2015, Page 2)
Resolution No. 2016-048

Vicinity Map - The Retreat Community Association

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information are provided for informational purposes only. Users should not rely on this information for any purpose. County GIS personnel are not responsible for any errors or omissions, and other sources should be consulted for the most current information. Do not copy or reuse this map.

0 2,500 5,000 10,000 Feet
 1 inch = 5,000 feet
 Orthophotos flown 2011 (WR, CV) or 407 (REMAP, BYthe)
 Printed by discolor on 01/16/2015



The Retreat Community Association



THE RETREAT COMMUNITY ASSOCIATION

June 2015 – Page 2

Helpful Contact Information

Lordon Management

1275 Center Court Drive
Covina, CA 91724
(626) 967-7921
(626) 966-3918 – facsimile

Guard House – [REDACTED]



Retreat Websites

www.theretreathoa.org

www.gatekey.us

Transponder Links



Community Manager

Josephine Perez
Extension 3361
josephineperez@lordonmanagement.com

Management Assistant

Debra Guzman
Extension 3357
debra@lordonmanagement.com

Accounting

Virginia Sullivan
Extension 3321
vsullivan@lordonmanagement.com

Legal / Insurance Department

April Webster
Extension 3338
awebster@lordonmanagement.com

Commonly Used Numbers

Park Restroom Doors [REDACTED]

Sheriff	776-1099, #5
Fire	657-2161
Rodent Pest	888-583-9717
Technologies	
SCE	800-611-1911
*Tall Street Lights	

Gate Key Communication

Gate Key is not the only official communication for the community. As noted above, the Association's website is also a key tool for community publications, including but not limited to; newsletters, postings, monthly meeting minutes, and other official correspondence.

Authorization to post information via Gate Key was provided to Board, Security / Committee, and Lordon Management. To alleviate concerns and ensure that only association business is posted, the Board has set stringent protocol for posting which will result in only emergency gate closure, etc. being published by security. All other messages will be sent through management's office only and again for the purpose of Association business only.

Long Lines at the Gate

As a preliminary start to assist the community with the lines at the gate, please make sure that you list all your pertinent information in Gate Key. Time spent answering inbound calls can be diverted to assisting incoming cars. Technology advancements for items such as guest bar code scanning, and more continue to be researched for ease of access. Separate procedures for parties and other similar policies are being considered to pre-plan/provide as much information as possible to guests and ease of access through the gates. Additional security will also be added to not only common holidays, but to key events such as large sporting events and alike.

The Board continues to work with the Champions Club and Wedgewood to request participation with additional dates and events held. As a test, the Association will add additional security during these times, document costs and the access to be used for further discussion/resolution.

Long-term goals such as an additional guard house and other modifications to increase and/or add lanes at the entrance are not off the table for consideration. However, we appreciate your support during the implementation of passive measures first. We welcome any additional suggestions you may have.

Speeding Update

At the last meeting, the board approved a resolution to petition the County of Riverside and the Board of Supervisors to authorize enforcement by the Sherriff's Department within our gates. This is the start of the official request / process. We will keep everyone updated as to our progress and whatever support may be necessary from our community as a whole. Other measures such as speed signs and other deterrents are also being researched.

2 **RESOLUTION NO. 2016-048**

3 **DECLARING ALL PRIVATE STREETS WITHIN**

4 **THE RETREAT COMMUNITY ASSOCIATION**

5 **TO BE GOVERNED BY THE CALIFORNIA VEHICLE CODE**

6 (First Supervisorial District)

7
8 **WHEREAS**, the gated community of The Retreat desires to have all private streets within
9 the community governed by the rules and regulations promulgated by the California Vehicle
10 Code (CVC); and

11 **WHEREAS**, CVC Section 21107.7 allows for private roads not open for public use to be
12 subject to the provisions of the CVC where the County of Riverside Board of Supervisors
13 approves, by resolution or ordinance, that specified roads, which are privately owned and
14 maintained and are not open for public use, shall be covered by the CVC; and

15 **WHEREAS**, the Board of Supervisors finds that by reason of their proximity to or
16 connection with highways, the interests of any residents residing along the community's private
17 streets and the motoring public will best be served by the community's private streets subject to
18 the CVC; and

19 **WHEREAS**, The Retreat Community Association Board of Directors has submitted their
20 resolution dated May 21, 2015, approved by a majority of that Board, petitioning the Board of
21 Supervisors to bring forth a resolution to apply the CVC to the private streets within The Retreat
Community; and

22 **WHEREAS**, having the private streets governed by the CVC will provide an environment
23 of safe and orderly traffic flow, be conducive to the installation of appropriate traffic control
24 devices, facilitate traffic enforcement, and improve the overall well-being of the residents in the
community; and

25 **WHEREAS**, The Retreat Community Association Board of Directors has given notice of
this hearing to property owners within the Retreat Community pursuant to the provisions
contained in CVC Section 21107.7(a); and

1
2 **WHEREAS**, the Board of Supervisors has conducted a public hearing on this date for the
3 purpose of taking testimony as to whether the streets in The Retreat Community should be
4 subject to the CVC;

5 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED** by the Board
6 of Supervisors, County of Riverside, State of California, in regular session assembled on
7 _____ that on _____ at 9:30 a.m. or as soon thereafter as it
8 may be heard, in the meeting room of the Board of Supervisors, 4080 Lemon Street, Riverside,
9 California, after taking testimony and considering this proposal and pursuant to Section 21107.7
10 of the CVC, the following named streets (as shown in Exhibit A) within The Retreat Community,
11 are hereby declared that they are governed by the appropriate rules and regulations
12 promulgated by the CVC:

- 13 • Amber Eve Drive
- 14 • Appleberry Court
- 15 • Bedford Motorway (Privately Owned Portions)
- 16 • Butterfly Bush Court
- 17 • Edelweiss Drive
- 18 • Fountain Grass Court
- 19 • Foxhall Drive
- 20 • Gentle Wind Drive
- 21 • Grasslands Drive
- 22 • Jessamine Way
- 23 • Kiley Court
- 24 • Lady Banks Loop
- 25 • Leisure Drive
- 26 • Luxury Court
- 27 • Night Valley Court
- 28 • Quiet Bay Drive
- Renwick Drive

- Retreat Parkway
- Rosecroft Circle
- Rosemary Canyon Court
- Safe Harbor Court
- Sanctuary Drive
- Secret Way
- Silverpointe Loop
- Sky Flower Circle
- Soft Winds Drive
- Soothing Court
- Star Jasmine Court
- Summer Day Drive
- Sunset Rose Drive
- Tender Way
- Thimbleberry Court
- Unnamed Road between Bedford Motorway and Sanctuary Drive
- Unnamed Road between Bedford Motorway and Summer Day Drive
- Unnamed Road between Bedford Motorway and the City of Corona
- Other future streets constructed within The Retreat Community

BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED by the Board of Supervisors that The Retreat Community Association is hereby directed to erect appropriate signs at its own expense, according to the requirements of CVC Section 21107.7(a).

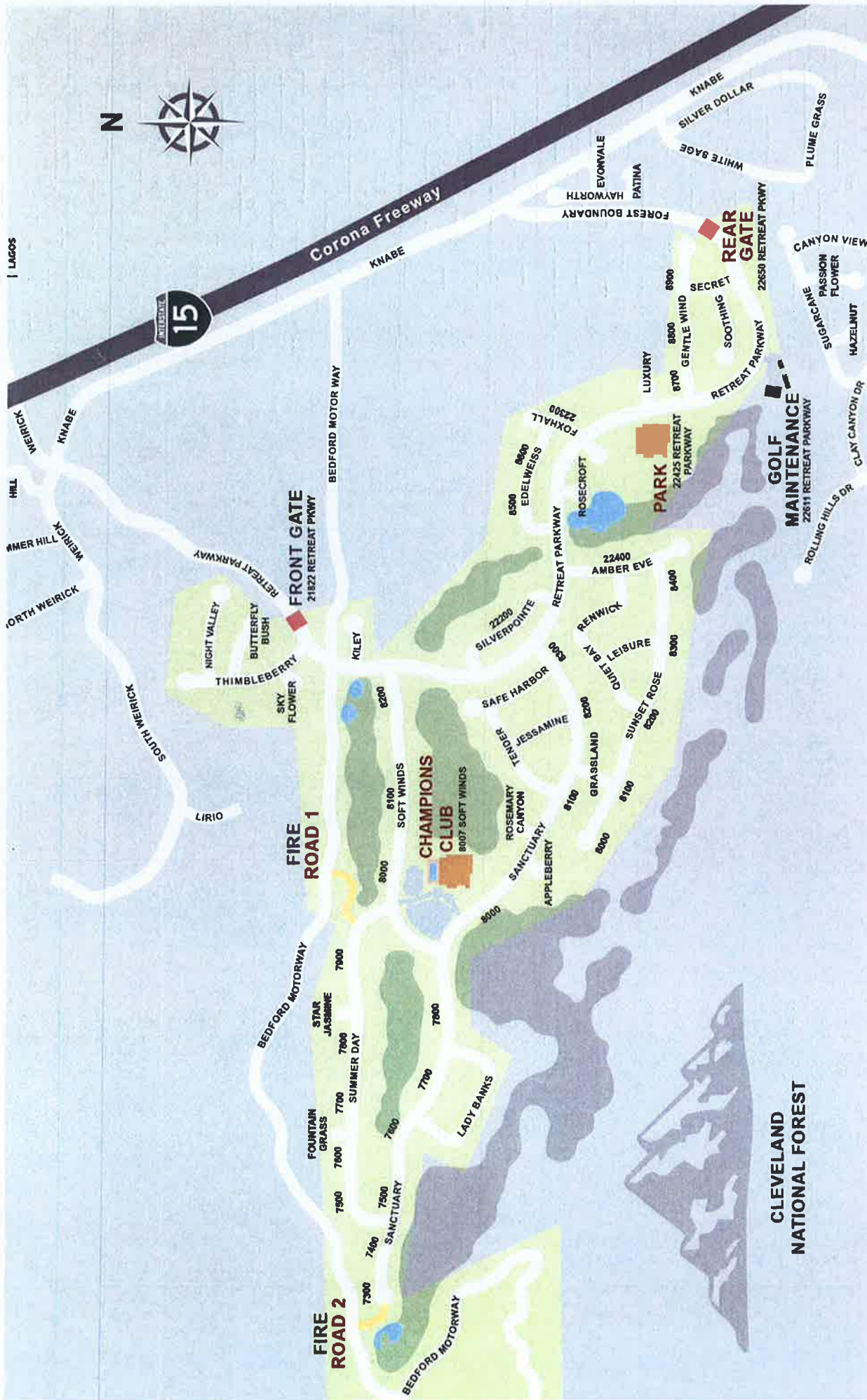


EXHIBIT A

THE RETREAT COMMUNITY ASSOCIATION



The Retreat Community Association

C/O Lordon Management Company

DECLARATION OF MAILING

October 9, 2015

Clerk of the Board:

On October 9, 2015, I prepared and mailed the attached Notice of Hearing to all homeowners of The Retreat Community Association.

I declare that the foregoing is true and correct to the best of my knowledge.

Executed on October 9, 2015, at 1275 Center Court Drive, Covina, CA 91724.


Josephine Perez
Senior Management Consultant
On Behalf of the Board of Directors
For The Retreat Community Association

Southern California's leading property management firm. Large enough to serve, small enough to care.

Corporate Office
1275 Center Court Dr.
Covina, CA 91724
(626) 967-7921

Orange County
17852 E. 17th St., Ste. 212
Tustin, CA 92780
(714) 505-1444

Los Angeles / Ventura County
31255 Cedar Valley Drive, Ste. 202
Westlake Village, CA 91362
(818) 707-0200

Kern County
5001 E. Commercecenter Dr., Ste. 205
Bakersfield, CA 93309
(661) 861-1772



THE RETREAT COMMUNITY ASSOCIATION

C/O Lordon Management Company

10/08/15

Sent Via US Mail Only

Community Members – The Retreat Community Association

NOTICE OF PUBLIC HEARING DECLARING ALL PRIVATE STREETS WITHIN THE RETREAT COMMUNITY ASSOCIATION TO BE GOVERNED BY THE CALIFORNIA VEHICLE CODE

NOTICE IS HEREBY GIVEN pursuant to Section 21107.7 of the California Vehicle Code (CVC), that a public hearing will be held by Riverside County, in connection with The Retreat Community Association's request that it's private roads be governed by the CVC. Members of the public are invited to attend the aforementioned hearing, which will provide a reasonable opportunity for interested individuals to express their views on the request. The hearing will commence at 9:30 a.m., on October 20, 2015, or as soon thereafter as the matter can be heard and will be held in the meeting room of the Board of Supervisors, 4080 Lemon Street, Riverside 92501. Interested persons wishing to express their views on the request may attend the public hearing or, prior to the time of the hearing, submit written comments. Additional information concerning the above matter may be obtained from, and written comments should be addressed to Clerk of the Board of Supervisors of Riverside County, 4080 Lemon Street, Riverside, California 92501. Dated this October 8, 2015.

Southern California's leading property management firm. Large enough to serve, small enough to care.

Corporate Office
1275 Center Court Dr.
Covina, CA 91724
(626) 967-7921

Tustin Office
17852 E. 17th Street, Ste. 212
Tustin, CA 92780
(714) 505-1444

Westlake Office
31255 Cedar Valley Dr., Ste. 202
Westlake Village, CA 91362
(818) 707-0200

Bakersfield Office
5001 E. Commercecenter Dr., Ste. 205
Bakersfield, CA 93309
(661) 861-1772

Haro, Passion

From: Todd Dean <Todd@Temescal-Valley.com>
Sent: Thursday, October 15, 2015 12:45 PM
To: COB
Subject: The Retreat Hearing

I am rewriting to you as a member recognized by The Retreat Community Association in Temescal Valley as owning 3 homes here in The Retreat.

I am asking you to deny their request concerning the change in the treatment of our streets as it pertains to the vehicle code. The board has failed to adequately explain to its members the purpose of this change. It deserves proper discussion within our community prior to such a change. This explanation and discussion has not taken place.

Unfortunately the current board has a habit of not being transparent in their actions which leads to apprehension when such changes come up.

Further, there is an election in January where three board seats could change hands. No decisions should be made in advance of such a possible change.

Thank you for your consideration.

Todd Dean

8083 Sunset Rose Drive
8435 Sunset Rose Drive
21843 Thimbleberry Ct. (Title has changed, but the board refuses to acknowledge)
Temescal Valley, CA 92883
Bus: 951.280.0123
Fax: 951.277.0960

Haro, Passion

From: Jon Monroe <monroejon@yahoo.com>
Sent: Tuesday, October 20, 2015 9:59 AM
To: COB
Subject: The Retreat Hearing

To whom it concerns:

I am writing to you as a home owner and member recognized by The Retreat Community Association in Temescal Valley.

I am asking you to deny the Community Associations request concerning the change in the treatment of our streets as it pertains to the vehicle code. The board has not adequately explained to its members the purpose of this change and upon questioning the motives the Board and our management company remain silent and advise the members that its Board has made its decision. This topic deserves proper discussion and input from the members of the Community Association prior to initiating such a change and at this time an explanation and discussion with the members has not taken place.

Unfortunately the current Board has a history of making these types of decisions and has a habit of lacking transparency in most decisions for the community. A majority of the members are extremely apprehensive on supporting any decision the board makes at this time.

Furthermore, there is an election in January 2016 where three of the five board seats could change hands and I feel a significant decision such as this should not be made until individuals on the Board are determined in January 2016.

Thank you for your consideration.

Sincerely,

Jonathan Monroe
22221 Silverpoint Loop
Corona CA 92883

Direct: (951) 334-2233

October 15, 2015

Clerk of the Board of Supervisors of Riverside County
4080 Lemon Street
Riverside, California 92501

Ref: The Retreat Community Association request for private streets to be governed by CVC

Dear Sir:

I am a homeowner in the Retreat. My address is 8113 Sanctuary Drive, Corona, California. I am a member of the Retreat Community Association.

I am vehemently opposed to having the private streets within my community governed by the CVC. Currently, our association is embroiled in a battle with the standing board of directors regarding lack of transparency, questionable decision making, possible voter fraud. The current board has not shared with it's members the pros and cons of a major decision like the conversion of the private streets from being governed by the CC&R's vs. being governed by the CVC.

With respect, I would ask that the Board of Supervisors not make any determination on this matter at this time. The current request from the Retreat Community Association for this major change may not represent the intentions of majority of the property owners within the Retreat's. It definitely does not represent mine.

Please do not approve the request for all private streets within the Retreat Community Association to be governed by the California Vehicle Code.

Sincerely,



JoAnne Soloway
909-510-0029

joanne@securitytrustrealty.com

2015 OCT 15 PM 11:13

RECEIVED RIVERSIDE COUNTY
CLERK OF THE BOARD OF SUPERVISORS

9-1
10/20/15
2015-10-12932