

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

818A



**FROM:** TLMA - Transportation Department

**SUBMITTAL DATE:**  
January 13, 2016

**SUBJECT:** Resolution No. 2016-041, Summarily Vacating Portion of Ramona Bowl Road and Execution of Quitclaim Deed in the East Hemet Area. This Vacation is Exempt Pursuant to California Environmental Quality Act (CEQA). 3<sup>rd</sup> District; [\$0]

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

1. Find that the Vacation of Portion of Ramona Bowl 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. 2016-041, Summarily Vacating Portion of Ramona Bowl Road and execution of Quitclaim Deed in the East Hemet 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:**

The Ramona Bowl Amphitheatre has requested that the portion of Ramona Bowl Road lying within Assessor's Parcel Number 451-340-010 be vacated. The amount of theft and destructive vandalism at the Ramona Bowl site has greatly increased in the last couple of years. The Ramona Bowl Amphitheatre has requested approval to install gates at the entrances to the parking lots in order to secure the facility when not in use. The roadway runs through the site's parking lot and is not required for a public roadway. The roadway is owned in fee by the County of Riverside and requires the execution of a quitclaim deed to pass title to the Ramona Bowl Amphitheatre. As determined in the attached CEQA Notice of Exemption, the vacation is exempt from the provisions of CEQA pursuant to Categorical Exemption 15060 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  
Assistant Director of Transportation

Juan C. Perez  
Director of Transportation and Land Management

WJH  
Attachments: Resolution No. 2016-041; Vicinity Map; Letter from Ramona California's Official Outdoor Play; Map of Gates at Ramona Bowl; CEQA Notice of Exemption

REVIEWED BY EXECUTIVE OFFICE  
DATE: 1/16/16  
Tina Grande  
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL  
BY: Anita C. V...  
DATE: 1-24-16

Dep't Recomm.:	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Policy
Per Exec. Ofc.:	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Policy

2  
3 **RESOLUTION NO. 2016-041**

4 **SUMMARILY VACATING A PORTION OF RAMONA BOWL ROAD AND**  
5 **EXECUTION OF QUITCLAIM DEED IN THE EAST HEMET AREA**

6 (SU619001)

7 (Third Supervisorial District)

8  
9 **WHEREAS**, Ramona Bowl Road was dedicated to the County of Riverside as a  
10 right of way easement by deed recorded January 4, 1938, shown in Book 354, Pages 508  
11 through 511, of Official Records of Riverside County, California, subsequently said  
12 Ramona Bowl Road was vacated by Resolution 92-052, recorded April 21, 1992 as  
13 Instrument No. 152051, Official Records of Riverside County, California. The road was  
14 realigned and was granted in fee by deed for public highway and public utility purposes, to  
15 the County of Riverside by Document No. 222647, Recorded on June 17, 1992, Official  
16 Records of Riverside County, California, and;

17 **WHEREAS**, this portion of Ramona Bowl Road, shown on Exhibit "A", is not  
18 necessary and is excess Right of Way, and is not required for public street or highway  
19 purposes, and;

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

23 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of  
24 Supervisors of the County of Riverside, State of California, (Board) in regular session  
25 assembled on \_\_\_\_\_, 2016, as follows:

- 26 1. Pursuant to Section 8334(a) of the Streets and Highways Code that this portion of  
27 Ramona Bowl Road is excess and is no longer required for public street or  
28 highway purposes, and is hereby summarily vacated.

FORM APPROVED COUNTY COUNSEL  
BY: *Synthia M. Gunzel* 2016-16  
DATE  
SYNTHIA M. GUNZEL

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2. That this portion of Ramona Bowl Road is unnecessary for present or prospective public use, including use as a non-motorized transportation facility;
3. That it is the County of Riverside's intent to execute a Quitclaim Deed on behalf of the County in favor of the Ramona Bowl Amphitheatre, a California corporation, to finalize the summary vacation over the described portion of Ramona Bowl Road.

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF;

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

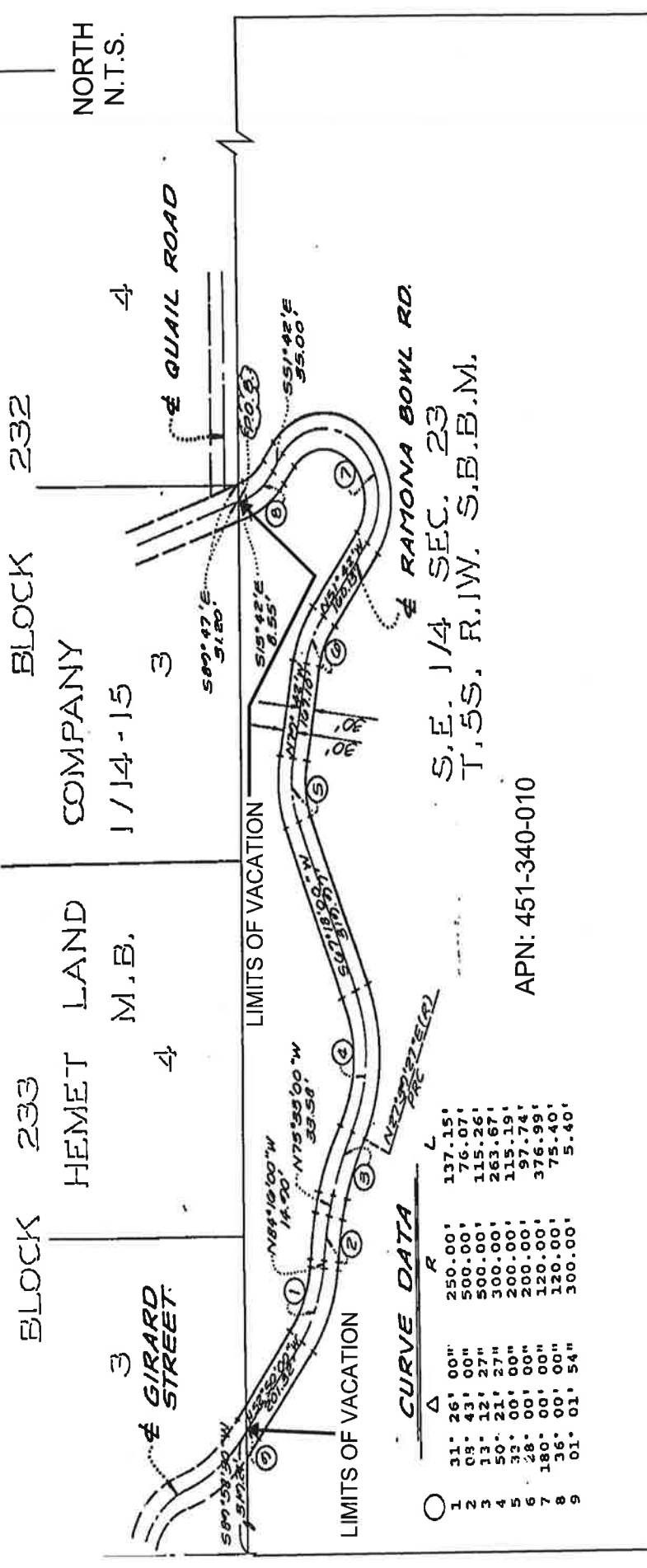
**BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board approves the Quitclaim Deed and authorizes the Chairman of the Board to execute the Quitclaim Deed on behalf of the County in favor of the Ramona Bowl Amphitheatre

**BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board directs the Clerk of the Board to forward the executed Quitclaim Deed back to the County of Riverside Transportation Department for further processing and recordation

**BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board directs the clerk of the Board to cause a certified copy of this Resolution No. 2016-041 to be recorded in the office of the Recorder of the County of Riverside, California.

# EXHIBIT "A"

VACATION OF A PORTION OF RAMONA BOWL ROAD  
LYING WITHIN APN: 451-340-010



S.E. 1/4 SEC. 23  
T.5S. R.1W. S.B.B.M.

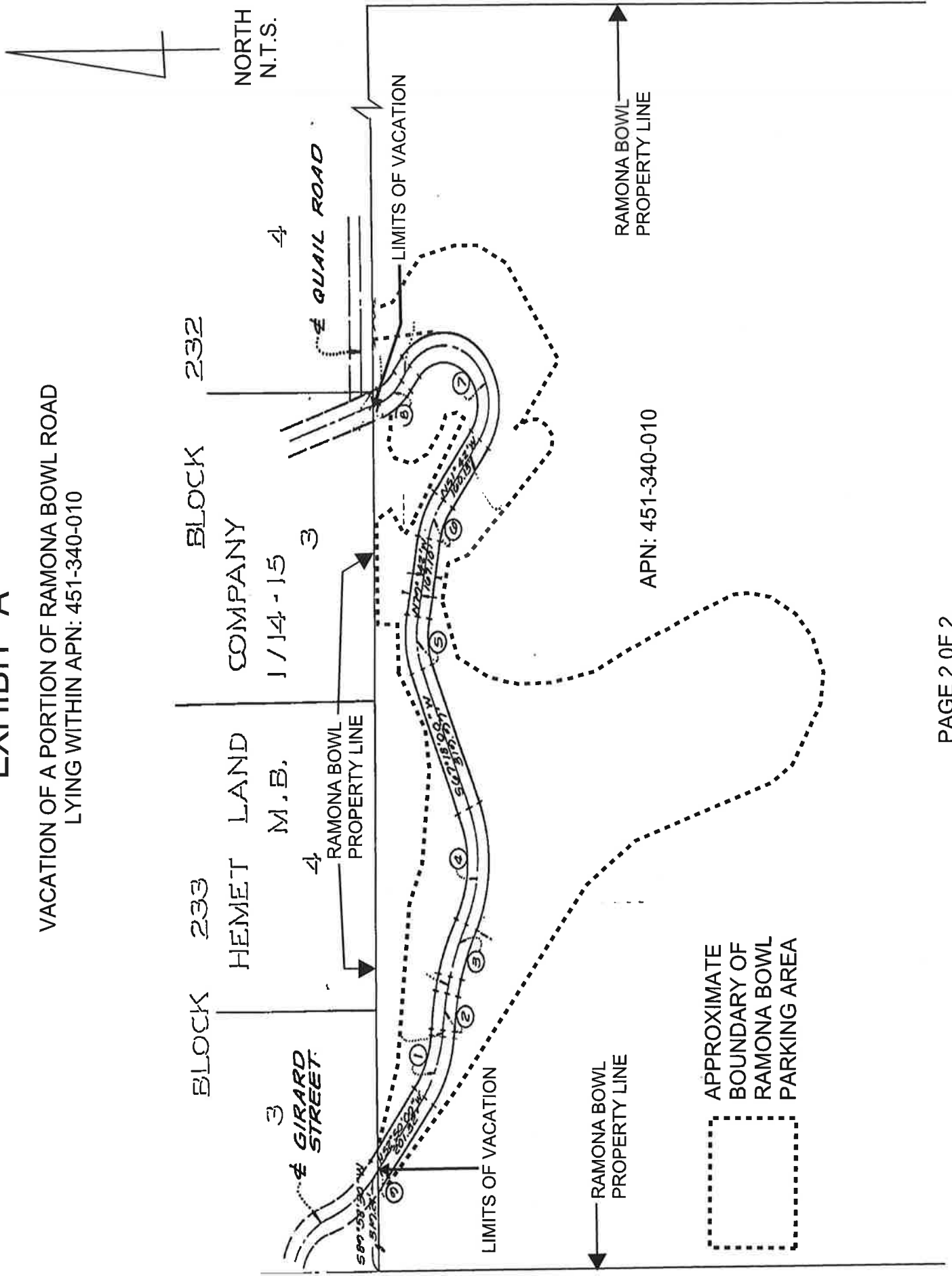
APN: 451-340-010

### CURVE DATA

Δ	R	L
1	250.00'	137.15'
2	500.00'	76.07'
3	500.00'	115.26'
4	300.00'	263.67'
5	200.00'	115.19'
6	200.00'	97.74'
7	120.00'	376.99'
8	300.00'	75.40'
9	120.00'	5.40'

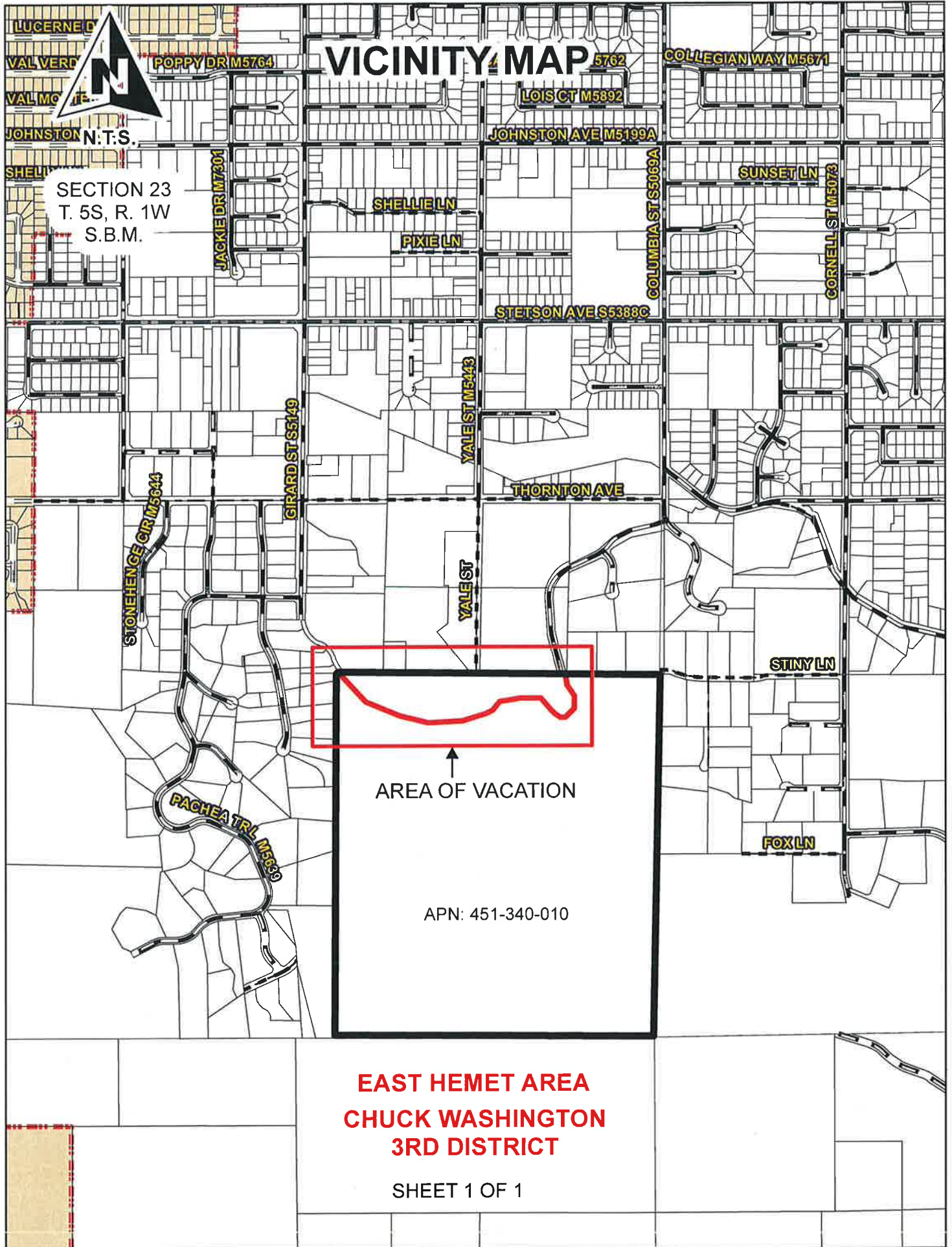
# EXHIBIT "A"

VACATION OF A PORTION OF RAMONA BOWL ROAD  
LYING WITHIN APN: 451-340-010





TO BE REMOVED BEFORE RECORDING



SECTION 23  
T. 5S, R. 1W  
S.B.M.

# VICINITY MAP

AREA OF VACATION

APN: 451-340-010

**EAST HEMET AREA  
CHUCK WASHINGTON  
3RD DISTRICT**

SHEET 1 OF 1

TO BE REMOVED BEFORE RECORDING

# RAMONA

CALIFORNIA'S OFFICIAL OUTDOOR PLAY



December 21, 2015

Juan Perez  
Director of Transportation and Land Management  
Transportation and Land Management Agency  
County of Riverside  
4080 Lemon Street, 14th Floor  
Riverside, CA 92502-1605

Dear Juan:

I am writing this letter on behalf of the Board of Directors of the Ramona Bowl Amphitheatre to request that the County vacate the public road easement that is outlined in green in the attached map and legally described in the attached Grant Deed.

Unfortunately in the last couple of years the amount of theft, vandalism and destruction at the Bowl has greatly increased and we need to install gates to the parking lot so that we can close them at night. In the last few months the amount of threats to us and our staff when we request those who are causing trouble to leave has alarmed us and the Sheriffs that respond to our calls. In the last two weeks alone we have had 2 car wrecks at night, broken windows, torn out sprinklers, large amounts of trash dumped, graffiti, and a break-in to our office. Sadly this amount of destructive activity as has been pretty consistent lately.

The Ramona Bowl is a historic California treasure that is home to "Ramona", California's Official Outdoor Play and our Nation's longest running outdoor drama. It sits on 168 acres and is owned by the Ramona Bowl Amphitheatre a non-profit 501c3. Most of our buildings and facilities are very old and demand constant attention. The only income we get is from our ticket sales to Ramona and other events and some sponsorships and grants. We struggle to keep up the maintenance, let alone the repair that comes with this constant destructive vandalism.

Please let me know the steps we need to take to move forward with this process. We really appreciate your willingness to help with this and would also like to accept your offer to have someone from your Survey group meet with us to provide guidance on the gate locations while we simultaneously work on the vacation and quitclaim.

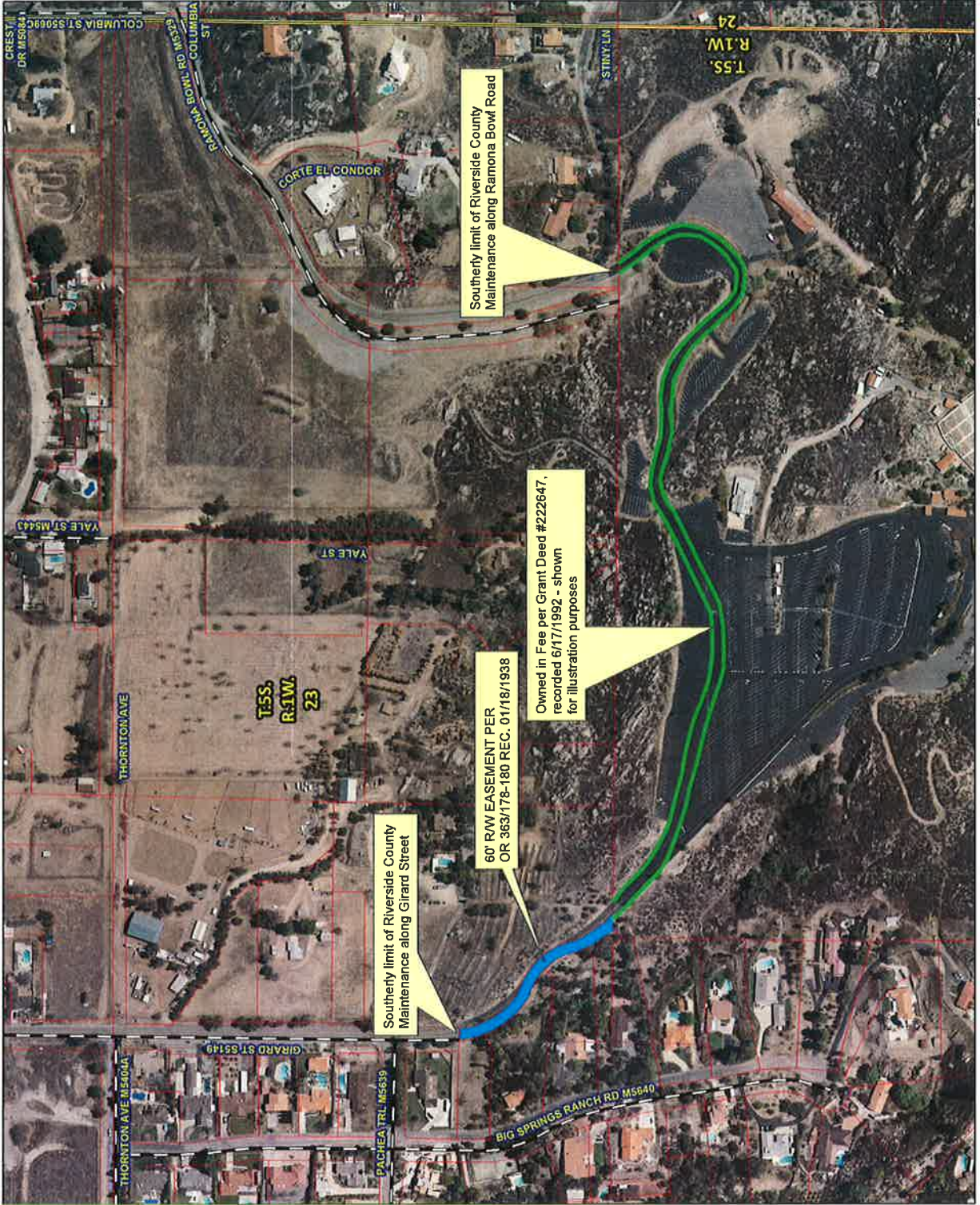
You can reach me by cell at 951-492-8344.

Sincerely,

Lori VanArsdale  
President  
Ramona Bowl Amphitheatre



# Gates at Ramona Bowl



**Legend**

- R.B CENTERLINE (Symbols)
- Road Type
- PAVED SURFACE MAINTAINED



**Credits:**

Date: 9/29/2015

Author: Survey Division

Date Saved: 9/29/2015 12:02:17 PM



## NOTICE OF CEQA EXEMPTION

**Project Name:** Summarily Vacating a Portion of Ramona Bowl Road in the East Hemet area.

**Project Number:** SU619001 4630

**Project Location–** See Exhibit “A”,

**Description of Project:** Summarily Vacating a Portion of Ramona Bowl Road in the East Hemet area.

**Name of Public Agency Approving Project:** Survey Division, Transportation and Land Management Agency.

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

**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 Project is Exempt:** The vacation 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 vacation 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 project 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 vacation 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 project may have a significant effect on the environment. The vacation 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 project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

- Section 15060(c)(2) – for purposes of analysis under CEQA, the vacation 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 vacation 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 project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed:  Date: 1-7-16  
Richard G. Lantis, Riverside County Surveyor