

**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). 3rd District; [\$0]

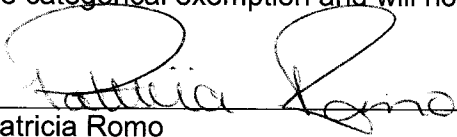
RECOMMENDED MOTION: That the Board of Supervisors:

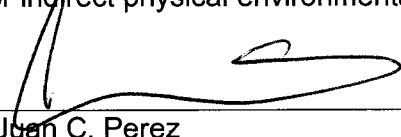
1. Find that the Vacation of Portion of Ramona Bowl Road is categorically exempt from CEQA pursuant to Section 15060 (c) (2), and 15061 (b) (3) of the State CEQA Guidelines; and
2. Adopt Resolution No. 2016-041, Summarily Vacating Portion of Ramona Bowl Road and execution of Quitclaim Deed in the East 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: 2/16/16
Tina Grande
Departmental Concurrence

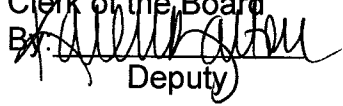
FORM APPROVED COUNTY COUNSEL
BY: ANITA C. [Signature]
DATE: 2-24-16

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

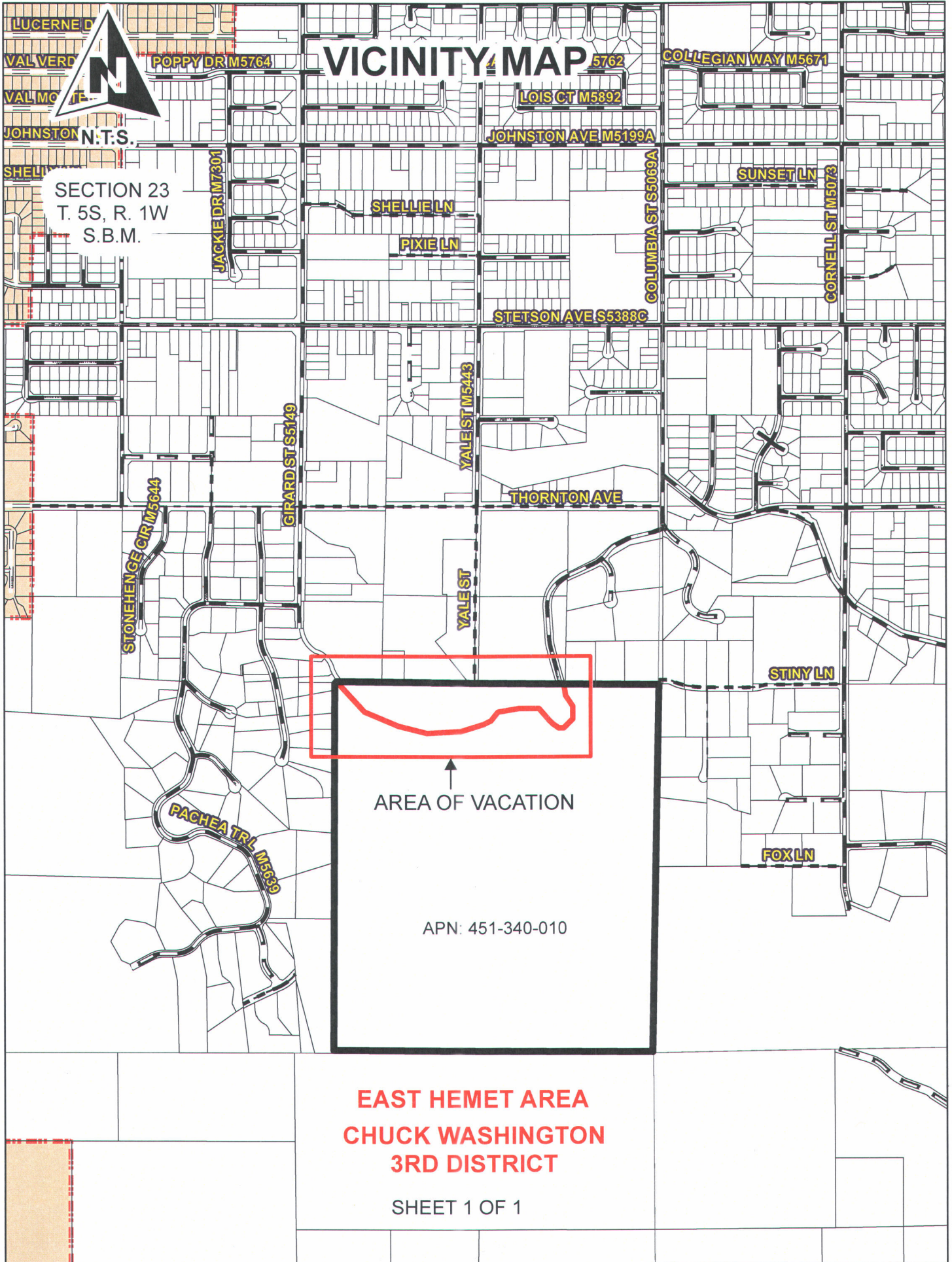
MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: March 8, 2016
xc: Transp., Recorder

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

TO BE REMOVED BEFORE RECORDING



TO BE REMOVED BEFORE RECORDING

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD
RIVERSIDE CO. CLERK OF THE BOARD
4080 LEMON STREET, 1ST FLOOR CAC
P O BOX 1147 - RIVERSIDE, CA 92502

MAIL STOP # 1010

AND WHEN RECORDED MAIL TO:

RETURN TO: STOP #1010
RIVERSIDE COUNTY CLERK OF THE BOARD
P. O. BOX 1147 - RIVERSIDE, CA 92502

2016-0094030

03/10/2016 09:35 AM

*****Customer Copy Label*****

The paper to which this label is affixed
has not been compared with the
filed/recorded document

Peter Aldana
County Of Riverside
Assessor-County Clerk-Recorder

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2016-041

Title of Document

**SUMMARILY VACATING A PORTION OF RAMONA BOWL ROAD AND
EXECUTION OF QUITCLAIM DEED IN THE EAST HEMET AREA
(SU619001)**

(THIRD SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 2-3 of 03/08/16)

COPY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

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 March 8, 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 DATE: 2-24-16
SYNTHIA M. GUNZEL

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

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

7
8 **EXCEPTING AND RESERVING** from the vacation an easement for any existing
9 public utilities and public service facilities, together with the right to maintain, operate,
10 replace, remove, or renew such facilities, pursuant to section 8340 of the Streets and
11 Highways Code.

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

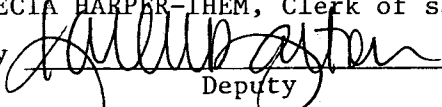
15 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Board
16 directs the Clerk of the Board to forward the executed Quitclaim Deed back to the County
17 of Riverside Transportation Department for further processing and recordation

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

21 ROLL CALL:

22 Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
23 Nays: None
24 Absent: None

25 The foregoing is certified to be a true copy of a resolution duly
26 adopted by said Board of Supervisors on the date therein set forth.

27 KECIA HARPER-IHEM, Clerk of said Board
28 By  Deputy



PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

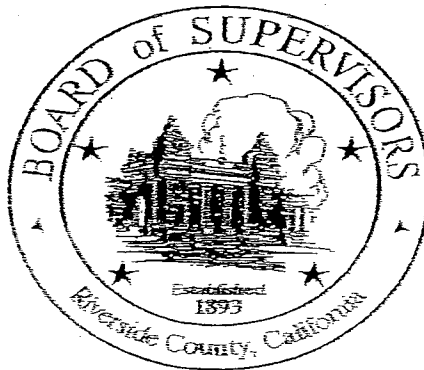
www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION OF THE SEAL for the Riverside County Board of Supervisors
(embossed on document)



Date:

3-8-16

Signature:

Karen Barton

Print Name:

Karen Barton, Board Assistant, Riverside County Clerk of the Board

Recorded at the request of and return to:
Transportation Department
Office of the County Surveyor
4080 Lemon Street
Riverside, CA 92501
STOP NO. 1080

This instrument is for the benefit
the County of Riverside, and is
entitled to be recorded without fee.
(Gov. Code 6103)

THE UNDERSIGNED GRANTOR DECLARES
DOCUMENTARY TRANSFER TAX IS \$0

- Computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area: City of _____

Richard G. Lantis – Signature of Declarant or Agent

QUITCLAIM DEED

The COUNTY OF RIVERSIDE, a political subdivision of the State of California, hereby REMISES, RELEASES, AND QUITCLAIMS to

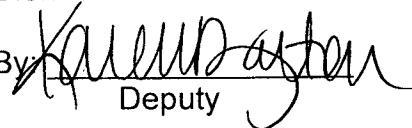
THE RAMONA BOWL AMPHITHEATRE, A CALIFORNIA CORPORATION

The following real property in the County of Riverside, State of California, described as follows:

SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF.

ATTEST:

Kecia Harper-Ihem
Clerk of the Board

By: 
Deputy

COUNTY OF RIVERSIDE

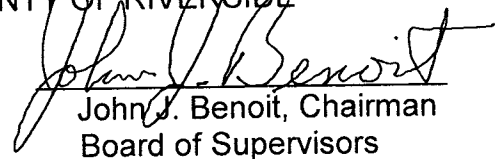
By: 
John J. Benoit, Chairman
Board of Supervisors

EXHIBIT "A"
RAMONA BOWL ROAD
QUITCLAIM
LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDIINO BASE AND MERIDIAN IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, CONSISTING OF A 60.00 FOOT WIDE STRIP OF LAND LYING 30.00 FEET ON EACH SIDE OF AND PARALLEL TO THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF LOT 3 OF BLOCK 232 OF THE LANDS OF THE HEMET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGES 14 AND 15, RECORDS OF SAID RIVERSIDE COUNTY, FROM WHICH POINT THE SOUTHEAST CORNER OF SAID LOT 3 BEARS SOUTH 89°47' EAST A DISTANCE OF 31.20 FEET;

THENCE SOUTH 15°42' EAST A DISTANCE OF 8.55 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°00' A DISTANCE OF 75.40 FEET;

THENCE SOUTH 51°42' EAST A DISTANCE OF 35.00 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 120.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 180°00' A DISTANCE OF 376.99 FEET;

THENCE NORTH 51°42' WEST A DISTANCE OF 160.13 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°00' A DISTANCE OF 97.74 FEET;

THENCE NORTH 79°42' WEST A DISTANCE OF 167.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 200.00 FEET;

EXHIBIT "A"
RAMONA BOWL ROAD
QUITCLAIM
LEGAL DESCRIPTION

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°00' A DISTANCE OF 115.19 FEET;

THENCE SOUTH 67°18'00" WEST A DISTANCE OF 319.97 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 300.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°21'27" A DISTANCE OF 263.67 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 500.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 27°39'27" EAST;

THENCE WESTERLY ALONG THE ARC OF SAID REVERSE CURVE THROUGH A CENTRAL ANGLE OF 13°12'27" A DISTANCE OF 115.26 FEET;

THENCE NORTH 75°33'00" WEST A DISTANCE OF 33.58 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 500.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°43'00" A DISTANCE OF 76.07 FEET;

THENCE NORTH 84°16'00" WEST A DISTANCE OF 14.90 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 250.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°26'00" A DISTANCE OF 137.15 FEET;

THENCE NORTH 52°50'00" WEST A DISTANCE OF 201.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 300.00 FEET;

EXHIBIT "A"
RAMONA BOWL ROAD
QUITCLAIM
LEGAL DESCRIPTION

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'54" A DISTANCE OF 5.40 FEET TO THE SOUTH LINE OF LOT 3 OF BLOCK 233 OF THE LANDS OF THE HEMET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1 OF MAPS, PAGES 14 AND 15, RECORDS OF SAID RIVERSIDE COUNTY, FROM WHICH POINT THE INTERSECTION OF THE SOUTH LINE OF SAID LOT 3 EXTENDED WESTERLY WITH THE CENTERLINE OF GIRARD STREET BEARS SOUTH 89°58'30" WEST A DISTANCE OF 319.24 FEET, BEING THE POINT OF TERMINUS.

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

PREPARED UNDER MY SUPERVISION:

Edward D. Hunt

EDWARD D. HUNT PLS 7530



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.

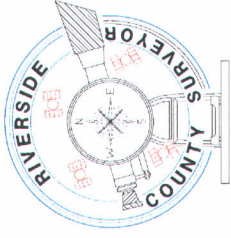
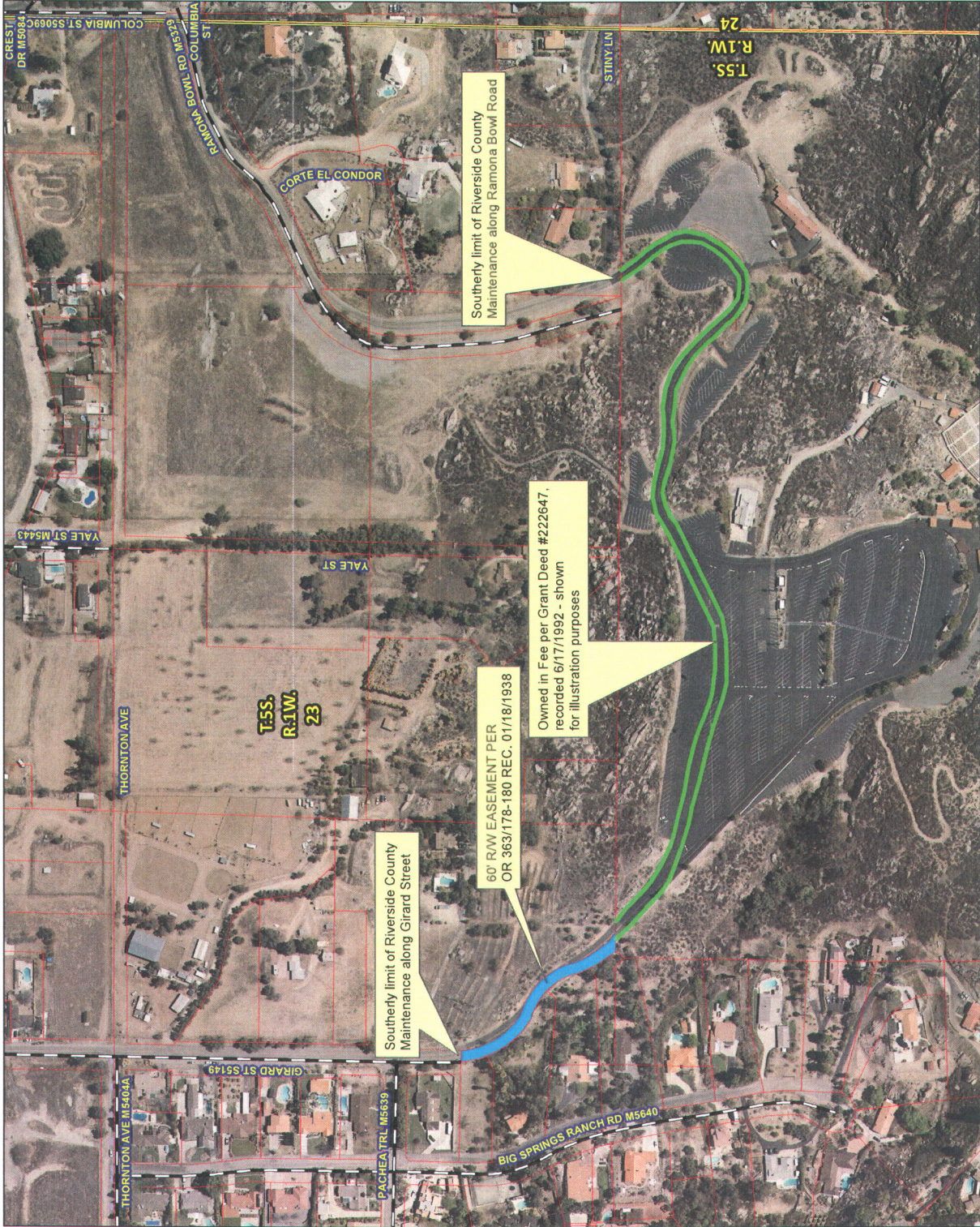
Please let me know the steps we need to take to move forward with this process. We really appreciate your willingness to help with this and would also like to accept your offer to have someone from your Survey group meet with us to provide guidance on the gate locations while we simultaneously work on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



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

NOTICE OF CEQA EXEMPTION

3/10/16
Date

KD
Initial

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).

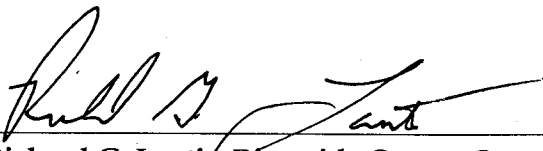
Reasons Why Project is Exempt: The vacation of a street has been determined to not be a "project" as defined under State CEQA Guidelines section 15060(c)(2). However, even if it was determined to be a project under CEQA for analysis purposes, the project is exempt from the provisions of CEQA specifically 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.

MAR 08 2016 2-3

- 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