

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



ITEM
2.10
(ID # 2981)

MEETING DATE:

Tuesday, March 14, 2017

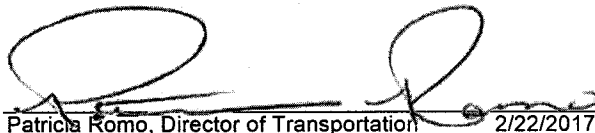
FROM : TLMA-TRANSPORTATION:

SUBJECT: TLMA-TRANSPORTATION: Adopt Resolution No. 2017-026, Summarily Vacating the Right to Accept a Portion of Nandina Avenue, Vacating a Portion of Nandina Avenue, and Vacating Diablo Drive in the Mead Valley Area. This Vacation is Exempt Pursuant to the California Environmental Quality Act (CEQA). 1st District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Vacating the Right to Accept a Portion of Nandina Avenue, Vacating a Portion of Nandina Avenue, and Vacating Diablo Drive in the Mead Valley Area 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. 2017-026, Summarily Vacating the Right to Accept a Portion of Nandina Avenue, Vacating a Portion of Nandina Avenue, and Vacating Diablo Drive in the Mead 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.

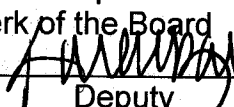
ACTION: Consent


Patricia Romo, Director of Transportation 2/22/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None
Date: March 14, 2017
xc: Transp., Recorder

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: N/A. No general funds will be used.			Budget Adjustment: No	
			For Fiscal Year: 2016/2017	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

To satisfy a condition of approval for Plot Plan 25954, the applicant was conditioned to dedicate 39 feet of half-width right-of-way. Nandina Avenue currently has a 44 foot dedicated and accepted half-width right-of way along the frontage of the subject property. The applicant has requested to vacate the right to accept the excess 5 feet of right-of-way on Nandina Avenue. In addition the applicant wishes to vacate Diablo Drive in the Mead Valley area, as shown on exhibits "A", "B", "C", and "D". The County of Riverside Transportation Department (Transportation Department) has reviewed this request and has no objections to said vacation. This vacation will not eliminate access to any parcel. Diablo Drive does not physically exist in this location and the width of Nandina Avenue right of way satisfies the conditions of development. 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.

County Counsel has approved Resolution No. 2017-026 as to form.

Impact on Residents and Businesses

The vacation does not impact Residents or Businesses.

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

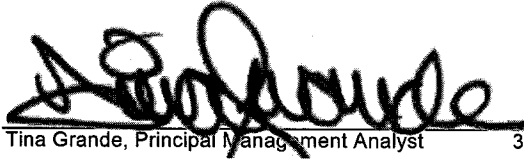
ATTACHMENTS:

Vicinity Map

Resolution No. 2017-026, with Exhibits "A", "B", "C" and "D"

Notice of Exemption

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



Tina Grande, Principal Management Analyst

3/7/2017



Gregory V. Priamos, Director County Counsel

2/27/2017

TO BE REMOVED BEFORE RECORDING



NOT TO SCALE

VICINITY MAP

NANDINA AVE. & DIABLO DR. VACATION

SEC. 35, TWP. 3S., RNG. 4W.

Supervisory District: 1

Project Name: Resolution No. 2017-026 Summarily Vacating the Right to Accept a portion of Nandina Avenue, Vacating a Portion of Nandina Avenue and Vacating Diablo Drive in the Mead Valley area.

Project Number: AB16012, SU14

Project Location– See Exhibits “A”, “B”, “C” and “D”

Description of Project: Summarily Vacating the Right to Accept a Portion of Nandina Avenue, Vacating a Portion of Nandina Avenue and Vacating Diablo Drive in the Mead Valley area.

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

Name of Person or Agency Carrying Out Project: Richard G. Lantis, 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 and vacation of the right to accept 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 vacation is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The vacation of the existing dedications 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 vacation 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.

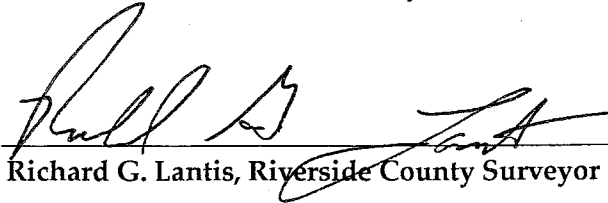
- Section 15061(b)(3) - General Rule “Common Sense” Exemption. With certainty, there is no possibility that the proposed vacation may have a significant effect on the environment. The vacation of a street will not require any construction activities, change the use or intensity of the existing site to 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 vacation as proposed have the potential to cause a significant environmental impact and the vacation 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:


Richard G. Lantis, Riverside County Surveyor

Date: 1-4-17

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: Accounting String: 537280-20260-3130200000

AMOUNT: \$50.00

DATE: 11/17/15

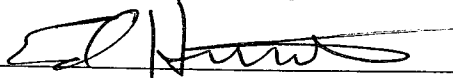
AGENCY: Riverside County Transportation Dept-Survey Division

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: Edward D. Hunt Supervising Land Surveyor

Signature: _____



PRESENTED BY: Wesley Hohenberger

ACCOUNTING CONTACT PERSON: **Rachelle Daaca 955-6852**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____

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

2017-0107566

03/16/2017 11:41 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. 2017-026

Title of Document

**SUMMARILY VACATING THE RIGHT TO ACCEPT A PORTION OF NANDINA
AVENUE, VACATING A PORTION OF NANDINA AVENUE AND VACATING DIABLO
DRIVE IN THE MEAD VALLEY AREA**

(FIRST SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 2.10 of 03/14/17)

FORM APPROVED COUNTY COUNSEL
BY: R. TODD FRAHM 2/27/17
DATE

Board of Supervisors

County of Riverside

RESOLUTION NO. 2017-026

SUMMARILY VACATING THE RIGHT TO ACCEPT A PORTION OF NANDINA AVENUE, VACATING A PORTION OF NANDINA AVENUE AND VACATING DIABLO DRIVE IN THE MEAD VALLEY AREA

(AB16012)

(First Supervisorial District)

WHEREAS, Nandina Avenue was dedicated but not accepted for public use as Lot "A" and Lot "B" on Parcel Map 11755 recorded in Book 65 Page 65 of Parcel Maps, and was dedicated and accepted as Lot "C" and "D" on Parcel Map 15844, recorded in Book 89, Page 16, of Parcel Maps, Records of the Recorder, Riverside County California, and;

WHEREAS, Diablo Drive was dedicated and accepted as Lots "E" and "F" (30.00 foot half-width) on Parcel Map 15844, recorded in Book 89, Page 16, of Parcel Maps, Records of Riverside County, California, and as Lots "E" and "F" (30.00 foot half-width), on Parcel Map 15659, Recorded in Book 87, Page 84, of Parcel Maps, Records of Riverside County, California, and as Lots "E" and "F" (30.00 foot half-width) on Parcel Map 15788, Recorded in Book 89, Page 85, of Parcel Maps, Records of Riverside County, California;

WHEREAS, That these portions of Nandina Avenue and all of Diablo Drive are not necessary and are excess Right of Way, and not required for public street or highway purposes, and;

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

BE IT RESOLVED, FOUND, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled

on March 14, 2017, as follows:

2. Pursuant to Section 8334(a) of the Streets and Highways Code that the hereinafter described portions of Nandina Avenue and all of Diablo Drive are excess and are no longer required or public street or highway purposes, and are hereby summarily vacated.

3. That these portions of Nandina Avenue and all of Diablo Drive are unnecessary for present or prospective public use, including use as a non-motorized transportation facility;

SEE EXHIBITS "A", "B", "C" AND "D" ATTACHED HERETO AND MADE A PART HEREOF;

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

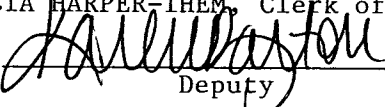
ROLL CALL:

Ayes: Jeffries, Tavaglione, Washington and Ashley
Nays: None
Absent: None

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

KECIA HARPER-IHEM, Clerk of said Board

By


Deputy

DO W.O. # AB16012

EXHIBIT "A"
NANDINA AVENUE VACATION
LEGAL DESCRIPTION

PARCEL A

Those portions of Lot "B" (Decker Road) and Lot "C" (Nandina Avenue) of Parcel Map No. 15844, on file in Book 89 of Parcel Maps at Page 16, thereof, Records of Riverside County, California, lying in the southeast quarter of Section 35, Township 3 South, Range 4 West, San Bernardino Meridian, in the County of Riverside, State of California, said portions being described as follows:

BEGINNING at the northeasterly corner of said Lot "B";

Thence North $88^{\circ}59'10''$ East along the southerly line of said Lot "C", a distance of 53.42 feet;

Thence North $46^{\circ}00'50''$ West, a distance of 7.07 feet to a point on a line parallel with and distant northerly 5.00 feet, measured at a right angle, to said southerly line of Lot "C";

Thence South $88^{\circ}59'10''$ West along said parallel line, a distance of 48.33 feet;

Thence South $34^{\circ}41'13''$ West, a distance of 20.45 feet to a point on the easterly line of said Lot "B";

Thence North $44^{\circ}33'58''$ East along said easterly line, a distance of 16.58 feet to the **POINT OF BEGINNING**.

Containing 283 square feet, more or less.

PARCEL B

Those portions of Lot "C" (Nandina Avenue) of Parcel Map No. 15844, on file in Book 89 of Parcel Maps at Page 16, thereof and Lot "B" (Nandina Avenue) of Parcel Map No. 11,755, on file in Book 65 of Parcel Maps at Page 65, thereof, both Records of Riverside County, California, lying in the southeast quarter of Section 35, Township 3 South, Range 4 West, San Bernardino Meridian, in the County of Riverside, State of California, said portions being described as follows:

COMMENCING at the northeasterly corner of Lot "B" of said Parcel Map No. 15844;

Thence North 88°59'10" East along the southerly line of said Lot "C" of said Parcel Map No. 15844, a distance of 157.89 feet to THE TRUE POINT OF BEGINNING;

Thence continuing North 88°59'10" East along the southerly line of said Lot "C" of Parcel Map No. 15844 and along the southerly line of said Lot "B" of said Parcel Map No. 11,755, a distance of 795.82 feet;

Thence North 46°00'50" West, a distance of 7.07 feet to a point on a line parallel with and distant northerly 5.00 feet, measured at a right angle, to said southerly line of Lot "B" of said Parcel Map No. 11,755;

Thence South 88°59'10" West along said parallel line, a distance of 785.82 feet;

Thence South 43°59'10" West, a distance of 7.07 feet to the TRUE POINT OF BEGINNING.

Containing 3,954 square feet, more or less.

PARCEL C

Those portions of Lot "B" (Nandina Avenue) and Lot "C" (Blanding Way) of Parcel Map No. 11,755, on file in Book 65 of Parcel Maps at Page 65, thereof, Records of Riverside County, California, lying in the southeast quarter of Section 35, Township 3 South, Range 4 West, San Bernardino Meridian, in the County of Riverside, State of California, said portions being described as follows:

BEGINNING at the northwesterly corner of said Lot "C";

Thence South 88°59'10" West along the southerly line of said Lot "B" of said Parcel Map No. 11,755, a distance of 173.43 feet;

Thence North 43°59'10" East, a distance of 7.07 feet to a point on a line parallel with and distant northerly 5.00 feet, measured at a right angle, to said southerly line of Lot "B";

Thence North 88°59'10" East along said parallel line, a distance of 166.54 feet;

Thence South 48°39'44" East, a distance of 36.50 feet to a point of intersection with a point on a line parallel with and distant westerly 30.00 feet, measured at a right angle, to the centerline of said Blanding Way;

Thence South 00°16'13" West along said parallel line, a distance of 3.97 feet to an angle point on said Lot "C" of Parcel Map No. 11,755;

Thence North 47°42'18" West along said westerly line of Lot "C" of said Parcel Map No. 11,755, a distance of 34.35 feet to the **POINT OF BEGINNING**.

Containing 945 square feet, more or less.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AND MADE A PART HEREOF.
PREPARED UNDER MY SUPERVISION

Michael E. Johnson 1/20/17
Michael E. Johnson, L.S. 7673 Date

Prepared By:

Checked By: *mt*

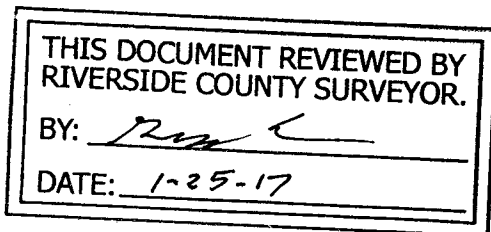
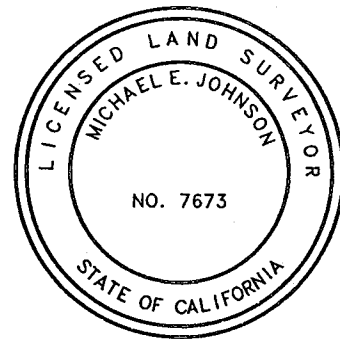
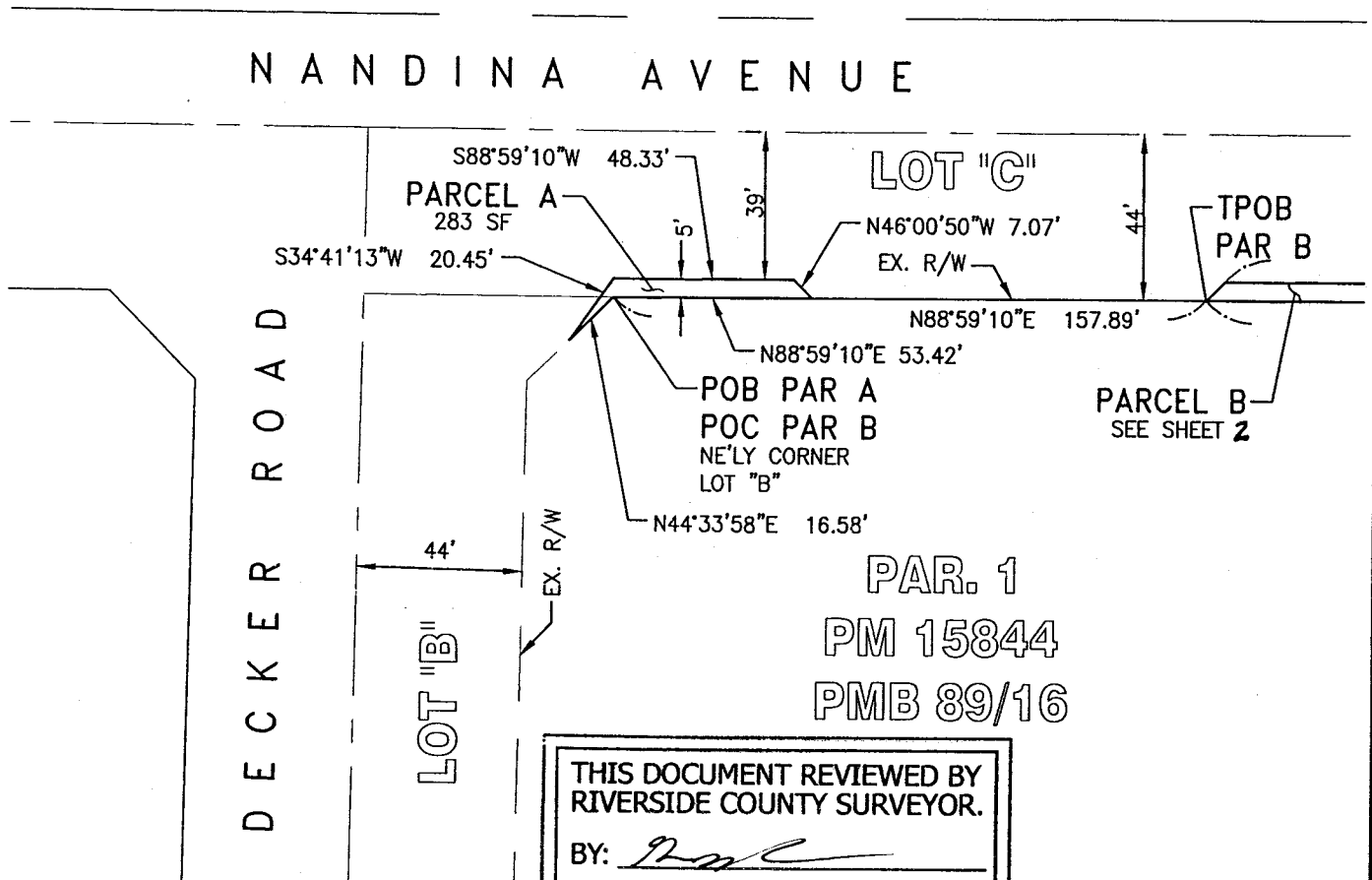


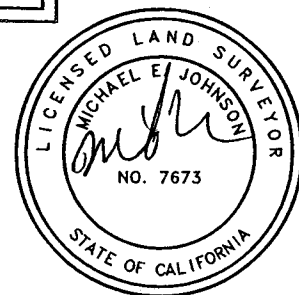
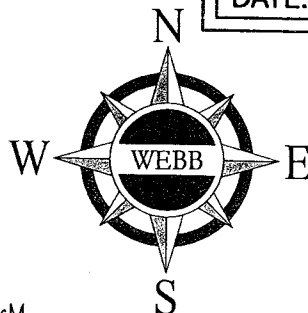
EXHIBIT "B"

NANDINA AVENUE VACATION



1" = 50'

25 0 50



SEC. 35, T3S, R4W, SBB&M

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ALBERT A.
WEBB
ASSOCIATES

COUNTY OF RIVERSIDE

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 1 OF 3

W.O.
15-0324

SCALE: 1"=50'

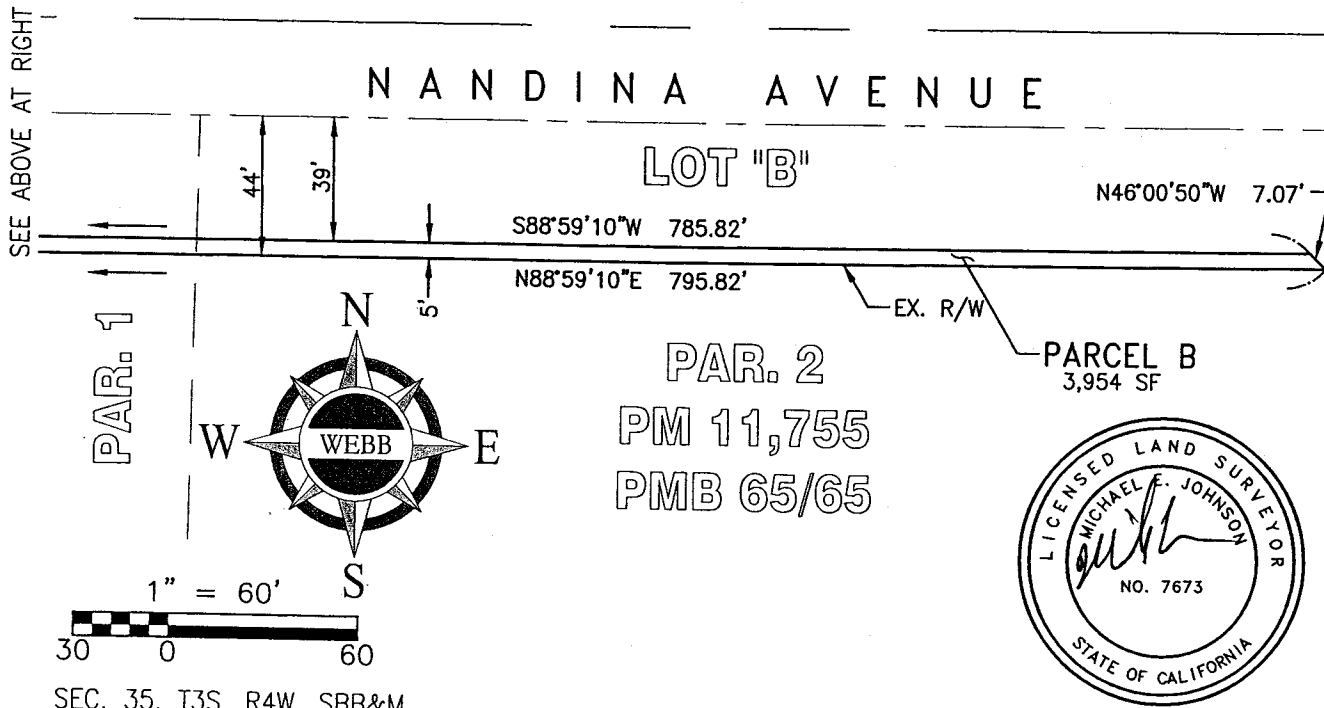
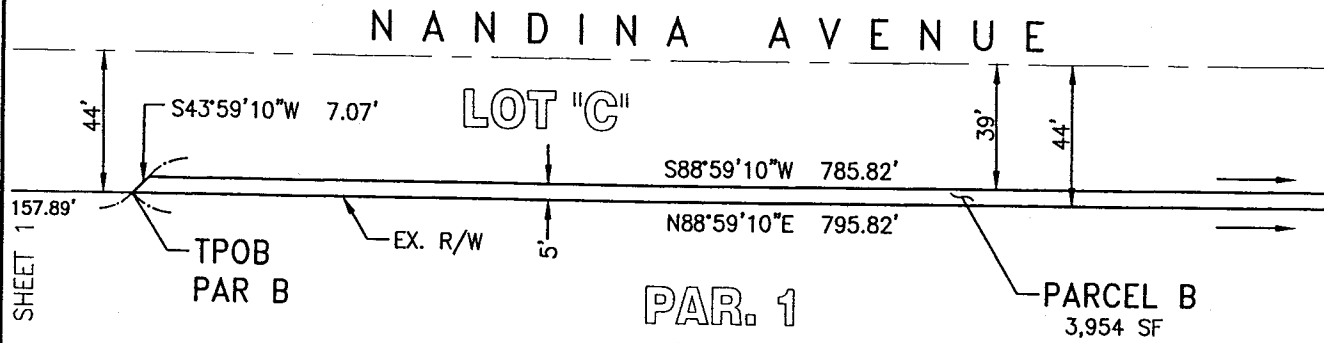
DRWN BY
CHKD BY *[Signature]*

DATE
DATE 1-20-17

SUBJECT: STREET VACATION

EXHIBIT "B"

NANDINA AVENUE VACATION



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ALBERT A.
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COUNTY OF RIVERSIDE

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SHEET 2 OF 3

W.O.
15-0324

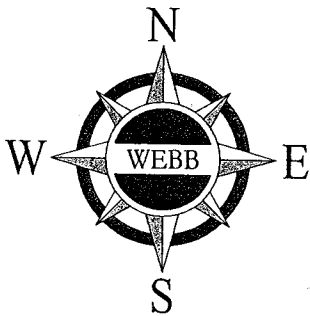
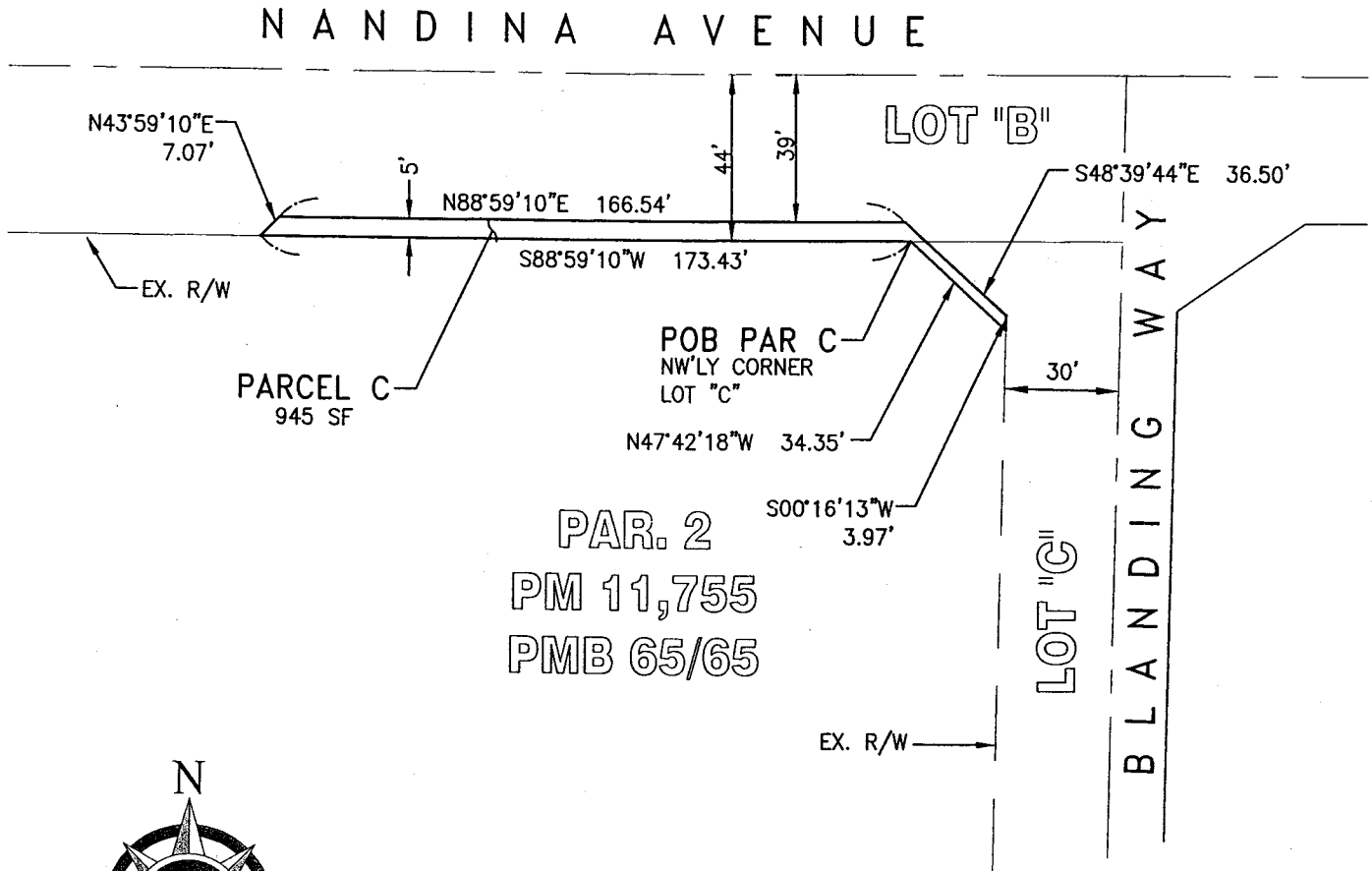
SCALE: 1"=60'

DRWN BY
CHKD BY *[Signature]*

DATE
DATE 1-20-17

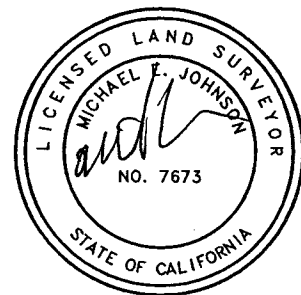
SUBJECT: STREET VACATION

EXHIBIT "B" NANDINA AVENUE VACATION



1" = 50'
25 0 50

SEC. 35, T3S, R4W, SBB&M



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ALBERT A.
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ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 3 OF 3

W.O.
15-0324

SCALE: 1"=50'

DRWN BY
CHKD BY *[Signature]*

DATE
DATE 1-20-17

SUBJECT: STREET VACATION

**EXHIBIT C
DIABLO DRIVE VACATION
LEGAL DESCRIPTION**

DIABLO DRIVE

Lots E and F of Parcel Map 15844, recorded in Book 89 Page 16 of Parcel Maps, records of the Recorder, Riverside County, California.

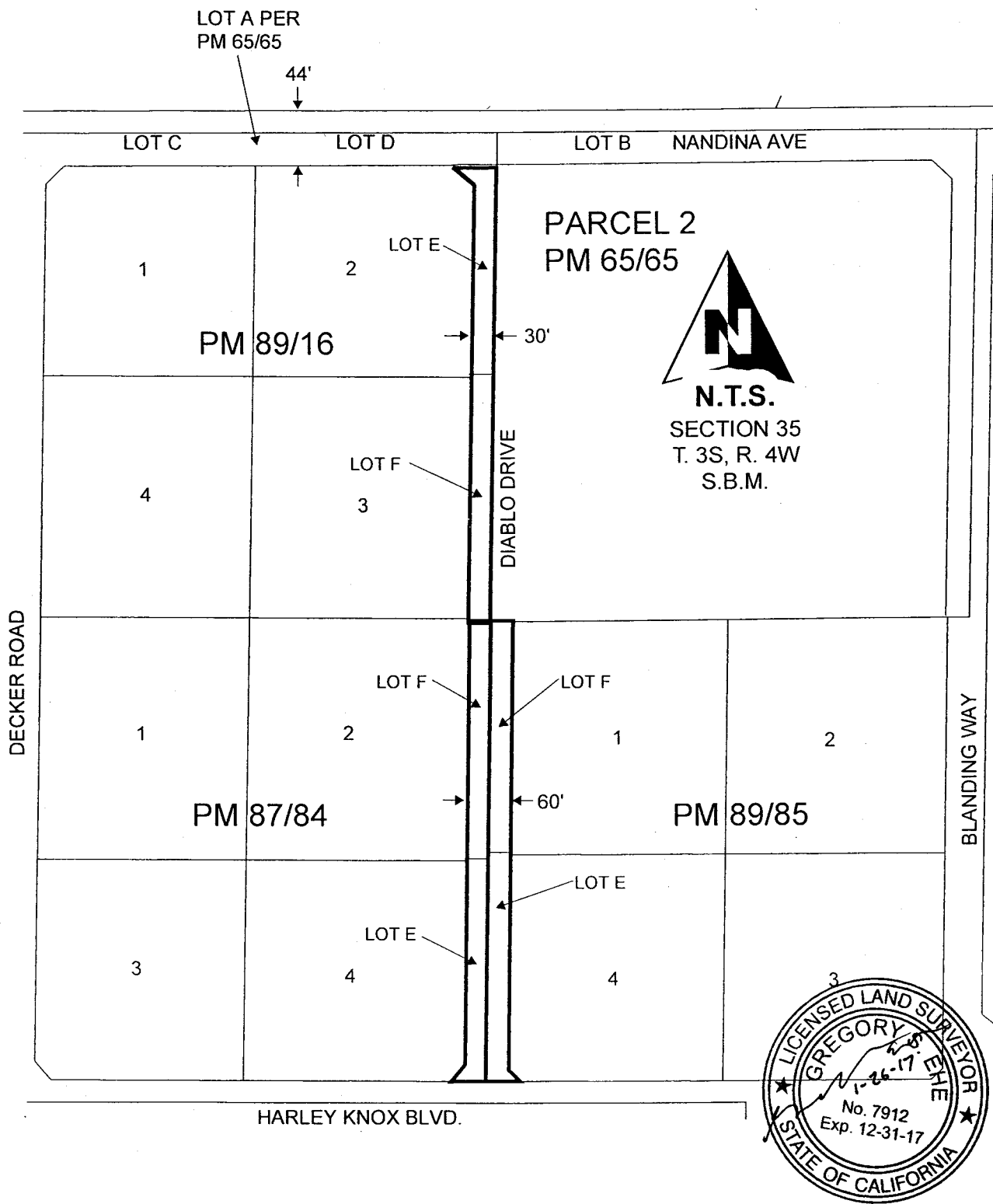
Together with, Lots E and F of Parcel Map 15659, recorded in Book 87 Page 84 of Parcel Maps, records of the Recorder, Riverside County, California.

Together with, Lots E and F of Parcel Map 15788, recorded in Book 89 Page 85 of Parcel Maps, records of the Recorder, Riverside County, California.

Sheet 1 of 1



EXHIBIT D





PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER

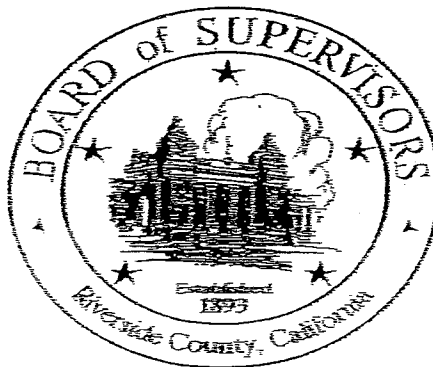
Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000
www.riversideacr.com

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:

3-14-17

Signature:

Karen Barton

Print Name:

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