

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



**ITEM**  
3.34  
(ID # 9474)

**MEETING DATE:**

Tuesday, April 30, 2019


**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Adoption of Resolution No. 2019-006, Summarily Vacating Hughes Ranch Court and Mustang Circle in the Temecula Area, CEQA Exempt, District 3. [Applicant Fees 100%]

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

1. Find that the Vacation of Hughes Ranch Court and Mustang Circle is categorically exempt from CEQA pursuant to Section 15060 (c)(2), and 15061 (b)(3) of the State CEQA Guidelines;
2. Adopt Resolution No. 2019-006, Summarily Vacating Hughes Ranch Court and Mustang Circle in the Temecula area;
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; and,
4. Direct the Clerk of the Board to cause a certified copy of this resolution to be recorded in the office of the Recorder of the County of Riverside, California.

**ACTION:**Policy


  
Patricia Romo, Director of Transportation 4/2/2019

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington and Perez  
Nays: None  
Absent: Hewitt  
Date: April 30, 2019  
xc: Transp., Recorder

Kecia Harper  
Clerk of the Board  
By:   
Deputy

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

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%. No General Fund will be used.			<b>Budget Adjustment: N/A</b>	
			<b>For Fiscal Year: 2018/2019</b>	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

Due to repeated theft the applicant for PPT170001 has requested the vacation of Hughes Ranch Court and Mustang Circle, in the Temecula area. This vacation will make it possible for the applicant to control access to the property. Hughes Ranch Court and Mustang Circle are dedicated roads that were accepted for public use on Parcel Map No. 34562 recorded in Book 231, Pages 20 through 22, inclusive of Parcel Maps, records of Riverside County, California. Hughes Ranch Court and Mustang Circle are excess right-of-way and are not required for public street or highway purposes. The Fire Department has reviewed the vacation request and have no objection with the stipulation that any access gates that are constructed are required to provide emergency access with a Knox device. The applicant has agreed to install a Knox device on any access gates they construct. Pursuant to Streets and Highways Code Section 8353(a) this vacation will not eliminate access to any parcel. The Transportation Department has reviewed this vacation and has no objections.

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 Number 2019-006 as to form.

**Impact on Residents and Businesses**

The vacation of Hughes Ranch Court and Mustang Circle will not impact residents or businesses.

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

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

Resolution No. 2019-006  
Notice of CEQA Exemption  
Attachment "A" (Vicinity Map)  
Recorder Accounting String

  
\_\_\_\_\_  
Gregory V. Priamos, Director County Counsel

4/18/2019

  
\_\_\_\_\_  
Cynthia M. Goral, Chief Deputy County Counsel

4/18/2019

**ATTACHMENT "A"**  
**SUMMARILY VACATING HUGHES RANCH COURT AND MUSTANG CIRCLE**



□ INDICATES APPLICANT'S PARCELS

NOTE: TO BE REMOVED PRIOR TO RECORDING

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KECIA HARPER-IHEM, CLERK OF THE BOARD  
RIVERSIDE CO. CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> 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**

**2019-0152039**

05/02/2019 12:38 PM Fee: \$ 0.00

Page 1 of 7

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDERS USE ONLY

110

**RESOLUTION NO. 2019-006**

Title of Document

**SUMMARILY VACATING HUGHES RANCH COURT AND MUSTANG CIRCLE IN  
THE TEMECULA AREA  
(AB17010)**

(THIRD SUPERVISORIAL DISTRICT)

(Transportation Department ~ Item 3.34 of 04/30/19)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE  
FOR RECORDING INFORMATION

2  
3 **RESOLUTION NO. 2019-006**

4 **SUMMARILY VACATING HUGHES RANCH COURT AND MUSTANG CIRCLE IN**  
5 **THE TEMECULA AREA.**

6 (AB17010)

7 (Third Supervisorial District)

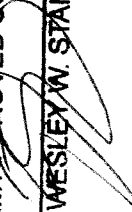
8  
9 **WHEREAS**, hereinafter-described Hughes Ranch Court and Mustang Circle were  
10 dedicated and accepted for public street purposes by Parcel Map No. 34562, on file in  
11 Book 231, Pages 20 through 22, inclusive, of Parcel Maps, records of the Recorder of  
12 Riverside County, California, and;

13  
14 **WHEREAS**, hereinafter-described Hughes Ranch Court and Mustang Circle are  
15 excess right-of-way, and are not required for public street or highway purposes, and;

16  
17 **WHEREAS**, applicable procedures pertaining to summary vacations were followed  
18 pursuant to the County's adopted "Resolutions for Fixing Procedures to Vacate and  
19 Accept County Highways and Property Offered for Dedication," now therefore;

20  
21 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of  
22 the County of Riverside, State of California, in regular session assembled on  
23 April 30, 2019, as follows:

- 24  
25 1. The vacation of Hughes Ranch Court and Mustang Circle is categorically  
26 exempt from CEQA pursuant to Section 15060(c)(2), and 15061(b)(3) of the  
27 State CEQA Guidelines.  
28

FORM APPROVED-COUNTY COUNSEL  
BY:  WESLEY W. STANFIELD DATE 4/17/2019

1 RESOLUTION NO. 2019-006

2  
3  
4 2. Pursuant to Division 9, Part 3, Chapter 4, Section 8334(a) of the Streets  
5 and Highways Code, hereinafter-described Hughes Ranch Court and  
6 Mustang Circle are excess right-of-way and are not required for public street  
7 or highway purposes, and are hereby summarily vacated.

8  
9 SEE LEGAL DECSRIPTION AND PLAT ATTACHED HERETO  
10 AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF;

11  
12 3. That hereinafter-described Hughes Ranch Court and Mustang Circle are  
13 unnecessary for present or prospective public use, including use as a non-  
14 motorized transportation facility.

15  
16 4. From and after the date this resolution is recorded hereinafter-described  
17 Hughes Ranch Court and Mustang Circle no longer constitute public streets.

18  
19 **EXCEPTING AND RESERVING** from the vacation an easement for any existing  
20 public utilities and public service facilities, together with the right to maintain, operate,  
21 replace, remove, or renew such facilities, pursuant to Division 9, Part 3, Chapter 5,  
22 Section 8340 of the Streets and Highways Code.

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24 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of  
25 the Board is directed to file with the Office of the County Clerk the Notice of Exemption  
26 within five (5) working days of the Board hearing date.

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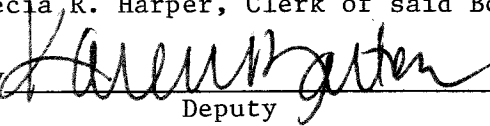
RESOLUTION NO. 2019-006

**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, Spiegel, Washington and Perez  
Nays: None  
Absent: Hewitt

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 R. Harper, Clerk of said Board  
By:   
Deputy

PH W.O. # AB17010



**EXHIBIT "A"**

**RIGHT-OF-WAY VACATION  
HUGHES RANCH COURT AND MUSTANG CIRCLE  
LEGAL DESCRIPTION**

THOSE PORTIONS OF RIGHT-OF-WAY LYING WITHIN SECTION 7, TOWNSHIP 8 SOUTH, RANGE 1 WEST AS SHOWN BY A SECTIONALIZED SURVEY OF THE PAUBA RANCHO BY PARCEL MAP NUMBER 34562 ON FILE IN BOOK 231, PAGES 20 THROUGH 22, INCLUSIVE, OF PARCEL MAPS, RECORDS OF THE RECORDER OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

HUGHES RANCH COURT, DESCRIBED AS LOTS "G" AND "H", AND MUSTANG CIRCLE, DESCRIBED AS LOTS "E" AND "F", ALL BY SAID PARCEL MAP NUMBER 34562.

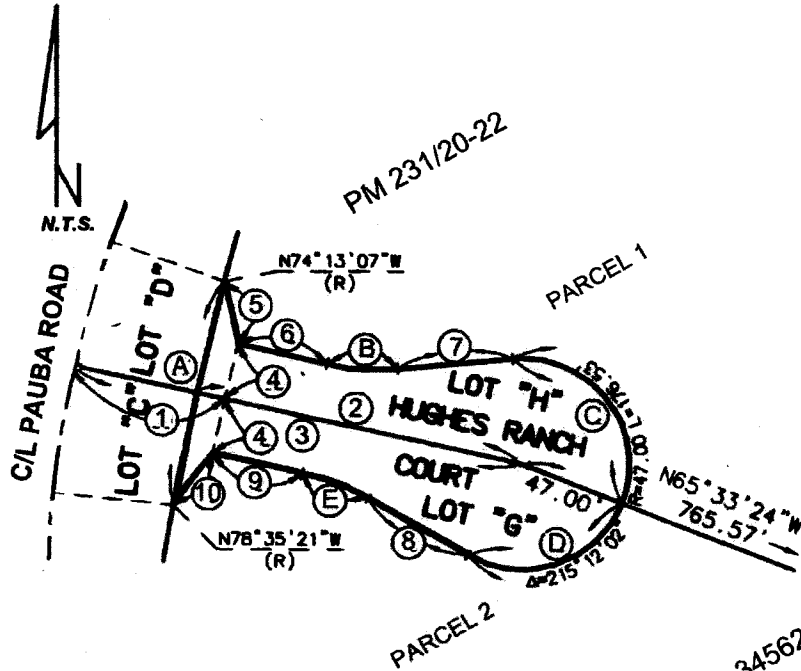
EXHIBIT "B" ATTACHED HERTO AND MADE A PART HEREOF, BY THIS REFERENCE

APPROVED BY: Timothy F. Rayburn

DATE: 3/22/2018



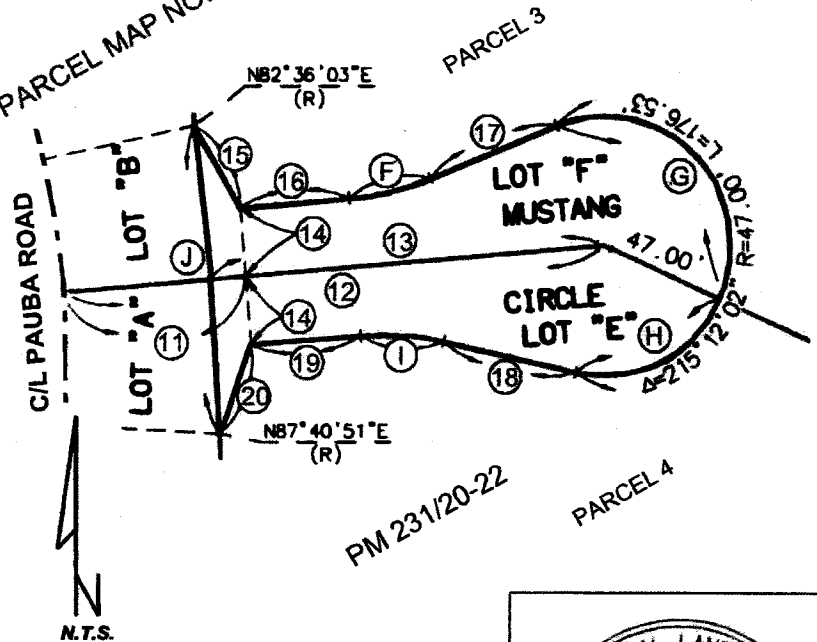
**EXHIBIT "B"**  
**RIGHT-OF-WAY VACATION**  
**HUGHES RANCH COURT AND MUSTANG CIRCLE**



LINE DATA		
	BEARING	DISTANCE
1	N 76°24'14" W (R)	67.89'
2	N 76°24'14" W (R)	145.00'
3	N 76°24'14" W (R)	200.00'
4	N 13°35'46" E	25.00'
5	N 10°47'02" W	28.86'
6	N 76°24'14" W	40.00'
7	N 85°59'45" E	50.00'
8	N 58°48'13" W	50.00'
9	N 76°24'14" W	40.00'
10	N 37°58'34" E	28.86'
11	N 85°08'27" E (R)	67.89'
12	N 85°08'27" E (R)	200.00'
13	N 85°08'27" E (R)	145.00'
14	N 04°51'33" W	25.00'
15	N 29°37'24" W	33.72'
16	N 85°08'27" E	40.00'
17	N 67°32'26" E	50.00'
18	N 77°15'32" W	50.00'
19	N 85°08'27" E	40.00'
20	N 19°54'19" E	33.72'

**SURVEYOR'S NOTES:**  
 ALL MEASUREMENTS SHOWN  
 HEREON ARE REC. DATA PER  
 PM 231/20-22

PARCEL MAP NO. 34562



CURVE DATA			
○	DELTA	RADIUS	LENGTH
A	04°22'14"	1345.00'	102.60'
B	17°36'01"	100.00'	30.72'
C	118°26'51"	47.00'	97.16'
D	96°45'11"	47.00'	79.37'
E	17°36'01"	100.00'	30.72'
F	17°36'01"	100.00'	30.72'
G	136°37'59"	47.00'	112.08'
H	78°34'03"	47.00'	64.45'
I	17°36'01"	100.00'	30.72'
J	05°04'48"	1255.00'	111.27'

PCL No.:	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT, SURVEY DIVISION
WO No.: AB17010	PROJECT: VACATING HUGHES RANCH CT/MUSTANG CIR
SCALE: N.T.S.	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
PREPARED BY: BCIII	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: AUGUST, 2017	DATE: 3/22/2018
SHEET 1 OF 1	





**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

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

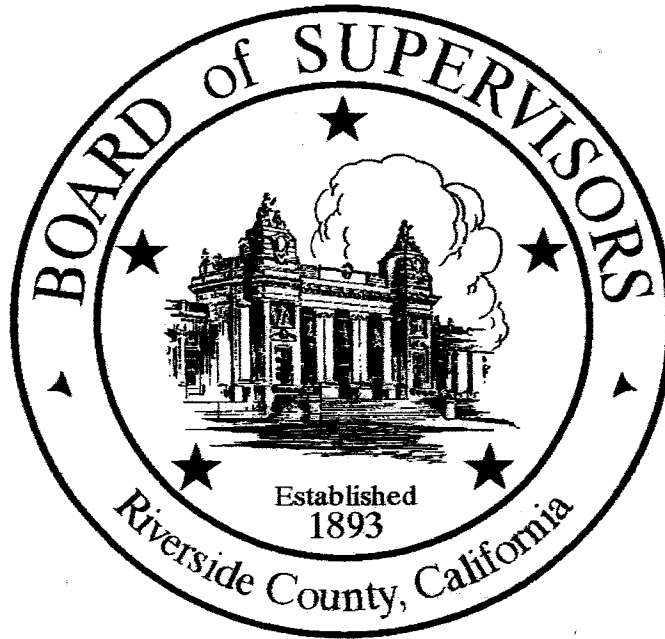
www.riversideacr.com

**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 the document)



Date:

4-30-19

Signature:

*Karen Barton*

Print Name:

Karen Barton, Board Assistant

**NOTICE OF EXEMPTION**

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

5/2/19  
Date

kb  
Initial

**Project Name:** Resolution No. 2019-006, Summarily Vacating Hughes Ranch Court and Mustang Circle in the Temecula Area

**Project Number:** AB17010, SU14

**Project Location-** See Exhibits "A"& "B"

**Description of Project:** Resolution No. 2019-006, Summarily Vacating Hughes Ranch Court and Mustang Circle in the Temecula Area

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

**Name of Person or Agency Carrying Out Project:** David L. McMillan, Riverside County Transportation Department, Survey Division, 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).


**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). 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 these streets 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. Vacating 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 vacating a street have the potential to cause a significant environmental impact and the vacation is exempt from further CEQA analysis.

APR 30 2019 3.34

- Section 15060(c) – for purposes of analysis under CEQA, Vacating a street is not a “project” under CEQA pursuant to Section 15060(c). 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 Vacating a street 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: 5-22-2018  
David L. McMillan, Riverside County Surveyor

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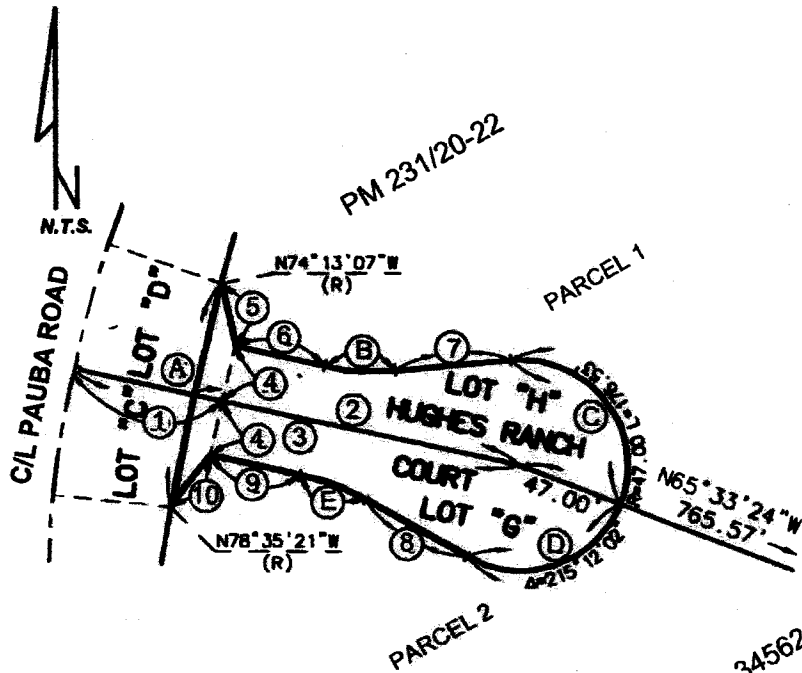
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APPROVED BY: *Timothy F. Rayburn*

DATE: 3/22/2018



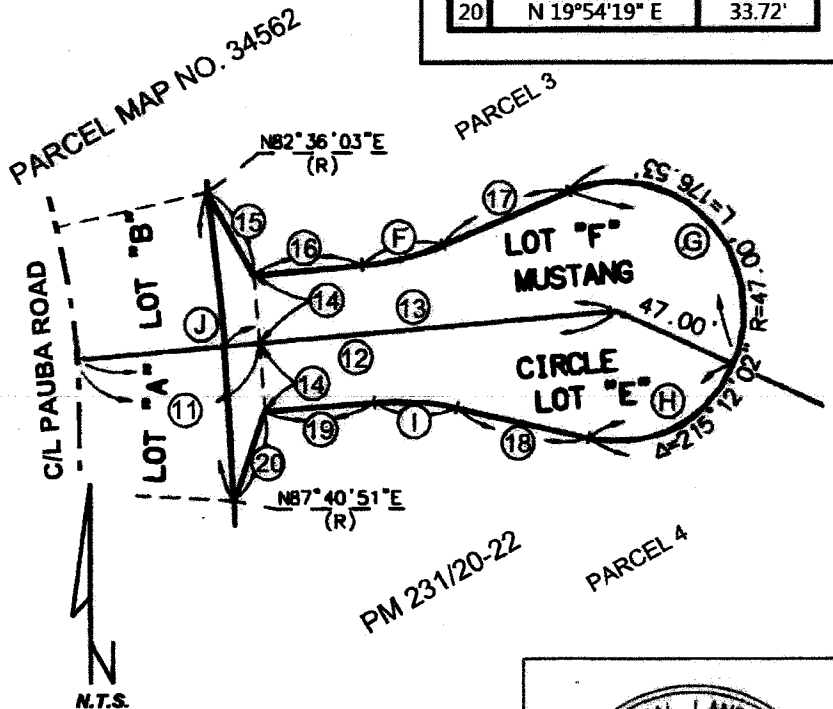
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**HUGHES RANCH COURT AND MUSTANG CIRCLE**



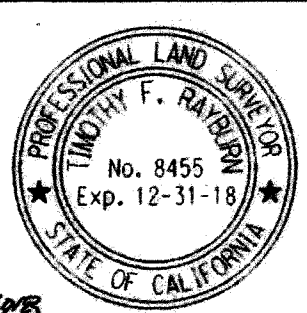
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PREPARED BY: BCIII	APPROVED BY: <i>Timothy F. Rayburn</i>
DATE: AUGUST, 2017	DATE: <i>2/22/2018</i>
SHEET 1 OF 1	



**RIVERSIDE COUNTY CLERK & RECORDER**

**AUTHORIZATION  
TO BILL  
BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O. AB17010 SU14  
Accounting String 537280-20260-3130200000 ZAB17010 ZSU14

AMOUNT: \$50.00

DATE: 10/19/17

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: Timothy F. Rayburn Supervising Land Surveyor

Signature: 

PRESENTED BY: Bernie Castaneda

ACCOUNTING CONTACT PERSON: **Kevin Kincad 955-6262**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -