

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



ITEM: 3.22  
(ID # 16941)

**MEETING DATE:**

Tuesday, September 21, 2021

**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Adoption of Resolution No. 2021-163 Notice of Intention to Vacate Caravel Lane in the Rancho California area, CEQA exempt, District 3. [Applicant Fees 100%] (Clerk to Set for Public Hearing)

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

1. Set a public hearing for October 26, 2021 to hear the evidence offered by persons interested to determine whether Caravel Lane is unnecessary for present or prospective use;
2. Adopt Resolution No. 2021-163, Notice of Intention to Vacate Caravel Lane in the Rancho California area;
3. Direct the Clerk of the Board to publish the Notice of Intention pursuant to Division 9, Part 3, Chapter 3, Section 8322(a) of the Streets and Highways Code; and
4. Direct the Transportation Director to cause the Notice of Intention to be posted pursuant to Division 9, Part 3, Chapter 3, Section 8323 and mailed pursuant to Section 8321(e) of the Streets and Highways Code.

**ACTION:** Policy, Set for Hearing

  
Mark Lancaster, Director of Transportation 9/2/2021

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public hearing on Tuesday, October 26, 2021, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: September 21, 2021  
xc: Transp., COB

Kecia R. 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:</b> N/A	
			<b>For Fiscal Year:</b> 2021/2022	

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

**BACKGROUND:**

The applicant is requesting the vacation of Caravel Lane in the Rancho California area. Caravel Lane (Lots "G" and "H") was dedicated and accepted on behalf of the public for public road and utility purposes by Parcel Map 20903 on file in Book 137, Page 64 of Parcel Maps, records of the Recorder of Riverside County California. Caravel Lane is unimproved and not used for road purposes. Due to existing utilities within the road, the Resolution vacating Carvel Lane will reserve an easement for any existing public utilities and public service facilities. This vacation will not eliminate access to any parcel. Seven (7) adjacent property owners were notified of the proposed vacation; five (5) responded in favor of the vacation, one (1) responded opposed to the vacation and one (1) did not respond. The applicant and the neighbor opposed to this vacation are in a civil suit regarding encroachments within Caravel Lane and Cibola Circle, which has since been dismissed. The County is not a party to this lawsuit. This vacation application was brought to the Planning Commission Public Hearing on 4/21/2021. There were nine (9) speakers that expressed their opinions; five (5) were in favor of the vacation and four (4) were opposed. Planning Commission accepted staff recommendation via a vote of five (5) to zero (0) that the Transportation Department move forward with the process to vacate Caravel lane.

Pursuant to California Streets and Highways Code Section 8320 et seq., the Board of Supervisors (Board) must hold a public hearing to determine whether the vacation of Caravel Lane is unnecessary for present or prospective public use prior to vacation. If the Board finds, from all the evidence submitted at the hearing, that Caravel Lane is unnecessary for present or prospective public use, the Board may adopt the resolution vacating such road.

The Transportation Department and the Fire Department have reviewed this vacation and have no objections.

County Counsel has approved resolution Number 2021-163 as to form.

**Additional Fiscal Information**

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



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

**ATTACHMENTS:**

Resolution No. 2021-163

Resolution Exhibits "A" and "B" (Legal Description and Plat)

Attachment "A" (Vicinity Map)

Authorization to Bill



Jason Farin, Principal Management Analyst

9/14/2021



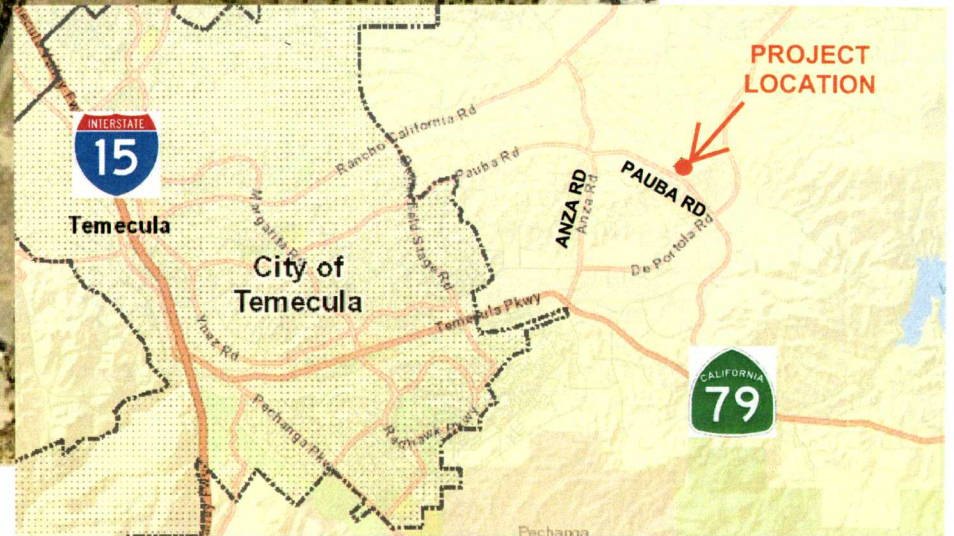
Gregory V. Priamos, Director County Counsel

9/14/2021



## ATTACHMENT "A"

### GENERAL VACATION OF CARAVEL LANE IN THE RANCHO CALIFORNIA AREA



 INDICATES AREAS TO BE VACATED

**NOTE: TO BE REMOVED PRIOR TO RECORDING**



**Maxwell, Sue**

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**From:** cob@rivco.org  
**Sent:** Sunday, September 19, 2021 10:27 PM  
**To:** COB; susanmitchell75@gmail.com  
**Subject:** Board comments web submission

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Susan  
Last Name: Mitchell  
Address (Street, City and Zip): 35865 Calle Nopal  
Phone: (951)970-6546  
Email: susanmitchell75@gmail.com  
Agenda Date: 09/21/2021  
Agenda Item # or Public Comment: 3.22  
State your position below: Oppose  
Attachments (Must be .pdf, .doc, or .docx): Susan-Mitchell.pdf

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210921. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.



April 15, 2021

To Whom it May Concern,

My husband and I live in a high-fire danger area and not everyone living in this particular neighborhood has multiple evacuation options. Our neighbors have a blocked egress point which could lead to extreme harm or death if their one option is inaccessible during a wildfire or other disaster. They could be trapped, and rescue vehicles would be prevented from reaching in that event.

There is an urgent need for the removal of the blockages on Caravel Lane to create a public right-of-way for our neighborhood in times of emergency.

We urge the county to make that a high priority. California has been ravaged by fires that have taken an enormous toll on communities in terms of people, homes and other buildings. Let's do everything we can to minimize loss of lives and property by eliminating this blockage and making a secondary access to evacuate. It is the minimum that should be done in terms of precautionary measures.

My husband and I strongly urge steps to be taken ASAP to ensure alternate access out of the homes near there when needed in an emergency situation.

A concerned neighbor

  
Susan Mitchell

35865 Calle Nopal  
Temecula, CA 92592



## Maxwell, Sue

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**From:** cob@rivco.org  
**Sent:** Sunday, September 19, 2021 10:15 PM  
**To:** COB; kimberly.r.cardoso@gmail.com  
**Subject:** Board comments web submission



First Name: Kimberly  
Last Name: Rideout-Cardoso  
Address (Street, City and Zip): 36196 and 36150 Alta Mesa Ct, Temecula CA 92592  
Phone: (714)809-2819  
Email: kimberly.r.cardoso@gmail.com  
Agenda Date: 09/21/2021  
Agenda Item # or Public Comment: 3.22  
State your position below: Oppose  
Attachments (Must be .pdf, .doc, or .docx): [KimCardoso Oppose-Caravel-Lane-vacate.pdf](#)

**Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210921. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am am with the phone number you provided in the form so you can be identified during the meeting.**



19 September 2021

**We strongly oppose the proposal to vacate Caravel Lane.**

We moved to this location in July 2020 and as we were closing escrow, we had a difficult time getting fire insurance. We were informed that according to Riverside County, CAL FIRE, hazard severity zone map, this is a **VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ) area.**

Ours is a 5 acre property with a small vineyard and citrus and the sole hydrant on the dead end street named Alta Mesa. Then a few months later we bought the next door property on the street with a home on it to expand our ability to farm and grow. It was even harder to get fire insurance. Our homes – and the homes of our neighbors (and one AirBNB) – are all dependent on ONE hydrant and on ONE exit point for our vehicles- going E on Alta Mesa to the 4-way intersection of Valencia and Calle Nepal/Alta Mesa. There is no second exit point for us and our street suffers chronic erosion and poses a challenge for first responder crews if they were to respond to a large scale event.

The hydrant on Alta Mesa in front of my home is THE ONLY hydrant for more than 40 acres which are surrounded by gulches and culverts and slopes. There are 10 single family homes on this dead end dependent on the hydrant. Permanently blocking Caravel from Valencia blocks direct access to the fire hydrant on Valencia. This isolates multi-acre properties with homes on them across the street (Alta Mesa Court) from us bordering N Cibola Way. This increases the load expected for the hydrant in my frontage to carry to 12 homes. Many of these 12 homes are well over the prescribed 300 feet from a hydrant.

It is the practice of fire crews to use water on trucks and from air more than hydrant in the case of brush/wild fire. With a simple Google Earth view, one can see clearly that it is unreasonable to expect ladder trucks to be able to turn around in the space provided at what is the S end of N Cibola Way because it too is blocked from Pauba Road. Therefore, truck access of Caravel and Cibola is impossible with the street blockages proposed.

We cannot understand why anyone would willingly make it harder for first responders to do their vital work, and put their investment, property, and precious lives at risk like this. If we were not to speak against this we would be in silent agreement with this irresponsible and risk-seeking action.

Until such time as there is sufficient fire hydrant and access granted to fire trucks in the unfortunate case of a fire or grave emergency, **we are in full throated opposition to the vacation of Caravel Lane.**

The Cardosos: Kim Cardoso, MBA, and Bill Cardoso, Phd.  
36196 Alta Mesa, 36150 Alta Mesa



**Maxwell, Sue**

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**From:** cob@rivco.org  
**Sent:** Sunday, September 19, 2021 10:38 PM  
**To:** COB; chuck.boers@icloud.com  
**Subject:** Board comments web submission

**CAUTION:** This email originated externally from the **Riverside County** email system.  
**DO NOT** click links or open attachments unless you recognize the sender and know the content is safe.



First Name: Chuck  
Last Name: Boers  
Address (Street, City and Zip): 36321 Alta Mesa Ct, Temecula CA 92592  
Phone: (760)267-8686  
Email: chuck.boers@icloud.com  
Agenda Date: 09/21/2021  
Agenda Item # or Public Comment: 3.22  
State your position below: Oppose

Thank you for submitting your request to speak. The Clerk of the Board office has received your request and will be prepared to allow you to speak when your item is called. To attend the meeting, please call (669) 900-6833 and use Meeting ID #864 4411 6015 . Password is 20210921. You will be muted until your item is pulled and your name is called. Please dial in at 9:00 am with the phone number you provided in the form so you can be identified during the meeting.



**BOARD OF SUPERVISORS**

**COUNTY OF RIVERSIDE**

**RESOLUTION NO. 2021-163**

NOTICE OF INTENTION TO VACATE CARAVEL LANE,  
IN THE RANCHO CALIFORNIA AREA  
(ABS20003)  
(Third Supervisorial District)

**BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors of the County of Riverside, State of California, in regular session assembled on September 21, 2021, pursuant to Division 9, Part 3, Chapter 3, Section 8320 of the Streets and Highways Code, that it is the intention of this Board to vacate as unnecessary for present or prospective public use, including use as a non-motorized transportation facility, of Caravel Lane and described as follows:

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

**BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that pursuant to California Streets and Highways Code Section 8320 et seq., a public hearing will be held on October 26, 2021, at 9:30 a.m. in the meeting room of the Board of Supervisors, County Administrative Center, Riverside, California, at which time and place the Board will hear and consider the proposal to vacate Caravel Lane and any objections thereto and determine whether the vacation of Caravel Lane is unnecessary for present or prospective public use prior to vacation. If the Board finds, from all the evidence submitted at the hearing, that Caravel Lane is unnecessary for present or prospective public use, the Board may adopt the resolution vacating such road.



1  
2 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of  
3 the Board is directed to cause this Resolution to be published pursuant to Division 9, Part  
4 3, Chapter 3, Section 8322(a);  
5

6 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the  
7 Transportation Director shall cause notice of hearing to be posted pursuant to Section  
8 8323 and mailed pursuant to Section 8321(e) of the Streets and Highways Code.  
9

10 ROLL CALL:

11 Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
12 Nays: None  
13 Absent: None  
14

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

17 Kecia R. Harper, Clerk of said Board

18  
19 By   
20 Deputy

21  
22  
23  
24  
25  
26  
27  
28  
29 JM W.O. # ABS20003



Exhibit "A"  
CARAVEL LANE VACATION

ALL OF LOTS "G" AND "H" (CARAVEL LANE 30.00 FOOT HALF-WIDTH) OF PARCEL MAP NO. 20903, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 137 OF PARCEL MAPS, PAGE 64, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

CONTAINING 18,827 SQUARE FEET, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO COVENANTS, CONDITIONS, RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD, IF ANY.

PREPARED BY:  
FLOYD SURVEYING



A handwritten signature in black ink, appearing to read "D. Floyd", written over the seal.

David A. Floyd PLS #7676  
Expires: 12/31/2020

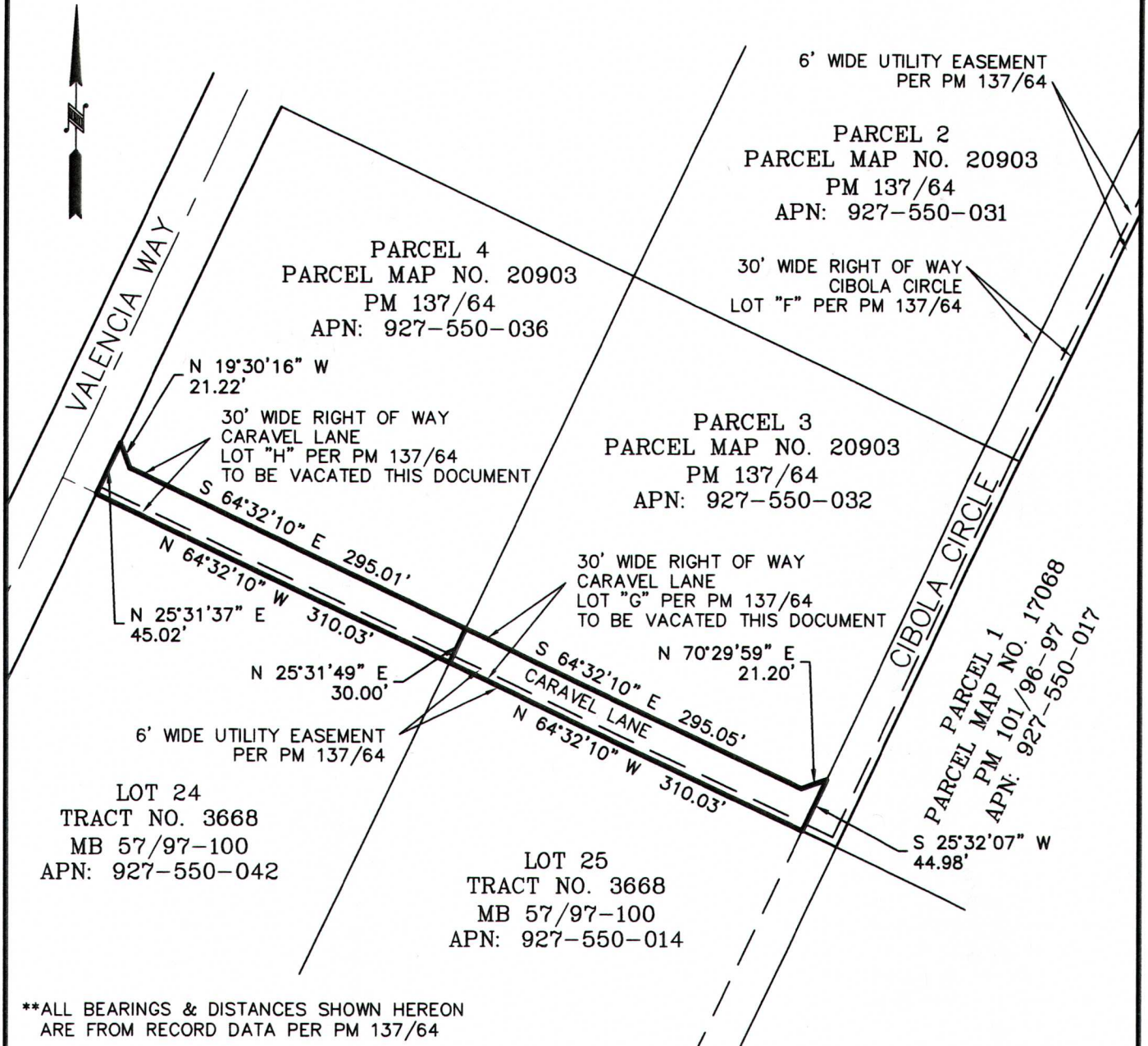
5/29/2020

Date

THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.
BY: <u>[Signature]</u>
DATE: <u>7/23/2020</u>



ALL A PORTION OF PROJECTED SECTION 31, T. 7 S., R. 1 W.



\*\*ALL BEARINGS & DISTANCES SHOWN HEREON  
ARE FROM RECORD DATA PER PM 137/64

## EXHIBIT "B"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

### CARAVEL LANE VACATION

SHEET 1 OF 1 SCALE 1"=120'



### FLOYD SURVEYING

34006 GALLERON STREET  
TEMECULA, CA 92592

(949) 200-0626

EMAIL: fsi@floydsurveying.com



5/29/2020

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: David A. Floyd

DATE: 7/23/2020



**RIVERSIDE COUNTY CLERK & RECORDER**  
**AUTHORIZATION TO BILL BY JOURNAL VOUCHER**  
**FOR CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE**  
**CEQA ENVIRONMENTAL DOCUMENT FILING FEES**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O. ABS20003 SU14  
Accounting String 537280-20260-3130200000 ZABS20003 ZSU14

AMOUNT: \$50.00

DATE: 7/29/2021

AGENCY: Riverside County Transportation Department - 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) -Notice of CEQA Exemption

AUTHORIZED BY: David L. McMillan County Surveyor

Signature:  \_\_\_\_\_

PRESENTED BY: Joseph Martinez

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

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT # (S) \_\_\_\_\_