

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



ITEM: 3.20  
(ID # 23498)

**MEETING DATE:**  
Tuesday, July 02, 2024

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Adopt Resolution No. 2024-132 Summarily Vacating Portions of Restricted Abutters' Rights of Access along Harvill Avenue and Commerce Center Drive in the Mead Valley area, CEQA Exempt per State CEQA Guidelines Section 15061(b)(3) and not a Project under CEQA per Section 15060, District 1. [Applicant Fees 100%]

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

1. Find that the Vacation of Portions of Restricted Abutters' Rights of Access along Harvill Avenue and Commerce Center Drive are exempt from CEQA pursuant to Section 15061(b)(3) and not a project pursuant to 15060(c)(2) of the State CEQA Guidelines;
2. Adopt Resolution No. 2024-132, Summarily Vacating Portions of Restricted Abutters' Rights of Access along Harvill Avenue and Commerce Center Drive in the Mead Valley 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**

  
Dennis Acuna, Director of Transportation 5/23/2024

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: July 2, 2024  
xc: Trans., Recorder

Kimberly A. Rector  
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> 24/25	

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

**BACKGROUND:**

The applicant for Plot Plan 180034 is requesting the vacation of portions of Restricted Abutters' Rights of Access along Harvill Avenue and Commerce Center Drive to facilitate paved driveway entrances as part of the development of their approved project as shown on Plot Plan 180034. The Relinquishment of Abutters' rights of access along Harvill Avenue was dedicated per Document recorded July 14, 2022, as Document Number 2022-0313646 of official Records and Abutters' Rights of Access along Commerce Center Drive was Restricted by said Parcel Map 25101, both Records of the Recorder of Riverside County, California. The Transportation Department has reviewed this vacation and has no objections.

As determined in the attached Notice of Exemption, the vacation is exempt for the provisions of CEQA pursuant to exemptions 15061(b)(3) and not a project pursuant to 15060(c) 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 2024-132 as to form.

**Impact on Residents and Businesses**

The vacation of a Portion of Restricted Abutters' Rights of Access along Harvill Avenue and Commerce Center Drive will not impact businesses.

**Additional Fiscal Information**

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

**ATTACHMENTS:**

- Resolution No. 2024-132 with Exhibits "A" and "B" (Legal Description & Plat)
- NOE - Signed
- Attachment "A" (Vicinity Map)
- Authorization to Bill

 Jason Farin, Principal Management Analyst

6/26/2024

 Aaron Gettis, Chief of Deputy County Counsel

6/26/2024

NOTICE OF EXEMPTION



**Project Name:** Resolution No. 2024-132 Summarily Vacating Portions of Restricted Abutters' Rights of Access along Harvill Avenue and Commerce Center Drive in the Mead Valley area.

**Project Number:** ZABS22009 SU14

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

**Description of Project:** Resolution No. 2024-132 Summarily Vacating Portions of Restricted Abutters' Rights of Access along Harvill Avenue and Commerce Center Drive in the Mead Valley 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.

**General Rule "Common Sense" Exemption.** Not a "project" as defined under State CEQA  
**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), Guidelines, Section 15060(c)(2).


**Reasons Why Project is Exempt:** The vacation of a Portion of Restricted Abutters' Rights of Access 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 Portion of Restricted Abutters' Rights of Access 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 this Portion of Restricted Abutters' Rights of Access 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 Portion of Restricted Abutters' Rights of Access 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 Portion of Restricted Abutters’ Rights of Access 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 Portion of Restricted Abutters’ Rights of Access 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: 2/14/2024  
David L. McMillan, Riverside County Surveyor

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**VACATION OF PORTIONS OF THE ACCESS RESTRICTION**

THOSE PORTIONS OF THE RELEASED AND RELINQUISHED ABUTTER'S RIGHTS OF ACCESS TO HARVILL AVENUE AND COMMERCE CENTER DRIVE AS RELEASED AND RELINQUISHED, AND SHOWN ON ROAD DEDICATION RECORDED JULY 14, 2022 AS DOCUMENT NO. 2022-0313646, AND PARCEL MAP NO. 25101, RECORDED IN BOOK 180, PAGES 60 THROUGH 68 INCLUSIVE OF PARCEL MAPS AND LYING WITHIN PARCEL 'A' OF CERTIFICATE OF PARCEL MERGER NO. 200018, RECORDED SEPTEMBER 24, 2021 AS DOCUMENT NO. 2021-0569602, ALL IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

(1) ACCESS OPENING #1;

**COMMENCING** AT THE CENTERLINE INTERSECTION OF COMMERCE CENTER DRIVE, HAVING A VARIABLE SOUTHERLY HALF-WIDTH, AS SHOWN ON SAID PARCEL MAP No. 25101 AND AS SHOWN IN RESOLUTION 2021-031 AND GENERAL VACATION RECORDED APRIL 15, 2021, AS INSTRUMENT No. 2021-0234837 AND RE-RECORDED JULY 7, 2021, AS DOCUMENT No. 2021-0408005, BOTH OF OFFICIAL RECORDS OF THE COUNTY OF RIVERSIDE, WITH THE CENTERLINE OF HARVILL AVENUE, HAVING A NORTHEASTERLY HALF WIDTH OF 59.00 FEET, AS SHOWN ON SAID DOCUMENT NUMBER 2022-0313646;

THENCE ALONG THE CENTERLINE OF SAID COMMERCE CENTER DRIVE, N59°16'13"E, A DISTANCE OF 311.30 FEET;

THENCE S30°43'47"E, A DISTANCE OF 39.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COMMERCE CENTER DRIVE AND THE CENTERLINE OF A 139.91 FOOT WIDE ACCESS OPENING.

(2) ACCESS OPENING #2;

**COMMENCING** AT THE CENTERLINE INTERSECTION OF SAID COMMERCE CENTER DRIVE WITH THE CENTERLINE OF SAID HARVILL AVENUE, HAVING A NORTHEASTERLY HALF WIDTH OF 59.00 FEET, AS SHOWN ON SAID DOCUMENT NUMBER 2022-0313646;


THENCE ALONG THE CENTERLINE OF SAID HARVILL AVENUE, S35°43'47"E, A DISTANCE OF 378.09 FEET;

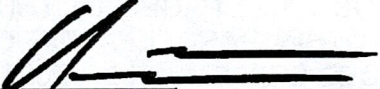
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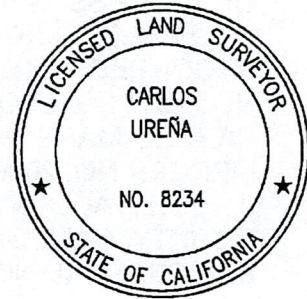
LINE OF SAID HARVILL AVENUE, AND THE CENTERLINE OF A 60.00 FOOT WIDE ACCESS OPENING.

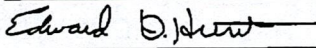
SHOWN ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

  
CARLOS URENA

  
P.L.S. 8234

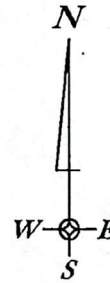
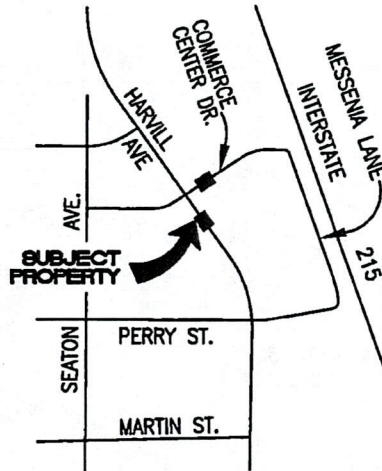
11/8/2023



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.	
NAME:	<b>ED HUNT</b>
SIG.:	
DATE:	02/01/2024



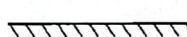
# EXHIBIT "B" PLAT

## VACATION OF PORTIONS OF THE 'NO RIGHTS OF ACCESS'



**VICINITY MAP**  
NOT TO SCALE

### LINE TYPE LEGEND

-  PROPOSED BOUNDARY
-  RIGHT OF WAY LINE
-  VEHICLE ACCESS RESTRICTED PER PM 25101

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

NAME: ED HUNT

SIG.: *Edward B. Hunt*

DATE: 02/01/2024

RECORD OWNER: MAJESTIC FREEWAY BUSINESS CENTER, LLC  
 ADDRESS: 13191 CROSSROADS PKWY N. 6TH FLOOR  
 CITY OF INDUSTRY, CA 91746

PREPARED BY: PBLA ENGINEERING, INC.  
 ADDRESS: 1809 E. DYER ROAD, SUITE 301  
 SANTA ANA, CA 92705  
 (888) 714-9642 x2003

ASSESSOR'S PARCEL NUMBERS: 314-290-022 & 033

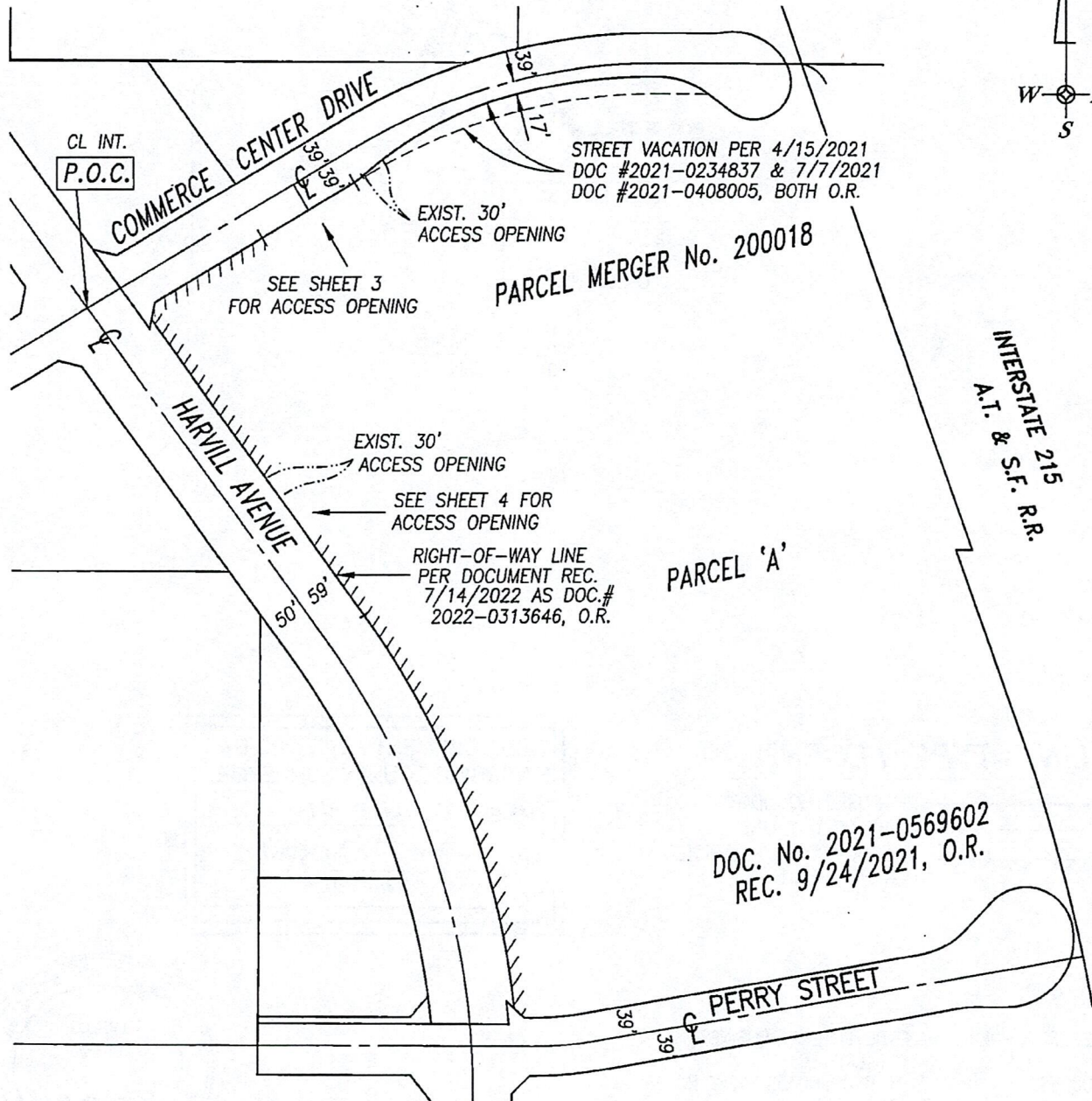
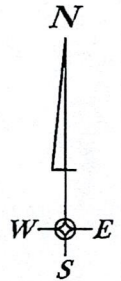


*Carlos Ureña* 11/8/2023  
 CARLOS UREÑA LS 8234 DATE

# EXHIBIT "B" PLAT

## VACATION OF PORTIONS OF THE 'NO RIGHTS OF ACCESS'

### INDEX MAP



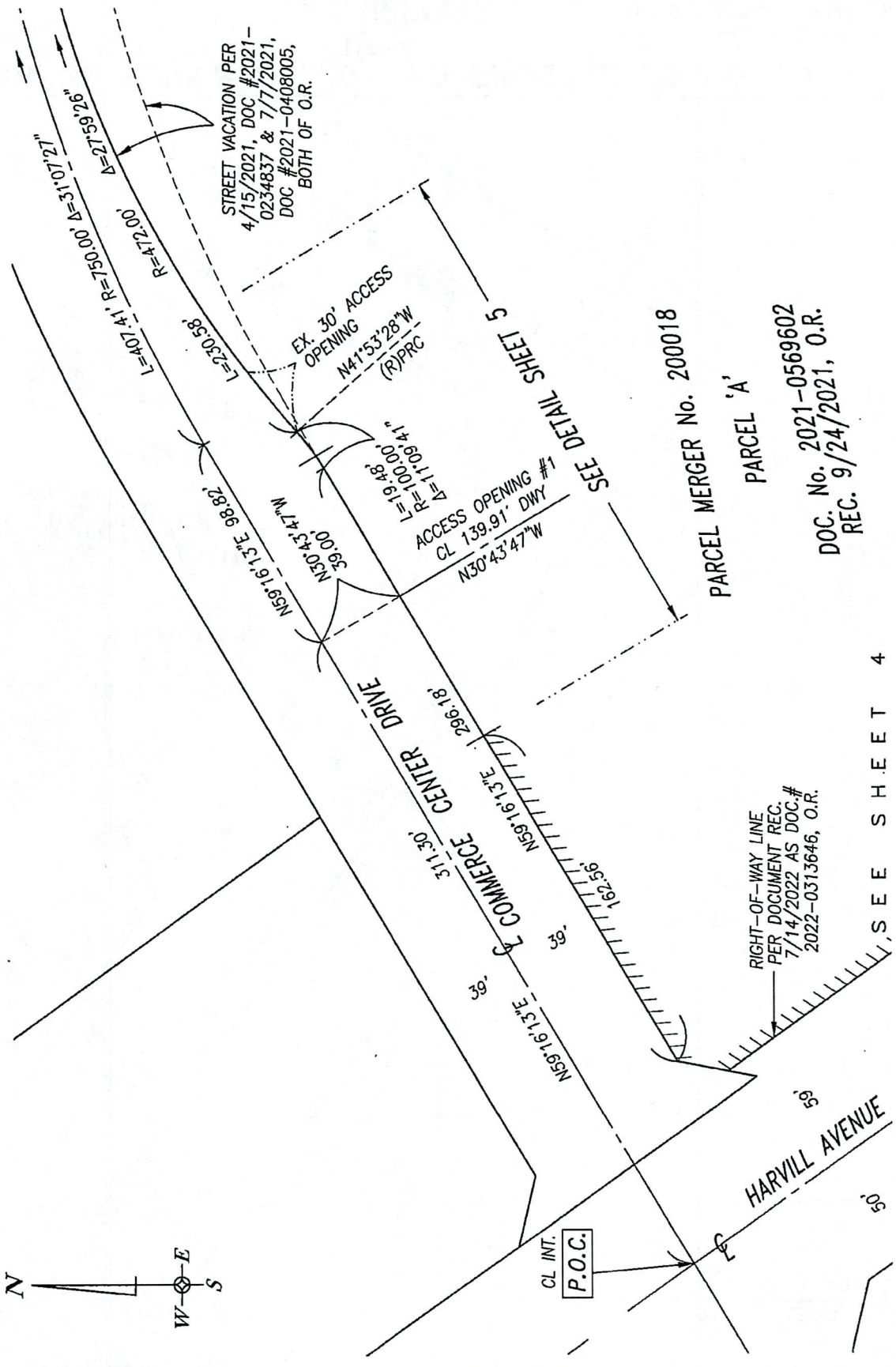
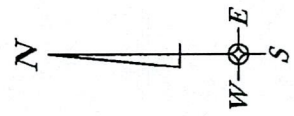


SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

# EXHIBIT "B" PLAT

SHEET 3 OF 5  
SCALE: 1" = 60'

## VACATION OF PORTIONS OF THE 'NO RIGHTS OF ACCESS'



STREET VACATION PER  
4/15/2021, DOC #2021-  
0234837 & 7/7/2021,  
DOC #2021-0408005,  
BOTH OF O.R.

EX. 30' ACCESS  
OPENING  
N4°15'3\"/>

ACCESS OPENING #1  
CL 139.91' DWY  
N50°43'47\"/>

PARCEL MERGER No. 200018  
PARCEL 'A'  
DOC. No. 2021-0569602  
REC. 9/24/2021, O.R.

RIGHT-OF-WAY LINE  
PER DOCUMENT REC.  
7/14/2022 AS DOC.#  
2022-0313646, O.R.

CL INT.  
P.O.C.

SEE SHEET 4

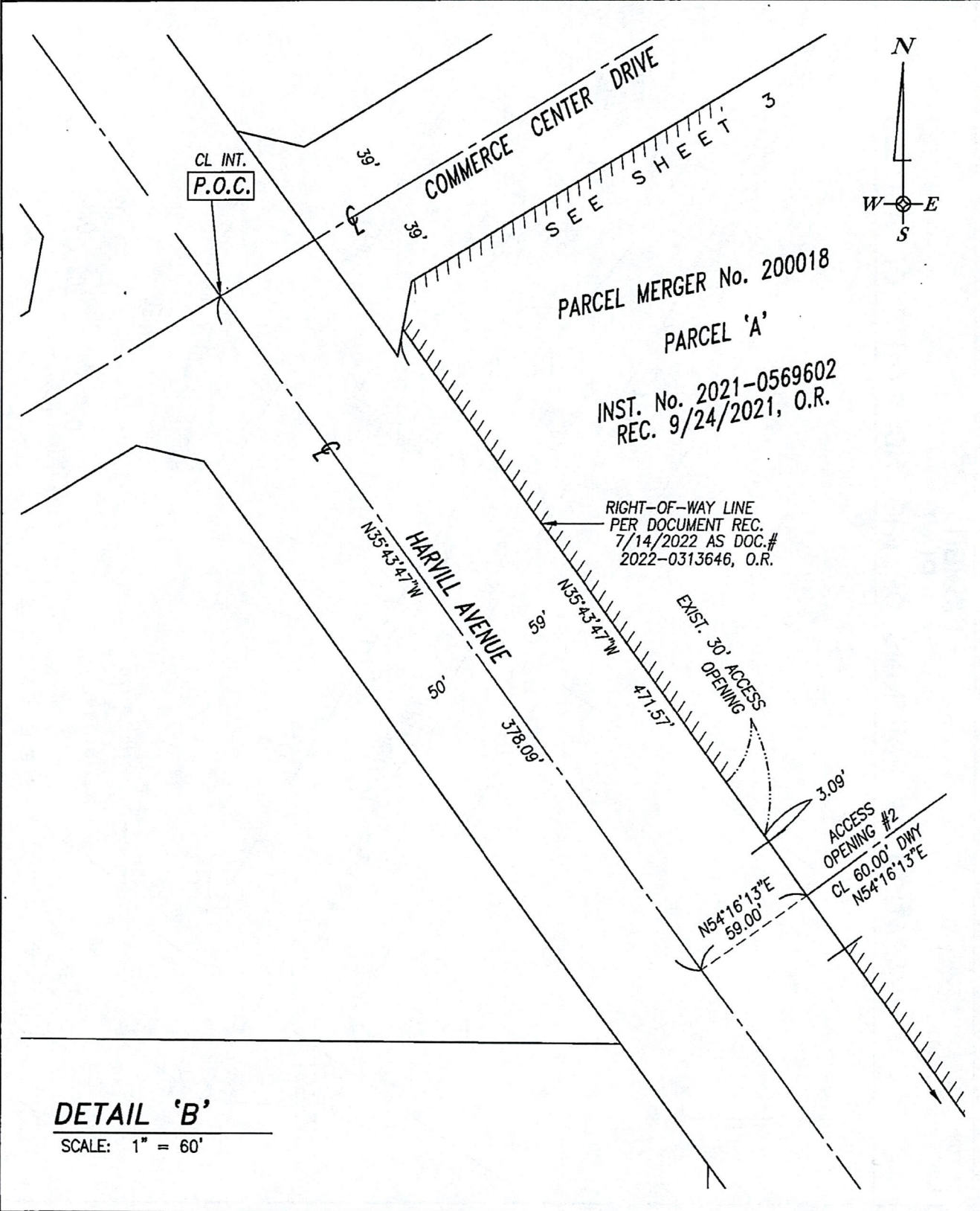
SEE DETAIL SHEET 3

SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

# EXHIBIT "B" PLAT

SHEET 4 OF 5  
SCALE: 1" = 60'

## VACATION OF PORTIONS OF THE 'NO RIGHTS OF ACCESS'



**DETAIL 'B'**

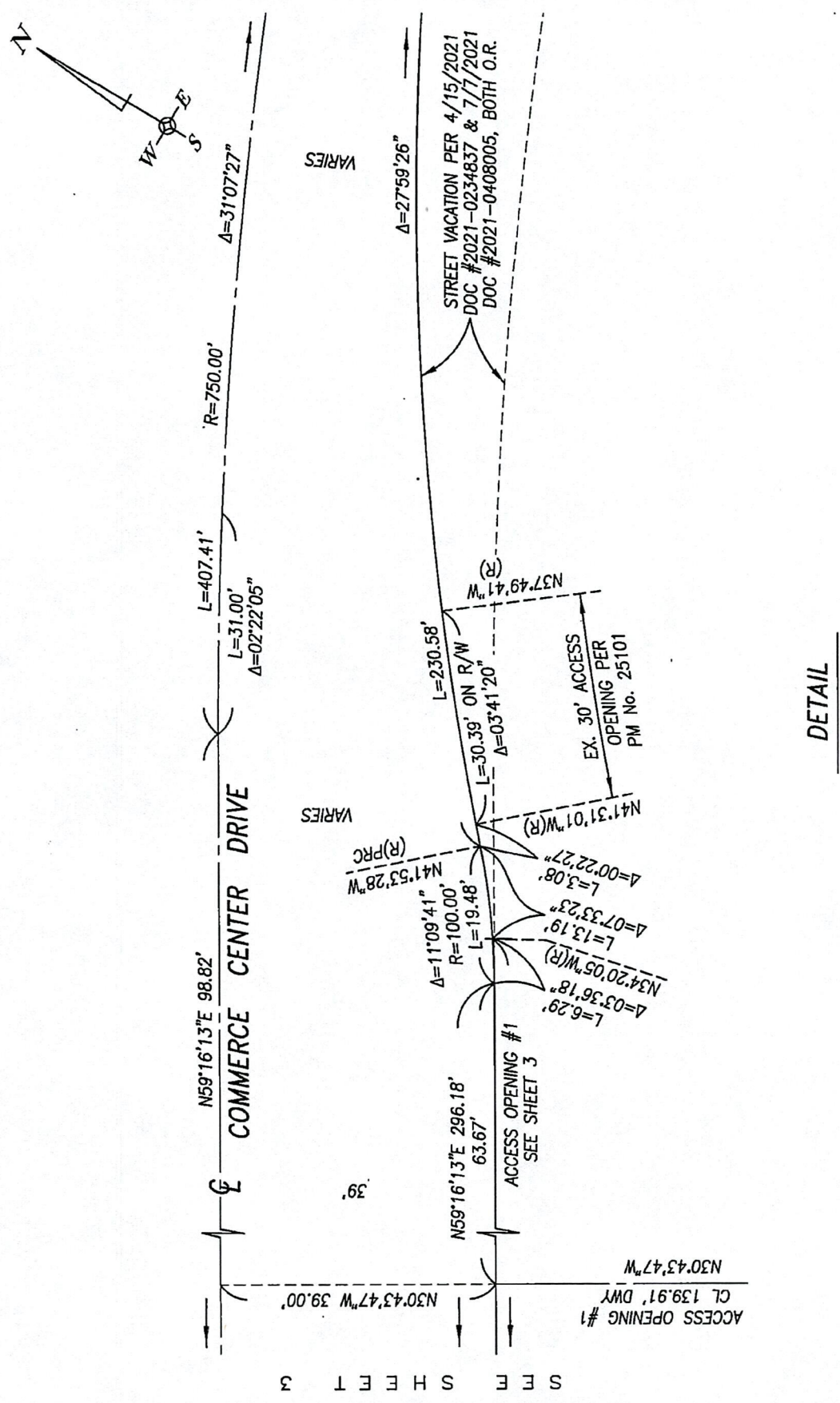
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RANGE 4 WEST, S.B.M.

**EXHIBIT "B"**  
**PLAT**

SHEET 5 OF 5  
SCALE: 1" = 20'

**VACATION OF PORTIONS OF THE 'NO RIGHTS OF ACCESS'**



DETAIL

SHEET 3

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY R. RECTOR, 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**

**2024-0197680**

07/03/2024 11:14 AM Fee: \$ 0.00

Page 1 of 11

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



2148  
THIS SPACE FOR RECORDERS USE ONLY

**RESOLUTION NO. 2024-132**

SUMMARILY VACATING PORTIONS OF RESTRICTED ABUTTERS' RIGHT  
OF ACCESS ALONG HARVILL AVENUE AND COMMERCE CENTER DRIVE  
IN THE MEAD VALLEY AREA

(ABS22009)

(First Supervisorial District)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION ~ Item 3.20 of  
07/02/2024)

2  
3  
4 **RESOLUTION NO. 2024-132**

5 **SUMMARILY VACATING PORTIONS OF RESTRICTED ABUTTERS' RIGHTS**  
6 **OF ACCESS ALONG HARVILL AVENUE AND COMMERCE CENTER DRIVE**  
7 **IN THE MEAD VALLEY AREA**  
8 **(ABS22009)**  
9 **(First Supervisorial District)**

10  
11 **WHEREAS**, the hereinafter-described portion of Restricted Abutters' Rights of  
12 Access along Harvill Avenue was dedicated to the public per Document recorded July 14,  
13 2022 as Document No. 2022-0313646, and that portion of Commerce Center Drive which  
14 was dedicated to the public on Parcel Map No. 25101 on file in book 180, Pages 60  
15 through 68, inclusive, both Records of the Recorder of Riverside County, California, and;

16  
17 **WHEREAS**, the hereinafter-described portions of Restricted Abutters' Rights of  
18 Access along Harvill Avenue and Commerce Center Drive as shown on said Document  
19 and said Parcel Map are no longer necessary, and;

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

24  
25 **BE IT RESOLVED, FOUND, DETERMINED AND ORDERED** by the Board of  
26 Supervisors of the County of Riverside, State of California, in regular session assembled  
27 on July 02, 2024, as follows:

FORM APPROVED COUNTY COUNSEL  
BY: *Stephanie K. Nelson* DATE: *6/26/24*  
STEPHANIE K. NELSON DATE

1 **RESOLUTION NO. 2024-132**

- 2
- 3 1. Pursuant to Division 9, Part 3, Chapter 4, Section 8334(a) of the Streets and  
4 Highways Code, the hereinafter-described portions of Restricted Abutters' Rights of  
5 Access are determined to be excess, no longer needed, and are hereby summarily  
6 vacated.

7

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

- 10
- 11 2. From and after the date this resolution is recorded such portions no longer  
12 constitute Restricted Abutters' Rights of Access.
- 13
- 14 3. Pursuant to Section 15060(c) and 15061(b)(3) of the State CEQA Guidelines that  
15 the vacation of the hereinafter-described portions of Restricted Abutters' Rights of  
16 Access are categorically exempt as explained in the Notice of Exemption.

17

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

21

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

25

26

27

28 RH W.O. # ABS22009

2  
3 RESOLUTION NO. 2024-132

4 SUMMARILY VACATING PORTIONS OF RESTRICTED ABUTTERS' RIGHTS  
5 OF ACCESS ALONG HARVILL AVENUE AND COMMERCE CENTER DRIVE  
6 IN THE MEAD VALLEY AREA

7 (ABS22009)

8 (First Supervisorial District)

9  
10 ROLL CALL:

11  
12 Ayes: Jeffries, Washington, Spiegel, Perez, and Gutierrez

13 Nays: None

14 Absent: None

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

19  
20 KIMBERLY A. RECTOR, Clerk of said Board

21  
22 By:  \_\_\_\_\_

23 Deputy

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**  
**VACATION OF PORTIONS OF THE ACCESS RESTRICTION**

THOSE PORTIONS OF THE RELEASED AND RELINQUISHED ABUTTER'S RIGHTS OF ACCESS TO HARVILL AVENUE AND COMMERCE CENTER DRIVE AS RELEASED AND RELINQUISHED, AND SHOWN ON ROAD DEDICATION RECORDED JULY 14, 2022 AS DOCUMENT NO. 2022-0313646, AND PARCEL MAP NO. 25101, RECORDED IN BOOK 180, PAGES 60 THROUGH 68 INCLUSIVE OF PARCEL MAPS AND LYING WITHIN PARCEL 'A' OF CERTIFICATE OF PARCEL MERGER NO. 200018, RECORDED SEPTEMBER 24, 2021 AS DOCUMENT NO. 2021-0569602, ALL IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, WITHIN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DESCRIBED AS FOLLOWS:

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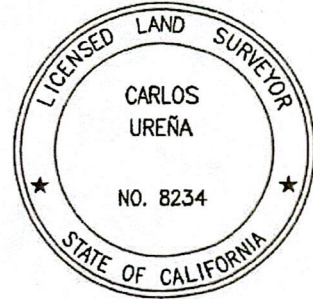
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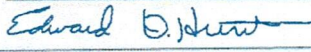
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CARLOS URENA

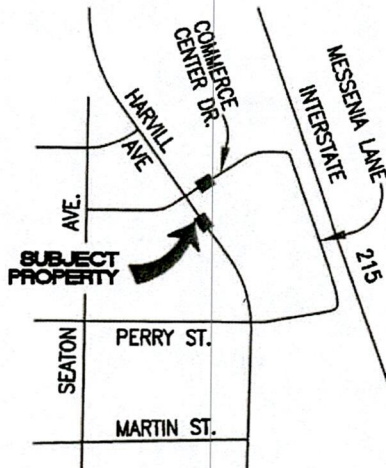
  
P.L.S. 8234

11/8/2023



THIS DOCUMENT REVIEWED BY RIVERSIDE COUNTY SURVEYOR.	
NAME:	ED HUNT
SIG.:	
DATE:	02/01/2024



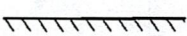
VACATION OF PORTIONS OF THE 'NO RIGHTS OF ACCESS'



VICINITY MAP  
NOT TO SCALE



LINE TYPE LEGEND

-  PROPOSED BOUNDARY
-  RIGHT OF WAY LINE
-  VEHICLE ACCESS RESTRICTED PER PM 25101

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

NAME: ED HUNT

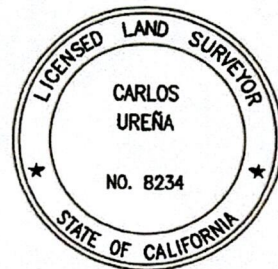
SIG.: *Edward D. Hunt*

DATE: 02/01/2024

RECORD OWNER: MAJESTIC FREEWAY BUSINESS CENTER, LLC  
 ADDRESS: 13191 CROSSROADS PKWY N. 6TH FLOOR CITY OF INDUSTRY, CA 91746

PREPARED BY: PBLA ENGINEERING, INC.  
 ADDRESS: 1809 E. DYER ROAD, SUITE 301 SANTA ANA, CA 92705 (888) 714-9642 x2003

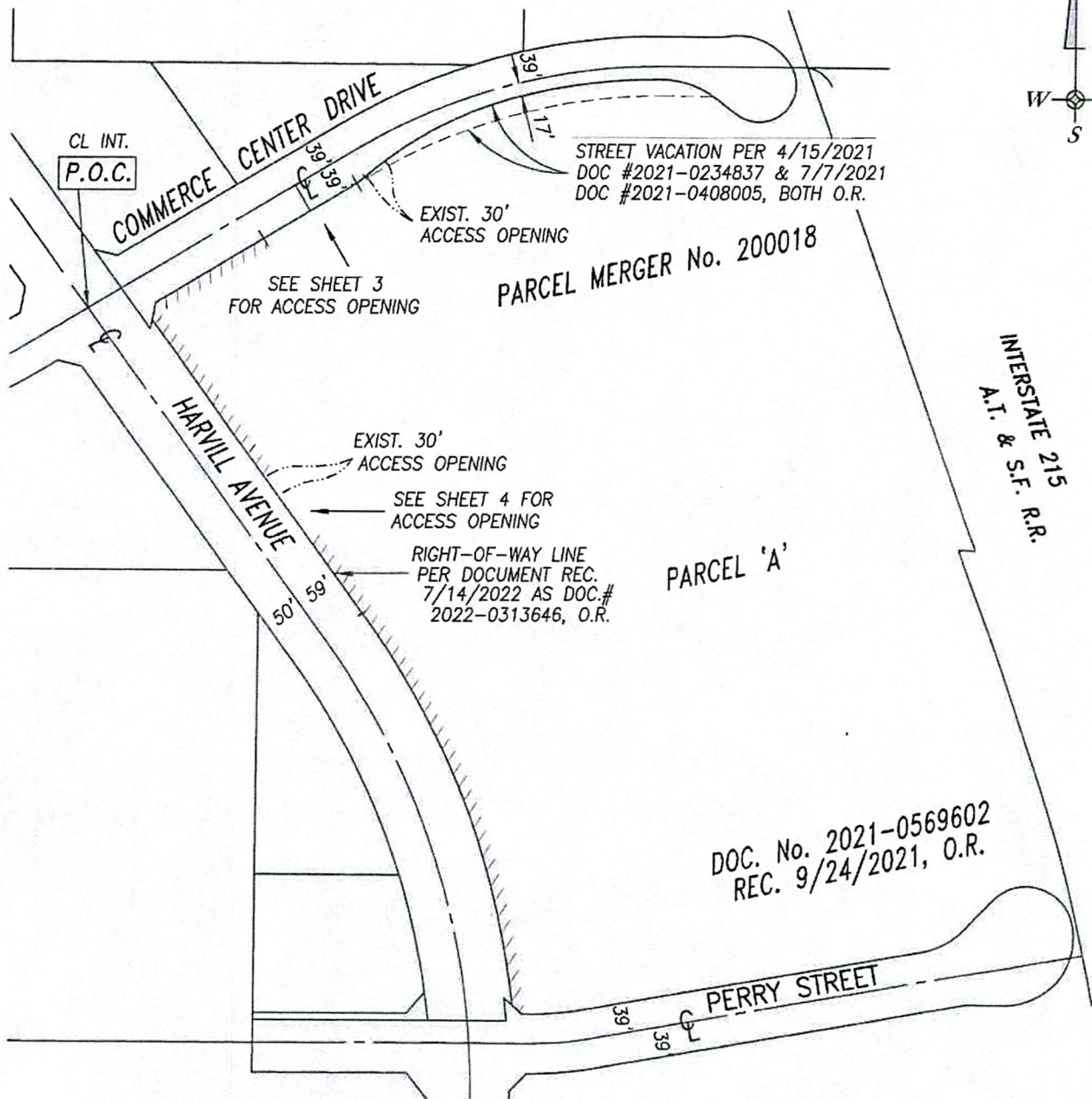
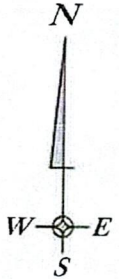
ASSESSOR'S PARCEL NUMBERS: 314-290-022 & 033



*Carlos Ureña* 11/8/2023  
 CARLOS UREÑA LS 8234 DATE

VACATION OF PORTIONS OF THE 'NO RIGHTS OF ACCESS'

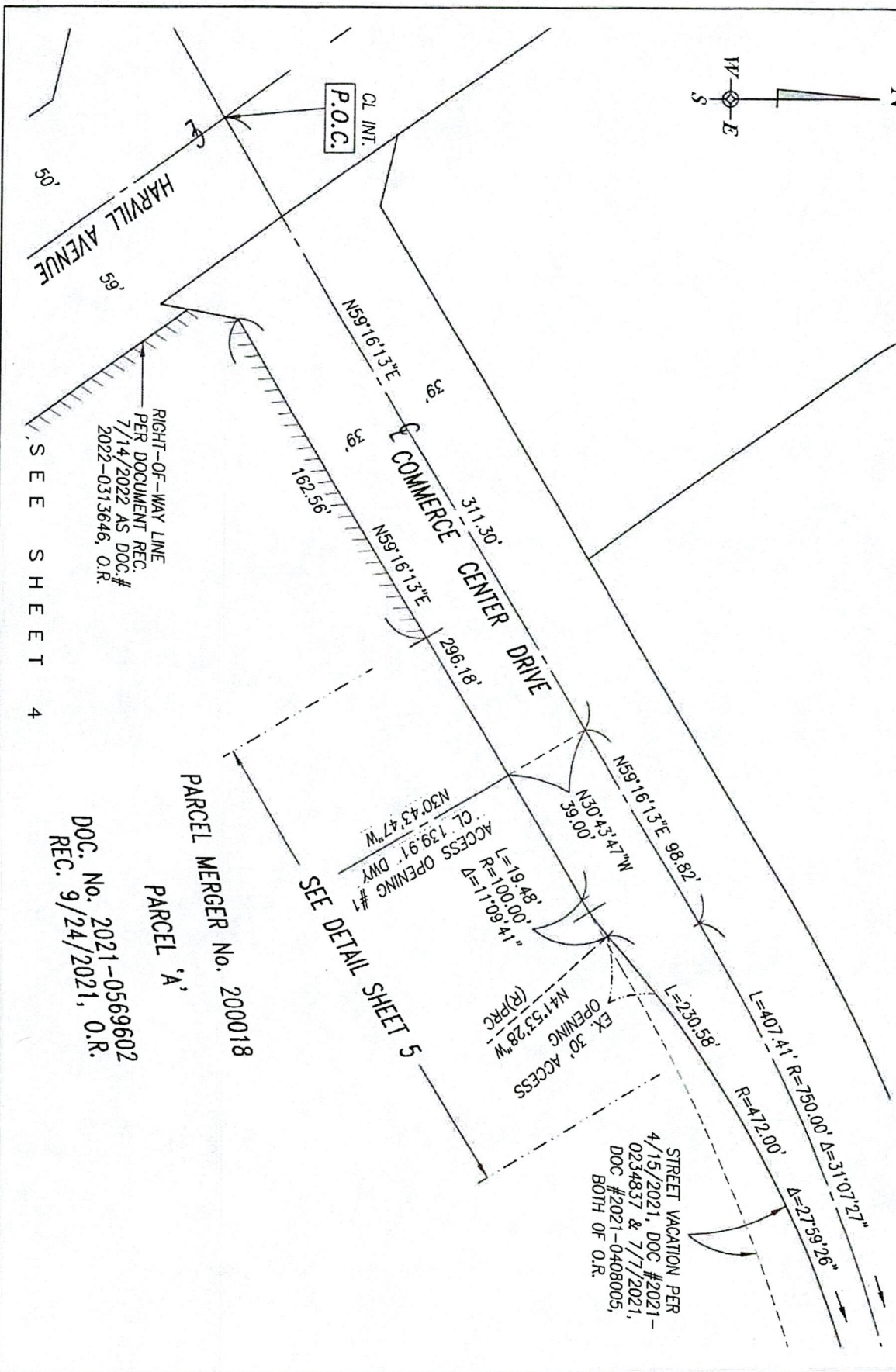
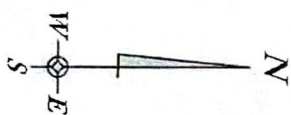
INDEX MAP



SECTION 1, TOWNSHIP 4 SOUTH,  
RANGE 4 WEST, S.B.M.

# EXHIBIT "B" PLAT VACATION OF PORTIONS OF THE 'NO RIGHTS OF ACCESS'

SHEET 3 OF 5  
SCALE: 1" = 60'



HARVILL AVENUE

CL INT.  
P.O.C.

RIGHT-OF-WAY LINE  
PER DOCUMENT REC.  
7/14/2022 AS DOC.#  
2022-0313646, O.R.

SEE SHEET 4

PARCEL MERGER NO. 200018  
PARCEL 'A'

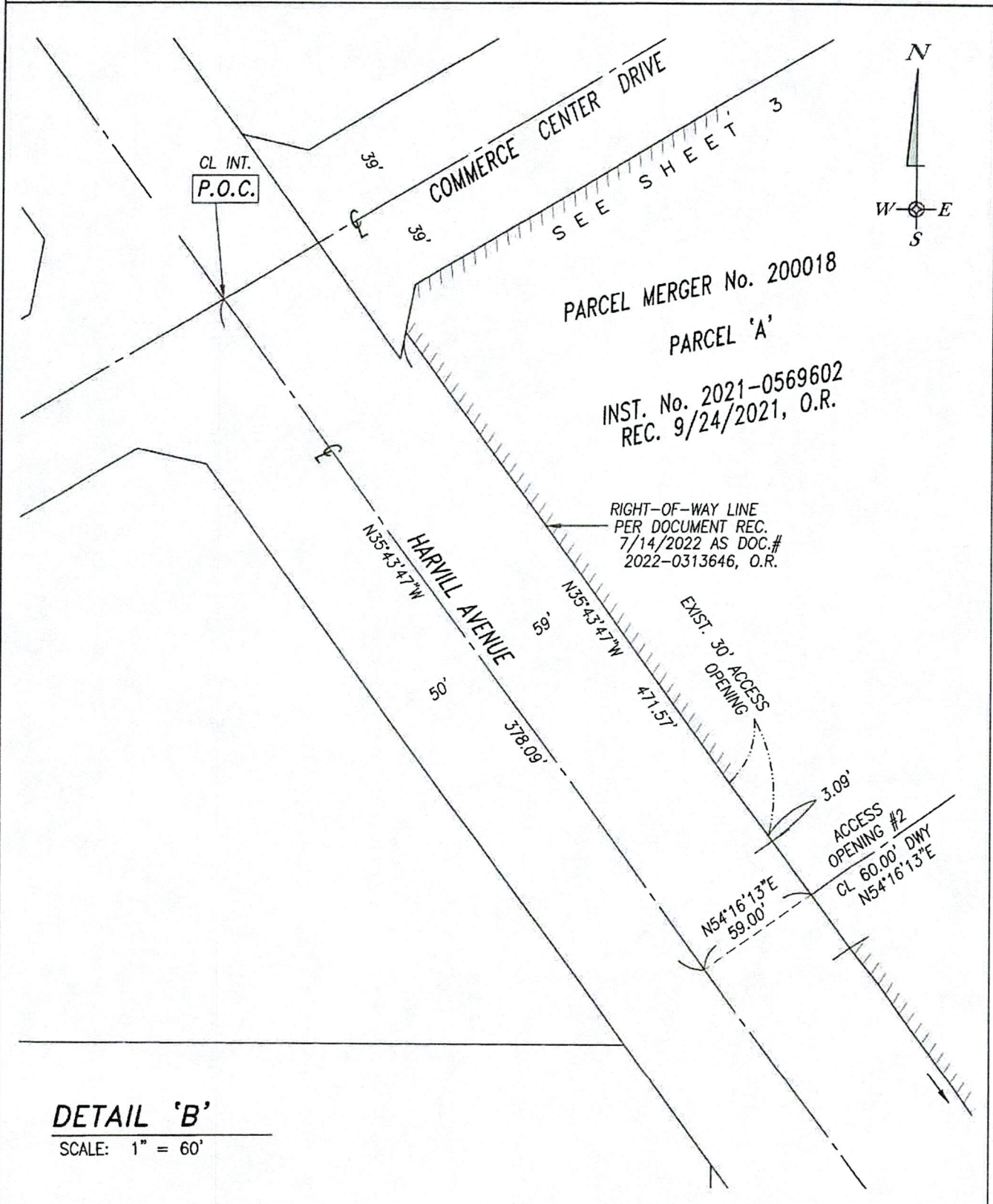
DOC. No. 2021-0569602  
REC. 9/24/2021, O.R.

SEE DETAIL SHEET 5

STREET VACATION PER  
4/15/2021, DOC #2021-  
0234837 & 7/7/2021,  
DOC #2021-0408005,  
BOTH OF O.R.

# EXHIBIT "B" PLAT

## VACATION OF PORTIONS OF THE 'NO RIGHTS OF ACCESS'

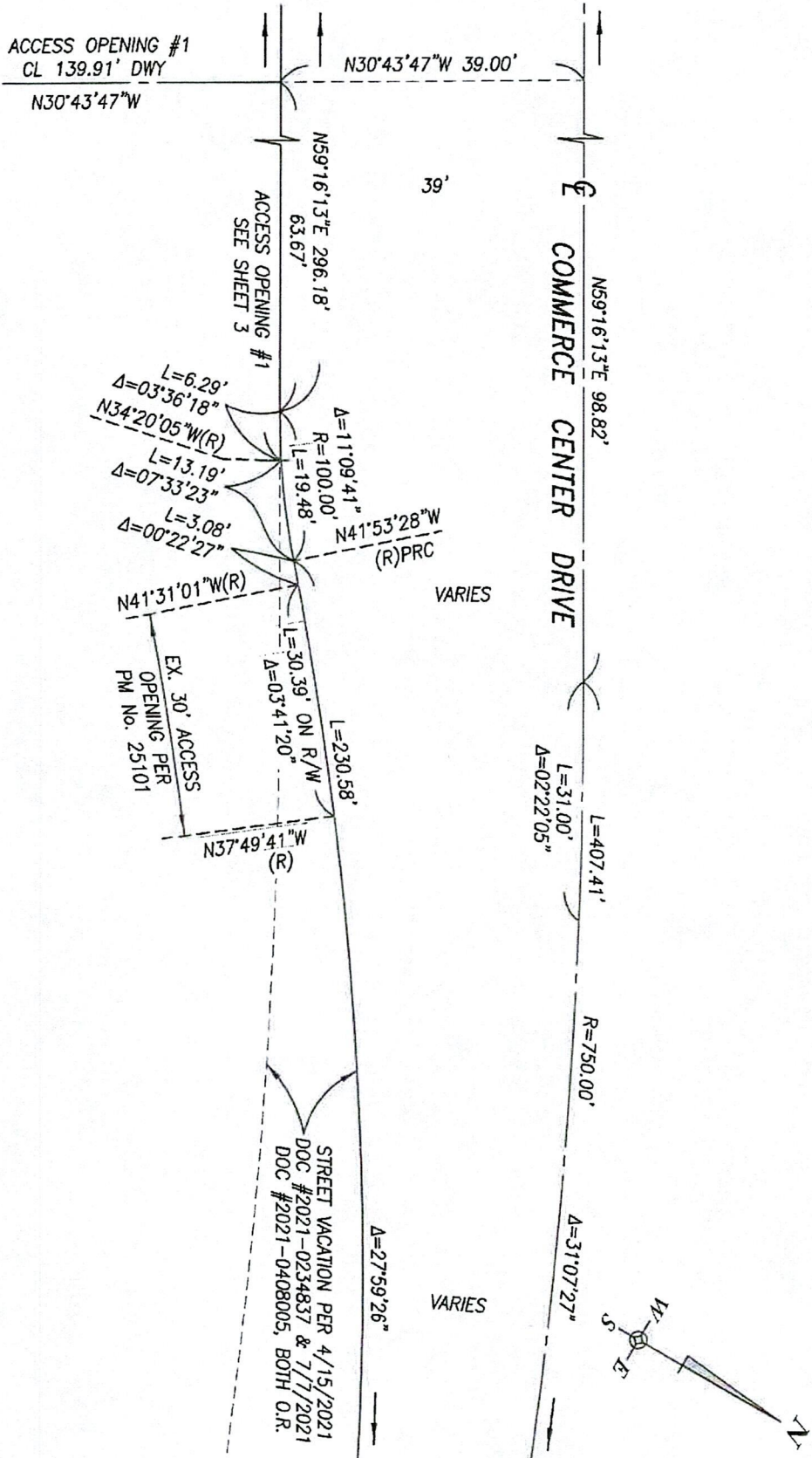


**DETAIL 'B'**

SCALE: 1" = 60'

**EXHIBIT "B"**  
**PLAT**  
**VACATION OF PORTIONS OF THE 'NO RIGHTS OF ACCESS'**

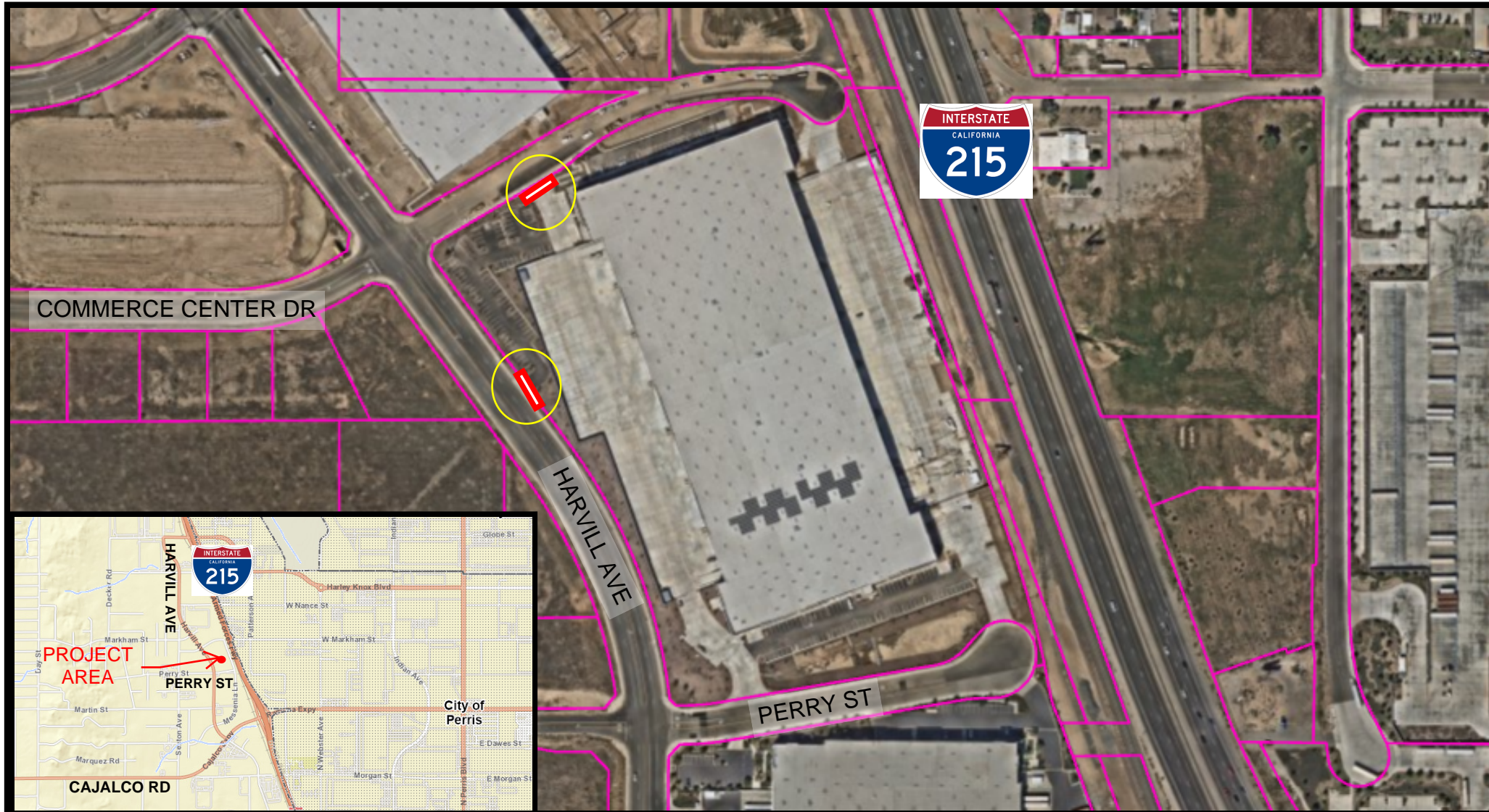
SEE SHEET 3



DETAIL

ATTACHMENT "A"

SUMMARILY VACATING A PORTION OF RESTRICTED ABUTTERS' RIGHTS OF ACCESS  
ALONG HARVILL AVENUE AND COMMERCE CENTER DRIVE, IN THE MEAD VALLEY AREA



 INDICATES AREA TO BE VACATED

NOTE: TO BE REMOVED PRIOR TO RECORDING