

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



**ITEM: 3.73
(ID # 27464)**

MEETING DATE:
Tuesday, June 10, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Adoption of Resolution No. 2025-078, Accepting portion of Nelson Avenue in the Lakeland Village Area, CEQA Exempt pursuant to Section 15061(b)(3) and/or not a Project pursuant to Section 15060(c)(2) of the State CEQA Guidelines, District 2. [Gas Tax 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that Accepting portion of Nelson Avenue for public use, and into the County Maintained Road System is exempt from CEQA pursuant to Sections 15061 (b)(3) and will not result in physical change pursuant to Section 15060 (c)(2) of the State CEQA Guidelines;
2. Adoption of Resolution No. 2025-078, Accepting portion of Nelson Avenue for public use, and into the County Maintained Road System, subject to improvements in accordance with County Standards, in the Lakeland Village area;
3. Direct the Clerk of the Board to deliver the Notice of Exemption to the Office of the County Clerk and the State Clearinghouse 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.

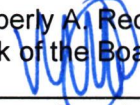
ACTION:Policy


Dennis Acuna, Director of Transportation 4/30/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: June 10, 2025
xc: TLMA-Transp., Recorder, State Clearinghouse

Kimberly A. Rector
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: Gas Tax 100%			Budget Adjustment: N/A	
			For Fiscal Year: 2024/2025	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

The Riverside County Transportation Department is requesting this acceptance of previously dedicated road right-of-way for public use prior to improving the road. Nelson Avenue was dedicated for public road purposes per map of "Country Club Heights Lakeland Unit No. 2", filed in Book 17 Page 57 through 58 of Maps, Records of the Recorder of Riverside County, California.

Said portion of Nelson Avenue has not been accepted for public use. This action will accept said portion of Nelson Avenue for public use, and into the County Maintained Road System, subject to improvements in accordance with county standards. The Transportation Department has reviewed and approved these acceptances.

As determined in the attached Notice of Exemption, the acceptance of the roadway is exempt from the provisions of CEQA pursuant to Exemptions pursuant to Sections 15061 (b)(3) and will not result in physical change pursuant to Section 15060 (c)(2) of the State CEQA Guidelines. The acceptance 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 2025-078 as to form.

Impact on Residents and Businesses

The acceptance of the portions of roadway will not impact residents or businesses.

Additional Fiscal Information

There is no General Fund obligation.

ATTACHMENTS:

- Resolution No. 2025-078 with Exhibits "A" & "B" (Legal Description and Plat)
- Notice of Exemption with Exhibits "A" & "B" (Legal Description and Plat)
- Attachment "A" (Vicinity Map)
- Authorization to Bill


Jason Farin, Principal Policy Analyst 6/4/2025


Aaron Gettis, Chief of Deputy County Counsel 5/8/2025

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY A. RECTOR, 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

2025-0177758

06/12/2025 08:33 AM Fee: \$ 0.00

Page 1 of 7

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



2148

THIS SPACE FOR RECORDERS USE ONLY

RESOLUTION NO. 2025-078

ACCEPTING PORTION OF NELSON AVENUE IN THE LAKELAND VILLAGE AREA,
FOR PUBLIC USE (D50045)
(SECOND SUPERVISORIAL DISTRICT)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION – ITEM 3.73 of
06/10/2025)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE
FOR RECORDING INFORMATION

1 BOARD OF SUPERVISORS

COUNTY OF RIVERSIDE

2
3
4 **RESOLUTION NO 2025-078**

5
6 ACCEPTING PORTION OF NELSON AVENUE IN THE
7 LAKELAND VILLAGE AREA, FOR PUBLIC USE
8 (D50045)
9 (Second Supervisorial District)

10
11 **WHEREAS**, the hereinafter-described road was heretofore offered for dedication
12 for public road purposes as shown on the subdivision map hereinafter-referred to, which
13 offer of dedication has been accepted by long-continued public use but has not
14 heretofore been formally accepted by the County, now, therefore;

15
16 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors
17 of the County of Riverside, State of California, in regular session assembled on
18 June 10, 2025, that this Board accepts the offer of dedication and recognizes
19 that said roads are public roads open for use by the general public;

FORM APPROVED COUNTY COUNSEL
BY: *Stephanie K Nelson* 5/1/25
STEPHANIE K NELSON DATE

1 **Resolution No. 2025-078**

2
3 **BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED** that this
4 acceptance is for the purpose of vesting title in the County of Riverside on behalf of the
5 public for public road and utility uses, and into the County Maintained Road System
6 pursuant to Division 2, Chapter 2, Section 941 of the Streets and Highways Code, subject
7 to improvements in accordance with County Standards.

8
9 Said roads are in the County of Riverside, State of California, and are described as follows:

10
11 SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
12 AS EXHIBIT "A" AND "B", AND MADE A PART HEREOF;

13
14 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the
15 acceptance of said roads are exempt from CEQA pursuant to Section 15061 (b)(3) and
16 not a project pursuant to Section 15060 (c)(2) of the State CEQA Guidelines.

17
18 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Clerk of
19 the Board is directed to file with the Office of the County Clerk the Notice of Exemption
20 within five (5) 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
24 office of the Recorder of the County of Riverside, California.

25
26 SC W.O. # D50045

2
3 RESOLUTION NO. 2025-078

4 ACCEPTING PORTION OF NELSON AVENUE IN THE
5 LAKELAND VILLAGE AREA, FOR PUBLIC USE
6 (D50045)
7 (SECOND SUPERVISORIAL DISTRICT)

8 ROLL CALL:

9 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

10 Nays: None

11 Absent: None

12
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of
14 Supervisors on the date therein set forth.

15
16
17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

20 Deputy

21
22 06/10/2025 Item 3.73
23
24
25

**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 FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 06/10/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant

EXHIBIT "A"
NELSON AVENUE
LEGAL DESCRIPTION

THAT PORTION OF LOT E (NELSON AVE), (40.00 FEET WIDE), AS SHOWN ON THE MAP OF COUNTRY CLUB HEIGHTS LAKELAND UNIT NO. 2, RECORDED IN BOOK 17, PAGES 57 THROUGH 58 INCLUSIVE, OF MAPS, LYING BETWEEN THE EASTERLY RIGHT OF WAY LINE OF BLACKWELL BOULEVARD, (40.00 FEET WIDE), AND THE NORTHWESTERLY PROPERTY LINE OF LOT 4, AS SHOWN ON THE MAP OF COUNTRY CLUB HEIGHTS LAKELAND UNIT NO.3, RECORDED IN BOOK 17, PAGE 87, OF MAPS, BOTH IN THE OFFICE OF THE RECORDER OF RIVERSIDE COUNTY, CALIFORNIA LYING WITHIN PROTRACTED SECTION 24, TOWNSHIP 6 SOUTH, RANGE 5 WEST, S.B.M..

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

PREPARED UNDER MY SUPERVISION:



STEVEN CHAFFIN, P.L.S. 9459

APRIL 09, 2025

DATED:



EXHIBIT "B"




PROTRACTED SEC. 24,
T. 6S., R. 5W., S.B.M.

 AREA OF ACCEPTANCE

1 DEDICATED FOR ROAD PURPOSES PER MB 17/57-58 AND ACCEPTED BY RESOLUTION NO. 17 FILED IN BOOK 1416 PAGE 408 O.R. REC. 11/18/1952

2 DEDICATED FOR ROAD PURPOSES PER MB 17/57-58

3 DEDICATED FOR ROAD PURPOSES PER MB 17/72-73 AND ACCEPTED BY RESOLUTION NO. 85-631 REC. 10/23/85 INST. NO. 1985-238418 O.R.

COUNTY OF RIVERSIDE, TRANSPORTATION DEPARTMENT, SURVEY DIVISION	
PCL No: N/A	PROJECT: NELSON AVENUE (LAKELAND VILLAGE)
WO No: D5-0045	THIS PLAT IS AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE PRECEDING DOCUMENT. ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DESCRIPTION.
SCALE: NTS	
PREPARED BY: P. IZAGUIRRE	
DATE: MARCH, 2025	APPROVED BY: 
SHEET 1 OF 1	DATE: APRIL 10, 2025





Peter Aldana
Riverside County
Assessor-County Clerk-Recorder
2724 Gateway Drive
Riverside, CA 92507
(951) 486-7000
www.rivcoacr.org

Receipt: 25-175666

Product	Name	Extended
FISH	CLERK FISH AND GAME FILINGS	\$50.00
	# Pages	4
	Document #	E-202500517
	Filing Type	7
	State Fee Prev Charged	false
	No Charge Clerk Fee	false
F&G Notice of Exemption Fee		\$50.00
Total		\$50.00
Tender (On Account)		\$50.00
Account#	SURV	
Account Name	SURV - SURVEYOR	
Balance	\$680.00	



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 25-175666
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF RIVERSIDE	LEAD AGENCY EMAIL DMCMILLA@RIVCO.ORG	DATE 06/10/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500517	

PROJECT TITLE
 RESOLUTION NO. 2025-078, ACCEPTING PORTION OF NELSON AVENUE FOR PUBLIC USE, IN THE LAKELAND VILLAGE AREA.

PROJECT APPLICANT NAME RIVERSIDE COUNTY SURVEYOR'S OFFICE	PROJECT APPLICANT EMAIL DMCMILLA@RIVCO.ORG	PHONE NUMBER (951) 955-6700
PROJECT APPLICANT ADDRESS 4080 LEMON STREET, 8TH FLOOR	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ _____

- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Jessica Arevalo
----------------	---

FILING REQUESTED BY AND WHEN FILED
RETURN TO: STOP NO. 1080
RIVERSIDE COUNTY SURVEYOR'S OFFICE
4080 LEMON STREET, 8TH FLOOR
RIVERSIDE, CA 92501

F I L E D / P O S T E D

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder
E-202500517
06/10/2025 03:52 PM Fee: \$ 50.00
Page 1 of 4

Removed: By: Deputy



NOTICE OF EXEMPTION

Project Name: Resolution No. 2025-078, Accepting Portion of Nelson Avenue for public use, in the Lakeland Village Area.

Project Number: D50045B, Z1010

Project Location: See Exhibits "A" & "B"

Description of Project: Resolution No. 2025-078, Accepting Portion of Nelson Avenue for public use, in the Lakeland Village 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 acceptance 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 acceptance 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 acceptance 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 acceptance 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 accepting a street have the potential to cause a significant environmental impact and the vacation is exempt from further CEQA analysis.

- Section 15060(c) – for purposes of analysis under CEQA, accepting 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 accepting 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: 3/24/25
David L. McMillan, Riverside County Surveyor

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

PREPARED UNDER MY SUPERVISION:

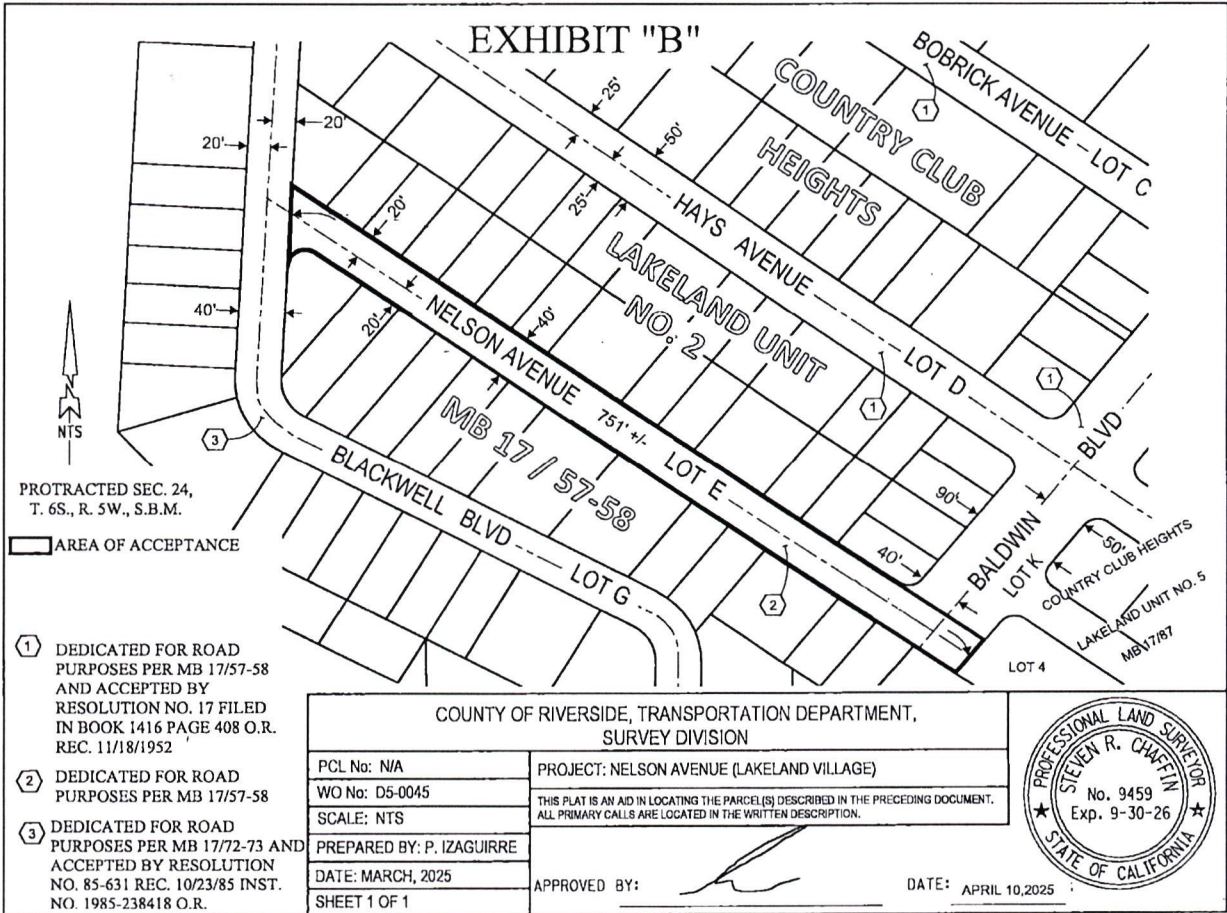


STEVEN CHAFFIN, P.L.S. 9459

APRIL 09, 2025

DATED:





PROTRACTED SEC. 24,
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SCALE: NTS	
PREPARED BY: P. IZAGUIRRE	
DATE: MARCH, 2025	APPROVED BY:
SHEET 1 OF 1	DATE: APRIL 10, 2025



ATTACHMENT "A"
ACCEPTING NELSON AVENUE IN THE LAKELAND VILLAGE AREA

