

RESOLUTION NO. 2022-117

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, ORDERING THE SUMMARY VACATION OF A TEMPORARY EMERGENCY VEHICULAR ACCESS EASEMENT AND A TEMPORARY WATER LINE EASEMENT LOCATED ON LOT 8 OF TRACT 25690-2 AND LOT 9 OF TRACT 25690-1 LOCATED BETWEEN MACBETH AVENUE AND DAKIN DRIVE.

WHEREAS, the City of Corona (“City”) accepted the dedication of a temporary emergency vehicular access easement on a portion of real property identified as Lot 8 of Tract 25690-2 (APN 113-123-008) and Lot 9 of Tract 25690-1 (APN 113-123-009) (“Property”) from Coventry of California, Inc., an Arizona corporation (“Grantor”) pursuant to the tract maps, which were recorded August 1, 1995, in Book 254 of Tract Maps, at Pages 56-61, and as Instrument Nos. 249436 and 249438 in the Official Records of the County of Riverside (“Access Easement”); and

WHEREAS, the City also accepted the dedication of a temporary water line easement on a portion of the Property from Grantor pursuant to the tract maps, which were recorded August 1, 1995, in Book 254 of Tract Maps, at Pages 56-61, and as Instrument Nos. 249436 and 249438 in the Official Records of the County of Riverside (“Waterline Easement”); and

WHEREAS, the Access Easement and the Waterline Easement are more particularly described and depicted in Exhibits “A” and “B” attached hereto and incorporated by reference; and

WHEREAS, the Waterline Easement was acquired to connect the waterlines located within Macbeth Avenue and Dakin Drive that serve Tract 25690; and

WHEREAS, the Access Easement was designed to provide looped vehicular access between MacBeth Avenue and Dakin Drive within Tract Map 25690; and

WHEREAS, the current record owner of the Property, D.R. Horton Los Angeles Holding company, Inc., a California corporation (“Property Owner”), intends to develop 23 single family residential lots (“Project”) on the Property and certain other real property immediately adjacent to the Property identified as Tract Map 36608; and

WHEREAS, as part of the Project, the Property Owner has extended MacBeth Avenue and Dakin Drive into Tract Map 36608 and the looped vehicular access is now provided by means of a fully improved street within the Project; and

EXHIBIT 1

WHEREAS, as part of the Project, the Property Owner has also removed the existing waterline within the Waterline Easement and relocated it within the portion of MacBeth Avenue and Dakin Drive that has been extended into Tract Map 36608; and

WHEREAS, the Property Owner has requested that the Access Easement and the Waterline Easement be vacated and/or quitclaimed as necessary; and

WHEREAS, these summary vacation proceedings are being conducted pursuant to the requirements of Chapter 4 of Part 3 of Division 9 of the Streets and Highways Code of the State of California, which authorizes the City Council to summarily vacate public service easements that have been superseded by relocation; and

WHEREAS, pursuant to Section 8313 of the California Streets and Highways Code and based upon the findings set forth below, the City's Planning and Housing Commission adopted Resolution No. 2594 on October 10, 2022, and determined that the vacation of the Access Easement and the Waterline Easement is consistent with the City of Corona General Plan for the following reasons:

(A) The vacation of the Access Easement and the Waterline Easement is consistent with General Plan Policy LU-8.1 because it promotes the conservation of existing residential neighborhoods and will facilitate the infill of housing. Tract Map 36608 is an infill development that was designed to be a cohesive extension of the abutting residential neighborhood (Tract 25690). The existing public streets are being extended into Tract 36608 to provide continuous, shared internal circulation for both developments. The streets are also being constructed per the city's local street standard and the waterline is being relocated within the right-of-way of the public street. Therefore, the waterline and temporary access within the subject easement is no longer necessary;

(B) The vacation of the Access Easement and the Waterline Easement is consistent with General Plan Policy LU-9.7 because it results in the enhancement of neighborhood quality by establishing a network of streets that promote neighborhood activity, internal access and connectivity to surrounding areas. The circulation design of Tract Map 36608 is a logical and natural extension of the circulation design of the adjacent Tract 25690. The layout and lot sizes of the development is similar to the existing neighborhood and the streets are being constructed per the city's local street standard. The public waterline is also being relocated within the right-of-way of the public streets. Therefore, the Waterline Easement and the Access Easement are no longer necessary;

(C) The vacation of the Access Easement and the Waterline Easement is consistent with General Plan Goal CE-1 because it will permit a roadway network of complete streets that provide accessibility for all users. Tract Map 36608 provides continuous circulation of the existing public streets and creates a new looped roadway design in accordance with the city's local street standard. The public waterline is also being relocated within the right-of-way of the public streets. Therefore, the Waterline Easement and the Access Easement are no longer necessary.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Corona, California, as follows:

SECTION 1. Incorporation of Recitals. The above Recitals are true and correct and are incorporated herein by reference.

SECTION 2. Findings. The City Council finds that with the relocation of the waterline from the Property to the public streets and the extension of MacBeth Avenue and Dakin Drive to provide looped vehicular access: (i) the Waterline Easement and the Access Easement have been superseded by relocation and are not needed for the City's existing or future public utility or emergency access requirements; and (ii) there are no public utility facilities in use or that would be affected by the vacation of the Access Easement and the Waterline Easement.

SECTION 3. Vacation of the Waterline Easement and Access Easement. The City Council hereby summarily vacates the Waterline Easement and the Access Easement in accordance with Section 8333(c) of the California Streets and Highways Code.

SECTION 4. Effective Date. This Resolution shall be effective immediately upon adoption.

SECTION 5. Recordation. The City Clerk shall cause a certified copy of this Resolution to be recorded in the Riverside County Recorder's Office in accordance with the provisions of Streets and Highways Code Section 8325. Pursuant to Section 8351 of the California Streets and Highways Code, from and after the date this Resolution is recorded, the Waterline Easement and the Access Easement shall no longer constitute public service easements and title to the Property shall thereafter be free from said public service easements.

PASSED, APPROVED AND ADOPTED this 19th day of October 2022.

Mayor of the City of Corona, California

ATTEST:

City Clerk of the City of Corona, California

CERTIFICATION

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Resolution was regularly passed and adopted by the City Council of the City of Corona, California, at a regular meeting thereof held on the 19th day of October 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 19th day of October, 2022.

City Clerk of the City of Corona, California

[SEAL]

EXHIBIT "A"

LEGAL DESCRIPTION OF WATERLINE EASEMENT AND ACCESS EASEMENT

[SEE ATTACHED TWO (2) PAGES]

EXHIBIT "A"
REQUEST FOR EASEMENT VACATION

LEGAL DESCRIPTION

PARCEL "E"

THOSE PORTIONS OF PARCELS "A", "B", "C" AND "D" OF LOT LINE ADJUSTMENT 20-005 RECORDED MAY 25, 2022 AS DOCUMENT NO. 2022-0240840 IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND DESCRIBED AS EASEMENT "B" IN TRACT NO. 25690-1 AS SHOWN BY MAP ON FILE IN BOOK 254, PAGES 56 THROUGH 58, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE;

TOGETHER WITH THAT CERTAIN PARCEL OF LAND DESCRIBED AS EASEMENT "B" IN TRACT NO. 25690-2 AS SHOWN BY MAP ON FILE IN BOOK 254, PAGES 59 THROUGH 61, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY OF RIVERSIDE, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF MACBETH AVENUE, 64.00 FEET IN WIDTH, AS SHOWN BY SAID TRACT MAP NO. 25690-1, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 9 OF SAID TRACT MAP NO. 25690-1;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT MAP NO. 25690-1 SOUTH 65°07'58" EAST, A DISTANCE OF 35.35 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE NORTHERLY LINE OF SAID PARCEL "C" OF SAID LOT LINE ADJUSTMENT 20-005;

THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT MAP NO. 25690-1 SOUTH 65°07'58" EAST, A DISTANCE OF 71.48 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "C", SAID POINT ALSO BEING ON THE WESTERLY LINE OF PARCEL "B" OF SAID LOT LINE ADJUSTMENT 20-005 AND THE SOUTHEASTERLY CORNER OF SAID TRACT MAP NO. 25690-1 AND THE SOUTHWESTERLY CORNER OF SAID TRACT 25690-2;

THENCE LEAVING SAID SOUTHWESTERLY CORNER OF SAID TRACT 25690-2 SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT MAP NO. 25690-2 SOUTH 65°07'58" EAST, A DISTANCE OF 53.75 FEET TO THE INTERSECTION OF SAID SOUTHERLY LINE WITH THE NORTHERLY LINE OF SAID PARCEL "D" OF SAID LOT LINE ADJUSTMENT 20-005;

THENCE CONTINUING SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID TRACT MAP NO. 25690-2 SOUTH 65°07'58" EAST, A DISTANCE OF 53.74 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF DAKIN DRIVE, 64.00 FEET IN WIDTH, AS SHOWN BY SAID TRACT MAP NO. 25690-2, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 8 OF SAID TRACT MAP NO. 25690-2;

EXHIBIT "A"
REQUEST FOR EASEMENT VACATION

LEGAL DESCRIPTION

PARCEL "E" - CONTINUED

THENCE NORTHERLY ALONG SAID WESTERLY LINE OF DAKIN DRIVE NORTH 08°00'42" EAST, A DISTANCE OF 15.59 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "D" OF SAID LOT LINE ADJUSTMENT NO. 20-005, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF SAID PARCEL "B" OF SAID LOT LINE ADJUSTMENT NO. 20-005;

THENCE LEAVING SAID SOUTHERLY LINE OF SAID PARCEL "B", CONTINUING NORTHERLY ALONG SAID WESTERLY LINE OF DAKIN DRIVE NORTH 08°00'42" EAST, A DISTANCE OF 51.61 FEET;

THENCE LEAVING SAID WESTERLY LINE OF DAKIN DRIVE SOUTH 61°30'27" WEST, A DISTANCE OF 40.65 FEET;

THENCE NORTH 63°23'37" WEST, A DISTANCE OF 73.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT MAP NO. 25690-2, SAID POINT ALSO BEING THE ON THE EASTERLY LINE OF SAID TRACT MAP NO. 25690-1;

THENCE LEAVING SAID EASTERLY LINE OF SAID TRACT MAP NO. 25690-1 CONTINUING NORTH 63°23'37" WEST, A DISTANCE OF 89.90 FEET;

THENCE NORTH 27°38'17" WEST, A DISTANCE OF 29.18 FEET MORE OR LESS TO A POINT ON THE WESTERLY LINE OF PARCEL "A" OF SAID LOT LINE ADJUSTMENT 20-005, SAID POINT ALSO BEING ON THE EASTERLY LINE OF MACBETH AVENUE, 64.00 FEET IN WIDTH, AS SHOWN BY SAID TRACT MAP NO. 25690-1;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE OF MACBETH AVENUE SOUTH 08°00'42" WEST, A DISTANCE OF 57.23 FEET MORE OR LESS TO THE **POINT OF COMMENCEMENT**;

CONTAINING 8,072 SQUARE FEET MORE OR LESS.

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

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

THIS REAL PROPERTY DESCRIPTION HAS BEEN PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT.


FRANK CORREIA, L.S. 6927
REGISTRATION EXPIRES: 9-30-23

9.29.22

DATE



EXHIBIT "B"

DEPICTION OF WATERLINE EASEMENT AND ACCESS EASEMENT

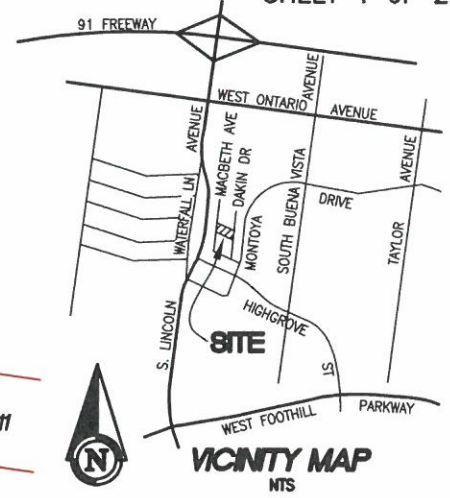
[SEE ATTACHED TWO (2) PAGES]

OWNER

D.R. HORTON LOS ANGELES HOLDING COMPANY INC., A CALIFORNIA CORPORATION
 2280 WARDLOW CIRCLE, SUITE 100
 CORONA, CA 92878 (951) 272-9000

EXHIBIT "B"

PLAT MAP-EASEMENT VACATION
 EXISTING SITE PLAN



N'LY LINE LOT 298
 MB 2/2 RIV. CO.

VICINITY MAP
 NTS



CURVE DATA

NO.	DELTA ANGLE	RADIUS	LENGTH
C1	16°55'14"	250.00'	73.83'
C2	01°51'16"	700.00'	22.66'

LINE DATA

NO.	LENGTH	BEARING
L1	17.21'	S24°55'56"W

BASIS OF BEARING

N65°04'04"W BEING THE CENTERLINE OF HIGHGROVE ST. AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 92, PAGES 11 THROUGH 19, INCLUSIVE OF MAPS ON FILE IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



SCALE 1"=150'



PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
 1350 E. CHASE DRIVE-CORONA, CA 92881
 CORONA P.O. BOX 78088 92877-9998
 PH. (951) 372-8000 FAX (951) 372-8430

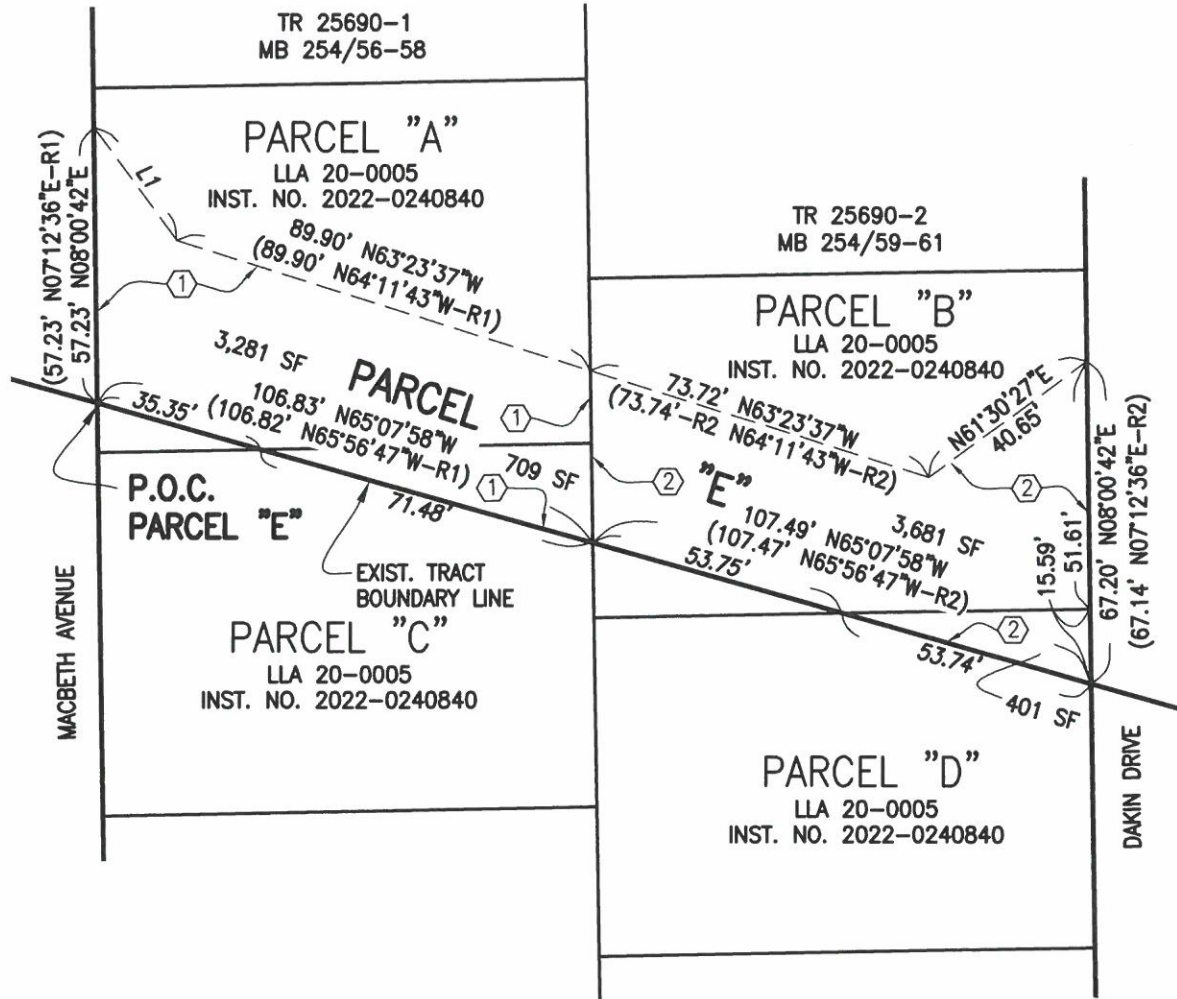
PARCEL & APN	OWNER
PARCEL "A" 113-123-009	D.R. HORTON LOS ANGELES HOLDING COMPANY INC., A CALIFORNIA CORPORATION
PARCEL "B" 113-123-008	D.R. HORTON LOS ANGELES HOLDING COMPANY INC., A CALIFORNIA CORPORATION
PARCEL "C" 113-160-009	D.R. HORTON LOS ANGELES HOLDING COMPANY INC., A CALIFORNIA CORPORATION
PARCEL "D" 113-160-009	D.R. HORTON LOS ANGELES HOLDING COMPANY INC., A CALIFORNIA CORPORATION
DATE: SEPT. 2022	DRAWN BY: ZA
CHECKED BY: DA	J.N.: 121.1973

EASEMENT NOTES

EXHIBIT "B"

PLAT MAP-EASEMENT VACATION

- ① TEMP. EMERGENCY VEHICULAR ACCESS AND TEMP. WATER LINE PURPOSES PER TRACT 25690-1 FILED IN MB 254/56-58
- ② TEMP. EMERGENCY VEHICULAR ACCESS AND TEMP. WATER LINE PURPOSES PER TRACT 25690-2 FILED IN MB 254/59-61



DETAIL "A"

LINE DATA

NO.	LENGTH	BEARING
L1	29.18' (29.18'-R1)	N27°38'17"W (N28°29'11"W-R1)

SCALE 1"=40'



EASEMENT PARCEL AREAS

POR. PARCEL "A"	- 3,281 SF
POR. PARCEL "B"	- 3,681 SF
POR. PARCEL "C"	- 709 SF
POR. PARCEL "D"	- 401 SF

PARCEL "E" - 8,072 SF

PREPARED BY:

ARMSTRONG & BROOKS CONSULTING ENGINEERS
 1350 E. CHASE DRIVE-CORONA, CA 92881
 CORONA P.O. BOX 78088 92877-9998
 PH. (951) 372-8000 FAX (951) 372-8430

RECORD DATA

R1-TR 25690-1, MB 254/56-58
 R2-TR 25690-2, MB 254/59-61

DATE: SEPT. 2022	DRAWN BY: ZA	CHECKED BY: DA	J.N.: 121.1973
---------------------	-----------------	-------------------	-------------------