



CITY OF MENIFEE

SUBJECT: Setting a Public Hearing Date for Notice of Street Vacation No. 22-002, Vacating of a Portion of Public Right-of-way at the Entrance to Tract 32628, Adler Ranch

MEETING DATE: July 19, 2023

TO: Mayor and City Council

PREPARED BY: Run Chen, Senior Engineer

REVIEWED BY: Nick Fidler, Public Works Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Authorize the City Manager to direct staff to initiate proceedings to vacate a portion of public right-of-way on Craig Avenue, located east of Antelope Road, and within the entrance to Tract 32628, Adler Ranch; and
2. Set a public hearing date for September 6, 2023.

DISCUSSION

Streets and Highways Code (SHC) section 8312, gives a city legislative body the power to vacate all or part of a street and sets forth the procedures by which the power to vacate may be executed. The requested street vacation would be conducted under the General Vacation Procedures outlined in SHC sections 8320 through 8325. First, a legislative body may initiate proceedings either on its own initiative or upon a petition or request of an interested person(s). The initiation of proceedings begins with fixing the date, hour, and place of the hearing, followed by publishing and posting of notices prior to the hearing. After the hearing, if the legislative body finds that the street described in the notice of hearing or petition is unnecessary for present or prospective public use, the legislative body may adopt a resolution vacating the street. The street vacation is then recorded with the County of Riverside Recorder's Office.

Adler Ranch (formerly Christensen Ranch) consists of 303 Single-Family residential units (attached and detached) within an approved and recorded Tract Map (TR) 32628. Adler Ranch is located on the southeast corner of Antelope Road and Craig Avenue.

The proposed vacation is for a portion of public right-of-way located on Craig Avenue and associated with the entrance to the Adler Ranch residential development. The portion to be

vacated is approximately 11.8' wide and 63.4' long, for a total area of approximately 442.89 square feet. This vacation would allow the developer to perform grading improvements, construct surface improvements, and install underground utilities for the development's entrance gate system. The vacation is being requested to allow proper street right-of-way to align with proposed community entrance. Once this vacation is recorded with the County of Riverside County Clerk Assessor's Office, the vacated right-of-way will revert to the property owner, who is the current developer of Adler Ranch.

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community

FISCAL IMPACT

There is no fiscal impact for this item.

ATTACHMENTS

1. Project Map
2. Vacation Request
3. Notice of Vacation No. VAC22-002; Exhibit A - Legal Description; Exhibit B - Plat