

**RESOLUTION NO. 2025-018**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, ORDERING THE SUMMARY VACATION OF TWO PUBLIC TRAIL EASEMENTS LOCATED WITHIN LOT C AND LOT F OF TRACT 37030 AND LOT H OF TRACT 37644 WITHIN ARANTINE HILLS.**

**WHEREAS**, the City of Corona (“City”) accepted the dedication of public trail easements on a portion of real property identified as Lot “C” and Lot “F” of Tract 37030 and Lot “H” of Tract 37644 (“Property”) from Arantine Hills Holdings, LP, a Delaware Limited Partnership (“Grantor”) pursuant to the tract maps, which were recorded for Tract Map 37030 on November 1, 2017, in Book 458 of Tract Maps, at Pages 100-117, and as Instrument Nos. 2017-0455547 and for Tract Map 37644 on March 11, 2020, in Book 472 of Tract Maps, at Pages 41-54, as Instrument No. 2020-0113482 in the Official Records of the County of Riverside (“Trail Easements”); and

**WHEREAS**, the Trail Easements are more particularly described and depicted in Exhibits “A” and “B” attached hereto and incorporated by reference; and

**WHEREAS**, the Trail Easements were dedicated for the purpose of connecting to Bedford Motor Way and the Cleveland National Forest, but the Trail Easements lead only to private streets where public access is not authorized; and

**WHEREAS**, the Trail Easements, which are located south of Eagle Glen Parkway and east of Clementine Way, begin on Bedford Canyon Road and extend through Lot H of Tract 37644 and then proceeds through Lots C and F of Tract 37030, ; and

**WHEREAS**, Grantor has or dedicated and constructed or is required to dedicate and construct other public trail easements according to the City’s Trail Master Plan and the Arantine Hills Development Agreement; and

**WHEREAS**, the Grantor has requested that the Trail Easements 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 are considered excess; 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. 2647 on December 09, 2024, and determined that the vacation of the Trail Easements is consistent with the City of Corona General Plan for the following reasons:

(A) The vacation of the Trail Easements is consistent with General Plan Policy LU-5.5 because it enhances Corona's system of parks, greenways, and open spaces by linking these and surrounding natural areas, including along the Temescal Creek, with pedestrian trails and greenways where feasible. The vacation of the Trail Easements, that lead to private roads is allowing for a separate public trail to be proposed that connects to other public trails according to the City's Trail Master Plan.

(B) The vacation of the Trail Easements is consistent with General Plan Policy LU-9.7 because it results in the enhancement of neighborhood quality by establishing a network of streets and pedestrian paths that promote neighborhood activity, internal access, and connectivity to surrounding areas. The circulation design of Tract Map 37644 is a logical and natural extension of the circulation design of the adjacent Tract 37030. The existing Trail Easements lead to private roads, but a separate public trail system has been or will be dedicated and constructed according to the City's Trails Master Plan. Therefore, the Trail Easements that lead to private roads 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:

(A) The Trail Easements are excess public service easements that are no longer needed because other trails that are consistent with the City's Trails Master Plan have been or will be dedicated and constructed within the Bedford Community, which are accessible to the public. The vacation of the Trail Easements would eliminate trail activity behind existing houses and prevent the public from potentially disturbing community residents, but will not prevent access to the primary public trail system within the Bedford Community, which is identified in the City's Trails Master Plan; and

(B) The Trail Easements, which were dedicated in 2017 and 2020, have not been used for public trail purposes for five consecutive years immediately preceding this proposed vacation.

(C) There are no public utility facilities in use or that would be affected by the vacation of the Trail Easements.

**SECTION 3. Vacation of the Trail Easements.** The City Council hereby summarily vacates the Trail Easements in accordance with Section 8333(a) and 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 8336. Pursuant to Section 8351 of the California Streets and Highways Code, from and after the date this Resolution is recorded, the Trail Easements 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 2<sup>nd</sup> day of April 2025.

---

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 2<sup>nd</sup> day of April 2025 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 2<sup>nd</sup> day of April, 2025.

\_\_\_\_\_  
City Clerk of the City of Corona, California

[SEAL]

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF TRAIL EASEMENTS**

**[SEE ATTACHED (6) PAGES]**

# EXHIBIT "A"

## Legal Description

In the City of Corona, County of Riverside County, State of California, being that certain Public Trail Easement over all of Lot "C" of Tract Map No. 37030, as per map filed in Book 485, Pages 100 through 117, inclusive, of Map Books, in the office of the County Recorder.

Together with that certain Public Trail Easement over a portion of Lot "F" of said Tract No. 37030 described as follows:

**COMMENCING** at the southeasterly corner of said Lot "F", a radial line to the beginning of said corner bears South 61°29'38" West;

Thence along the southeasterly line of said Lot "F" northwesterly 10.98 feet along said curve through a central angle of 06°45'43" to a non-tangent curve concave southwesterly having a radius of 44.00 feet to the **TRUE POINT OF BEGINNING**, a radial line to said point curve bears North 54°57'14" East;

Thence along the westerly and northwesterly side of the Public Trail Easement over said Lot "F" the following fourteen (14) courses:

1. northwesterly 15.62 feet along said non-tangent curve through a central angle of 20°20'25" to a reverse curve concave northeasterly having a radius of 100.00 feet;
2. northwesterly 113.04 feet along said reverse curve through a central angle of 64°45'59" to a compound curve concave easterly having a radius of 268.00 feet;
3. northerly 56.74 feet along said compound curve through a central angle of 12°07'50" to a reverse curve concave westerly having a radius of 124.00 feet;
4. northerly 57.11 feet along said reverse curve through a central angle of 26°23'24" to a reverse curve concave easterly having a radius of 599.00 feet;
5. northerly 93.54 feet along said reverse curve through a central angle of 08°56'49";
6. tangent from said reverse curve North 04°04'03" East 26.75 feet;
7. North 09°24'35" East 32.34 feet;
8. North 04°38'07" East 39.80 feet to the beginning of a tangent curve concave easterly having a radius of 120.00 feet;
9. northerly 41.43 feet along said tangent curve through a central angle of 19°46'55" to a reverse curve concave westerly having a radius of 52.00 feet;
10. northerly 34.81 feet along said reverse curve through a central angle of 38°21'29" to a reverse curve concave easterly having a radius of 208.00 feet;
11. northerly 72.03 feet along said reverse curve through a central angle of 19°50'26" to a reverse curve concave westerly having a radius of 186.00 feet;

## EXHIBIT "A"

### Legal Description

12. northerly 84.21 feet along said reverse curve through a central angle of 25°56'21" to a reverse curve concave easterly having a radius of 500.00 feet;
13. northerly 67.16 feet along said reverse curve through a central angle of 07°41'44";
14. North 12°20'38" West 27.72 feet to the southwest corner of said Lot "C";

Thence along the westerly, northwesterly, northeasterly, southeasterly, and easterly lines of said Lot "C" the following thirty-seven (37) courses:

1. North 12°20'38" West 5.82 feet;
2. North 00°07'19" East 44.50 feet to a non-tangent curve concave southeasterly having a radius of 86.97 feet, a radial line to the beginning of said curve bears North 84°29'36" West;
3. northeasterly 61.28 feet along said curve through a central angle of 40°22'18";
4. non-tangent from said curve North 45°36'18" East 12.96 feet to the beginning of a tangent curve concave northwesterly having a radius of 86.50 feet;
5. northeasterly 11.96 feet along said tangent curve through a central angle of 07°55'15";
6. tangent from said curve North 37°41'03" East 95.61 feet to the beginning of a tangent curve concave southeasterly having a radius of 113.50 feet;
7. northeasterly 18.24 feet along said tangent curve through a central angle of 09°12'25";
8. tangent from said curve North 46°53'28" East 86.62 feet;
9. North 49°33'43" East 163.95 feet;
10. North 51°56'16" East 48.86 feet to the beginning of a tangent curve concave northwesterly having a radius of 30.00 feet;
11. northeasterly 25.24 feet along said tangent curve through a central angle of 48°11'48";
12. tangent from said curve North 03°44'28" East 33.25 feet to the beginning of a tangent curve concave easterly having a radius of 62.00 feet;
13. northerly 20.58 feet along said tangent curve through a central angle of 19°01'18";
14. tangent from said curve North 22°45'46" East 96.37 feet to the beginning of a tangent curve concave westerly having a radius of 86.50 feet;

## EXHIBIT "A"

### Legal Description

15. northerly 17.09 feet along said tangent curve through a central angle of  $11^{\circ}19'05''$ ;
16. tangent from said curve North  $11^{\circ}26'41''$  East 65.50 feet to the beginning of a tangent curve concave easterly having a radius of 206.00 feet;
17. northerly 19.23 feet along said tangent curve through a central angle of  $05^{\circ}20'57''$ ;
18. tangent from said curve North  $16^{\circ}47'38''$  East 71.34 feet;
19. South  $76^{\circ}13'16''$  East 12.02 feet;
20. South  $16^{\circ}47'38''$  West 71.97 feet to the beginning of a tangent curve concave easterly having a radius of 194.00 feet;
21. southerly 18.11 feet along said tangent curve through a central angle of  $05^{\circ}20'57''$ ;
22. tangent from said curve South  $11^{\circ}26'41''$  West 65.50 feet to the beginning of a tangent curve concave westerly having a radius of 98.50 feet;
23. southerly 19.46 feet along said tangent curve through a central angle of  $11^{\circ}19'05''$ ;
24. tangent from said curve South  $22^{\circ}45'46''$  West 96.37 feet to the beginning of a tangent curve concave easterly having a radius of 50.00 feet;
25. southerly 16.60 feet along said tangent curve through a central angle of  $19^{\circ}01'18''$ ;
26. tangent from said curve South  $03^{\circ}44'28''$  West 33.25 feet to the beginning of a tangent curve concave northwesterly having a radius of 42.00 feet;
27. southwestly 35.33 feet along said tangent curve through a central angle of  $48^{\circ}11'48''$ ;
28. tangent from said curve South  $51^{\circ}56'16''$  West 48.62 feet;
29. South  $49^{\circ}33'43''$  West 163.42 feet;
30. South  $46^{\circ}53'28''$  West 86.34 feet to the beginning of a tangent curve concave southeasterly having a radius of 101.50 feet;
31. southwestly 16.31 feet along said tangent curve through a central angle of  $09^{\circ}12'25''$ ;
32. tangent from said curve South  $37^{\circ}41'03''$  West 95.61 feet to the beginning of a tangent curve concave northwesterly having a radius of 98.50 feet;
33. southwestly 13.62 feet along said tangent curve through a central angle of  $07^{\circ}55'15''$ ;



## EXHIBIT "A"

### Legal Description

34. tangent from said curve South 45°36'18" West 12.99 feet to a non-tangent curve concave southeasterly having a radius of 74.97 feet, a radial line to the beginning of said curve bears North 44°06'02" West;
35. southwesterly 52.85 feet along said non-tangent curve through a central angle of 40°23'34";
36. tangent from said curve South 02°40'29" West 42.56 feet;
37. tangent from said curve South 12°20'38" East 4.49 feet to the southeast corner of said Lot "C";

Thence along the southeasterly and easterly side of the Public Trail Easement over said Lot "F" the following fourteen (14) courses:

1. South 12°20'38" East 27.72 feet to the beginning of a tangent curve concave easterly having a radius of 490.00 feet;
2. southerly 65.81 feet along said tangent curve through a central angle of 07°41'44" to a reverse curve concave westerly having a radius of 196.00 feet;
3. southerly 88.73 feet along said reverse curve through a central angle of 25°56'21" to a reverse curve concave easterly having a radius of 198.00 feet;
4. southerly 68.56 feet along said reverse curve through a central angle of 19°50'26" to a reverse curve concave westerly having a radius of 62.00 feet;
5. southerly 41.51 feet along said reverse curve through a central angle of 38°21'29" to a reverse curve concave easterly having a radius of 110.00 feet;
6. southerly 37.98 feet along said reverse curve through a central angle of 19°46'55";
7. tangent from said curve South 04°38'07" West 40.22 feet;
8. South 09°24'35" West 32.29 feet;
9. South 04°04'03" West 26.29 feet to the beginning of a tangent curve concave easterly having a radius of 589.00 feet;
10. southerly 91.97 feet along said tangent curve through a central angle of 08°56'49" to a reverse curve concave westerly having a radius of 134.00 feet;
11. southerly 61.72 feet along said reverse curve through a central angle of 26°23'24" to a reverse curve concave easterly having a radius of 258.00 feet;
12. southerly 54.62 feet along said reverse curve through a central angle of 12°07'50" to a compound curve concave northeasterly having a radius of 90.00 feet;

# EXHIBIT "A"

## Legal Description

13. southeasterly 101.73 feet along said compound curve through a central angle of  $64^{\circ}45'42''$  to a non-tangent curve concave easterly having a radius of 93.00 feet, a radial line to the beginning of said curve bears South  $80^{\circ}32'52''$  West;
14. southerly 19.95 feet along said non-tangent curve through a central angle of  $12^{\circ}17'31''$  to the **TRUE POINT OF BEGINNING**.

Said combined area contains 18,187 Square Feet, more or less

See Exhibit "B", attached hereto and by this reference made a part hereof.

Date: 01/22/2024



Robert N. Beuschlein, PLS 7874



# EXHIBIT "A"

## Legal Description

In the City of Corona, County of Riverside, State of California, being that certain Public Trail Easement over Lot "H" of Tract 37644, as per map filed in Book 472, Pages 41 through 54, inclusive, of Maps, in the office of the Riverside County Recorder.

Area contains 26,714 Square Feet, more or less.

See Exhibit "B", attached hereto and by this reference made a part hereof.



A handwritten signature in blue ink, appearing to read "R. Wheeler IV", positioned above a horizontal line.

12/13/23

Robert L. Wheeler IV  
PLS 8639

Date

**EXHIBIT "B"**

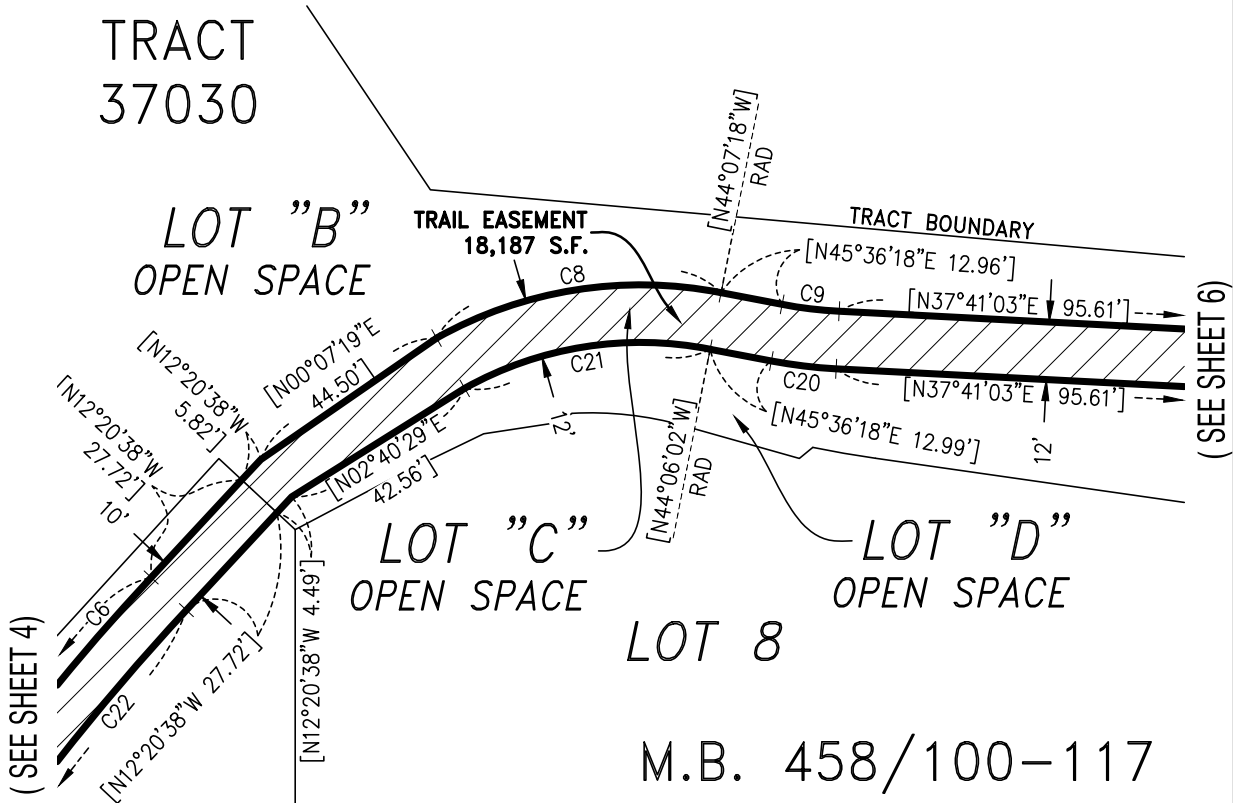
**DEPICTION OF TRAIL EASEMENTS**

**[SEE ATTACHED (6) PAGES]**

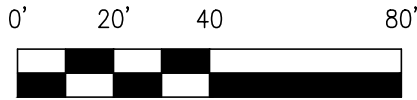
# EXHIBIT "B"

AREA TO BE QUITCLAIMED OF TR. 37030, AS FILED  
IN BOOK 458, PAGES 100-117, OF MAPS,  
CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT  
37030



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C6	[07°41'44"]	500.00'	67.16'
C8	[40°22'18"]	86.97'	61.28'
C9	[07°55'15"]	86.50'	11.96'
C20	[07°55'15"]	98.50'	13.62'
C21	[40°23'34"]	74.97'	52.85'
C22	07°41'44"	490.00'	65.81'



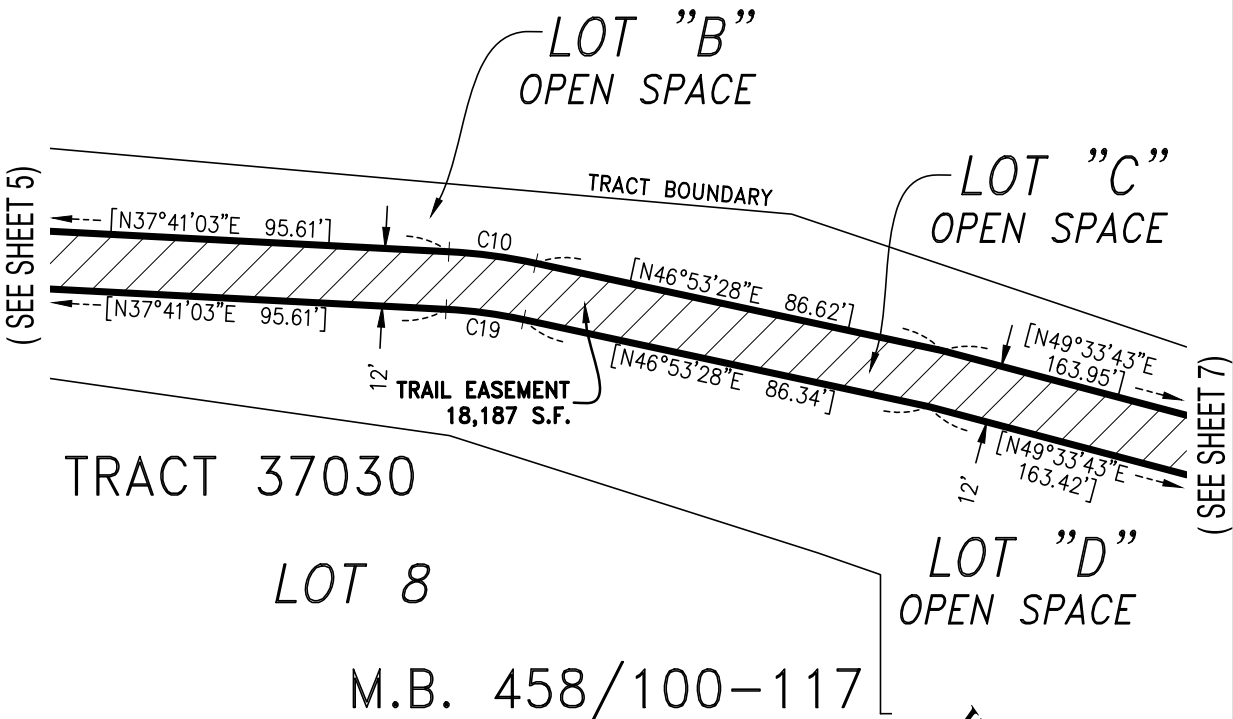
SECTION 16, T.4S., R.6W., S.B.M.

SCALE: 1" = 40'

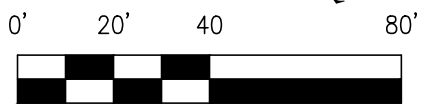
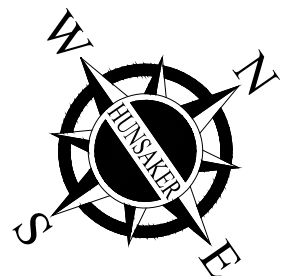
QUITCLAIM OF PUBLIC TRAIL EASEMENT OF TR. 37030, AS SHOWN ON A MAP IN BK. 458, PG'S 100-117, OF MAPS, RECORDS OF RIV. CO., CA.			
PREPARED BY R.Jesus	CHECKED BY R.Wheeler	DATE 01/22/24	SHEET 5 OF 9
	<b>HUNSAKER &amp; ASSOCIATES IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS		W.O.: 4455-2X
			SCALE: 1" = 40'

# EXHIBIT "B"

AREA TO BE QUITCLAIMED OF TR. 37030, AS FILED  
IN BOOK 458, PAGES 100-117, OF MAPS,  
CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	[09°12'25"]	113.50'	18.24'
C19	[09°12'25"]	101.50'	16.31'



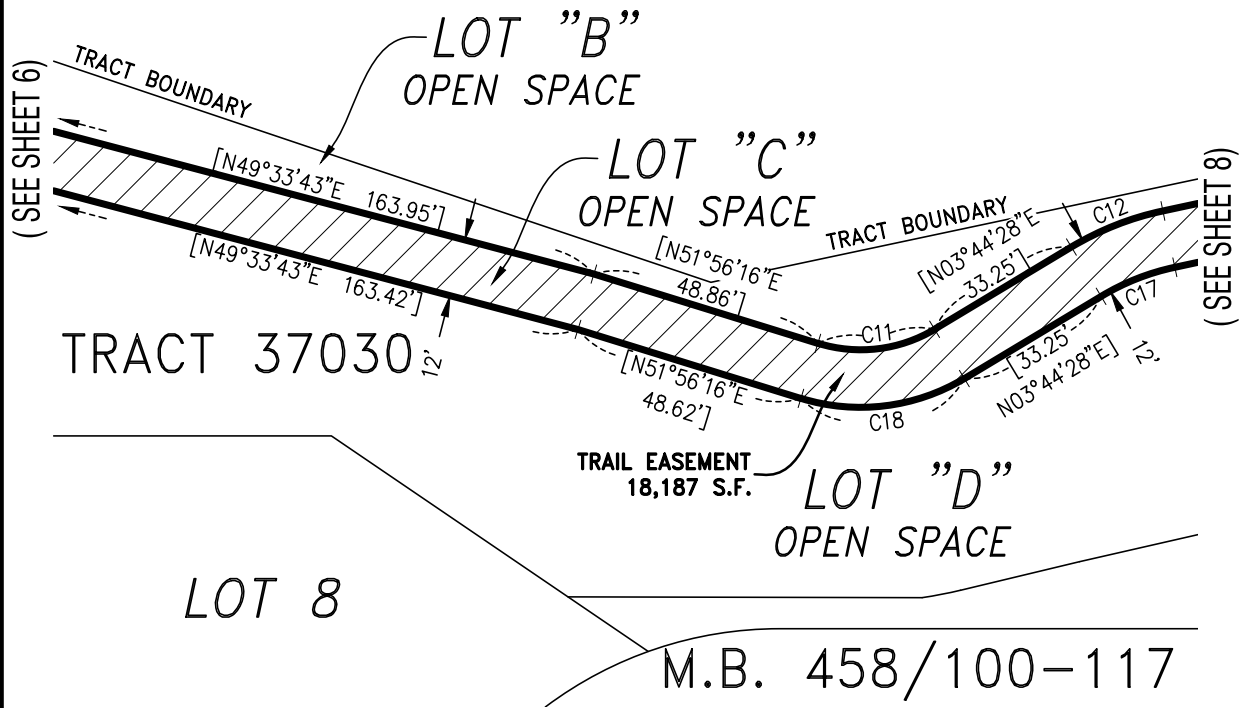
SECTION 16, T.4S., R.6W., S.B.M.

SCALE: 1" = 40'

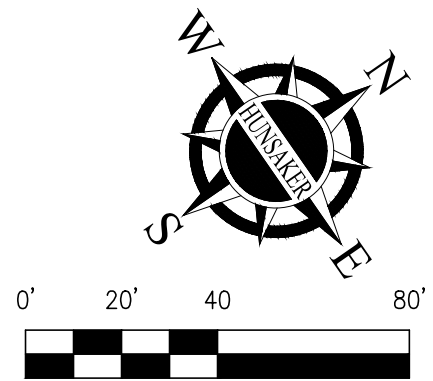
QUITCLAIM OF PUBLIC TRAIL EASEMENT OF TR. 37030, AS SHOWN ON A MAP IN BK. 458, PG'S 100-117, OF MAPS, RECORDS OF RIV. CO., CA.			
PREPARED BY R.Jesus	CHECKED BY R.Wheeler	DATE 01/22/24	SHEET 6 OF 9
	<b>HUNSAKER &amp; ASSOCIATES IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS		W.O.: 4455-2X
			SCALE: 1" = 40'

# EXHIBIT "B"

AREA TO BE QUITCLAIMED OF TR. 37030, AS FILED  
IN BOOK 458, PAGES 100-117, OF MAPS,  
CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C11	[48°11'48"]	30.00'	25.24'
C12	[19°01'18"]	62.00'	20.58'
C17	[19°01'18"]	50.00'	16.60'
C18	[48°11'48"]	42.00'	35.33'



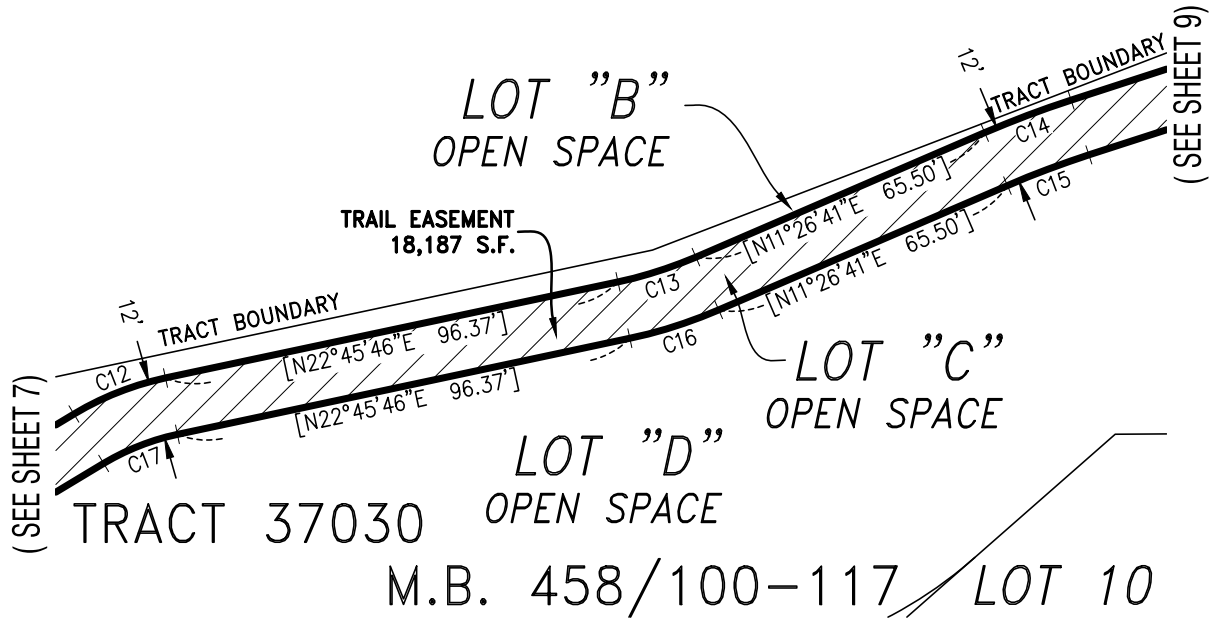
SECTION 16, T.4S., R.6W., S.B.M.

SCALE: 1" = 40'

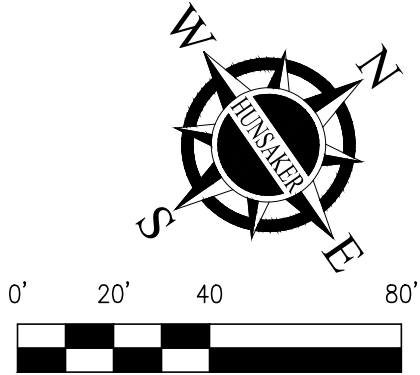
QUITCLAIM OF PUBLIC TRAIL EASEMENT OF TR. 37030, AS SHOWN ON A MAP IN BK. 458, PG'S 100-117, OF MAPS, RECORDS OF RIV. CO., CA.			
PREPARED BY R.Jesus	CHECKED BY R.Wheeler	DATE 01/22/24	SHEET 7 OF 9
	<b>HUNSAKER &amp; ASSOCIATES IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS		W.O.: 4455-2X
			SCALE: 1" = 40'

# EXHIBIT "B"

AREA TO BE QUITCLAIMED OF TR. 37030, AS FILED  
IN BOOK 458, PAGES 100-117, OF MAPS,  
CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C12	[19°01'18"]	62.00'	20.58'
C13	[11°19'05"]	86.50'	17.09'
C14	[05°20'57"]	206.00'	19.23'
C15	[05°20'57"]	194.00'	18.11'
C16	[11°19'05"]	98.50'	19.46'
C17	[19°01'18"]	50.00'	16.60'



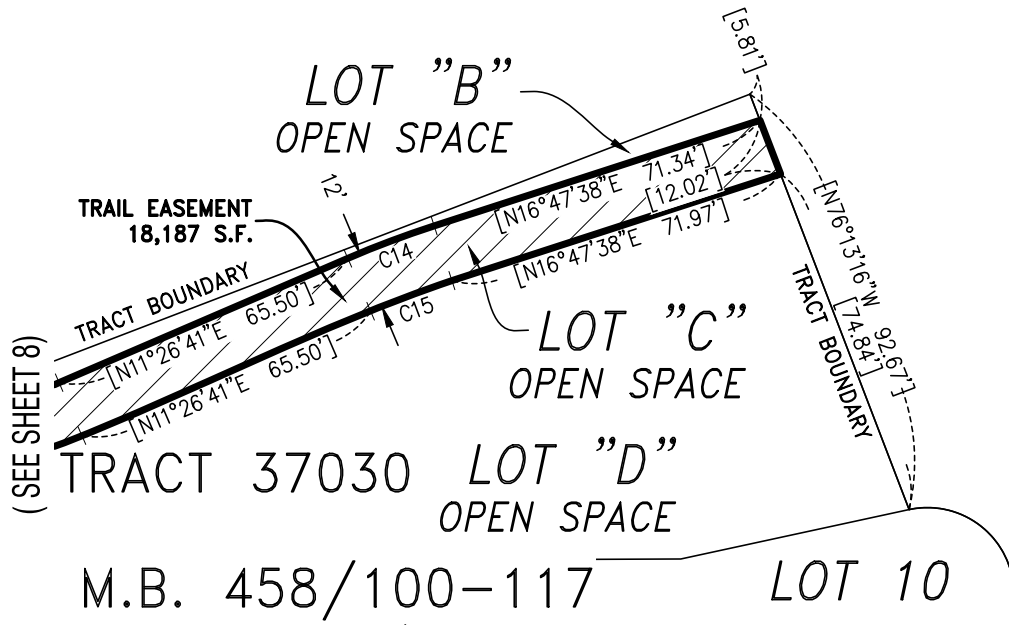
SECTION 16, T.4S., R.6W., S.B.M.

QUITCLAIM OF PUBLIC TRAIL EASEMENT OF TR. 37030, AS SHOWN ON A MAP IN BK. 458, PG'S 100-117, OF MAPS, RECORDS OF RIV. CO., CA.			
PREPARED BY R.Jesus	CHECKED BY R.Wheeler	DATE 01/22/24	SHEET 8 OF 9
	<b>HUNSAKER &amp; ASSOCIATES IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS		W.O.: 4455-2X
			SCALE: 1" = 40'

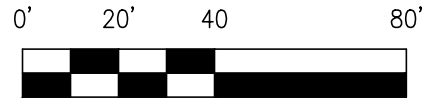
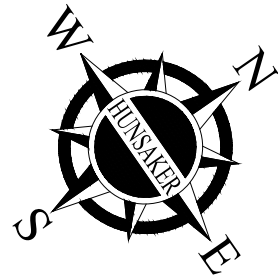


# EXHIBIT "B"

AREA TO BE QUITCLAIMED OF TR. 37030, AS FILED  
IN BOOK 458, PAGES 100-117, OF MAPS,  
CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C14	[05°20'57"]	206.00'	19.23'
C15	[05°20'57"]	194.00'	18.11'



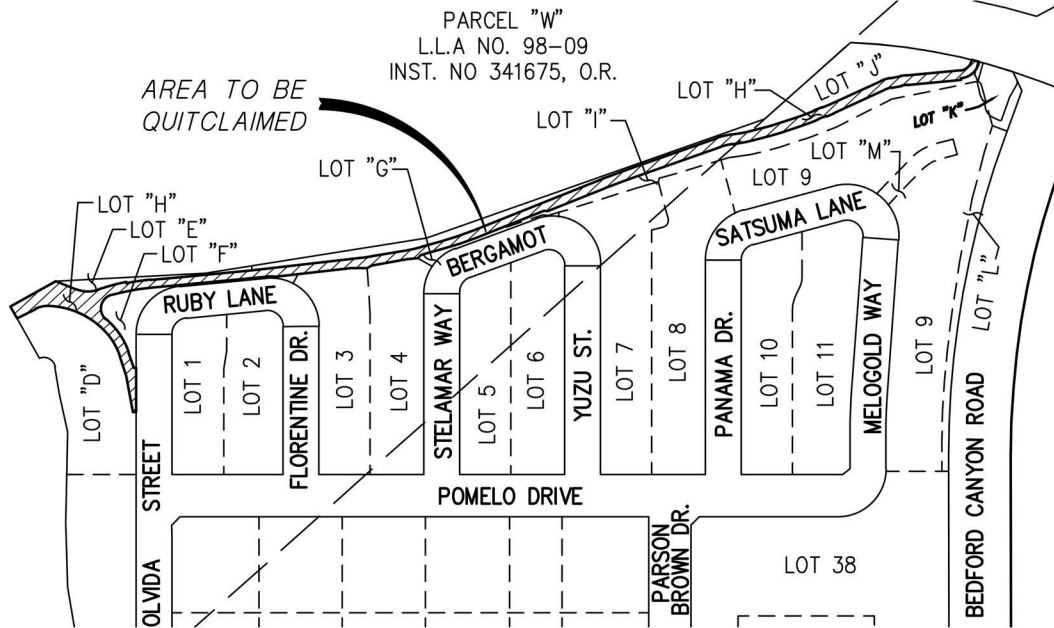
SECTION 16, T.4S., R.6W., S.B.M.

SCALE: 1" = 40'

QUITCLAIM OF PUBLIC TRAIL EASEMENT OF TR. 37030, AS SHOWN ON A MAP IN BK. 458, PG'S 100-117, OF MAPS, RECORDS OF RIV. CO., CA.			
PREPARED BY R.Jesus	CHECKED BY R.Wheeler	DATE 01/22/24	SHEET 9 OF 9
	<b>HUNSAKER &amp; ASSOCIATES IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS		W.O.: 4455-2X
			SCALE: 1" = 40'

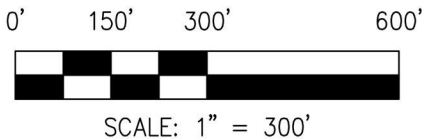
# EXHIBIT "B"

AREA TO BE QUITCLAIMED OF TR. 37644, AS FILED  
IN BOOK 472, PAGES 41-54, OF MAPS,  
CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



## LEGEND

AREA OF PUBLIC TRAIL EASEMENT TO BE QUITCLAIMED OVER LOT "H" OF TRACT No. 37644, M.B. 472/41-54.



12/13/23  
DATE

ROBERT L. WHEELER IV  
PLS 8639

SECTION 16, T.4S., R.6W., S.B.M.

QUITCLAIM OF PUBLIC TRAIL EASEMENT OF TR. 37644, AS SHOWN ON A MAP IN BK. 472, PG'S 41-54, OF MAPS, RECORDS OF RIV. CO., CA.			
PREPARED BY R.Jesus	CHECKED BY R.Wheeler	DATE 12/13/23	SHEET 1 OF 1
	<b>HUNSAKER &amp; ASSOCIATES IRVINE, INC</b> <b>INLAND EMPIRE REGION</b> 2900 ADAMS STREET, SUITE A-15 RIVERSIDE CA 92504 (951)352-7200 PLANNING/ENGINEERING/SURVEYING/GOVERNMENT RELATIONS		W.O.: 4455-2X
			SCALE: 1" = 300'