



STAFF REPORT

CITY of YORBA LINDA

PUBLIC WORKS DEPARTMENT

DATE: MARCH 15, 2022

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JAMIE LAI, P.E., DIRECTOR OF PUBLIC WORKS / CITY ENGINEER
PREPARED BY: REGINA HU, P.E., SENIOR CIVIL ENGINEER

SUBJECT: RESOLUTION NO. 2022-5796 DECLARING INTENT TO VACATE HIDDEN GLEN LANE (SOUTH OF HIDDEN HILLS ROAD)

RECOMMENDATION

It is recommended that the City Council approve Resolution No. 2022-5796, declaring its intent to vacate Hidden Glen Lane as illustrated in the Attachments.

BACKGROUND

Hidden Glen Lane is a 36-foot wide cul-de-sac, south of Hidden Hills Road and adjacent to Chino Hills State Park per Tract Maps 11474 and 13669 (see Attachment 1). Hidden Glen Lane currently encompasses three lots subsequent to a recent Lot Line Adjustment. The owners of residences at 4985 and 5005 Hidden Glen Lane (Mr. L.D. Hardas) and 4980 Hidden Glen Lane (Mrs. Leyda Bequar), respectively, have requested the vacation of Hidden Glen Lane right-of-way adjacent to the properties. This street vacation will revert back to the ownership of Mr. Hardas and Mrs. Bequar to create a private gated access, upon subsequent necessary approvals by the Planning Commission.

Mr. Hardas also owns four vacant lots beyond the existing chain-link fence and gates at the end of Hidden Hills Drive. As a condition for the vacation of Hidden Glen Lane, the owner (Mr. Hardas) shall dedicate portions of these vacant lots to construct a new terminus and emergency access / turnaround cul-de-sac at the currently unimproved northeastern end of Hidden Hills Road (See Attachment 1).

DISCUSSION

The vacation of Hidden Glen Lane is contingent upon the proposed improvements to Hidden Hills Road. On April 13, 2022, the proposed street easement vacation of Hidden Glen Lane will be brought forth to the Planning Commission for a Government Code Section 65402 determination of consistency with the City's General Plan.

With the dedication and newly improved terminus of Hidden Hills Road, there will be no beneficial City use of the street easement identified as Hidden Glen Lane. However, in order to maintain access and maintenance rights for public utilities that reside within the vacation

area, a non-exclusive public utility easement will be reserved to enable the impacted utility companies to continue accessing their facilities for maintenance purposes. Upon vacation, the City will be relieved of the responsibility of maintaining this portion of street right-of-way but retain ingress and egress rights to access City storm drain facilities.

A major benefit to the improved terminus at Hidden Hills Road is a larger turn-around and logical terminus point at the end of this roadway, meeting Orange County Fire Authority (OCFA)'s standards and facilitating safe turning movements for emergency vehicles. Hidden Hills Road will have curb, gutter, sidewalk, and aesthetically pleasing landscape.

Streets and Highways Code Section 8300 et seq. sets forth the procedures and requirements for vacating public streets. A major purpose of the code requirement is to inform the public of any proposed right-of-way vacation to allow for decision making input and participation. The Council's resolution and declaration of its notice of intent to vacate is the first step in this process (Attachment 3). Publications and public notices will then be prepared to advise the public of the hearing date that will be scheduled for the May 3, 2022, City Council Meeting. In addition, staff understands the applicant (Mr. Hardas) also is reaching out to surrounding neighbors in the vicinity to explain his proposed project.

FISCAL IMPACT

Currently, Public Works crews maintain this small Hidden Glen Lane cul-de-sac that is proposed to be vacated. Such responsibilities will cease to exist with the approval of the proposed vacation; however, Public Works will maintain the future public Hidden Hills Road cul-de-sac. The owner is responsible for all administrative, design, survey, and improvement costs for the vacation of public street (Hidden Glen Lane) and future terminus improvements at Hidden Hills Road.

ALTERNATIVES

The City Council does not approve the street vacation. This is not recommended as the proposed terminus improvements at Hidden Hills Road provides better functionality for emergency access that meet current OCFA standards of 53-feet radius. With the future improvements to Hidden Hills Road, there will be no beneficial City use for the Hidden Glen Lane Street right-of-way. Not vacating Hidden Glen Lane will also require ongoing City maintenance of a street right-of-way that serves as a private access to only two residences.

ATTACHMENTS

Attachment 1 – Vicinity Map

Attachment 2 – Plat & Legal Description of Hidden Glen Lane Vacation and Hidden Hills Road Dedication

Attachment 3 – Resolution 2022-5796 Declaring Intent to Vacate

Attachment 4 – Proposed Project Renderings
