

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



303 B

FROM: TLMA - Transportation Dept.

SUBMITTAL DATE:
August 13, 2014

SUBJECT: Resolution No. 2014-125, Summarily Vacating Portions of Pigeon Pass Road in the Highgrove Area, California Environmental Quality Act Exempt. 5th/2nd District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the vacation of Portions of Pigeon Pass Road is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15301 and 15061 (b)(3) of the State CEQA Guidelines; and
2. Adopt Resolution No. 2014-125, Summarily Vacating Portions of Pigeon Pass Road in the Highgrove area; and
3. Direct the Clerk of the Board to deliver the Notice of Exemption to the Office of the County Clerk for filing within five (5) working days of this Board hearing.

BACKGROUND:

Summary

As a Condition of Approval for Tract Map 29597 and Tract Map 29741, Pigeon Pass Road is being realigned. The new road alignment will be dedicated on said Tract Maps. As a result of this realignment, portions of Pigeon Pass Road are no longer necessary, and the applicant has requested the vacation of these portions of Pigeon Pass Road. This vacation will not eliminate access to any parcel. Riverside County Transportation Department, Riverside County Flood Control and Water Conservation District, and

Patricia Romo
Assistant Director of Transportation
for Juan C. Perez
Director of Transportation and Land Management

WJH
Attachments: Resolution No. 2014-125,
Exhibit "A" and "B," and Notice of Exemption

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 8/13/14

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
DATE: 8/25/14
Tina Grande

Dept't Recomm.:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Policy
Per Exec. Ofc.:	<input checked="" type="checkbox"/>	Consent	<input type="checkbox"/>	Policy

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Resolution No. 2014-125, Summarily Vacating Portions of Pigeon Pass Road in the Highgrove Area,
California Environmental Quality Act Exempt. 5th/2nd District; [\$0]

DATE: August 13, 2014

PAGE: 2 of 2

BACKGROUND:

Summary (continued)


Riverside County Fire Department have reviewed this vacation and have no objections. As determined in the attached Notice of Exemption, the vacation is exempt from the provisions of CEQA pursuant to Categorical Exemptions 15301 and 15061 of the State CEQA Guidelines.

The vacation 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.

2
3 **RESOLUTION NO. 2014-125**

4 **SUMMARILY VACATING PORTIONS OF PIGEON PASS ROAD**
5 **IN THE HIGHGROVE AREA**
6 **(Second Supervisorial District)**
7

8 **WHEREAS**, the hereinafter-described portions of Pigeon Pass Road lying easterly
9 of the easterly Right-of-Way as described by Document, recorded December 20, 1932, in
10 Book 97, Pages 231 through 233, inclusive, Official Records of Riverside County,
11 California, and north of the south line of Section 10 Township 2 South, Range 4 West,
12 was dedicated and accepted for public use per the following as shown on Deed Plat 702-
13 V on file with the Riverside County Surveyors Office, Riverside California, together with
14 Parcel 7192-003 as conveyed to the County of Riverside by document recorded February
15 23, 1989, as Instrument No. 56381, and document recorded March 22, 1989, as
16 Instrument No. 88503, both Official Records of said Riverside County, as shown on Right-
17 of-Way Map 878-T on file with the Riverside County Surveyors Office, Riverside,
18 California, together with Parcels 7192-004, 792-007, 7192-008, 7192-009, 7192-010,
19 7192-013, 7192-015, 7192-016, 7192-020 and 7192-021 as conveyed to the County of
20 Riverside by document recorded February 28, 1989, as instrument No.'s 060925, 060926,
21 060927, 060928, 060929, 060930 and 060931, and re-recorded January 30, 1992, as
22 Instrument no. 033406, all Official Records of said Riverside County, as shown on said
23 Right-of-Way Map 878-T, together with Parcels 7192-005, and 7192-006, as conveyed to
24 the County of Riverside by document recorded February 22, 1989, as Instrument No
25 053995, Official Records of said Riverside County, as shown on said Right-of-Way Map
26 878-T, together with Parcels 7192-011, 7192-012, 7192-014 and 7192-019, as conveyed
27 to the County of Riverside by document recorded on June 13, 1989, as Instrument No.'s
28 194186, 194187 and 194188, all Official Records of said Riverside County, as shown on

FORM APPROVED COUNTY COUNSEL
BY:  8/14/14
DATE
PATRICIA MUNROE

1 said Right-of-Way Map 878-T, together with Parcels 7192-017 and 7192-018, as
2 conveyed to the County of Riverside by document recorded April 19, 1989, as Instrument
3 No. 123699, Official Records of said Riverside County, as shown on said Right-of-Way
4 map 878-T; and

5 **WHEREAS**, the hereinafter-described portions of Pigeon Pass Road are not
6 necessary and are excess, and not required for public street or highway purposes; and

7 **WHEREAS**, applicable procedures pertaining to summary vacations were followed
8 pursuant to the County's adopted "Resolutions for Fixing Procedures to Vacate and
9 Accept County Highways and Property Offered for Dedication"; now, therefore,

10 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of
11 Supervisors of the County of Riverside, State of California, in regular session assembled
12 on _____, 2014, as follows:

- 13 1. Pursuant to Section 8334(a) of the Streets and Highways Code that the herein
14 described portions of Pigeon Pass Road were dedicated and accepted for public use
15 are excess and are no longer required for public street and highway purposes and
16 are hereby summarily vacated.
- 17 2. That the herein-described portions of Pigeon Pass Road are unnecessary for
18 present or prospective public use, including use as a non-motorized transportation
19 facility.

20 SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO
21 AS EXHIBITS "A" AND "B" AND MADE A PART HEREOF.

22 **EXCEPTING AND RESERVING** from the vacation an easement for any existing
23 public utilities and public service facilities, together with the right to maintain, operate,
24 replace, remove, or renew such facilities, pursuant to section 8340 of the Streets and
25 Highways Code.

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BE IT FURTHER RESOLVED, DETERMINED, AND ORDERED that the Clerk of the Board is directed to cause a certified copy of this resolution to be recorded in the office of the Recorder of the County of Riverside, California.

WJH W.O. #AB-06019



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez, P.E., T.E.
Director of Transportation

Transportation Department NOTICE OF EXEMPTION

June 10, 2014

PROJECT TITLE: **Vacation of Portions of Pigeon Pass Road**
Work Order #ZAB06019, Task Code #Z1530

PROJECT SPONSOR: Riverside County Transportation Department

PROJECT LOCATION: Located in Western Riverside County, Highgrove Community

SUPERVISORIAL DISTRICT: Second

PROJECT DESCRIPTION: As a Condition of Approval of Tract Map No. 29597 and Tract Map No. 29741, the Riverside County Transportation Department (RCTD) proposes to realign portions of Pigeon Pass Road. As a result of this realignment, portions of Pigeon Pass Road are no longer necessary and the applicant has requested the vacation of portions of Pigeon Pass Road (See attached Exhibit's "A" and "B").

This vacation will not eliminate access to any parcel. The Riverside County Transportation Department, Riverside County Flood Control Department and the Riverside County Fire Department have reviewed this vacation and have no objections.

In accordance with Section 7.3.4 of the Western Riverside County MSHCP, necessary operation and maintenance activities conducted for safety purposes along existing roadways are considered a covered activity. Therefore, no mitigation is required for the proposed improvements of this project.

The Riverside County Transportation Department Staff conducted a review of the above referenced project and has determined that the proposals qualify for a Categorical Exemption per the California Environmental Quality Act (CEQA) Guidelines and the Riverside County Rules to Implement CEQA.

The Riverside County Transportation Department has found that the above-described project is exempt from the provisions of the California Environmental Quality Act (CEQA), based on the following:

California Environmental Quality Act Guidelines, Section 15061 and Section 15301 (c)

By: Andrew Huneck, Senior Transportation Planner

Signed: *Russell Williams*
Russell Williams, Environmental Division Manager

EXHIBIT "A"
VACATION OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION

All that portion of Pigeon Pass Road (60.00 foot full-width) lying within Sections 9 and 10, Township 2 South, Range 4 West, San Bernardino Meridian, in the Unincorporated Territory of the County of Riverside, State of California, as granted to said County by deeds and dedications, lying easterly of the easterly right-of-way line of Mt. Vernon Avenue (60.00 foot full width) as described in the Roadway easement conveyed to the County of Riverside by document recorded December 20, 1932 in Book 97, Pages 231 through 233, inclusive, of Official Records of said Riverside County, California, and north of the south line of said Section 10 as shown on Deed Plat 702-V on file with the Riverside County Surveyors Office, Riverside, California.

CONTAINING: 9.895 acres, more or less,

TOGETHER with Parcel 7192-003 as conveyed to the County of Riverside by document recorded February 23, 1989 as Instrument No. 56381 and document recorded March 22, 1989 as Instrument No. 88503, both of Official Records of said Riverside County, as shown on Right-of-Way Map 878-T on file with the Riverside County Surveyors Office, Riverside, California.

CONTAINING: 0.162 acres, more or less,

TOGETHER with Parcels 7192-004, 7192-007, 7192-008, 7192-009, 7192-010, 7192-013, 7192-015, 7192-016, 7192-020 and 7192-021 as conveyed to the County of Riverside by document recorded February 28, 1989 as Instrument No. 060925, 060926, 060927, 060928, 060929, 060930, and 060931, and re-recorded January 30, 1992 as Instrument No. 033406, all of Official Records of said Riverside County, as shown on said Right-of-Way Map 878-T.

CONTAINING: 1.449 acres, more or less,

TOGETHER with Parcels 7192-005, and 7192-006 as conveyed to the County of Riverside by document recorded February 22, 1989 as Instrument No. 053995, of Official Records of said Riverside County, as shown on said Right-of-Way Map 878-T.

CONTAINING: 0.253 acres, more or less.

TOGETHER with Parcels 7192-011, 7192-012, 7192-014 and 7192-019 as conveyed to the County of Riverside by document recorded June 13, 1989 as Instrument No.'s 194186, 194187, and 194188, all of Official Records of said Riverside County, as shown on said Right-of-Way Map 878-T.

CONTAINING: 0.660 acres, more or less,

EXHIBIT "A"
VACATION OF A PORTION OF PIGEON PASS ROAD
LEGAL DESCRIPTION

TOGETHER with Parcels 7192-017, and 7192-018 as conveyed to the County of Riverside by document recorded April 19, 1989 as Instrument No. 123699, of Official Records of said Riverside County, as shown on said Right-of-Way Map 878-T.

CONTAINING: 2.755 acres, more or less.

TOTAL AREA VACATED: 15.174 acres, more or less.

EXHIBIT "B" attached hereto and by this reference made a part hereof.

This description was prepared
by me or under my direction.


Thomas E. Verloop, PLS 5348

Date: 08/11/2014

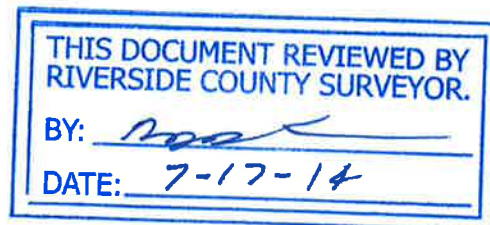
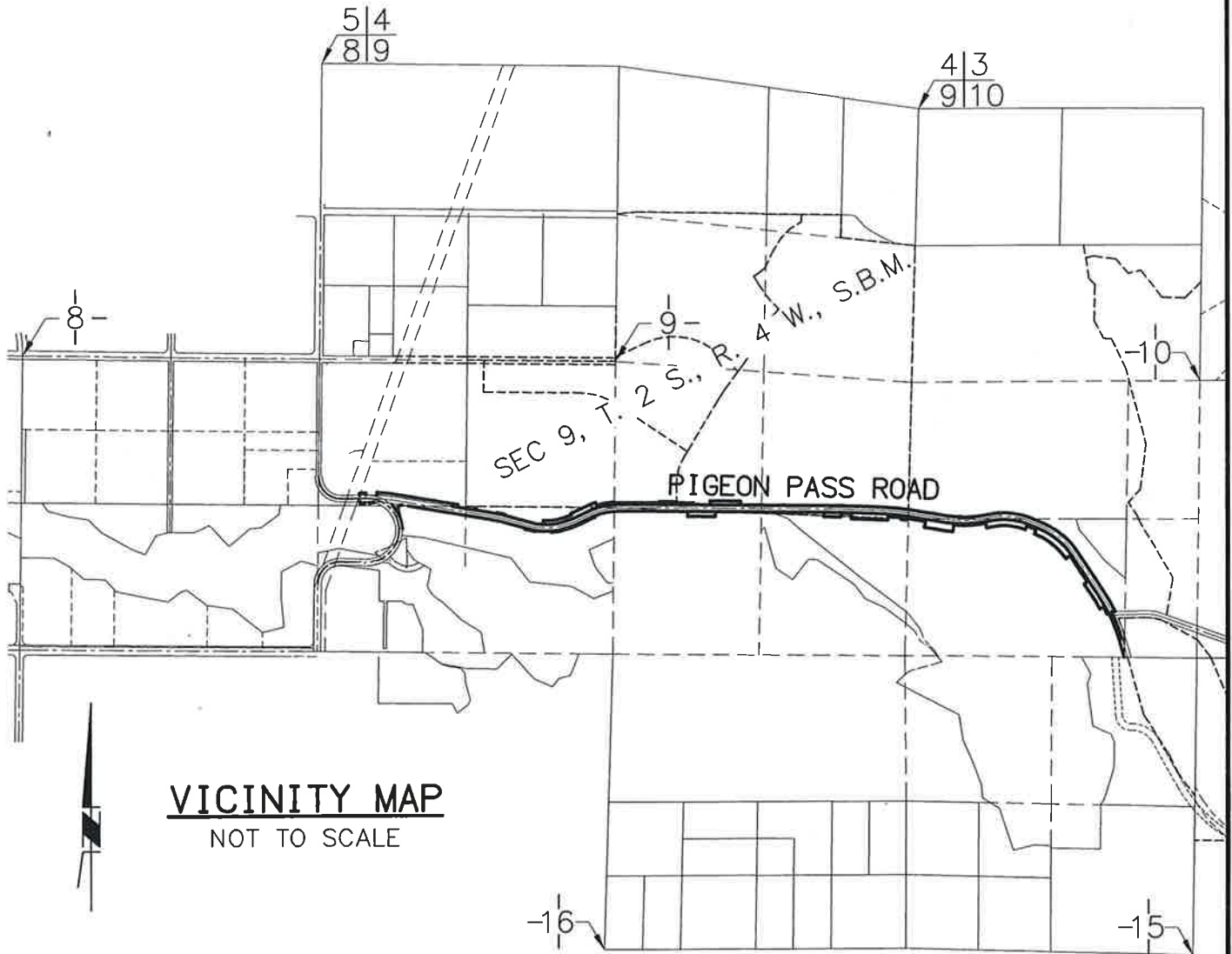


EXHIBIT "B"
VACATION OF A PORTION OF PIGEON PASS ROAD



VICINITY MAP
NOT TO SCALE



07/16/2014

THIS DOCUMENT REVIEWED BY
RIVERSIDE COUNTY SURVEYOR.

BY: [Signature]
DATE: 7-17-14


EXHIBIT "B"
VACATION OF A PORTION OF PIGEON PASS ROAD

EASEMENT NOTES

- ④ AN EASEMENT FOR POLE LINES GRANTED TO SOUTHERN CALIFORNIA EDISON PER DOCUMENT RECORDED JANUARY 11, 1956 IN BOOK 1925 OF OFFICIAL RECORDS AT PAGE 471.
- ⑤ AN EASEMENT FOR POLE LINES GRANTED TO SOUTHERN CALIFORNIA EDISON PER DOCUMENT RECORDED JUNE 11, 1956 IN BOOK 1925 OF OFFICIAL RECORDS AT PAGE 550.

LEGEND

(R) INDICATES RADIAL BEARING

 INDICATES RIGHT OF WAY AREA VACATED HEREON CONSISTING OF THE FOLLOWING FEE AND/OR EASEMENT PARCELS:

- ① FEE PARCEL GRANTED TO THE COUNTY OF RIVERSIDE AS SHOWN ON DEED PLAT 702-V.
- ② EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENTS RECORDED FEBRUARY 23, 1989 AS INSTRUMENT NO. 56381 AND MARCH 22, 1989 AS INSTRUMENT NO. 88503 SHOWN AS PARCEL 7192-003.
- ③ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENTS RECORDED FEBRUARY 28, 1989 AS INSTRUMENT NOS. 060925, 060926, 060927, 060928, 060929, 060930, 060931 AND RE-RECORDED JANUARY 30, 1992 AS INSTRUMENT NO. 033406 SHOWN AS PARCELS 7192-004, 7192-007, 7192-008, 7192-009, 7192-010, 7192-013, 7192-015, 7192-016, 7192-020, 7192-021;
- ④ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENT RECORDED FEBRUARY 22, 1989 AS INSTRUMENT NO. 053995, O.R. SHOWN AS PARCELS 7192-005 AND 7192-006;
- ⑤ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENTS RECORDED JUNE 13, 1989 AS INSTRUMENT NOS. 194186, 194187 AND 184188 SHOWN AS PARCELS 7192-011, 7192-012, 7192-014 AND 7192-019;
- ⑥ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENTS RECORDED APRIL 19, 1989 AS INSTRUMENT NOS. 123699 SHOWN AS PARCELS 7192-017 AND 7192-018;

PARCELS ARE AS SHOWN ON RIGHT OF WAY MAP 878-T, ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR, RIVERSIDE, CALIFORNIA.

- ⑦ EASEMENT FOR PUBLIC ROAD AND DRAINAGE PURPOSES GRANTED TO THE COUNTY OF RIVERSIDE BY DOCUMENTS RECORDED DECEMBER 2, 1947 IN BOOK 880, PAGE 38, OFFICIAL RECORDS.

[] INDICATES RECORD DATA PER DOC. NOS. CITED ABOVE.

() INDICATES RECORD DATA PER DEED PLAT 702-V, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

TOTAL AREA VACATED = ±15.174 ACRES

EXHIBIT "B"
VACATION OF A PORTION OF PIGEON PASS ROAD

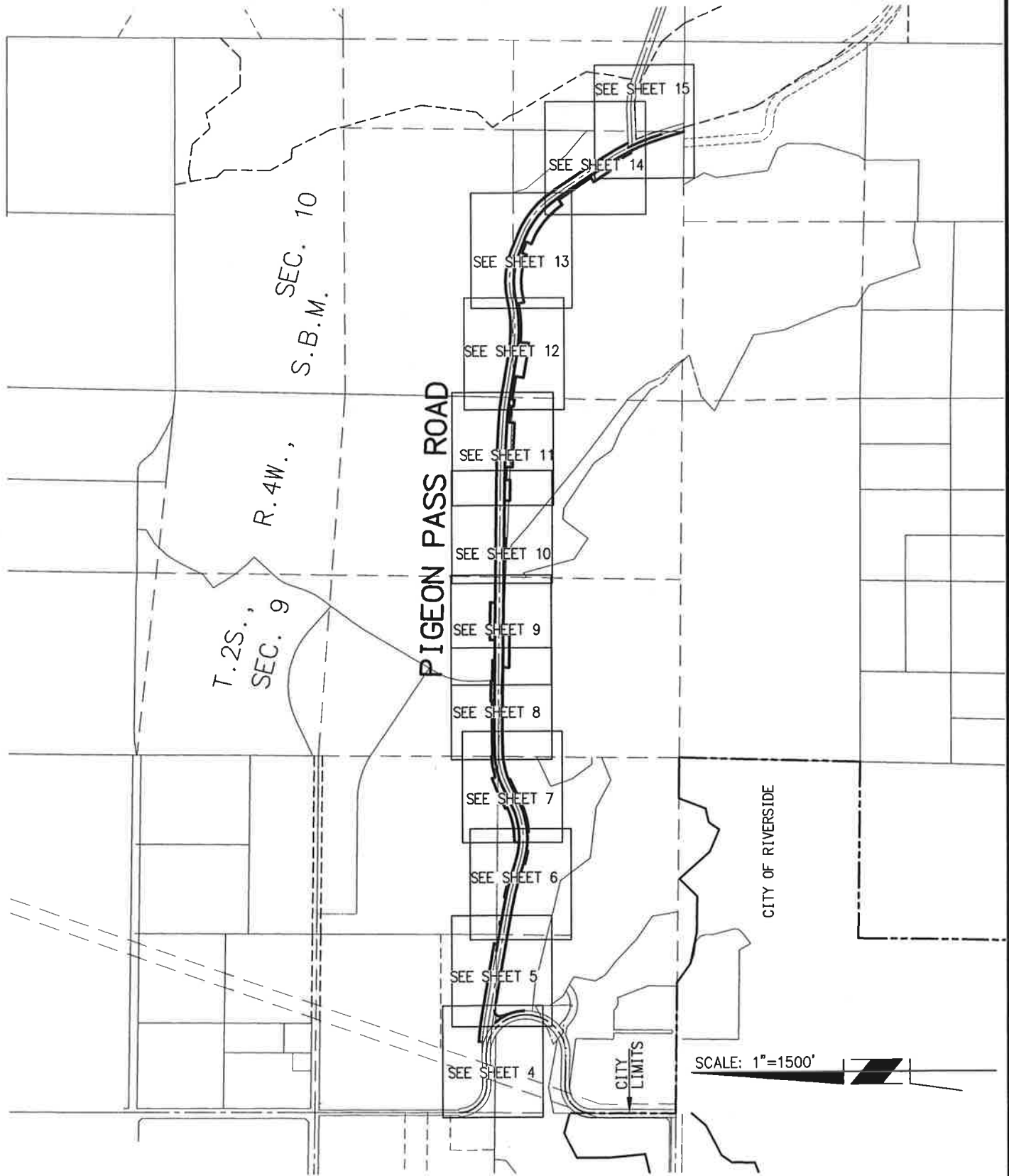


EXHIBIT "B"

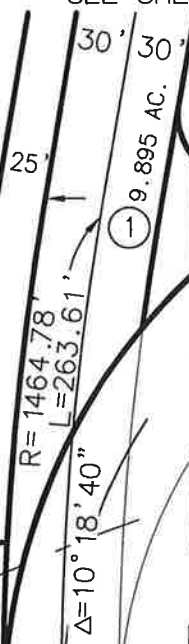
VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 5

② PARCEL NO. 7192-003
0.162 AC.

PARCEL NO. 7192-004
0.071 AC. ③

HAMPSON
BK. 1455/176, O.R.



MT. VERNON AVENUE
PER 97/231-233 O.R.
(12-20-1932)

MT. VERNON AVENUE
PER 2008-0592600 O.R.
(11-07-2008)

(N88° 47' 00" E 430.77')
(N89° 22' 26" E 431.71')

SCALE: 1"=100'

NW 1/4, SW 1/4
SECTION 9
T2S, R4W, SBM

SW 1/4, SW 1/4
SECTION 9
T2S, R4W, SBM

MT. VERNON
AVENUE

N00° 30' 55" E 55.40'
(N00° 03' 00" E 55.26')

SW COR NW 1/4
SW 1/4, SECTION 9

W'LY LINE SW 1/4 SEC 9



SHEET 4 OF 15 SHEETS

SCALE
1"=100'

JOB NO.
15102368(139610)

EXHIBIT "B"

VACATION OF A PORTION OF PIGEON PASS ROAD

SCALE: 1"=100'



NE 1/4, SW 1/4
SECTION 9
T2S, R4W, SBM

SE 1/4, SW 1/4
SECTION 9
T2S, R4W, SBM

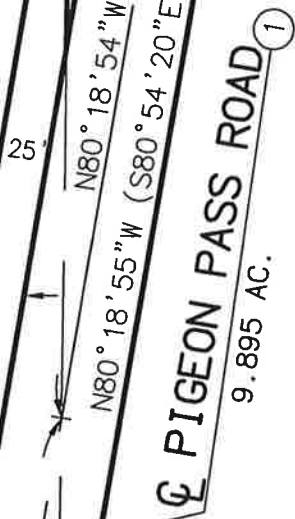
PARCEL NO. 7192-006 (4)
PARCEL NO. 7192-020 (3)
200 S.F.

E'LY LINE SW 1/4
SW 1/4 SEC 9

E'LY LINE NW 1/4
SW 1/4 SEC 9

PARCEL NO. 7192-021 (3)
125 S.F.

(4) PARCEL NO. 7192-005
0.251 AC.



NW 1/4, SW 1/4
SECTION 9
T2S, R4W, SBM

SW 1/4, SW 1/4
SECTION 9
T2S, R4W, SBM

(2) PARCEL NO. 7192-003
0.162 AC.

PARCEL NO. 7192-004 (3)
0.071 AC.

HAMPSON
BK. 1455/
176, O.R.

MT. VERNON AVENUE
PER 97/231-233 O.R.
(12-20-1932)

SEE SHEET 4

SHEET 5 OF 15 SHEETS



SCALE
1"=100'

JOB NO.
15102368(139610)

EXHIBIT "B"

VACATION OF A PORTION OF PIGEON PASS ROAD

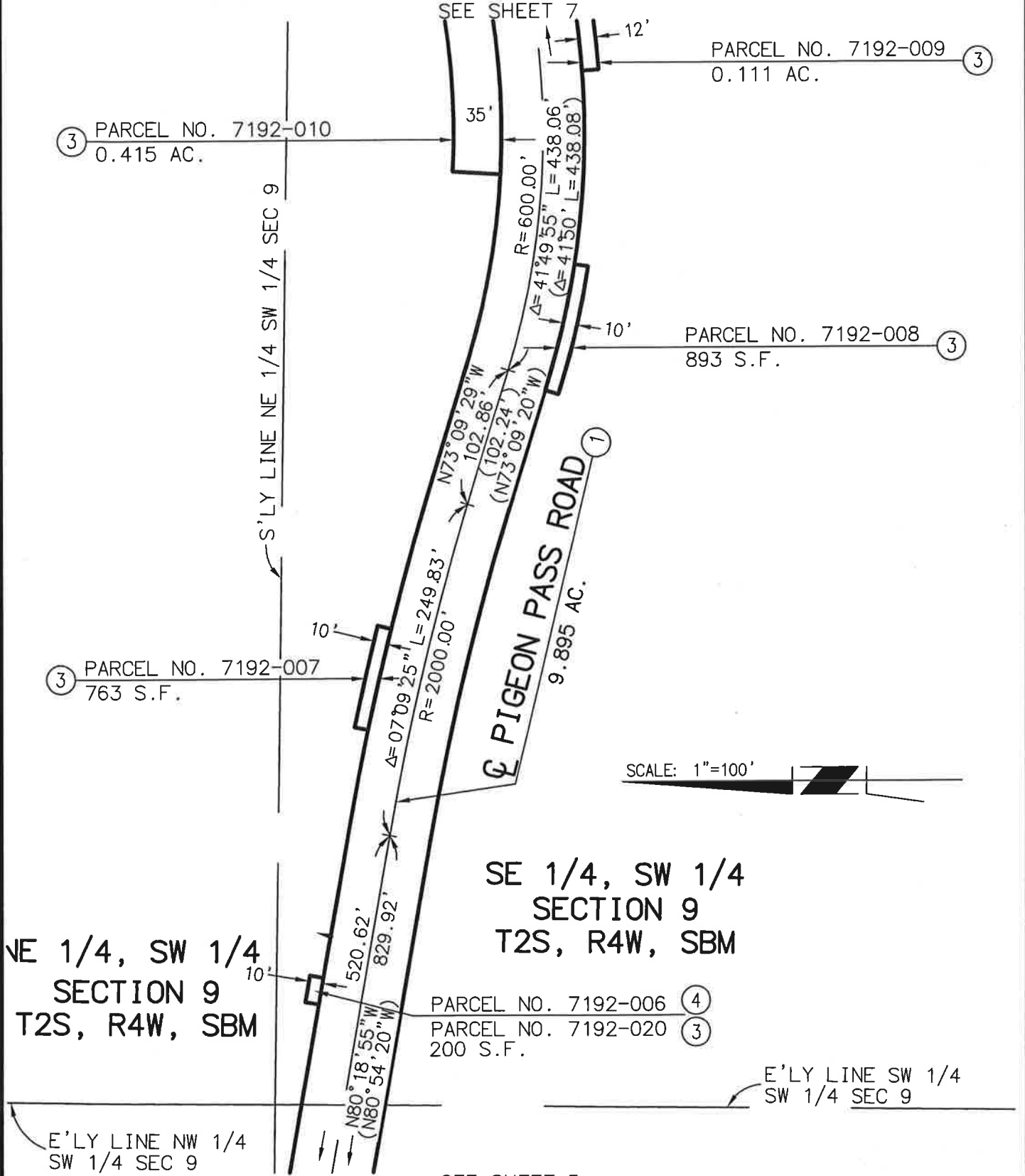


EXHIBIT "B"

VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 8

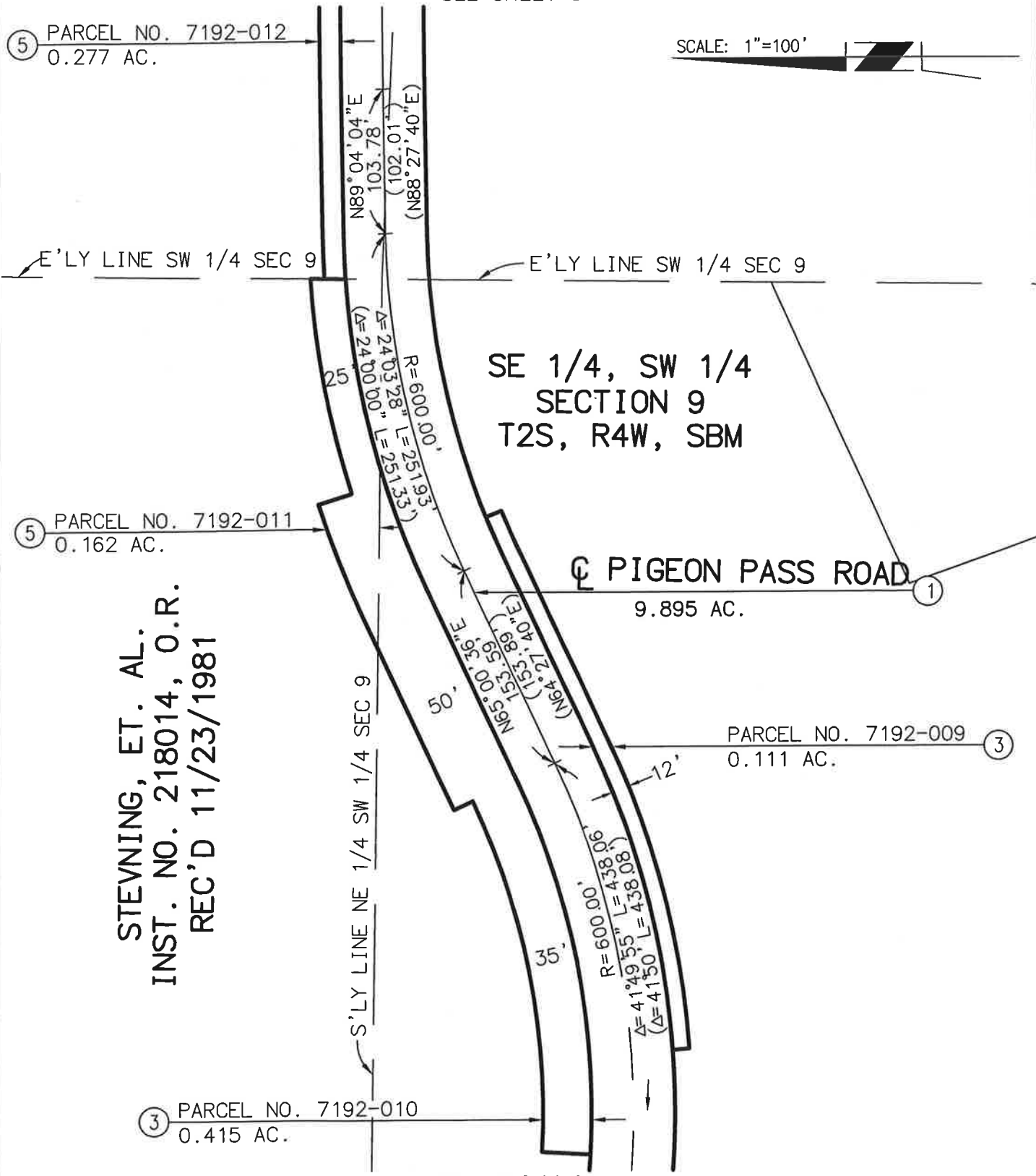
SCALE: 1"=100'

⑤ PARCEL NO. 7192-012
0.277 AC.

⑤ PARCEL NO. 7192-011
0.162 AC.

PARCEL NO. 7192-009 ③
0.111 AC.

③ PARCEL NO. 7192-010
0.415 AC.



SE 1/4, SW 1/4
SECTION 9
T2S, R4W, SBM

☑ PIGEON PASS ROAD

9.895 AC.

STEVNING, ET. AL.
INST. NO. 218014, O.R.
REC'D 11/23/1981

SEE SHEET 6

SHEET 7 OF 15 SHEETS



SCALE
1"=100'

JOB NO.
15102368(139610)

EXHIBIT "B"

VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 10

E'LY LINE NW 1/4, SE 1/4 SEC 9

E'LY LINE SW 1/4, SE 1/4 SEC

SCALE: 1"=100'

PARCEL NO. 7192-015

0.545 AC.

SW 1/4, SE 1/4
SECTION 9
T2S, R4W, SBM

PARCEL NO. 7192-014
0.221 AC.

(S89°49'20"E 1030.13')

35'

50'

PIGEON PASS ROAD

9.895 AC.

(N89°15'44.40"W 1737.75')

45'

PARCEL NO. 7192-013

0.258 AC.

PARCEL NO. 7192-012
0.277 AC.

SWAIN, ET. AL.
INST. NO. 221576, O.R.
REC'D 10/12/1984

SEE SHEET 8

SHEET 9 OF 15 SHEETS

RBF
CONSULTING

SCALE
1"=100'

JOB NO.
15102368(139610)

EXHIBIT "B"

VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 11

SCALE: 1"=100'

PARCEL NO. 7192-018 (6)
 PARCEL NO. 7192-019 (5)
 2.743 AC.

N89°15'44"W 699.30' (S89°49'20"E 705.22')

PIGEON PASS ROAD (1)
 9.895 AC.

PARCEL NO. 7192-017 (6)
 525 S.F.
 PARCEL NO. 7192-016 (3)
 225 S.F.

**SW 1/4, SE 1/4
 SECTION 9
 T2S, R4W, SBM**

PARCEL NO. 7192-015 (3)
 0.545 AC.

E'LY LINE NW 1/4, SE 1/4 SEC 9

E'LY LINE SW 1/4, SE 1/4 SEC 9

SEE SHEET 8

SHEET 10 OF 15 SHEETS



SCALE
 1"=100'

JOB NO.
 15102368(139610)

EXHIBIT "B"

VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 12

SEC 10, T2S, R4W, S.B.M.

SEC 9, T2S, R4W, S.B.M.

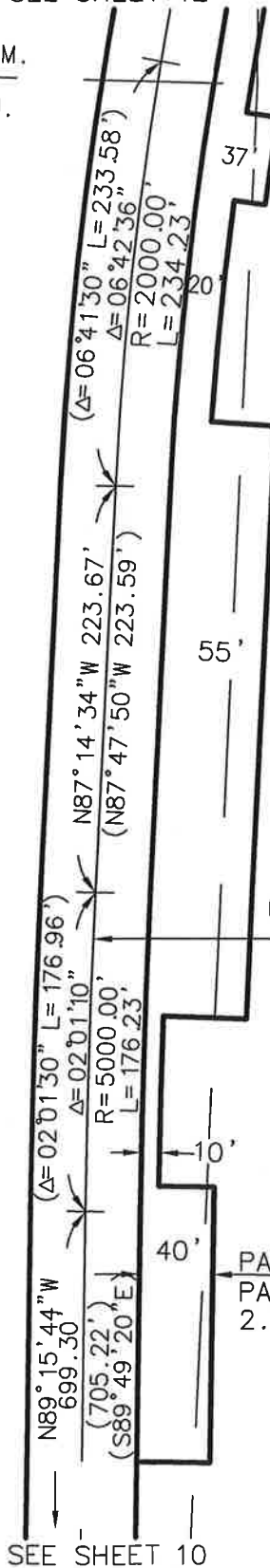
SCALE: 1"=100'

LATIMER
INST. NO. 9564, O.R.
REC'D 1/19/1981

NE 1/4, SE 1/4
SECTION 9
T2S, R4W, SBM

☉ PIGEON PASS ROAD ①
9.895 AC.

SE 1/4, SE 1/4
SECTION 9
T2S, R4W, SBM



PARCEL NO. 7192-018 ⑥
PARCEL NO. 7192-019 ⑤
2.743 AC.

SEE SHEET 10

SHEET 11 OF 15 SHEETS

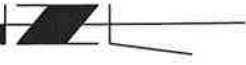
EXHIBIT "B"

VACATION OF A PORTION OF PIGEON PASS ROAD

SEE SHEET 13

N78°03'39.91"E
14.89'

SCALE: 1"=100'



① **☉ PIGEON PASS ROAD**
9.895 AC.

R=1000.00'
Δ=2124.22" L=373.61'
(Δ=2130" L=375.25')

PARCEL NO. 7192-018 ⑥
PARCEL NO. 7192-019 ⑤
2.743 AC.

N 1/2, SW 1/4
SECTION 10
T2S, R4W, SBM

S 1/2, SW 1/4
SECTION 10
T2S, R4W, SBM

SEC 10, T2S, R4W, SMB

SEC 9, T2S, R4W, SMB

N80°31'58"W 330.27'
(N81°06'20"W 331.16')

SEE SHEET 11

SHEET 12 OF 15 SHEETS



SCALE
1"=100'

JOB NO.
15102368(139610)

EXHIBIT "B"

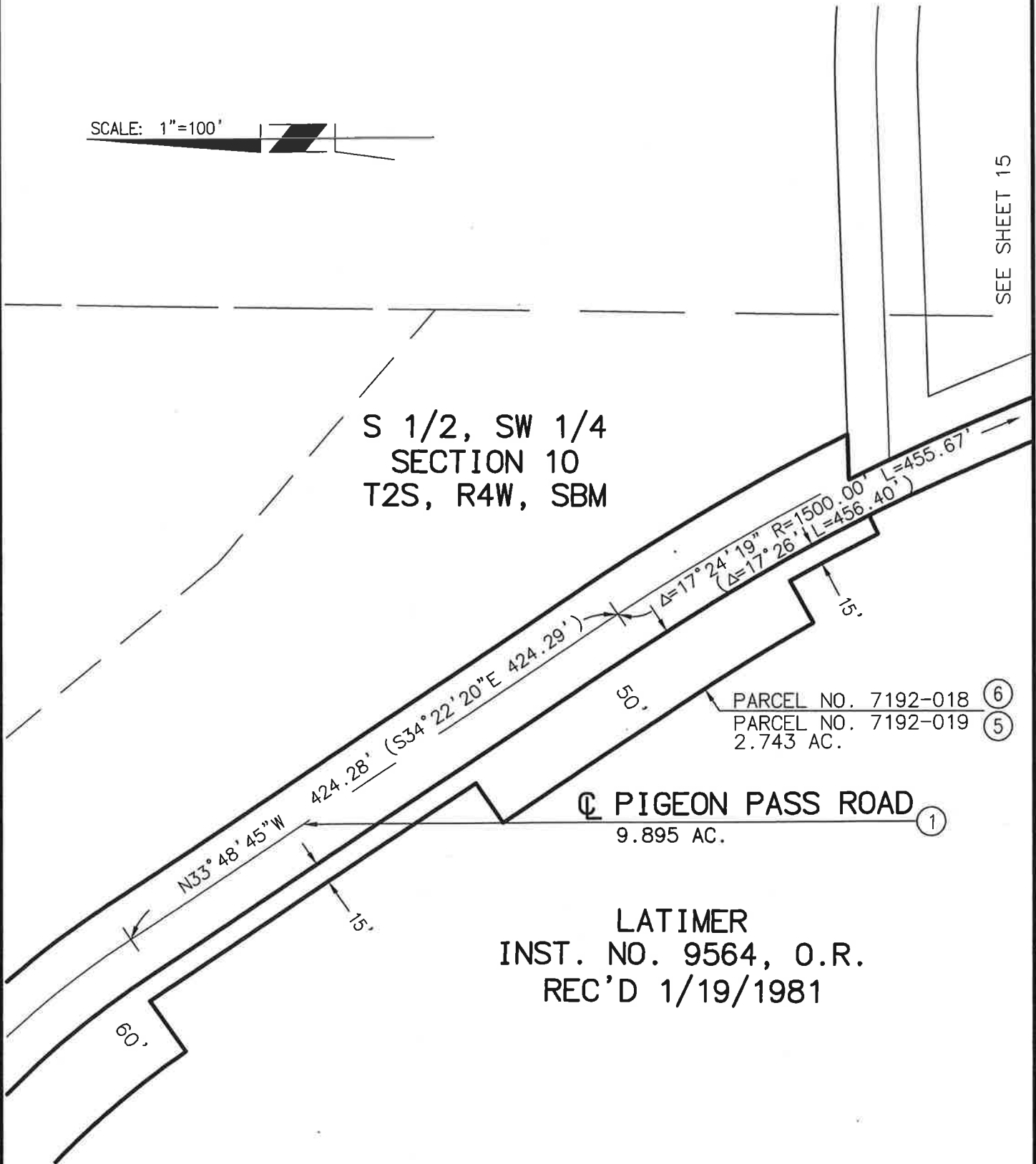
VACATION OF A PORTION OF PIGEON PASS ROAD

SCALE: 1"=100'



SEE SHEET 15

S 1/2, SW 1/4
SECTION 10
T2S, R4W, SBM



PARCEL NO. 7192-018 (6)
PARCEL NO. 7192-019 (5)
2.743 AC.

C PIGEON PASS ROAD (1)
9.895 AC.

LATIMER
INST. NO. 9564, O.R.
REC'D 1/19/1981

SEE SHEET 13



SHEET 14 OF 15 SHEETS

SCALE 1"=100'	JOB NO. 15102368(139610)
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EXHIBIT "B"

VACATION OF A PORTION OF PIGEON PASS ROAD

SCALE: 1"=100'

WEST LINE E. 1/2, E. 1/2, SW 1/4
SEC 10, T2S, R4W, S.B.M.

S 1/2, SW 1/4
SECTION 10
T2S, R4W, SBM

☉ HIGHGROVE PASS ROAD ⑦

(S16°56'20"E)
(171.80')
N16°24'26"W
172.62'

☉ PIGEON PASS ROAD ①
9.895 AC.

PARCEL NO. 7192-018 ⑥
PARCEL NO. 7192-019 ⑤
2.743 AC.

SEC 10, T2S, R4W, S.B.M.

SEC 15, T2S, R4W, S.B.M.

SEE SHEET 14



SHEET 15 OF 15 SHEETS

SCALE
1"=100'

JOB NO.
15102368(139610)