

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



**ITEM:** 3.39  
(ID # 26985)

**MEETING DATE:**  
Tuesday, April 15, 2025

**FROM :** TLMA-TRANSPORTATION

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Adoption of Resolution 2025-033, Declaration of Exempt Surplus Land and Summarily Vacating a portion of Grand Avenue, and the Execution of a Quitclaim Deed over a portion of the above-referenced Vacation, in the Winchester area, County of Riverside, CEQA Exempt under State CEQA Guidelines Section 15061(b)(3) and not a Project per Section 15060(c), District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Find that Summarily Vacating Portions of Grand Avenue is exempt from CEQA pursuant to Sections 15061 (b)(3) of the State CEQA Guidelines and is also deemed not a project under CEQA pursuant to Section 16050(c);
2. Adopt Resolution 2025-033 Declaration of Exempt Surplus Real Property and Summarily Vacating portions of Grand Avenue, and the Execution of a Quitclaim Deed over a portion of above referenced vacation, in the Winchester area;
3. Direct the Clerk of the Board to deliver the Notice of Exemption to the Office of the County Clerk and the State Clearinghouse for filing within five (5) working days of this Board hearing;

Continued on Page 2

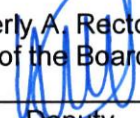
**ACTION: 4/5 Vote Required, Policy**

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Spiegel, seconded by Supervisor Gutierrez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: April 15, 2025  
xc: Transp., Recorder, State Clearinghouse

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

**RECOMMENDED MOTION:** That the Board of Supervisors:

4. Authorize the Chair of the Board to execute the Quitclaim Deed and direct the Clerk of the Board to cause a certified copy of this resolution and quitclaim deed to be recorded in the office of the Recorder of the County of Riverside, California;
5. Approve the Transfer Agreement between the County of Riverside and Meritage Homes and authorize the Chair of the Board of Supervisors to execute the Agreement on behalf of the County; and
6. Authorize the Director of Transportation, or designee, to execute any other documents and administer all actions necessary to complete the conveyance of real property and this transaction.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> No General Funds will be used on this project.			<b>Budget Adjustment:</b> N/A	
			<b>For Fiscal Year:</b> 2025/2026	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

The applicant is requesting a vacation of a portion within Grand Avenue within the Winchester area. The portion of Grand Avenue was conveyed to the County of Riverside by Grant Deed Recorded August 1<sup>st</sup>, 1974, as instrument number 97800, Official Records of Riverside County, California. Portions of Grand Avenue have been deemed excess-right-way and not required for public street or highway purposes.

As determined in the attached Notice of Exemption, the vacation is exempt from the provisions of CEQA pursuant to State CEQA Guidelines sections 15060(c) (not a project under CEQA) and 15061(b)(3) (Common Sense exemption). 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.

A portion of Grand Avenue being conveyed is exempt surplus land pursuant to the Surplus Land Act Section 103(E) as it is being conveyed to the adjacent property owner.

County Counsel has approved resolution 2025-033, the Transfer Agreement, and the Quitclaim deed as to form.

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

**Impact on Residents and Businesses**

The vacation portions of Grand Avenue and the Quitclaim Deed over a portion of the above-referenced Vacation, will not impact residents or businesses.

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

Resolution No. 2025-033  
Transfer Agreement  
Resolution Exhibits "A" and "B" (Legal Description and Plat)  
Quitclaim Deed with Exhibits "A" and "B" (Legal Description and Plat)  
Attachment "A" (Vicinity Map)  
Notice of Exemption  
Authorization to Bill

  
\_\_\_\_\_  
Jason Farin, Principal Policy Analyst                      4/11/2025

  
\_\_\_\_\_  
Aaron Gettis, Chief of Deputy County Counsel                      4/3/2025

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

KIMBERLY R. RECTOR, CLERK OF THE BOARD  
RIVERSIDE CO. CLERK OF THE BOARD  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR CAC  
P O BOX 1147 – RIVERSIDE, CA 92502

**MAIL STOP # 1010**

AND WHEN RECORDED MAIL TO:

**RETURN TO: STOP #1010**

RIVERSIDE COUNTY CLERK OF THE BOARD

P. O. BOX 1147 – RIVERSIDE, CA 92502

**2025-0114660**

04/17/2025 10:48 AM Fee: \$ 0.00

Page 1 of 9

Recorded in Official Records  
County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder



THIS SPACE FOR RECORDERS USE ONLY

6080

## **RESOLUTION NO. 2025-033**

DECLARATION OF EXEMPT SURPLUS LAND AND SUMMARILY VACATING A PORTION OF GRAND AVENUE AND THE EXECUTION OF A QUITCLAIM DEED OVER THE ABOVE-REFERENCED VACATION, IN THE WINCHESTER AREA, COUNTY OF RIVERSIDE, CALIFORNIA, TO MERITAGE HOMES, BY QUITCLAIM DEED (ABS24004)

(THIRD SUPERVISORIAL DISTRICT)

(TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION –  
Item 3.39 of  
04/15/2025)

## **RE-RECORD REVISED DOCUMENT**

REVISION ON ADDING PAGES 5, 6, 7, 8 AND 9

(PREVIOUSLY RECORDED ON 04/16/2025 AS DOCUMENT NO. 2025-0113659)

THIS DOCUMENT IS BEING RE-RECORDED TO INCLUDE THE SEAL OF THE BOARD OF SUPERVISORS ON PAGE 5, AND EXHIBIT 'A' ON PAGES 6 AND 7, AND EXHIBIT 'B' ON PAGES 8 AND 9

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE  
FOR RECORDING INFORMATION

2  
3 **Resolution No. 2025-033**

4 Declaration of Exempt Surplus Land and Summarily Vacating a portion of  
5 Grand Avenue and the execution of A Quitclaim Deed over the above-referenced  
6 vacation,

7 in the Winchester area, County of Riverside, California, to Meritage Homes, by  
8 Quitclaim Deed  
9 (ABS24004)  
10 (Third Supervisorial District)

11  
12 **WHEREAS**, the hereinafter described portions of Grand Avenue was conveyed  
13 to the County of Riverside by Grant Deed Recorded August 1<sup>st</sup>, 1974 as instrument  
14 number 97800, Official Records of Riverside County, California and;

15 **WHEREAS**, the hereinafter-described portions of Grand Avenue are excess right-  
16 of-way, and are not required for public street or highway purposes, and;

17 **WHEREAS**, the applicant is requesting a vacation of portions of Grand Avenue,  
18 and the County has no objections to the vacation, and;

19 **WHEREAS**, applicable procedures pertaining to vacations were followed  
20 pursuant to the County's adopted "Resolution for fixing Procedures to Vacate and Accept  
21 County Highways and Property Offered for Dedication," and;

22 **WHEREAS**, that portions of Grand Avenue, referenced in Grant Deed Recorded  
23 August 1<sup>st</sup>, 1974 as instrument number 97800, Official Records of Riverside County  
24 California are owned by the County in Fee Title, and;

25 **WHEREAS**, pursuant to the Surplus Land Act (SLA), surplus land means land  
26 owned in fee simple for which a local agency's governing body takes formal action at a  
27 regular meeting declaring land to be surplus and not necessary for a local agency's use.  
28

FORM APPROVED COUNTY COUNSEL  
BY: *Steph M. Nelson* 4/1/25  
STEPHANIE K. NELSON DATE

1 Land must be declared either “surplus or “exempt surplus” as supported by written  
2 findings before a local agency may take any action to dispose of it, and;

3 **WHEREAS**, the characteristics specified in Government Code Section  
4 54221(f)(2) are not applicable to this property.

5 **WHEREAS**, the County of Riverside desires to transfer the Property to Meritage  
6 Homes by Quitclaim Deed.

7 **WHEREAS**, pursuant to SLA Section 103(E), surplus land that is a former street,  
8 right of way, or easement, and is conveyed to an owner of an adjacent property is  
9 considered exempt surplus, and;

10 **WHEREAS**, the portion of Grand Avenue is being conveyed to the adjacent  
11 property owner and thus is exempt surplus under the SLA.

12 **BE IT RESOLVED, DETERMINED AND ORDERED** by the Board of Supervisors  
13 of the County of Riverside, California, in regular session assembled on April 15, 2025 as  
14 follows:

- 15 1. The vacation of portions of Grand Avenue is exempt from CEQA pursuant to  
16 Section 15061(3) and not a project pursuant to Section 15060(c) of the State  
17 CEQA Guidelines.
- 18 2. The Board of Supervisors declares portions of Grand Avenue as exempt  
19 surplus land pursuant to SLA Section 103 (E).
- 20 3. Pursuant to Division 9, Part 3, Chapter 4, Section 8334(a) of the Streets  
21 and Highways Code, the hereinafter-described portions of Grand Avenue are  
22 excess right-of-way and are not required for public street or highway purposes  
23 and are hereby summarily vacated.

24 **SEE LEGAL DESCRIPTION AND PLAT ATTACHED HERETO**

25 **AS EXIBITS “A” & “B” AND MADE A PART HEREOF.**

- 26 4. That the hereinafter-described portions of Grand Avenue are unnecessary for  
27 present or prospective public use, including use as a non-motorized  
28 transportation facility.

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5. From and after the date this resolution is recorded the hereinafter described portions of Grand Avenue are hereby vacated and no longer constitutes a public street or County Highway.

**BE IT RESOLVED, DETERMINED AND ORDERED** that the Clerk of the Board is directed to file with the Office of the County Clerk the Notice of Exemption within five (5) working days of the Board hearing date.

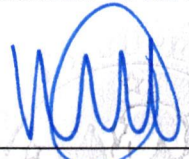
**BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** that the Chair of the Board is authorized to execute (1) Quitclaim Deed to Meritage Homes, and that the Clerk of the Board is directed to cause a certified copy of this resolution and one (1) Quitclaim Deed to be recorded in the office of the Recorder of the County of Riverside, California.

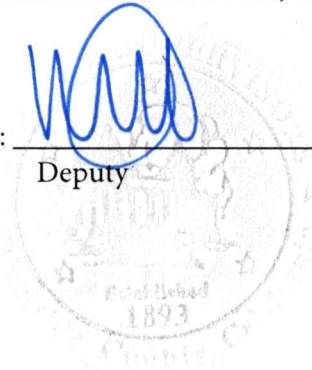
ROLL CALL:

- Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez
- Nays: None
- Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on the date therein set forth.

KIMBERLY A. RECTOR, Clerk of said Board

By:   
Deputy



**PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER**

**Recorder**  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors  
(EMBOSSSED ON DOCUMENT)



Date: 04/15/2025

Signature: \_\_\_\_\_

Print Name: Whitney Mayo, Clerk of the Board Assistant

**EXHIBIT "A"**  
**RIGHT OF WAY VACATION**  
**GRAND AVENUE**

THAT PORTION OF THE NORTHERLY 30.00 FEET OF LOT 4, AS SHOWN BY THE MAP OF SUBDIVISION OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ON FILE IN BOOK 1 PAGE 11 OF RECORDS OF SURVEY, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS GRANTED TO THE COUNTY OF RIVERSIDE PER GRANT DEED RECORDED AUGUST 1, 1974 AS INSTRUMENT NO. 97800, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 29;

**THENCE** SOUTH  $00^{\circ}56'00''$  WEST, ALONG THE EASTERLY LINE OF SAID LOT 4, ALSO BEING THE EASTERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800, A DISTANCE OF 30.01 FEET, TO A LINE PARALLEL WITH AND 30.00 FEET SOUTH, MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF SAID SECTION 29;

**THENCE** SOUTH  $89^{\circ}47'55''$  WEST, ALONG SAID PARALLEL LINE, ALSO BEING THE SOUTHERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800, A DISTANCE OF 435.24 FEET;

**THENCE** LEAVING SAID PARALLEL AND SOUTHERLY LINE, NORTH  $79^{\circ}02'10''$  EAST, A DISTANCE OF 160.65 FEET, TO A POINT ON SAID NORTH LINE OF SAID LOT 4, ALSO BEING THE NORTHERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800 AND SAID SECTION 29;

**THENCE** NORTH  $89^{\circ}47'55''$  EAST, ALONG SAID NORTH LINES, A DISTANCE OF 278.01 FEET, TO THE **POINT OF BEGINNING**.

SAID RIGHT OF WAY VACATION AREA CONTAINS 10,699 SQUARE FEET, MORE OR LESS.

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

PREPARED UNDER THE SUPERVISION OF:



12-5-24

DARYL J. CHRISTIAN, P.L.S. 8554      DATE



# EXHIBIT "B"

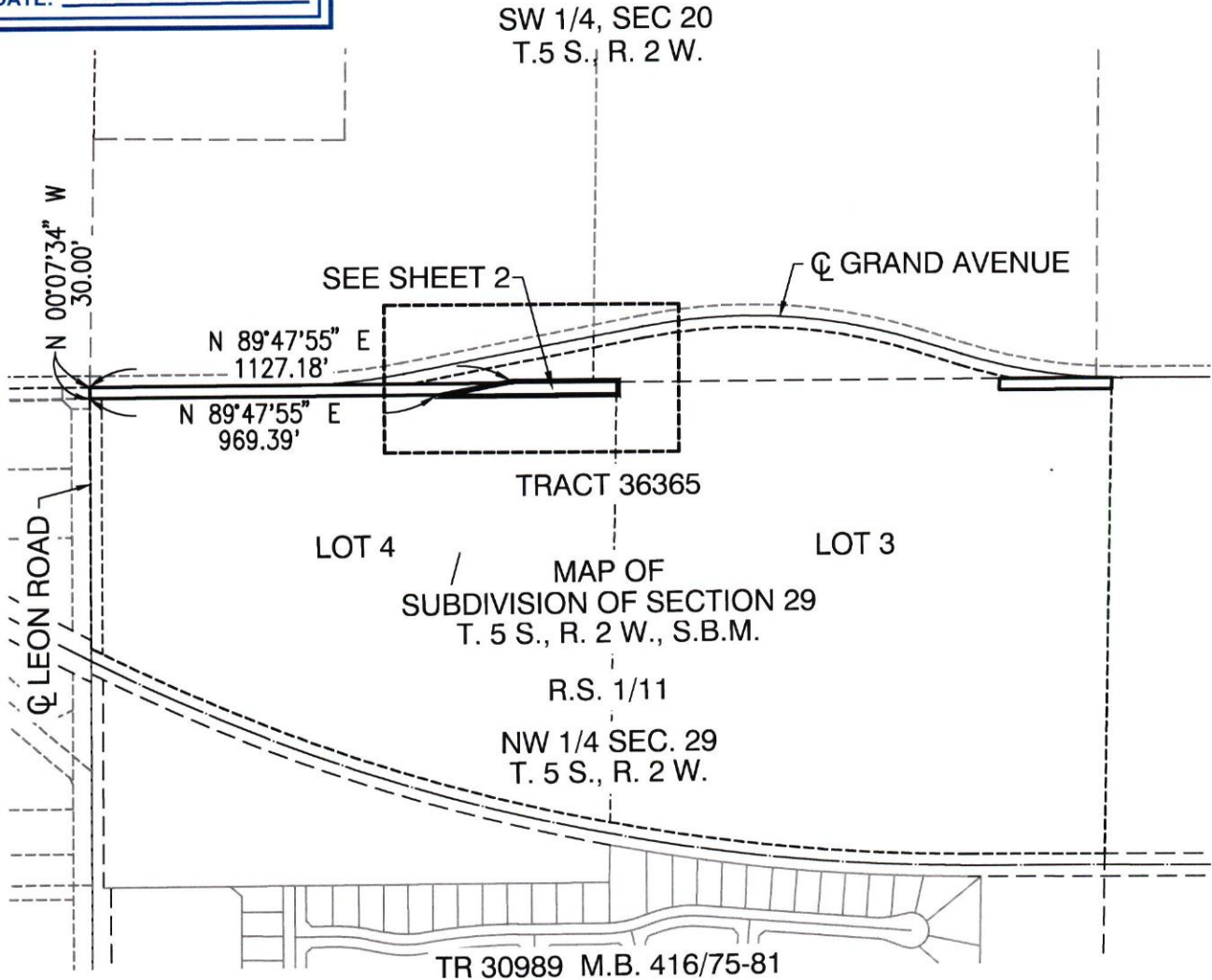
## RIGHT OF WAY VACATION - PLAT MAP

SHEET 1 OF 2 SHEETS

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: Steve Chaffin *[Signature]*

DATE: 03-18-2025



SCALE: 1"=480'

### LEGEND:

- INDICATES OWNERSHIP BOUNDARY
- INDICATES RIGHT OF WAY PER GRANT DEED RECORDED AUGUST 1, 1974, AS INSTRUMENT NO. 97800, O.R.
- PORTION OF RIGHT OF WAY TO BE VACATED.

PREPARED UNDER THE DIRECTION OF:

*[Signature]*

DARYL J. CHRISTIAN, LS 8554  
EXPIRATION DATE: 12/31/2026

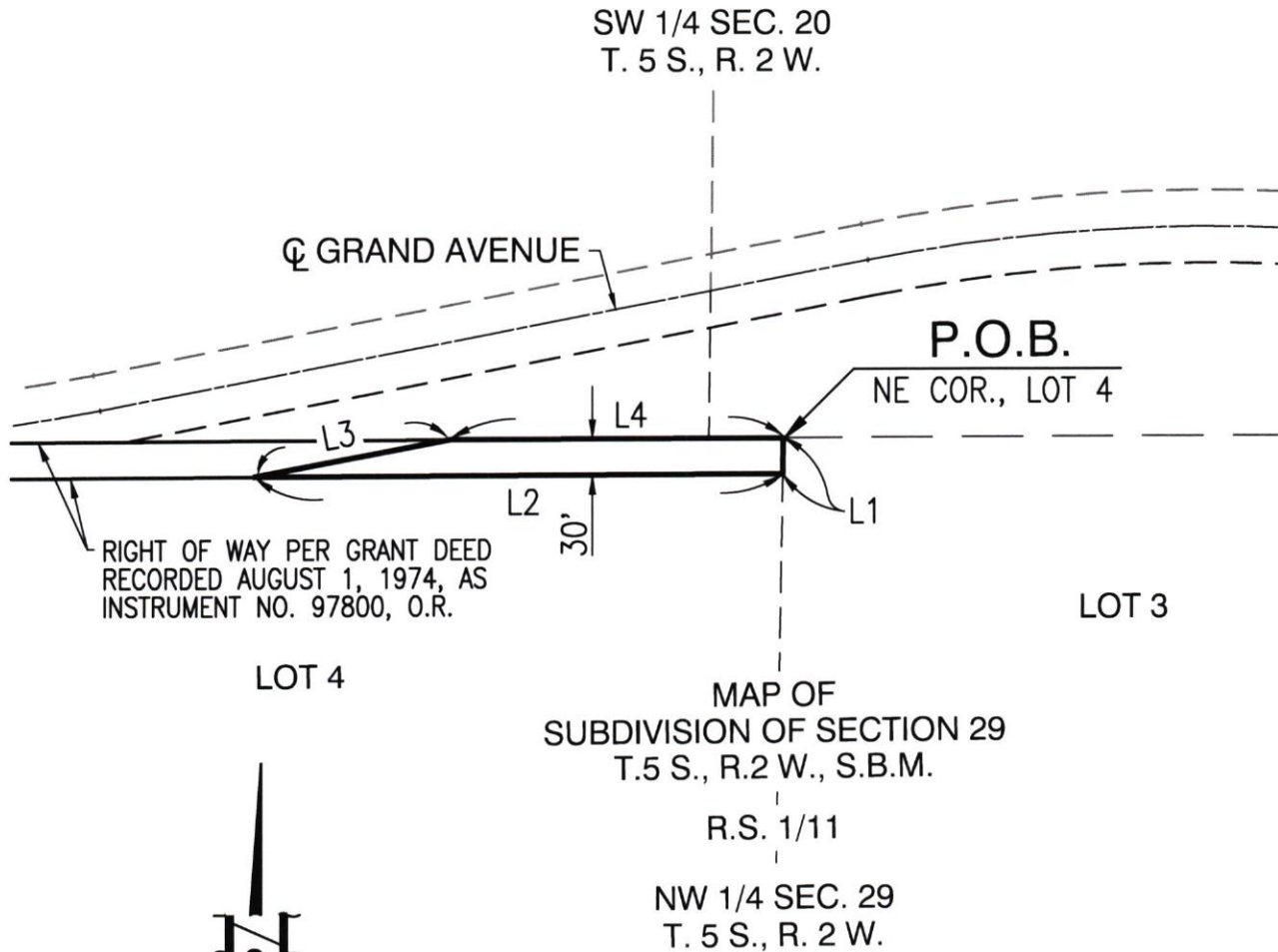
12-5-24  
DATE

PORTION OF NORTHWEST QUARTER,  
SECTION 29, T5S, R2W  
DATE EXHIBIT PREPARED: DECEMBER 5, 2024

# EXHIBIT "B"

## RIGHT OF WAY VACATION - PLAT MAP

SHEET 2 OF 2 SHEETS



SCALE: 1"=160'

COURSE DATA		
#	BEARING	DISTANCE
L1	S 00°56'00" W	30.01'
L2	S 89°47'55" W	435.24'
L3	N 79°02'10" E	160.65'
L4	N 89°47'55" E	278.01'

### LEGEND:

- — — — — INDICATES OWNERSHIP BOUNDARY
- INDICATES RIGHT OF WAY PER GRANT DEED RECORDED AUGUST 1, 1974, AS INSTRUMENT NO. 97800, O.R.
- ▭ INDICATES PORTION OF RIGHT OF WAY TO BE VACATED.

PORTION OF NORTHWEST QUARTER,  
SECTION 29, T5S, R2W  
DATE EXHIBIT PREPARED: DECEMBER 5, 2024

Recorded at request of and return to:  
Meritage Homes of California Inc.  
5 Peters Canyon Road, Suite 310  
Irvine, CA 92606

COPY

FREE RECORDING

This instrument is for the benefit of  
County of Riverside, and is  
entitled to be recorded without fee.  
(Govt. Code 6103)

Exempt from Documentary Tax  
Pursuant to R&T Code § 11922

Space above this line reserved for Recorder's Use

PROJECT: ABS24004 Summary Vacation

APN: 461-050-012 (portion)

TRA: 071-290

## QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California

does hereby remise, release and forever quitclaim to Meritage Homes of California Inc., the following described real property in the unincorporated community of Winchester in Riverside County, State of California as more particularly described as:

This Quitclaim Deed is being recorded to Correct the name of the Grantee, which was erroneously shown incorrectly on prior Quitclaim recorded April 16, 2025 as Inst No. 2025-0113660 Official Records

SEE EXHIBITS "A" AND "B" attached hereto  
and made a part hereof

APR 15 2025 3:39

Project: ABS24004 Summary Vacation  
APN: 461-050-012 (portion)

Dated: APR 15 2025

**GRANTOR:**  
COUNTY OF RIVERSIDE, a political  
Subdivision of the State of California

**ATTEST:**  
KIMBERLY A. RECTOR, Clerk

By \_\_\_\_\_  
DEPUTY

By: V. Manuel Perez  
V. Manuel Perez  
Chairman, Board of Supervisors

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public,  
personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal:

Signature \_\_\_\_\_

Place Notary Seal Above

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA }  
 } §  
COUNTY OF RIVERSIDE }

On April 15, 2025, before me, Whitney Mayo, a COB Assistant, personally appeared V. Manuel Perez, Chair of the Board of the Supervisors, who proved to me on the basis of satisfactory evidence to be the person(X) whose name(X) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(i/s), and that by his/her/their signature(X) on the instrument the person(X), or the entity upon behalf of which the person(X) acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kimberly A. Rector  
Clerk of the Board of Supervisors

By:  \_\_\_\_\_  
Deputy Clerk

(SEAL)

PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

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(EMBOSSSED ON DOCUMENT)



Date: 04/15/2025

Signature: \_\_\_\_\_

Print Name: Whitney Mayo, Clerk of the Board Assistant

**EXHIBIT "A"**  
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**GRAND AVENUE**

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**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 29;

**THENCE** SOUTH 00°56'00" WEST, ALONG THE EASTERLY LINE OF SAID LOT 4, ALSO BEING THE EASTERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800, A DISTANCE OF 30.01 FEET, TO A LINE PARALLEL WITH AND 30.00 FEET SOUTH, MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF SAID SECTION 29;

**THENCE** SOUTH 89°47'55" WEST, ALONG SAID PARALLEL LINE, ALSO BEING THE SOUTHERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800, A DISTANCE OF 435.24 FEET;

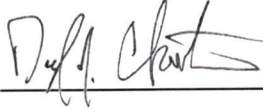
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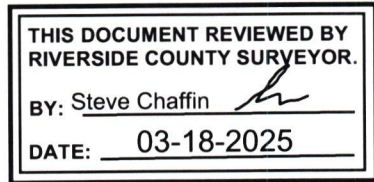
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



12-5-24

DARYL J. CHRISTIAN, P.L.S. 8554      DATE

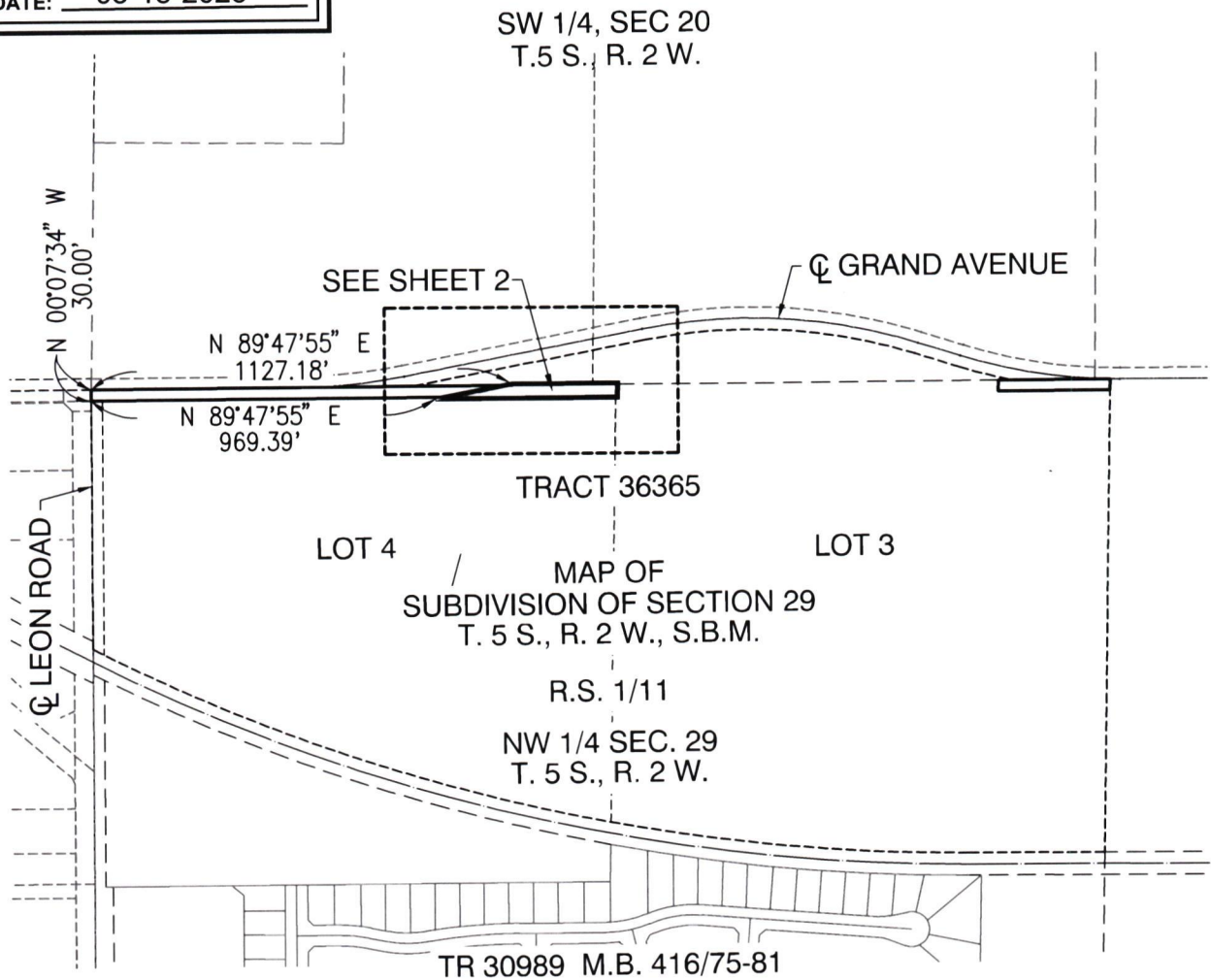


# EXHIBIT "B"

## RIGHT OF WAY VACATION - PLAT MAP

SHEET 1 OF 2 SHEETS

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: Steve Chaffin   
 DATE: 03-18-2025



SCALE: 1"=480'

### LEGEND:

- INDICATES OWNERSHIP BOUNDARY
- INDICATES RIGHT OF WAY PER GRANT DEED RECORDED AUGUST 1, 1974, AS INSTRUMENT NO. 97800, O.R.
- ▭ PORTION OF RIGHT OF WAY TO BE VACATED.

PREPARED UNDER THE DIRECTION OF:

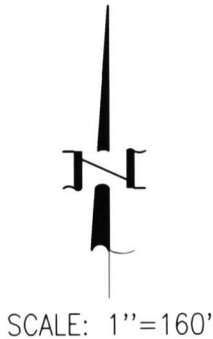
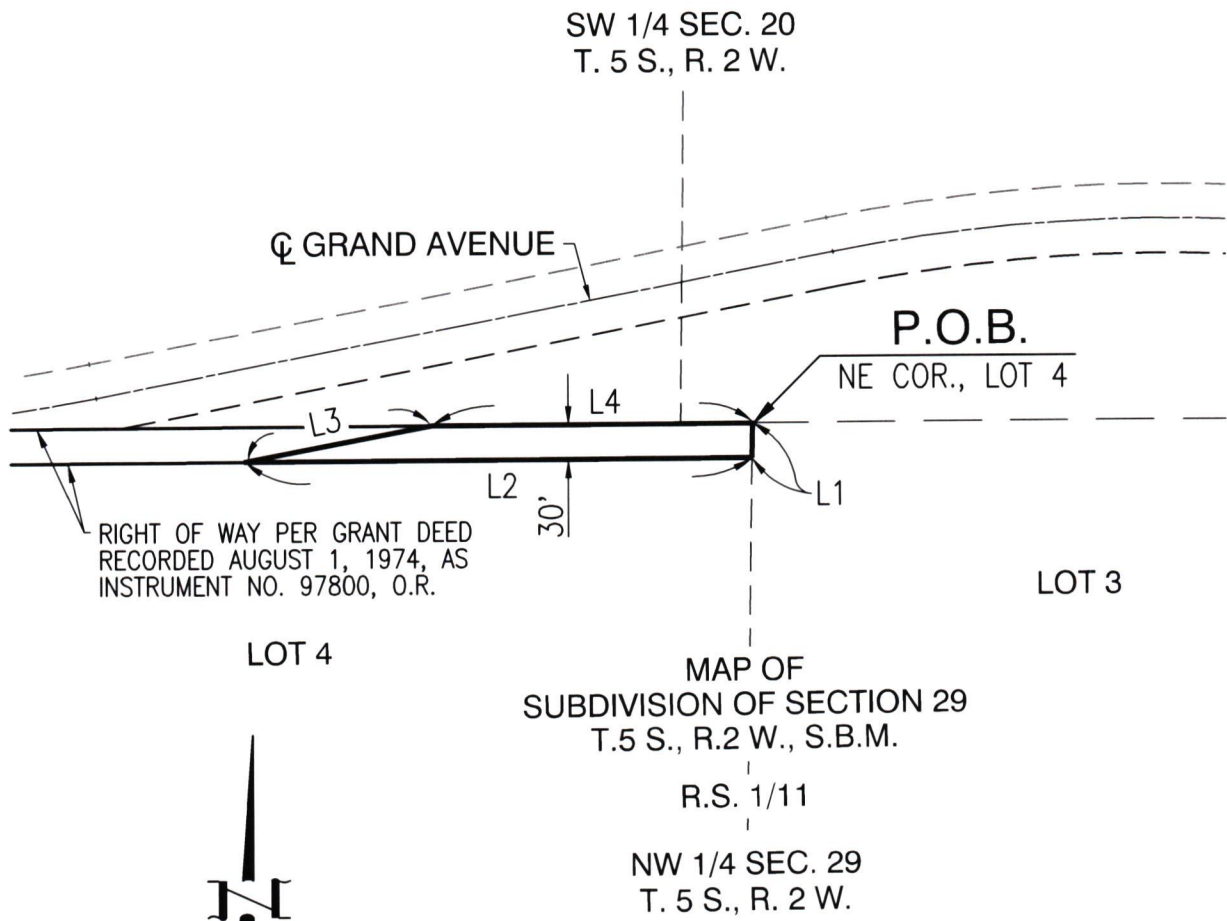
DARYL J. CHRISTIAN, LS 8554      12-5-24      DATE  
 EXPIRATION DATE: 12/31/2026

PORTION OF NORTHWEST QUARTER,  
 SECTION 29, T5S, R2W  
 DATE EXHIBIT PREPARED: DECEMBER 5, 2024

# EXHIBIT "B"

## RIGHT OF WAY VACATION - PLAT MAP

SHEET 2 OF 2 SHEETS



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PORTION OF NORTHWEST QUARTER,  
SECTION 29, T5S, R2W  
DATE EXHIBIT PREPARED: DECEMBER 5, 2024

FILING REQUESTED BY AND WHEN FILED  
RETURN TO: STOP NO. 1080  
RIVERSIDE COUNTY SURVEYOR'S OFFICE  
4080 LEMON STREET, 8<sup>TH</sup> FLOOR  
RIVERSIDE, CA 92501

F I L E D / P O S T E D

County of Riverside  
Peter Aldana  
Assessor-County Clerk-Recorder

E-202500327  
04/16/2025 08:50 AM Fee: \$ 50.00  
Page 1 of 6

Removed: By: Deputy

## NOTICE OF EXEMPTION



**Project Name:** Resolution No. 2025-033, Summary Vacation of a portion of Grand Avenue, in the Winchester Area.

**Project Number:** ABS24004, SU14

**Project Location:** See Exhibits "A" & "B"

**Description of Project:** Resolution No. 2025-033, Summary Vacation of a portion of Grand Avenue, in the Winchester Area.

**Name of Public Agency Approving Project:** Riverside County Transportation Department, Survey Division, County of Riverside.

**Name of Person or Agency Carrying Out Project:** David L. McMillan, Riverside County Transportation Department, Survey Division, County of Riverside.

**Exempt Status:** California Environmental Quality Act (CEQA) Guidelines, Section 15061(b)(3), General Rule "Common Sense" Exemption. Not a "project" as defined under State CEQA Guidelines, Section 15060(c).

**Reasons Why Project is Exempt:** The vacation of a street has been determined to not be a "project" as defined under State CEQA Guidelines section 15060(c). However, even if it was determined to be a project under CEQA for analysis purposes, the project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The vacation of the existing roadway will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The vacation of this street will not have an effect on the environment; thus, the County has deemed this does not meet the definition of a "project" under CEQA and no environmental impacts are anticipated to occur.

- Section 15061(b)(3) - General Rule "Common Sense" Exemption. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. Vacating a street will not require any construction activities, change the use or intensity of the existing site to create a physical environmental impact, and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Therefore, in no way would vacating a street have the potential to cause a significant environmental impact and the vacation is exempt from further CEQA analysis.

- Section 15060(c) – for purposes of analysis under CEQA, Vacating a street is not a “project” under CEQA pursuant to Section 15060(c). An action by a public agency is only a “project” subject to CEQA if the action might result in a physical change in the environment. Based upon a review of the whole action undertaken, supported, or authorized by the County, in no way will Vacating a street increase the use of the site, result in increased development or construction impacts, or lead to any direct, indirect, or cumulative physical environmental impacts.

Based upon the identified exemptions above, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: \_\_\_\_\_



Date: \_\_\_\_\_

3/14/2025

**David L. McMillan, Riverside County Surveyor**

**EXHIBIT "A"**  
**RIGHT OF WAY VACATION**  
**GRAND AVENUE**

THAT PORTION OF THE NORTHERLY 30.00 FEET OF LOT 4, AS SHOWN BY THE MAP OF SUBDIVISION OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ON FILE IN BOOK 1 PAGE 11 OF RECORDS OF SURVEY, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS GRANTED TO THE COUNTY OF RIVERSIDE PER GRANT DEED RECORDED AUGUST 1, 1974 AS INSTRUMENT NO. 97800, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 29;

**THENCE** SOUTH 00°56'00" WEST, ALONG THE EASTERLY LINE OF SAID LOT 4, ALSO BEING THE EASTERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800, A DISTANCE OF 30.01 FEET, TO A LINE PARALLEL WITH AND 30.00 FEET SOUTH, MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF SAID SECTION 29;

**THENCE** SOUTH 89°47'55" WEST, ALONG SAID PARALLEL LINE, ALSO BEING THE SOUTHERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800, A DISTANCE OF 435.24 FEET;

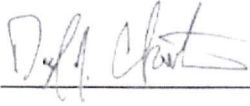
**THENCE** LEAVING SAID PARALLEL AND SOUTHERLY LINE, NORTH 79°02'10" EAST, A DISTANCE OF 160.65 FEET, TO A POINT ON SAID NORTH LINE OF SAID LOT 4, ALSO BEING THE NORTHERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800 AND SAID SECTION 29;

**THENCE** NORTH 89°47'55" EAST, ALONG SAID NORTH LINES, A DISTANCE OF 278.01 FEET, TO THE **POINT OF BEGINNING**.

SAID RIGHT OF WAY VACATION AREA CONTAINS 10,699 SQUARE FEET, MORE OR LESS.

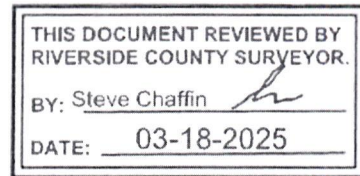
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



12-5-24

DARYL J. CHRISTIAN, P.L.S. 8554      DATE



# EXHIBIT "B"

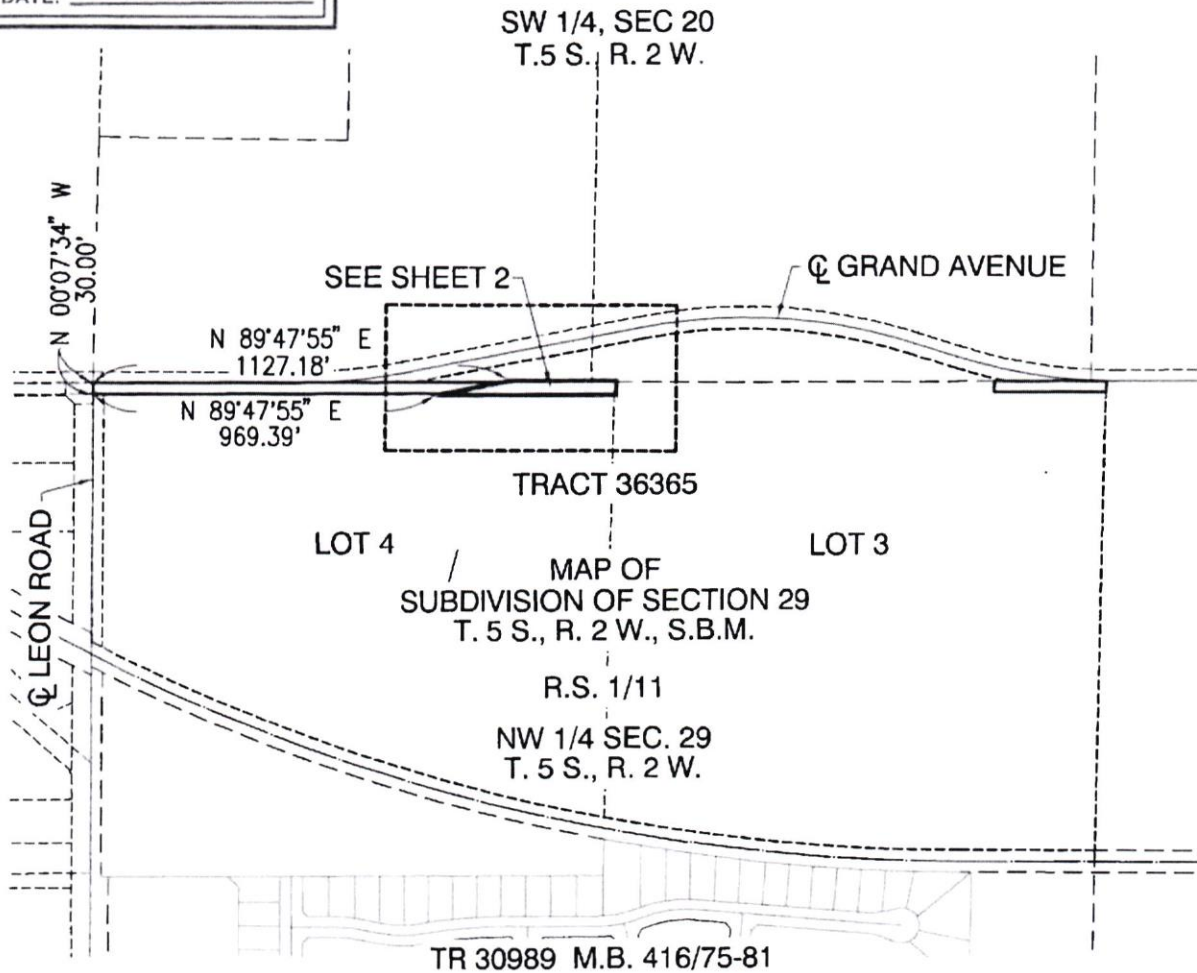
## RIGHT OF WAY VACATION - PLAT MAP

SHEET 1 OF 2 SHEETS

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

BY: Steve Chaffin

DATE: 03-18-2025



SCALE: 1"=480'

### LEGEND:

- INDICATES OWNERSHIP BOUNDARY
- INDICATES RIGHT OF WAY PER GRANT DEED RECORDED AUGUST 1, 1974, AS INSTRUMENT NO. 97800, O.R.
- PORTION OF RIGHT OF WAY TO BE VACATED.

PREPARED UNDER THE DIRECTION OF:

DARYL J. CHRISTIAN, LS 8554  
EXPIRATION DATE: 12/31/2026

12-5-24

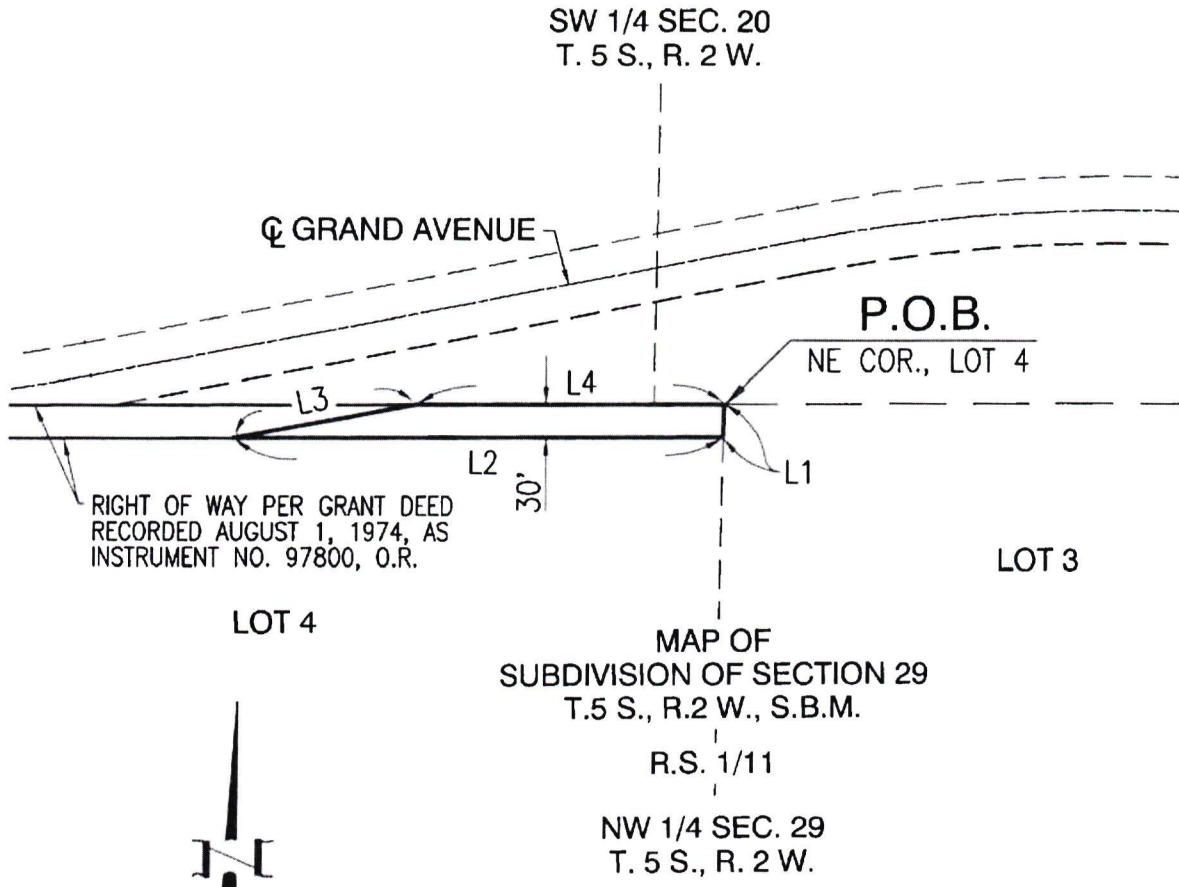
DATE

PORTION OF NORTHWEST QUARTER,  
SECTION 29, T5S, R2W  
DATE EXHIBIT PREPARED: DECEMBER 5, 2024

# EXHIBIT "B"

## RIGHT OF WAY VACATION - PLAT MAP

SHEET 2 OF 2 SHEETS



SCALE: 1"=160'

COURSE DATA		
#	BEARING	DISTANCE
L1	S 00°56'00" W	30.01'
L2	S 89°47'55" W	435.24'
L3	N 79°02'10" E	160.65'
L4	N 89°47'55" E	278.01'

### LEGEND:

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- INDICATES RIGHT OF WAY PER GRANT DEED RECORDED AUGUST 1, 1974, AS INSTRUMENT NO. 97800, O.R.
- ▭ PORTION OF RIGHT OF WAY TO BE VACATED.

PORTION OF NORTHWEST QUARTER,  
SECTION 29, T5S, R2W  
DATE EXHIBIT PREPARED: DECEMBER 5, 2024



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:  
 25-112398  
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY RIVERSIDE COUNTY SURVEYOR'S OFFICE	LEAD AGENCY EMAIL DMCMILLA@RIVCO.ORG	DATE 04/16/2025
COUNTY/STATE AGENCY OF FILING RIVERSIDE	DOCUMENT NUMBER E-202500327	

PROJECT TITLE

RESOLUTION NO. 2025-033, SUMMARY VACATION OF A PORTION OF GRAND AVENUE, IN THE WINCHESTER AREA.

PROJECT APPLICANT NAME RIVERSIDE COUNTY SURVEYOR'S OFFICE	PROJECT APPLICANT EMAIL DMCMILLA@RIVCO.ORG	PHONE NUMBER (951) 955-6700
PROJECT APPLICANT ADDRESS 4080 LEMON STREET, 8TH FLOOR	CITY RIVERSIDE	STATE CA
		ZIP CODE 92501

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency    
  School District    
  Other Special District    
  State Agency    
  Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,123.50 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ \_\_\_\_\_

- Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_  
 County documentary handling fee \$ \_\_\_\_\_ \$50.00  
 Other \$ \_\_\_\_\_

PAYMENT METHOD:

- Cash     Credit     Check     Other   
 TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE X <i>I Tejeda</i>	AGENCY OF FILING PRINTED NAME AND TITLE Deputy Isabel Tejeda
--------------------------------	---

# Document Root (Read-Only)

## Selected Document

**2025040896 - NOE - Resolution No. 2025-033, Summary Vacation of a portion of Grand A venue, in the Winchester Area.**

Riverside County

Created - 4/17/2025 | Submitted - 4/17/2025 | Posted - 4/17/2025 | Received - 4/17/2025 | Published - 4/17/2025

Whitney N Mayo

## Document Details

### Public Agency

Riverside County

### Document Type

Notice of Exemption

### Document Status

Published

### Title

Resolution No. 2025-033, Summary Vacation of a portion of Grand A venue, in the Winchester Area.

### Document Description

Resolution No. 2025-033, Summary Vacation of a portion of Grand Avenue, in the Winchester Area.

## Attachments (Upload Project Documents)

**3.39 NOE - Summary Vacation of a portion of Grand Ave Winchester RECORDED.pdf**

## Contacts

Riverside County Surveyor's Office - *David McMillan*

4080 Lemon Street 8th Floor

Riverside , CA 92501

Phone : (951) 955-6700

DMcMilla@RIVCO.ORG

## Regions

Southern California

## Counties

Riverside

## Cities

Riverside County

## Location Details

### Other Location Info

RIGHT OF WAY VACATION  
GRAND A VENUE

THAT PORTION OF THE NORTHERLY 30.00 FEET OF LOT 4, AS SHOWN BY THE MAP OF SUBDIVISION OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ON FILE IN BOOK 1 PAGE 11 OF RECORDS OF SURVEY, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS GRANTED TO THE COUNTY OF RIVERSIDE PER GRANT DEED RECORDED AUGUST 1, 1974 AS INSTRUMENT NO. 97800, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

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SAID RIGHT OF WAY VACATION AREA CONTAINS 10,699 SQUARE FEET, MORE OR LESS.

**Notice of Exemption****Exempt Status**

Other

**Type, Section Number or Code Number**

15061(b)(3)

**Reasons why project is exempt**

The vacation of a street has been determined to not be a "project" as defined under State CEQA Guidelines section 15060(c). However, even if it was determined to be a project under CEQA for analysis purposes, the project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The vacation of the existing roadway will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The vacation of this street will not have an effect on the environment; thus, the County has deemed this does not meet the definition of a "project" under CEQA and no environmental impacts are anticipated to occur. General Rule "Common Sense" Exemption. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. Vacating a street will not require any construction activities, change the use or intensity of the existing site to create a physical environmental impact, and would not lead to any direct or reasonably foreseeable indirect physical environmental impacts. Therefore, in no way would vacating a street have the potential to cause a significant environmental impact and the vacation is exempt from further CEQA analysis. Based upon the identified exemptions above, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

**Exempt Status**

Other

**Type, Section Number or Code Number**

15060(c)

**Reasons why project is exempt**

The vacation of a street has been determined to not be a "project" as defined under State CEQA Guidelines section 15060(c). However, even if it was determined to be a project under CEQA for analysis purposes, the project is exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The vacation of the existing roadway will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause any impacts to scenic resources, historic resources, or unique sensitive environments. Further, no unusual circumstances or potential cumulative impacts would occur that may reasonably create an environmental impact. The vacation of this street will not have an effect on the environment; thus, the County has deemed this does not meet the definition of a "project" under CEQA and no environmental impacts are anticipated to occur. Section 15060(c) -for purposes of analysis under CEQA, Vacating a street is not a "project" under CEQA pursuant to Section 15060(c). An action by a public agency is only a "project" subject to CEQA if the action might result in a physical change in the environment. Based upon a review of the whole action undertaken, supported, or authorized by the County, in no way will Vacating a street increase the use of the site, result in increased development or construction impacts, or lead to any direct, indirect, or cumulative physical environmental impacts. Based upon the identified exemptions above, the County of Riverside hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

**County Clerk(s)**

Riverside

TRANSFER AGREEMENT  
BY AND BETWEEN  
THE COUNTY OF RIVERSIDE  
AND MERITAGE HOMES OF CALIFORNIA, INC.

This TRANSFER AGREEMENT ("Agreement") is made and effective on APR 15 2025 ("Effective Date") by and between THE COUNTY OF RIVERSIDE, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA (COUNTY) AND MERITAGE HOMES OF CALIFORNIA, INC., ("MERITAGE"). County and Meritage may sometimes hereinafter collectively be referred to as the "Parties".

RECITALS

WHEREAS, County is the owner of certain real property located in the County of Riverside, State of California, consisting of approximately 10,699 square feet or .24 acres of land, commonly known as "Grand Avenue", ("Property"), currently with Assessor Parcel Number(s) 461-050-012, more particularly described in Exhibit "A", and depicted in Exhibit "B" attached hereto and by this reference incorporated herein; and

WHEREAS, the COUNTY is authorized to exercise its powers to hold, use, or dispose of real property, in particular pursuant to the California Streets and Highway Code Section 8355, whereby the COUNTY may dispose of real property of every kind necessary to the full exercise of its powers; and

WHEREAS, the COUNTY desires to convey the Property to Meritage and Meritage desires to accept the Property so they may integrate it into their housing development project.

WHEREAS, the COUNTY and MERITAGE desire to enter into this Agreement to provide the terms and conditions for the conveyance of the Property; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereby agree as follows:

AGREEMENT

1. **Transfer of the Property.** Within sixty (60) days of full execution of this Agreement, COUNTY shall convey and transfer to MERITAGE the fee title to the Property substantially in the form of a Quitclaim Deed, attached as Exhibit "C" and by this reference incorporated herein, for the consideration described herein. The transfer of Property shall be consummated pursuant to the terms and conditions of this Agreement.

2. **Consideration.** It has been determined that the value of the quitclaim portion has been fairly compensated by the right-of-way dedications and street improvements that will be constructed during this project.

3. **Closing Date.** This transaction shall close when the Parties have timely performed their respective obligations within thirty days (30) following the full approval and execution of this Agreement ("Closing Date").

4. **COUNTY's Obligations and Conditions Precedent to Close of this Transaction.** For the benefit of the Meritage, the close of this transaction shall be conditioned upon the timely performance by COUNTY of all obligations required of COUNTY by the terms of this Agreement.

5. **MERITAGE's Obligations and Conditions Precedent to Close of this Transaction.** For the benefit of COUNTY, the close of this transaction shall be conditioned upon the timely performance by Meritage of all obligations required of Meritage by the terms of this Agreement.

6. **Mutual Obligations.** The following terms and conditions are part of the consideration and material to the transfer of this Property. The Parties shall be due the benefit of the consideration and rights created herein until such time full performance of the all the obligations is complete.

7. **Cooperation.** The Parties agree to cooperate with each other in the implementation of this Agreement and perform any and all acts necessary to carry out the intent of the transfer. Without limiting the foregoing, the Parties agree to provide necessary approvals, and execute, acknowledge, and deliver any and all additional papers, documents and other assurances as may be necessary to carry out the intent of the Agreement. The Parties intend that execution and delivery of the Quitclaim by the COUNTY to MERITAGE will occur within the times described herein Section 3 and after the Parties have performed all the necessary activities to proceed with the conveyance and have obtained authorization from its respective governing bodies.

8. **Notice.** Any notice to be given or other document(s) to be delivered to either party by the other hereunder may be delivered in person or may be deposited in the United States Mail in the State of California, duly registered or certified, with postage prepaid, and addressed as follows:

If to COUNTY:

County of Riverside  
Transportation Department  
Real Property Division  
Cesar Tolentino P.E.  
3525 14<sup>th</sup> Street  
Riverside, CA 92501  
Telephone: 951-655-6700

If to MERITAGE:

Meritage Homes of California, Inc.  
Nick Emsiek  
Division President - Southern California  
5 Peters Canyon Road, Suite 310  
Irvine, CA 92606  
Telephone: 949-372-3306 (office)  
Telephone: 310-322-4233

9. **Conflict of Interest.** No member, official or employee of the COUNTY or MERITAGE shall have any personal interest, direct or indirect, in this Agreement nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interests or the interest of any corporation, partnership or association in which he or she is directly or indirectly interested.

10. **No Third Party Beneficiaries.** This Agreement is made and entered into for the sole interests and benefit of the Parties hereto. No other person or entity shall have any right of action based upon the provisions of this Agreement.

11. **Assignment.** This Agreement shall not be assigned by either Party, either in whole or in part, without the prior written consent of the non-assigning Party. Any assignment or purported assignment of this Agreement without the prior written consent of the non-assigning Party will be deemed void and of no force or effect.

12. **Governing Law and Jurisdiction.** The Parties agree that in the exercise of this Agreement, the Parties shall comply with all applicable federal, state, county and local laws, and regulations in connection with this transaction. The existence, validity, construction, operation and effect of this Agreement and all of its terms and provisions shall be determined in accordance with the laws of the State of California. Any action at law or in equity brought by either of the Parties hereto for the purpose of enforcing a right or rights provided for by this Agreement shall be tried in a court of competent jurisdiction in the County of Riverside, State of California, and the Parties hereby waive all provisions of law providing for a change of venue in such proceedings to any other county.

13. **Paragraph Titles.** The paragraph titles of this Agreement are (i) inserted only for the convenience of the Parties, (ii) are not intended to describe, define, limit, or otherwise affect the provisions in the portions of the Agreement to which they pertain, and (iii) in no way describe, define, limit, or otherwise affect the scope or intent of this Agreement or in any way affect the agreement of the Parties set out in this Agreement.

14. **Ambiguities.** Each party and its counsel have participated fully in the review and revision of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Entire Agreement.** This Agreement embodies the entire agreement between the Parties hereto in relation to the subject matter hereof, and no other agreement or understanding, verbal or otherwise, relative to this subject matter exists between the Parties at the time of execution of this Agreement. This Agreement may only be modified or amended by the mutual consent of the Parties in writing.

16. **Authority to Execute.** The individuals executing this Agreement and the instruments referenced herein each represent and warrant that they have the legal power, right and actual authority to bind their respective Parties to the terms and conditions hereof and thereof.

18. **Counterparts.** The Parties may execute duplicate originals (counterparts) of the Agreement or any other documents that they are required to sign or furnish pursuant to the Agreement.

19. **Language for Use of Electronic (Digital) Signatures.** This Transfer Agreement (TA) may be executed in any number of counterparts, each of which will be an original, but all of which together will constitute one instrument. Each party of this TA agrees to the use of electronic signatures, such as digital signatures that meet the requirements of the California Uniform Electronic Transactions Act ("CUETA") Cal. Civ. Code §§ 1633.1 to 1633.17), for executing this TA. The Parties further agree that the electronic signatures of the Parties included in this TA are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means an electronic sound, symbol, or process attached to or logically associated with an electronic record and executed or adopted by a person with the intent to sign the electronic record pursuant to the CUETA as amended from time to time. The CUETA authorizes use of an electronic signature for transactions and contracts among parties in California, including a government agency. Digital signature means an electronic identifier, created by computer, intended by the party using it to have the same force and effect as the use of a manual signature, and shall be reasonably relied upon by the Parties. For purposes of this section, a digital signature is a type of "electronic signature" as defined in subdivision (i) of Section 1633.2 of the Civil Code.

20. **Survival.** The rights and obligations created in this Agreement shall survive the consummation of transfer of the Property until full performance of the respective obligations under this Agreement have been performed by the parties.

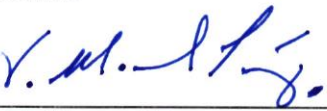
[Signature Provisions on Following Page]


21. This Agreement will be null and void if not duly approved and executed by both Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date and year first written above.

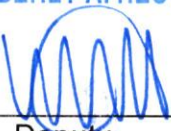
COUNTY of RIVERSIDE  
a political subdivision of the State  
of California

MERITAGE HOMES  
of California, Inc.

By:   
V. Manuel Perez  
Chairman, Board of Supervisors

By:   
Nick Emsiek  
Division President –  
Southern California

ATTEST:  
CLERK OF THE BOARD  
KIMBERLY A. RECTOR

By:   
Deputy

APPROVED AS TO FORM:  
MINH C. TRAN  
COUNTY COUNSEL


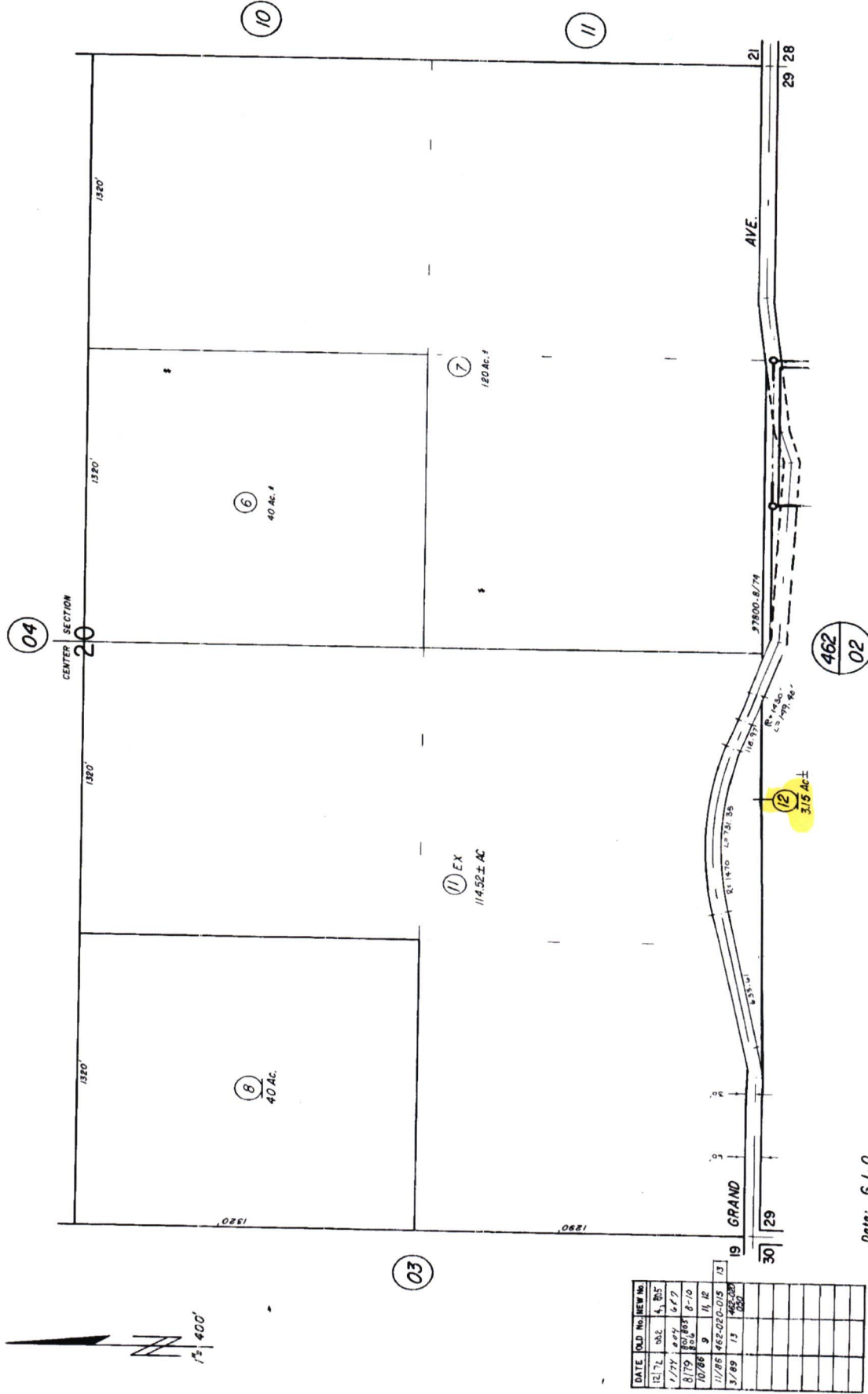
By:   
Stephanie Nelson  
Deputy County Counsel

EXHIBIT "A"

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY



Date: G. L. O.

JAN. 1971

EXHIBIT "B"

**EXHIBIT "A"**  
RIGHT OF WAY VACATION  
GRAND AVENUE

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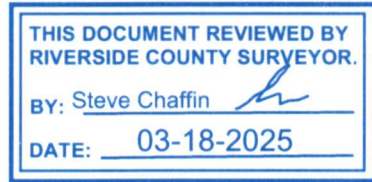
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PREPARED UNDER THE SUPERVISION OF:



12-5-24

DARYL J. CHRISTIAN, P.L.S. 8554      DATE

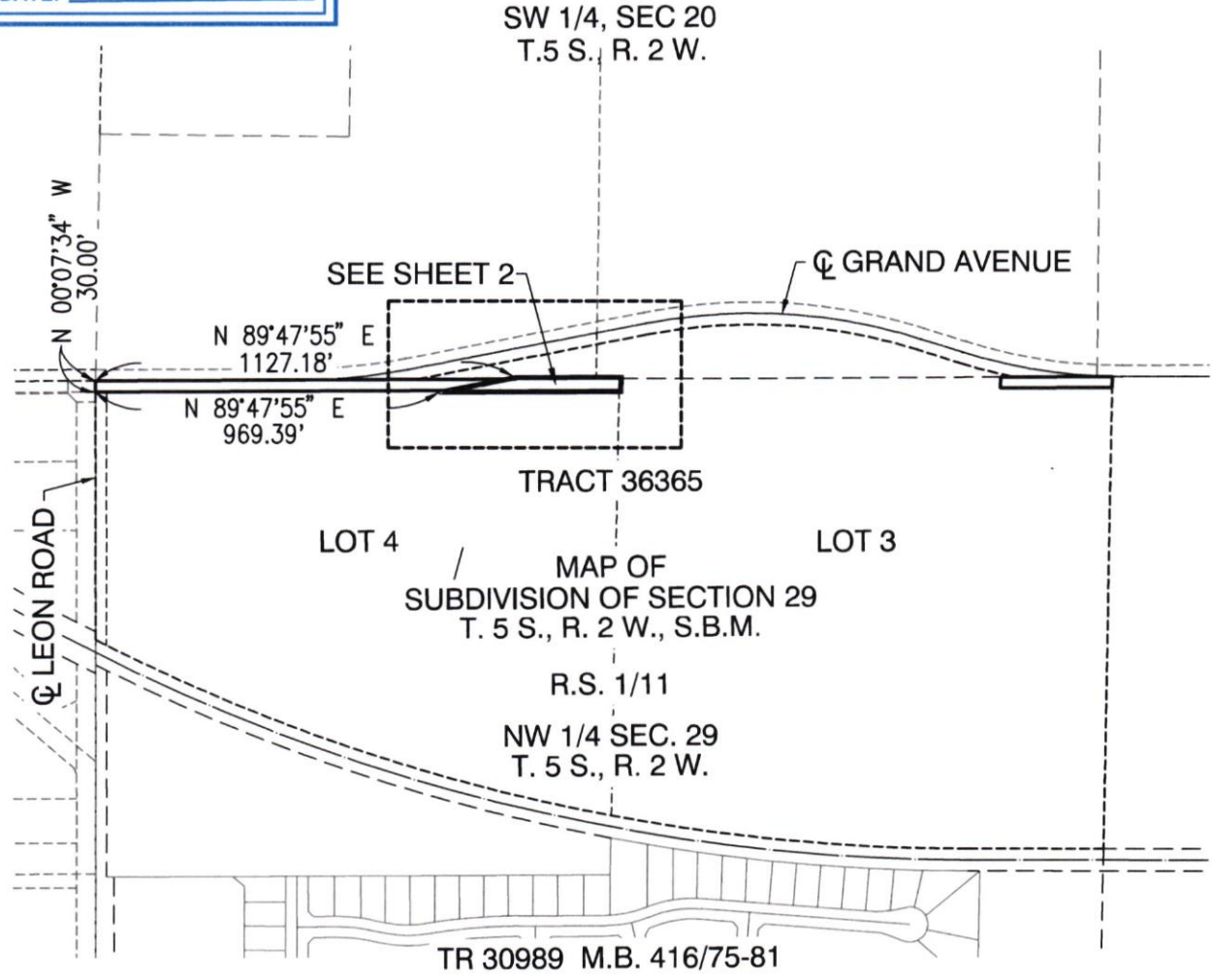


# EXHIBIT "B"

## RIGHT OF WAY VACATION - PLAT MAP

SHEET 1 OF 2 SHEETS

THIS DOCUMENT REVIEWED BY  
 RIVERSIDE COUNTY SURVEYOR.  
 BY: Steve Chaffin  
 DATE: 03-18-2025



SCALE: 1"=480'

**LEGEND:**

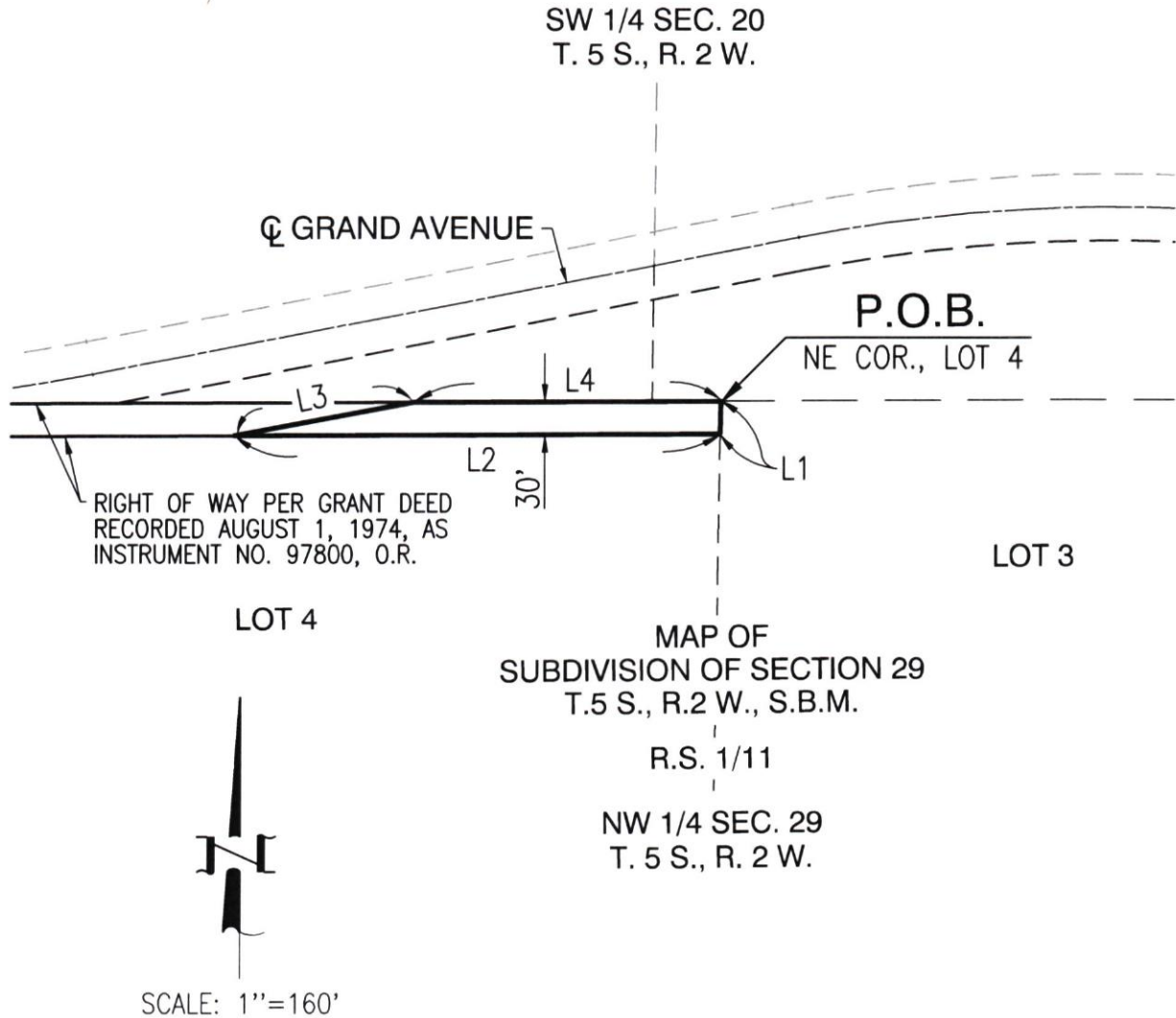
- INDICATES OWNERSHIP BOUNDARY
- INDICATES RIGHT OF WAY PER GRANT DEED RECORDED AUGUST 1, 1974, AS INSTRUMENT NO. 97800, O.R.
- ▭ PORTION OF RIGHT OF WAY TO BE VACATED.

PREPARED UNDER THE DIRECTION OF:  
  
 DARYL J. CHRISTIAN, LS 8554      12-5-24  
 EXPIRATION DATE: 12/31/2026      DATE

PORTION OF NORTHWEST QUARTER,  
 SECTION 29, T5S, R2W  
 DATE EXHIBIT PREPARED: DECEMBER 5, 2024

# EXHIBIT "B" RIGHT OF WAY VACATION - PLAT MAP

SHEET 2 OF 2 SHEETS



COURSE DATA		
#	BEARING	DISTANCE
L1	S 00°56'00" W	30.01'
L2	S 89°47'55" W	435.24'
L3	N 79°02'10" E	160.65'
L4	N 89°47'55" E	278.01'

### LEGEND:

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PORTION OF NORTHWEST QUARTER,  
SECTION 29, T5S, R2W  
DATE EXHIBIT PREPARED: DECEMBER 5, 2024

EXHIBIT "C"

f

Recorded at request of and return to:  
Meritage Homes of California Inc.  
5 Peters Canyon Road, Suite 310  
Irvine, CA 92606

COPY

FREE RECORDING

This instrument is for the benefit of  
County of Riverside, and is  
entitled to be recorded without fee.  
(Govt. Code 6103)

Exempt from Documentary Tax  
Pursuant to R&T Code § 11922

Space above this line reserved for Recorder's Use

PROJECT: ABS24004 Summary Vacation  
APN: 461-050-012 (portion)  
TRA: 071-290

## QUITCLAIM DEED

For good and valuable consideration, the receipt and adequacy of which are acknowledged,

COUNTY OF RIVERSIDE, a political subdivision of the State of California

does hereby remise, release and forever quitclaim to Meritage Homes of California Inc., the following described real property in the unincorporated community of Winchester in Riverside County, State of California as more particularly described as:

This Quitclaim Deed is being recorded to Correct the name of the Grantee, which was erroneously shown incorrectly on prior Quitclaim recorded April 16, 2025 as Inst No. 2025-0113660 Official Records

SEE EXHIBITS "A" AND "B" attached hereto  
and made a part hereof

APR 15 2025 3:39

Project: ABS24004 Summary Vacation  
APN: 461-050-012 (portion)

Dated: APR 15 2025

**GRANTOR:**  
COUNTY OF RIVERSIDE, a political  
Subdivision of the State of California

**ATTEST:**  
KIMBERLY A. RECTOR, Clerk

By \_\_\_\_\_  
DEPUTY

By: V. Manuel Perez  
V. Manuel Perez  
Chairman, Board of Supervisors

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public,  
personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the  
State of California that the foregoing paragraph is true and  
correct.

WITNESS my hand and official seal:

Signature \_\_\_\_\_

Place Notary Seal Above



PETER ALDANA  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

www.riversideacr.com

**CERTIFICATION**

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors  
(EMBOSSSED ON DOCUMENT)



Date: 04/15/2025

Signature: \_\_\_\_\_

Print Name: Whitney Mayo, Clerk of the Board Assistant

**EXHIBIT "A"**  
**RIGHT OF WAY VACATION**  
**GRAND AVENUE**

THAT PORTION OF THE NORTHERLY 30.00 FEET OF LOT 4, AS SHOWN BY THE MAP OF SUBDIVISION OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN, ON FILE IN BOOK 1 PAGE 11 OF RECORDS OF SURVEY, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AS GRANTED TO THE COUNTY OF RIVERSIDE PER GRANT DEED RECORDED AUGUST 1, 1974 AS INSTRUMENT NO. 97800, OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHEAST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 29;

**THENCE** SOUTH 00°56'00" WEST, ALONG THE EASTERLY LINE OF SAID LOT 4, ALSO BEING THE EASTERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800, A DISTANCE OF 30.01 FEET, TO A LINE PARALLEL WITH AND 30.00 FEET SOUTH, MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF SAID SECTION 29;

**THENCE** SOUTH 89°47'55" WEST, ALONG SAID PARALLEL LINE, ALSO BEING THE SOUTHERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800, A DISTANCE OF 435.24 FEET;

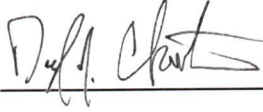
**THENCE** LEAVING SAID PARALLEL AND SOUTHERLY LINE, NORTH 79°02'10" EAST, A DISTANCE OF 160.65 FEET, TO A POINT ON SAID NORTH LINE OF SAID LOT 4, ALSO BEING THE NORTHERLY LINE OF THE LAND DESCRIBED BY SAID INSTRUMENT NO. 97800 AND SAID SECTION 29;

**THENCE** NORTH 89°47'55" EAST, ALONG SAID NORTH LINES, A DISTANCE OF 278.01 FEET, TO THE **POINT OF BEGINNING**.

SAID RIGHT OF WAY VACATION AREA CONTAINS 10,699 SQUARE FEET, MORE OR LESS.

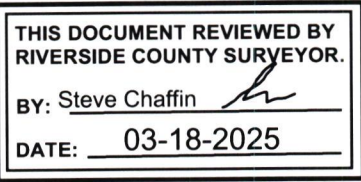
SEE EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

PREPARED UNDER THE SUPERVISION OF:



12-5-24

DARYL J. CHRISTIAN, P.L.S. 8554      DATE



# EXHIBIT "B"

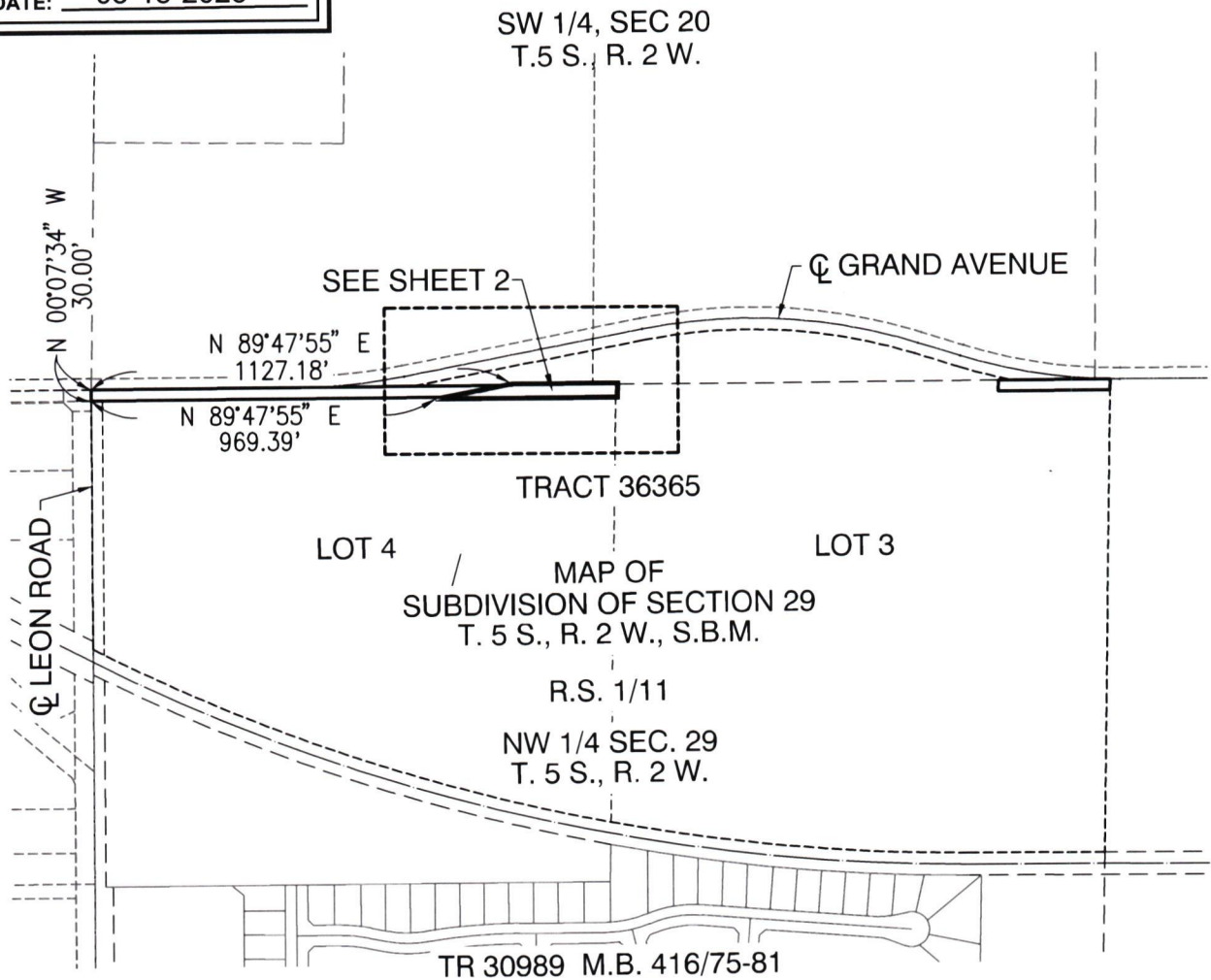
## RIGHT OF WAY VACATION - PLAT MAP

SHEET 1 OF 2 SHEETS

THIS DOCUMENT REVIEWED BY  
RIVERSIDE COUNTY SURVEYOR.

By: Steve Chaffin *[Signature]*

DATE: 03-18-2025



SCALE: 1"=480'

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- ▭ PORTION OF RIGHT OF WAY TO BE VACATED.

PREPARED UNDER THE DIRECTION OF:

*[Signature]*

DARYL J. CHRISTIAN, LS 8554      12-5-24      DATE

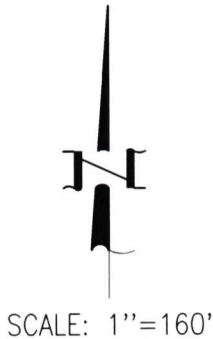
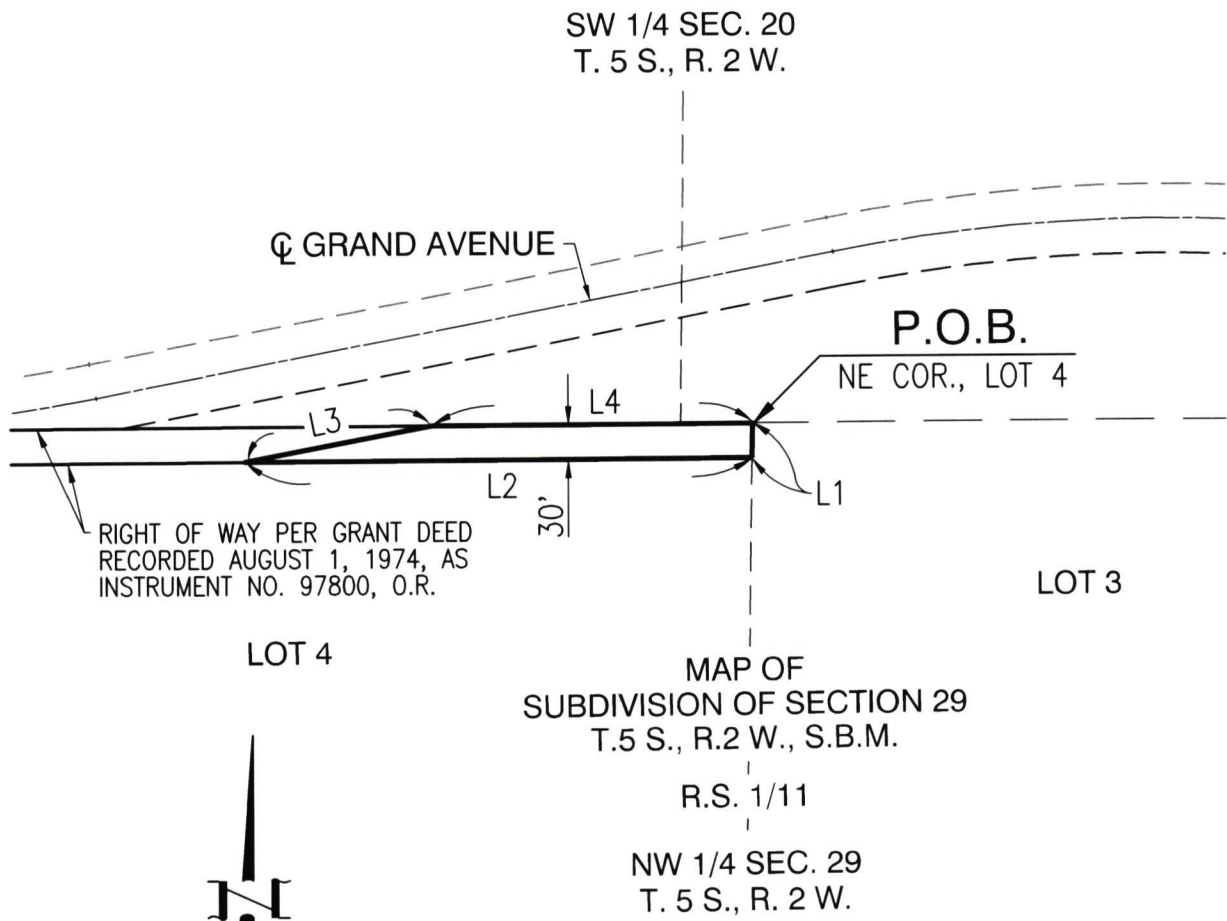
EXPIRATION DATE: 12/31/2026

PORTION OF NORTHWEST QUARTER,  
SECTION 29, T5S, R2W  
DATE EXHIBIT PREPARED: DECEMBER 5, 2024

# EXHIBIT "B"

## RIGHT OF WAY VACATION - PLAT MAP

SHEET 2 OF 2 SHEETS



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PORTION OF NORTHWEST QUARTER,  
SECTION 29, T5S, R2W  
DATE EXHIBIT PREPARED: DECEMBER 5, 2024

**ATTACHMENT "A"**  
RIGHT OF WAY VACATION  
PORTION OF GRAND AVENUE IN THE WINCHESTER AREA



**RIVERSIDE COUNTY CLERK & RECORDER**  
**AUTHORIZATION TO BILL BY JOURNAL VOUCHER**

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O. ABS24004 SU14

ACCOUNTING STRING: 537280-20260-3130200000 ZABS24004 ZSU14

AMOUNT: \$50.00

DATE: 4.11.25

AGENCY: Riverside County Transportation Department – Survey Division

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO ISSUE A VOUCHER FOR PAYMENT OF ALL FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: Resolution No. 2025-033 Summarily Vacating Portion of Excess Right-of-Way Along Grand Ave.

AUTHORIZED BY: David L. McMillan County Surveyor

Signature:  \_\_\_\_\_

PRESENTED BY: Steven Chaffin

ACCOUNTING CONTACT PERSON: **Hang Tran 955-6852**