

NOTICE OF EXEMPTION

Project Name: Resolution No. 2026-089, Declaration of Exempt Surplus Land and Summarily Vacating a portion of Pico Avenue and authorizing conveyance of said portion by Quitclaim Deed in the Nuevo Area.

Project Number: ABS25008, SU14

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

Description of Project: Resolution No. 2026-089, Declaration of Exempt Surplus Land and Summarily Vacating a portion of Pico Avenue and authorizing conveyance of said portion by Quitclaim Deed in the Nuevo 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: Declaring Exempt Surplus Land and Summarily Vacating a portion and authorizing conveyance of a Road 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. Declaring Exempt Surplus Land and Summarily Vacating a portion and authorizing conveyance of a Road 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. Declaring Exempt Surplus Land and Summarily Vacating a portion and authorizing conveyance 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.

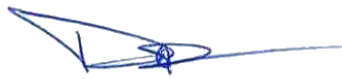
- Section 15061(b)(3) - General Rule "Common Sense" Exemption. With certainty, there is no possibility that the proposed project may have a significant effect on the environment. Declaring Exempt Surplus Land and Summarily Vacating a portion and

authorizing conveyance of a Road 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 Declaring Exempt Surplus Land and Summarily Vacating a portion and authorizing conveyance of a Road have the potential to cause a significant environmental impact and Declaring Exempt Surplus Land and Summarily Vacating a portion and authorizing conveyance of a Road is exempt from further CEQA analysis.

- Section 15060(c) – for purposes of analysis under CEQA, Declaring Exempt Surplus Land and Summarily Vacating a portion and authorizing conveyance of a Road 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 Declaring Exempt Surplus Land and Summarily Vacating a portion and authorizing conveyance of a Road 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: 6/16/2026

David L. McMillan, Riverside County Surveyor

EXHIBIT "A"
RIGHT OF WAY VACATION
LEGAL DESCRIPTION

THAT PORTION OF LAND CONVEYED TO THE COUNTY OF RIVERSIDE BY DEED RECORDED SEPTEMBER 04, 1969 AS INSTRUMENT NO. 90149 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA LYING SOUTHEASTERLY OF A LINE BEING PARALLEL WITH AND 80.00 FEET, MEASURED AT A RIGHT ANGLE, SOUTHEASTERLY OF THE CENTERLINE OF RAMONA EXPRESSWAY AS SHOWN BY RECORD OF SURVEY ON FILE IN BOOK 116 OF RECORDS OF SURVEY, AT PAGES 42 THROUGH 45 INCLUSIVE, RECORDS OF SAID COUNTY, LYING WITHIN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF SAID RAMONA EXPRESSWAY WITH SAN JACINTO ROAD (KNOWN NOW AS PICO AVENUE PER RESOLUTION NO. 75-303 RECORDED AUGUST 26, 1975 AS INSTRUMENT NO. 104237 OF OFFICIAL RECORDS OF SAID COUNTY) AS SHOWN ON SAID RECORD OF SURVEY;

THENCE SOUTH 43°23'15" EAST ALONG SAID CENTERLINE, A DISTANCE OF 80.00 FEET TO A POINT ON A LINE LYING PARALLEL WITH AND 80.00 FEET SOUTH-EASTERLY, MEASURED AT A RIGHT ANGLE, FROM THE CENTERLINE OF RAMONA EXPRESSWAY, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 46° 36' 45" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 55.00 FEET TO A POINT OF CUSP WITH A TANGENT CURVE CONCAVE SOUTH-EASTERLY, HAVING A RADIUS OF 25.00 FEET, SAID POINT BEING ON THE SOUTH-EASTERLY RIGHT-OF-WAY LINE OF SAID DEED, THE RADIAL LINE TO SAID POINT BEARS NORTH 43° 23' 15" WEST;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG SAID DEED AND CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 39.27 FEET;

THENCE SOUTH 43° 23' 15" EAST, A DISTANCE OF 4.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 430.00 FEET;

THENCE SOUTHEASTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 43° 57' 02", AN ARC DISTANCE OF 329.85 FEET;

THENCE NORTH 89° 26' 13" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 370.00 FEET, SAID CURVE BEING CONCENTRIC WITH AND DISTANT 60.00 FEET, MEASURED RADIALLY, FROM SAID PREVIOUS CURVE HAVING A RADIUS OF 430.00 FEET, THE RADIAL LINE TO SAID POINT BEARS NORTH 89° 26' 13" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 43° 57' 02", AN ARC DISTANCE OF 283.82 FEET.

THENCE NORTH 43° 23' 15" WEST, A DISTANCE OF 4.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 39.27 FEET TO A POINT OF CUSP, SAID POINT BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID DEED AND SAID PARALLEL LINE LYING 80.00 FEET SOUTHEASTERLY OF THE CENTERLINE OF RAMONA EXPRESSWAY;

THENCE NORTH 46° 36' 45" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 55.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.47 ACRES, MORE OR LESS.

SEE PLAT ATTACHED HERETO AS EXHIBIT "B" AS AN AID IN LOCATING THE ABOVE-DESCRIBED PROPERTY.

THIS DESCRIPTION IS NOT INTENDED FOR USE IN THE CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

PREPARED BY ME OR UNDER MY SUPERVISION.


JASON K. ARDERY, L.S. 9329

07/24/2026
DATE



PREPARED BY: JCR
CHECKED BY: JKA

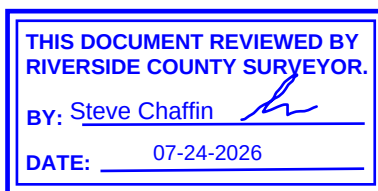


EXHIBIT "B"

RIGHT-OF-WAY VACATION

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S43°23'15"E	80.00'
L2	N46°36'45"E	55.00'
L3	S43°23'15"E	4.92'
L4	N89°26'13"W(R)	60.00'
L5	S43°23'15"E	4.92'
L6	N46°36'45"E	55.00'

CURVE TABLE			
CURVE #	RADIUS	DELTA	LENGTH
C1	25.00'	90°00'00"	39.27'
C2	430.00'	43°57'02"	329.85'
C3	370.00'	43°57'02"	283.82'
C4	25.00'	90°00'00"	39.27'

NOTES

- ① POR. PARCEL 1 OF C.O.C. #5442
INST. #2003-722542 OR,
REC. 09/17/2003.
- ② AN EASEMENT FOR PIPE LINES AND INCIDENTAL
PURPOSES PER INST. # 99203, REC. 11/10/1967
3. EASEMENT RESERVED HEREON FOR ANY EXISTING
PUBLIC UTILITIES AND PUBLIC FACILITIES TOGETHER
WITH THE RIGHT TO MAINTAIN OPERATE, REPLACE,
REMOVE OR RENEW SUCH FACILITIES, INCLUDING A
NON-EXCLUSIVE EASEMENT IN FAVOR OF THE
METROPOLITAN WATER DISTRICT OF SOUTHERN
CALIFORNIA, A PUBLIC CORPORATION, ITS SUCCESSORS
AND ASSIGNS FOR PURPOSES OF VEHICULAR AND
PEDESTRIAN INGRESS, EGRESS, AND ROAD PURPOSES
FOR ACCESS TO AND FROM METROPOLITAN FACILITIES.



SEC. 14, T4S, R3W, SBM

A L B E R T A.
WEBB
A S S O C I A T E S

RIVERSIDE COUNTY

H:\2025\25-0108\Drawings CAD\Mapping\Legals and Plats\Pico RW Vacation\25-0108-V- Pico RW
Vacation_PLAT.dwg 7/24/2026 9:11 AM Jason

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) IN THE ATTACHED DOCUMENT.
ALL PRIMARY CALLS ARE LOCATED IN THE WRITTEN DOCUMENT.

SHEET 2 OF 2

W.O.
25-0108

SCALE: N/A

DRWN BY JCR
CHKD BY JKA

DATE 7/24/26
DATE 7/24/26

SUBJECT: **RIGHT-OF-WAY VACATION**

RIVERSIDE COUNTY CLERK & RECORDER
AUTHORIZATION TO BILL BY JOURNAL VOUCHER
FOR CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
CEQA ENVIRONMENTAL DOCUMENT FILING FEES

-TO BE FILLED IN BY SUBMITTING AGENCY-

AUTHORIZATION: W.O. ABS25008 SU14
Accounting String 537280-20260-3130200000 ZABS25008 ZSU14

AMOUNT: \$50.00

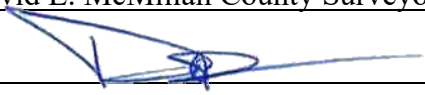
DATE: 06/23/26

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: One (1) –Notice of CEQA Exemption

AUTHORIZED BY: David L. McMillan County Surveyor

Signature: _____

PRESENTED BY: Paulette Izaguirre

ACCOUNTING CONTACT PERSON: **Hang Tran 951-955-6852**

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: _____

DATE: _____

RECEIPT # (S) _____