

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

803 B



FROM: TLMA - Transportation Department

SUBMITTAL DATE:
December 24, 2013

SUBJECT: Approval of Final Tract 31908-2, a Schedule "A" Subdivision in the Glen Ivy Hot Springs Area. 1st/1st District. [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Improvement Agreements and Securities as approved by County Counsel; and
2. Approve the final map; and
3. Authorize the Chairman of the Board of Supervisors to sign the Improvement Agreements and final map for Tract Map 31908-2.

BACKGROUND:

Summary

Tentative Tract 31908 was approved by the Board of Supervisors on May 16, 2006, as Agenda Item 16.2. This 26.83 acre subdivision is creating 59 new residential lots in the Glen Ivy Hot Springs area. This final map complies in all respects with the provisions of Division 3 of Title 15 of the Government Code and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances obtained to allow for the recordation of the final map.

Patricia Romo
Assistant Director of Transportation

Juan C. Perez
Director of Transportation and Land Management

HS: If
Submittals: Final Map
Road/Drainage Imprmnt Agrmts
Water System Imprmnt Agrmts
Sewer System Imprmnt Agrmts
Monumentation Agrmts

REVIEWED BY EXECUTIVE OFFICE

DATE Alex Gann

Alex Gann Departmental Concurrence

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

Prev. Agn. Ref. 05/16/06, Item 16.2 | District: 1/1 | Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

2-10

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

FORM 11: Approval of Final Tract 31908-2, a Schedule "A" Subdivision in the Glen Ivy Hot Springs Area. 1st/1st District. [\$0]

DATE: December 24, 2013

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

The developer desires to enter into Improvement Agreements to guarantee the construction of the required improvements and has submitted Improvement Agreements and Securities, which have been approved by County Counsel. All costs for improvements will be the responsibility of the developer. Securities posted by Philadelphia Indemnity Insurance Company are as follows:

\$1,179,000 for the completion of street improvements

\$ 117,500 for the completion of the water system

\$ 137,500 for the completion of the sewer system

\$ 120,250 for the completion of the monumentation

TRACT 31908-2

BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP 34609, AS SHOWN BY MAP ON FILE IN BOOK 224 OF PARCEL MAPS AT PAGES 45-49, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING WITHIN SECTION 12, T. 5 S., R. 6 W., S.B.M. AND SECTION 7, T. 5 S., R. 5 W., S.B.M.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS SEPTEMBER, 2013

SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, T.5S., R.6W., S.B.M. BEING NE 89°20'15" W AS SHOWN ON PARCEL MAP 34609 OF MAP DATE IN BOOK 224 OF PARCEL MAPS AT PAGES 45-49, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED L.S. 6199, FLUSH PER PARCEL MAP 34609, P.M. 224/45-49, UNLESS OTHERWISE NOTED.
- INDICATES FOUND 1" I.P. WITH PLASTIC PLUG STAMPED R.C.E. 17850, FLUSH PER TRACT 30440-1 M.B. 409/30-32 AND PARCEL MAP 34609 P.M. 224/45-49.
- INDICATES FOUND 1" I.P. WITH METAL DISC STAMPED L.S. 6529, FLUSH PER TRACT 31908-1 M.B. 4377-12.
- INDICATES SET 1" I.P. WITH METAL DISC STAMPED L.S. 5529, FLUSH.
- SET 1" I.P. TAGGED L.S. 5529, FLUSH AT ALL LOT CORNERS, ANGLE POINTS IN SIDE OR REAR LOT LINES, AND ANGLE POINTS IN SUBDIVISION BOUNDARY.
- SET LEAD AND TAG L.S. 5529 IN TOP OF CURB (RIVERSIDE CO. STD. 7") FOR 80% E2% FOOT, PRICE, AND CORNER CURBSHOP PROJECTED PERPENDICULAR OR PARALLEL FROM CURBLINE.
- SET STEEL PIN AND TAG 5529 ON TOP OF CURB AT ALL SIDE LOT LINES PROJECTED PER RIVERSIDE CO. STD. 7".
- ALL MONUMENTS SHOWN AS "SET" ARE SET PER RIVERSIDE COUNTY ORDINANCE 461.21, AND IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THIS MAP.
- () INDICATES RECORD & MEASURED DATA PER PARCEL MAP 34609 P.M. 224/45-49, UNLESS OTHERWISE NOTED.
- [] INDICATES RECORD & MEASURED DATA PER TRACT 31908-1 M.B. 4377-12.
- < > INDICATES RECORD & MEASURED DATA PER D.C. NO. 2011-213367, RECORDED 5/13/2011, O.R. RIV. CO.
- INDICATES ACCESS RIGHTS RESTRICTED.

THE DRAINAGE EASEMENTS SHALL BE KEPT FREE OF ALL BUILDINGS AND OBSTRUCTIONS. THIS TRACT CONTAINS 26.83 ACRES, GROSS.

C.C.A.R.T.S. FOR THIS MAP RECORDED OFFICIAL RECORDS OF RIVERSIDE COUNTY.

SCALE: 1" = 200'

TRACT 30440 M.B. 409/30-32

TRACT 31908-1 M.B. 4377-12

PARCEL NO. 34609

P.M. 224/45-49

SANTIAGO CANYON ROAD

SEE DETAIL 'A'

(1897065674)

(2637397)

(997727)

(1897065674)

(1897065674)

(1897065674)

(1897065674)

(1897065674)

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EASEMENT NOTES

SEE SHEET 4

COUNTY OF RIVERSIDE

PROJECT SITE

VICINITY MAP N.T.S.

CAMPBELL RANCH ROAD

WHERRELL AVENUE ROAD

SWINGING DITCH ROAD

DETAILED 'A'

NO SCALE

27' ACCESS

27' ACCESS

27' ACCESS

27' ACCESS

27' ACCESS

27' ACCESS

27' ACCESS

27' ACCESS

27' ACCESS

27' ACCESS

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27' ACCESS

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27' ACCESS

27' ACCESS

COURSE DATA

- (1) N 34°56'17" E 20.07'
- (2) N 13°40'20" E 31.00'
- (3) N 82°28'00" E 70.46'
- (4) N 13°20'00" E 32.61'
- (5) N 6°43'55" W 53.79'
- (6) N 69°21'33" W 130.92'
- (7) N 69°20'27" E 50.00'
- (8) N 89°23'33" W 161.00'
- (9) N 4°11'16" W 133.48'
- (10) N 87°12'26" W 150.00'
- (11) N 4°00'00" E 122.70'
- (12) N 1°15'24" E 156.55'
- (13) S 13°25'16" E 171.77'
- (14) S 82°52'47" E 153.00'
- (15) S 35°43'17" E 142.46'
- (16) S 25°43'17" E 153.36'
- (17) S 1°15'54" W 167.367'
- (18) S 1°15'54" W 167.367'
- (19) S 82°52'47" E 153.00'
- (20) S 13°25'16" E 171.77'
- (21) S 13°25'16" E 171.77'
- (22) S 13°25'16" E 171.77'

(101°04'29"E 1302.82')

(132°43')

(101°04'29"E)

(101°04'29"E)

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ENVIRONMENTAL CONSTRAINT NOTE

Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor, in E.C.S. Book 44, Page 87. This affects all.

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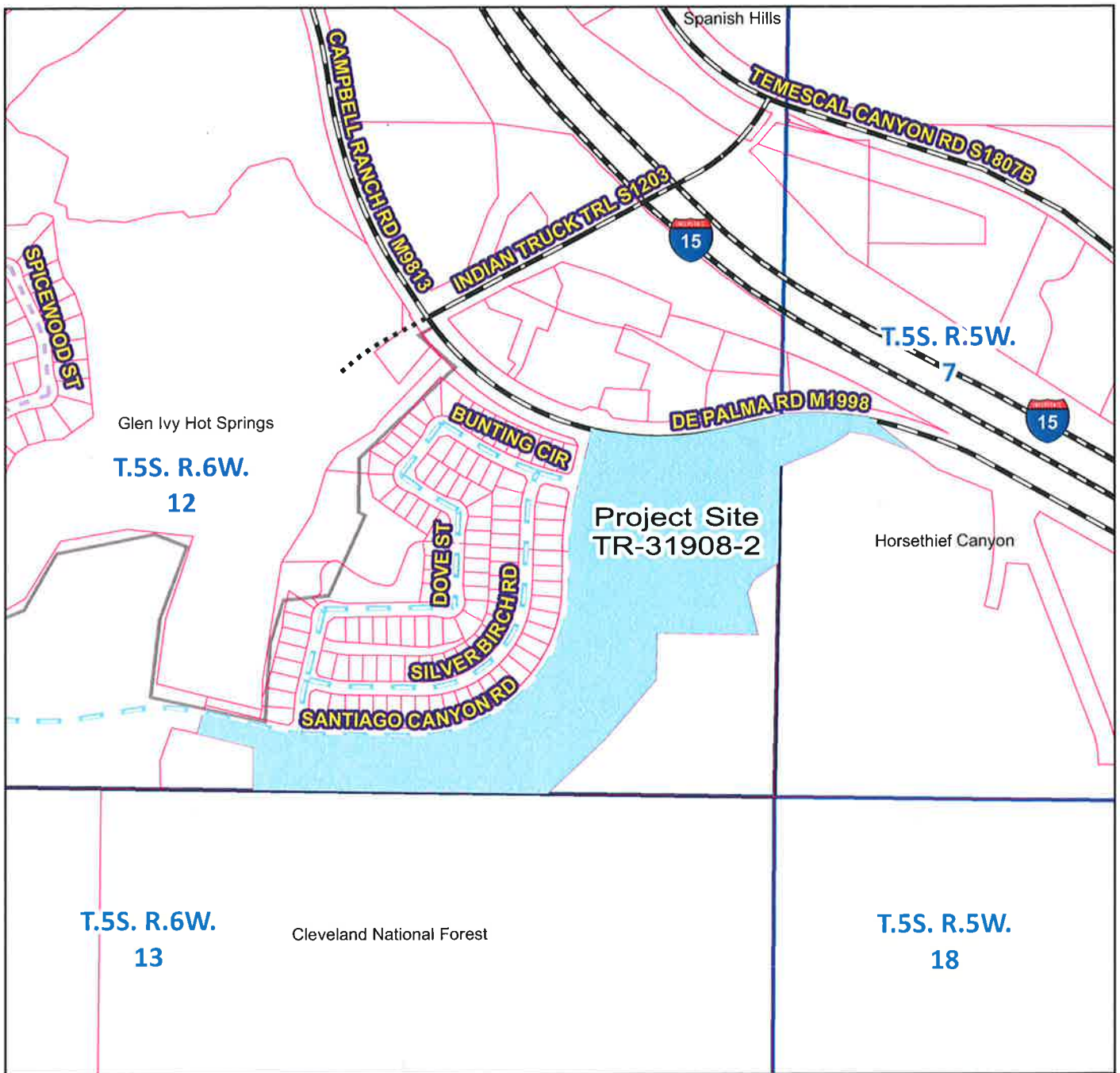
This affects all.

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VICINITY MAP

TR-31908-2

SEC. 12 TWP. 5S RNG. 6W

&

SEC. 7 TWP. 5S RNG. 5W

Supervisory District: Kevin Jeffries, District 1

