

Departmental Concurrence

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

303A



FROM: TLMA – Transportation Department

SUBMITTAL DATE:
May 26, 2015

SUBJECT: Community Facilities District No. 07-2 Road and Bridge Benefit District (RBBB) Fee Program Improvement Credit Agreement between the County of Riverside and K. Hovnanian at Vineyard Heights, LLC for Tract No. 33307. 3rd District; [\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the subject agreement by and between the County of Riverside and K. Hovnanian at Vineyard Heights, LLC issuing RBBB credits in recognition of the project's financial participation in a Community Facilities District (CFD) for the construction of Clinton Keith Road; and
2. Authorize the Chairman of the Board of Supervisors to execute the same.

BACKGROUND:

Summary

Tract No. 33307 (Tract), consisting of 41 single family residential units, is owned by K. Hovnanian at Vineyard Heights, LLC (Developer) and is located within the boundaries of Community Facilities District No. 07-2 (Clinton Keith Road CFD), which is administered by the County of Riverside (County), and for which the Tract was conditioned to participate in.

Patricia Romo
Assistant Director of Transportation

Juan C. Perez
Director of Transportation and Land Management

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (Per Exec. Office)
COST	\$ 0	\$ 0	\$ 0	\$ 0	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0	

SOURCE OF FUNDS: N/A

Budget Adjustment: No
For Fiscal Year: 2014/2015

C.E.O. RECOMMENDATION:

APPROVE

BY: Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: June 30, 2015
xc: Transp.

Kecia Harper-Ihem
Clerk of the Board
By: [Signature]
Deputy

Prev. Agn. Ref.: 6/12/07, Item 3-36

District: 3

Agenda Number:

3-70

☐ Positions Added

☐

☐ Change Order

☐

☐ A-30

☐ 4/5 Vote

BACKGROUND:

Summary (continued)

The Clinton Keith Road CFD is a funding mechanism that provides a means to finance, in part, the Clinton Keith Road improvements from Antelope Road to State Route 79. The County has started the bid process for the next phase of these improvements, which are anticipated to start construction this fall. The Clinton Keith Road improvements are planned to be constructed by the Riverside County Transportation Department partially from the proceeds of special taxes levied and the proceeds of bond sales of the Clinton Keith Road CFD.

In addition, the Clinton Keith Road improvements have been identified as part of the Southwest Area Road and Bridge Benefit District (RBBD) facilities whose construction is to be partly financed by the collection of RBBD. The Southwest Road and Bridge Benefit District is an additional sub-regional development fee collected by County, over and above the Transportation Uniform Mitigation Fee (TUMF), to assure that developments pay their fair share of the cost of providing certain key transportation facilities in the Southwest area.

On June 12, 2007, Agenda Item 3-36, the Board of Supervisors approved the "Joint Funding, Credit, and Reimbursement Agreement," whereby parameters were established to establish the Clinton Keith CFD, sell special tax bonds, and grant developers credits against their applicable RBBD fees. Because the project will provide early financing towards the improvements of Clinton Keith Road by being part of the CFD bond sale, to be financed through a special assessment, the Developer is entitled to credit against RBBD fees in an amount equal to the Developer's share of net bond proceeds attributed to the RBBD. The CFD special assessment is disclosed to potential buyers of the residential homes as part of their purchase transaction.

The County and the Developer now desire to enter into this agreement to provide a means by which the Developer's participation in the Clinton Keith Road CFD is offset against the Developer's obligation to pay applicable Southwest Area RBBD Zone D for the Tract. Each single-family residential unit constructed within the Tract is potentially eligible to receive RBBD credit in an amount equal to the Developer's share of net bond proceeds minus the aggregate TUMF bond credit per dwelling unit. There is an item on this same Board agenda for this tract to receive funding TUMF credits as well, since the amount generated by the bond sale is sized to account for both the TUMF and RBBD fee obligations of the tract.

Project Number: B2-04722

Impact on Residents and Businesses

Community Facilities Districts (CFD's) are an important tool to fund the early delivery of infrastructure. They allow the County to provide early delivery of infrastructure to fund a major facility through a bond sale and special assessment, with appropriate credit given towards mitigation fee obligations, as opposed to the traditional "pay as you go" method to collect fees on a lot-by-lot basis over a longer period of time. The CFD for the extension of Clinton Keith Road was established in 2007 in anticipation that this major transportation facility would be needed to support planned growth in the area. The extension of Clinton Keith Road will provide an additional critical transportation link between the French Valley area and I-215, improving mobility, reducing congestion on alternate roads such as Los Alamos, and improving safety.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A

**COMMUNITY FACILITIES DISTRICT NO. 07-2
(CLINTON KEITH ROAD)
IMPROVEMENT CREDIT AGREEMENT
ROAD AND BRIDGE BENEFIT DISTRICT FEE PROGRAM**

This IMPROVEMENT CREDIT AGREEMENT (this "Agreement") is entered into this 30th day of June, 2015, by and between the County of Riverside (the "County") and K. Hovnanian at Vineyard Heights, LLC, a California limited liability company (the "Developer"). The County and the Developer are sometimes hereinafter referred to individually as "Party" and collectively as "Parties".

RECITALS

WHEREAS, the Developer owns Tract No. 33307 (the "Tract"), for which a Final Map was recorded on March 19, 2015, as Instrument No. 2015-0110209 and is located within Riverside County, California, as shown by Exhibit "A," attached hereto and incorporated herein by this reference;

WHEREAS, the Tract is a single-family residential development;

WHEREAS, the Tract was conditioned by the County to participate in some form of funding mechanism, such as a Community Facilities District, that would provide a means of financing the construction of public facilities, which include the full-width arterial improvements of Clinton Keith Road from Antelope Road to State Route 79, including associated appurtenances and rights-of-way (the "Project");

WHEREAS, the public facilities improvements described above had been determined by the Board of Supervisors to be necessary to mitigate the transportation and circulation needs, which the development of the Tract will contribute in part;

WHEREAS, the Riverside County Board of Supervisors (the "Board"), on June 12, 2007, adopted Resolution No. 2007-286 establishing Community Facilities District No. 07-2 Clinton Keith Road of the County of Riverside ("Clinton Keith Road CFD") and authorizing the levy of a special tax to pay for the construction or financing of the Clinton Keith Road Improvements and Resolution No. CFD 2007-04 determining the need to incur bonded indebtedness in an aggregate principal amount not to exceed \$60,000,000 to finance the Clinton Keith Road Improvements and Resolution No. CFD 2007-05 calling for a special election held on June 18, 2007, for the qualified electors of the Clinton Keith Road CFD to consider propositions dealing with the levy of the special tax and the incurrence of bonded indebtedness;

WHEREAS, the Board of Supervisors, on June 18, 2007, canvassed the results of the special election and determined that the qualified electors voted and approved the propositions by more than two-thirds of the votes cast and caused a Notice of Special Tax Lien for the Clinton Keith Road CFD to be recorded within fifteen days of the special election certification;

WHEREAS, the County, by adoption of Resolution No. 2001-317, as amended from time to time, reestablished the Southwest Area Road and Bridge Benefit District ("RBBB"), which consisted of three Zones, designated construction costs for certain road and bridge improvements to be funded by the Southwest Area RBBB, and established a road and bridge improvement fee schedule that apportioned said construction costs to all properties within the Southwest Area RBBB;

WHEREAS, the Clinton Keith Road Improvements have been identified as part of the Southwest Area RBBB, Zone "D" and to be among those facilities whose construction is to be financed, in part, by the collection of the Southwest Area RBBB fees within Zone "D";

WHEREAS, the Clinton Keith Road Improvements are to be constructed by the Riverside County Transportation Department as the lead agency from funding that includes the proceeds of special taxes levied or the proceeds of special tax bonds issued by the Clinton Keith Road CFD;

WHEREAS, the qualified electors of the Clinton Keith Road CFD collectively and jointly with the County entered into an agreement entitled "Joint Funding, Credit and Reimbursement Agreement" dated June 12, 2007 and approved by the County Board of Supervisors on that same date, which established the parameters by which the CFD was formed, special tax bonds will be sold, and developers would receive credits against their applicable Transportation Uniform Mitigation Fee (TUMF) and RBBB fees;

WHEREAS, the Parties now desire to enter into this Agreement to provide a means by which Developer's participation in the Clinton Keith Road CFD is offset against Developer's obligation to pay the applicable Southwest Area RBBB, Zone "D" fees for the Tract; and

WHEREAS, the Tract is located within the boundaries of the Clinton Keith Road CFD, as shown on the Boundary Map of the Clinton Keith Road CFD recorded as Instrument No. 2007-0334626 on May 21, 2007, or within territory that has been annexed to Clinton Keith Road CFD.

NOW, THEREFORE, for the purposes set forth herein, and for good and valuable consideration, the adequacy of which is hereby acknowledged, Developer and County and hereby agree as follows:

TERMS

1.0 Incorporation of Recitals: The Parties hereby affirm the facts set forth in the Recitals above and agree to the incorporation of the Recitals as though fully set forth herein.

2.0 Construction of Improvements: County shall be responsible for constructing the Clinton Keith Road Improvements.

3.0 RBBB Fee Credits

3.1 RBBB Fee Credits for Residential Dwelling Units: Upon issuance of the special tax bonds by CFD No. 07-2 (the "Bonds"), the Developer shall be entitled to credit against RBBB fees in an amount equal to the Developer's Share of Net Bond Proceeds minus the aggregate TUMF Bond Credit per single-family dwelling unit (SFdu) or multifamily dwelling unit (MFDU) calculated for the Developer's Tract(s) pursuant to Section 6.1.(a) of the Joint Funding, Credit and Reimbursement Agreement (the "RBBB Fee Credit"). The RBBB Fee Credit may be applied against RBBB fees otherwise due and payable at the time of issuance of a certificate of occupancy within the Tract(s) or, if Developer transfers all or a portion of its RBBB Fee Credit to other property within Zone D of the Southwest RBBB to such property. On the CFD Effective Date, the Developer will be entitled to receive building permits for SFdu or MFDU in tracts owned by the Developer without prior payment of RBBB fees. The Developer agrees that should the Bonds not be issued and sold within a reasonable period of time after the County's receipt of bids for the Project, the RBBB fees intended to be excused upon the issuance of the Bonds pursuant to this Section shall instead be due and owing to the County. Accordingly the Developer agrees to expeditiously make arrangements with the County for the payment of RBBB fees in respect of RBBB Fee Credits issued pursuant to this Section and applied by the Developer at the time of issuance of a certificate of occupancy for said unit(s) in anticipation of the issuance of the Bonds; and the Developer agrees to expeditiously make arrangements with the County for the payment of RBBB fees in respect of RBBB Fee Credits issued pursuant to this Section and transferred pursuant to Section 3.2 herein by the Developer in anticipation of the issuance of the Bonds.

3.2 Transfer of RBBB Fee Credits: Upon conveyance of any portion of a Tract to a third party that could utilize any RBBB Fee Credit earned pursuant to this Agreement, the Developer shall have the option to retain the RBBB Fee Credits or provide 30 days' written notice to the County of the conveyance, the name of the entity to which the property is being conveyed, the number of units being conveyed, the amount of RBBB Fee Credits represented by the conveyance, and request that the County prepare credit notices that represent the amount of RBBB Fee Credits to be retained by the Developer and the amount of RBBB Fee Credits to be transferred to the third party. The County shall not unreasonably deny the Developer's request for the transfer of RBBB Fee Credits and, if approved by the County, the credit notices will be issued within 20 days of the County's written notice of approval. In addition, the Developer's right to RBBB Fee Credits pursuant to this Agreement may be used by the Developer with respect to, or transferred or conveyed to another developer for its use with respect to any other property within Zone D of the Southwest Area RBBB in accordance with the procedures set forth herein. If the Developer elects to use, transfer or convey such RBBB Fee Credits with respect to any other property within Zone D of the Southwest Area RBBB (other than within the Tract(s)), then the County shall prepare fee credit notices in accordance with the procedure set forth herein. The provisions of Section 4.1 herein requiring an assignment and assumption agreement shall not apply to the transfer or conveyance of fee credits only and shall only apply when the fee credits are assigned in conjunction with the transfer or conveyance of lots within the Tract(s).

3.3 RBBB Fee Reimbursement: If and to the extent the Developer pays Southwest Area RBBB fees with respect to development within the Tract(s) prior to the issuance

of the Bonds, but not earlier than the CFD Effective Date, the County shall reimburse the Developer from Southwest Area RBBB fees collected in the amount equal to the credit earned against such fees pursuant to this Agreement. In addition, if the Developer pays RBBB fees with respect to a Tract on or subsequent to the issuance of the Bonds, and credits earned pursuant to this Agreement were not accounted for in calculating the amount of such payments, the County shall reimburse the Developer from RBBB fees collected in the amount of overpayment upon receipt of the Developer's written notice of such overpayment. The timing of any RBBB fee reimbursement will be contingent upon the availability of funds in the Southwest Area RBBB, and reimbursements may be made in multiple payments. Pursuant to Ordinance 460, the right to reimbursement expires 15 years after the execution of this Agreement.

3.4 Project Advances: Certain developers within the boundaries of CFD No. 07-2 have previously made, and certain of the developers may in the future make, advances of funds to be used by the County to pay expenses in connection with right-of-way acquisition and other costs for the Clinton Keith Road Improvements ("Project Advance"). If prior to issuance of the Bonds, (i) the Developer has made a Project Advance and requests that a certificate of occupancy be issued for a SFDU or MFDU constructed within the Tract(s) owned by such Developer, (ii) such Developer requests that such Project Advance be applied as a credit against the RBBB fees then applicable to such Tract(s), and (iii) the amount of such Project Advance not previously applied as a credit pursuant to this subsection is at least equal to the amount of such RBBB fee, the County may issue a credit to the Developer for such RBBB fee and, upon a determination by the County that all other conditions to the issuance of such certificate of occupancy have been satisfied, the County may issue such certificate of occupancy.

4.0 Miscellaneous

4.1 Assignment: The Developer may assign all or a portion of its rights pursuant to this Agreement to a purchaser of one or more lots within the Tract (an "Assignment"). The Developer and such purchaser and assignee (the "Assignee") shall provide to the County such reasonable proof as it may require that the Assignee is the purchaser of said lots within the Tract. Any assignment pursuant to this Section shall not be effective unless and until the Developer and Assignee have executed an assignment agreement with the County in a form reasonably acceptable to County, whereby the Developer and the Assignee agree, except as may be otherwise specifically provided therein, to the following: (i) the Assignee shall receive all or a portion of the Developer's rights pursuant to this Agreement, including the RBBB Credit amount for each SFDU developed on a lot within the Tract or for each MFDU developed on a parcel within the Tract purchased by the Assignee pursuant to this Agreement and (ii) the Assignee shall be bound by all applicable provisions of this Agreement.

4.2 Relationship between the Parties: All Parties hereby mutually agree that this Agreement shall not operate to create the relationship of partnership, joint venture, or agency between the County and the Developer.

4.3 Indemnification: Developer agrees to protect, indemnify, defend and hold the Community Facilities District, the County, its elected officials, directors, officers, employees, agents and representatives, individually or any combination thereof (the "Indemnified Parties"),

harmless from and against any and all claims, including, but not limited to, third-party claims, and against any and all losses, liabilities, expenses, suits, actions, decrees, judgments, awards, reasonable attorney's fees, and court costs which the Indemnified Parties may suffer or which may be sought against or recovered or obtained from the Indemnified Parties, as a result of, or by reason of, or arising out of, or in consequence of (a) the approval of this Agreement, (b) the awarding of credit pursuant to or on account of this Agreement, and/or (c) the untruth or inaccuracy of any representation or warranty made by said Developer in this Agreement, excepting therefrom, any and all claims that arise from the sole negligence or willful misconduct of the Indemnified Parties. If said Developer fails to do so, the Indemnified Parties shall have the right, but not the obligation, to defend the same and charge all of the direct or incidental costs of such defense, including reasonable attorney's fees or court costs, to and recover the same from said Developer. The provisions of this Section shall survive the termination discharge or other termination of this Agreement.

4.4 Warranty as to Property Ownership; Authority to Enter Agreement: The Developer hereby warrants that it owns fee title to the Tract and that it has the legal capacity to enter into this Agreement. All Parties warrant that the individual(s) who have signed this Agreement on behalf of such Party has the legal power, right, and authority to enter into this Agreement and such individual signing this Agreement has been duly authorized to do so, on behalf of said Party.

4.5 Other Agreements: Nothing contained herein shall be construed as affecting the County's or the Developer's respective duty to perform its respective obligations under other agreements, land use regulations or subdivision requirements relating to the development of the Tract(s), which obligations are and shall remain independent of the Developer's rights and obligations, and the County's rights and obligations, under this Agreement.

4.6 Notices: All notices, demands, invoices, and written communications shall be in writing and delivered to the following addresses or such other addresses as the Parties may designate by written notice:

To County: Riverside County Transportation Department
Patricia Romo, Assistant Director of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501
Phone No. (951) 955-6740
Fax No. (951) 955-3198

To Developer: K. Hovnanian at Vineyard Heights, LLC
Attention: Division President
400 Exchange, Suite 200
Irvine, CA 92602
Phone No. (714) 368-4500
Fax No. (714) 544-1340

Depending upon the method of transmittal, notice shall be deemed received as follows: by facsimile, as of the date and time sent; by messenger, as of the date delivered; and by U.S. Mail first class postage prepaid, as of 72 hours after deposit in the U.S. Mail.

4.7 Cooperation; Further Acts: All Parties shall fully cooperate with one another, and shall take any additional acts or sign any additional documents as may be necessary, appropriate, or convenient to attain the purposes of this Agreement.

4.8 Interpretation; References; Captions: It is agreed that the Parties and their agents, including legal counsel, have participated in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and that any ambiguity shall not be construed against any of the Parties as the Party responsible for drafting this Agreement. Any term referencing time, days, or period for performance shall be deemed calendar days and not business days. All references to the Developer include all its officers, personnel, employees, agents and representatives, except as otherwise specified in this Agreement. All references to the County include its elected officials, directors, officers, employees, agents and representatives, except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

4.9 Amendments: This Agreement may only be amended by an instrument in writing executed and delivered by the County and the Developer.

4.10 Waivers: No waiver of, or consent with respect to, any provision of this Agreement by a Party hereto shall in any event be effective unless the same shall be in writing and signed by such Party, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which it was given.

4.11 Binding Effect: Each and all of the covenants and conditions shall be binding on and shall inure to the benefit of the Parties, and their successors, heirs, personal representatives, or assigns. This section shall not be construed as an authorization for any Party to assign any right or obligation.

4.12 No Third Party Beneficiaries: There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

4.13 Invalidity; Severability: The provisions of this Agreement are specifically made severable. If any clause, provision, right and/or remedy provided for herein is unlawful or unenforceable, the remainder of this Agreement shall remain in effect and be enforced as if such clause, provision, right and/or remedy was not contained herein.

4.14 Consent to Jurisdiction and Venue: This Agreement shall be construed in accordance with and governed by the laws of the State of California. Any legal action or proceeding brought to interpret or enforce this Agreement, or which in any way arises out of the Parties' activities undertaken pursuant to this Agreement, shall be filed and prosecuted in the appropriate California State Court in the County of Riverside, California. Each Party waives the

benefit of any provision of state or federal law providing for a change of venue to any other court or jurisdiction including, without limitation, a change of venue based on the fact that a governmental entity is a party to the action or proceeding, or that a federal right or question is involved or alleged to be involved in the action or proceeding. Without limiting the generality of the foregoing waiver, the Developer expressly waives any right to have venue transferred pursuant to California Code of Civil Procedure Section 394.

4.15 Attorneys' Fees: If any action is instituted to interpret or enforce any of the provisions of this Agreement, the Party prevailing in such action shall be entitled to recover from the other Party thereto reasonable attorney's fees and costs of such suit (including both prejudgment and post judgment fees and costs) as determined by the court as part of the judgment.

4.16 Time is of the Essence: Time is of the essence with respect to the Developer's performance of its obligations under this Agreement.

4.17 Merger Clause: This Agreement contains the entire agreement between the Parties with respect to matters specifically addressed herein and supersedes any prior oral or written statements, negotiations, or understandings concerning such matters which are hereby merged into this Agreement.

4.18 Counterparts: This Agreement may be signed in counterparts, each of which shall constitute an original and which collectively shall constitute one instrument.

[Signatures of Parties on Following Pages]

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

COUNTY OF RIVERSIDE

RECOMMENDED FOR APPROVAL:

By: 

Juan C. Perez
Director of Transportation and Land
Management

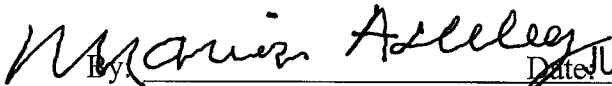
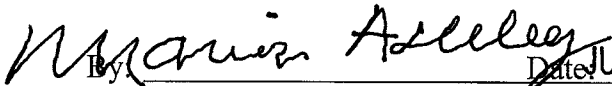
APPROVED AS TO FORM:

By: 

Dale A. Gardner

County Counsel

APPROVAL BY THE COUNTY BOARD OF
SUPERVISORS:

 By:  Date: JUN 30 2015

MARION ASHLEY

Chairman, County Board of Supervisors

ATTEST:

Kecia Harper-Ihem
Clerk of the Board

By: 

Date: JUN 30 2015

Deputy

DEVELOPER

K. Hovnanian at Vineyard Heights, LLC, a
California limited liability company

By: 

Steve Kabel

Printed Name

Division President

Title

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 ORANGE)

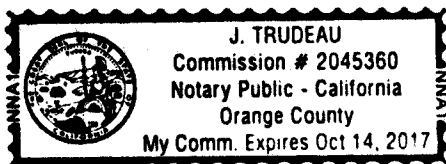
On 06 May 2015 before me, J. TRUDEAU Notary Public
Date Here Insert Name and Title of the Officer

personally appeared STEVEN KABEL
Name(s) of Signer(s)

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 [Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

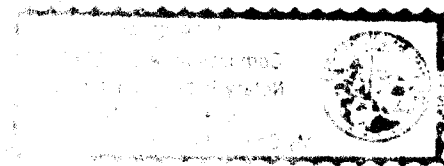


EXHIBIT "A"
VICINITY MAP AND FINAL TRACT MAP

[ATTACHED BEHIND THIS PAGE]

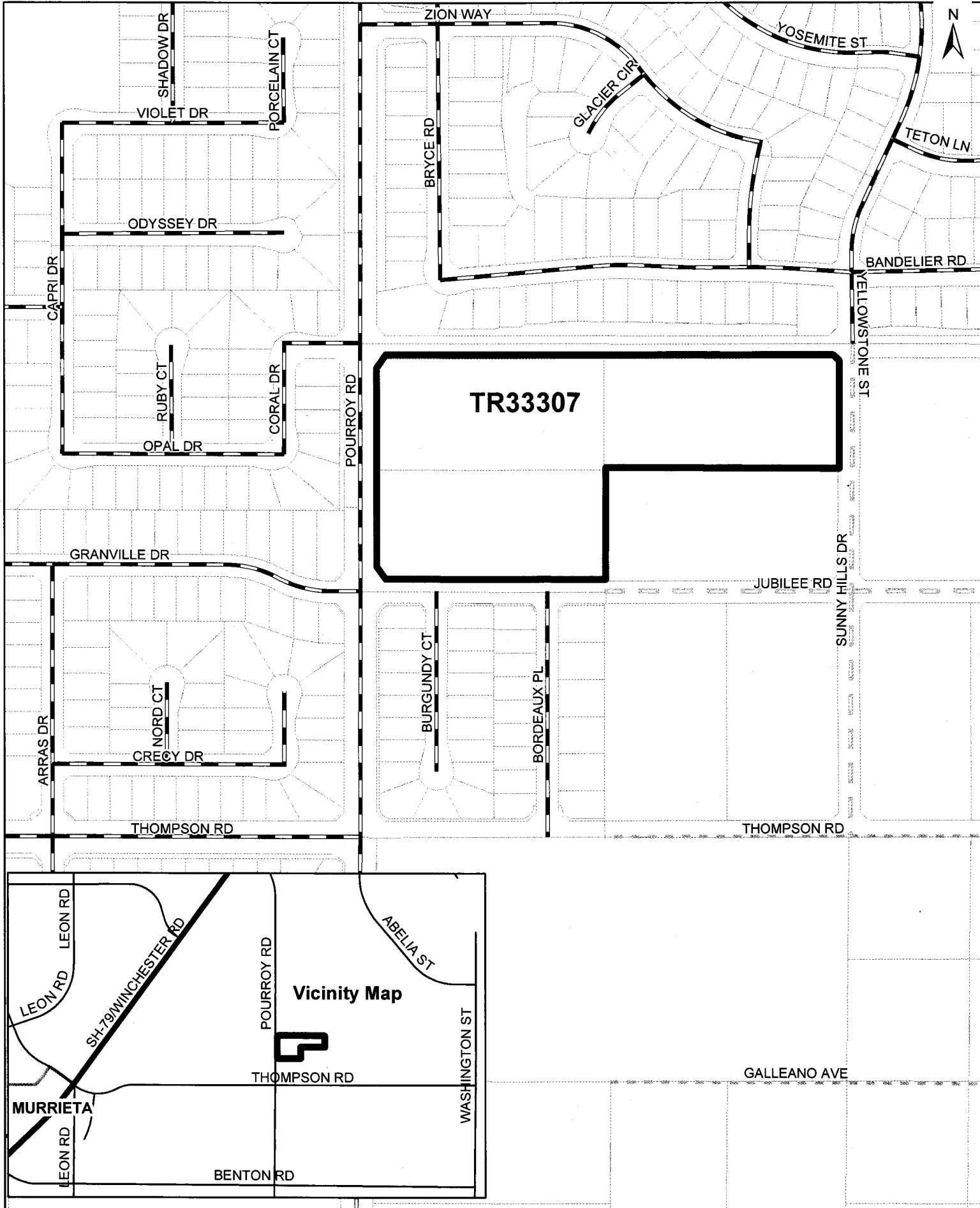
0 165 330 660 Feet

1 inch = 333 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by almedina on 1/27/2015

TR33307 Vicinity Map

The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS and other sources should be queried for the most current information. Do not copy or resell this map.



TRACT MAP NO. 33307

BEING A SUBDIVISION OF PARCELS 1, 2, AND 4, AS PER MAP FILED IN BOOK 90, PAGE 86 OF PARCEL TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO COUNTY, CALIFORNIA.

JOHN R. DUQUETTE, PLS 7566



DATE JANUARY 2014

MONUMENT NOTES:

- ▲ FD 1" IP WITH PP STAMPED "LS 7394" FLUSH, PER MB 350/62-64.
- FD 1" IP WITH NAIL AND TAG STAMPED "LS 3259" PER PMB 34/47-48 AND PMB 90/86.
- ▲ FD 1" IP WITH NAIL AND TAG STAMPED "ACE 22502" PER TRACT NO. 30110 M.B. 350/67-73.
- ▲ COR'S GPS CONTROL STATION
- INDICATES SET 1" IRON PIPE TAGGED "L.S. 7566", FLUSH.

SET NAIL AND TAG "LS 7566" (RIV. CO. STD. "E" MON.) IN TOP OF CURB ON SIDE LOT LINES PROJECTED IN LIEU OF FRONT LOT CORNERS, UNLESS OTHERWISE NOTED.

SET NAIL AND TAG "LS 7566" (RIV. CO. STD. "E" MON.) IN TOP OF CURB FOR B.C.S. P.C.S. AND OTHER CURB CORNERS, UNLESS OTHERWISE NOTED.

SET 1" IP & TAG "LS 7566" FLUSH (RIV. CO. STD. "A" MON.) IN THE LINES, FLUSH, UNLESS OTHERWISE NOTED.

ALL MONUMENTS SHOWN AS SET SHALL BE SET IN ACCORDANCE WITH RIVERSIDE COUNTY ORDINANCE 461.10 AND THE MONUMENTATION AGREEMENT FOR THIS MAP.

BASE OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCRS83, ZONE 6, 2007 CO. EPOCH, BASED ON THE NAD 83 DATUM. THIS MAP IS GRID. QUOTED BEARINGS AND DISTANCES FROM REFERENCE MAPS OR DEEDS ARE SHOWN PER THAT RECORD REFERENCE. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS SPECIFIED OTHERWISE. GRID DISTANCES, MAY BE OBTAINED BY MULTIPLYING THE GROUND DISTANCE BY A COMBINATION FACTOR OF 0.99998884. CALCULATIONS ARE MADE AT POINT 101 WITH COORDINATES OF N 216341.003 E 6303846.926, USING AN ELEVATION OF 1402.35.

ENVIRONMENTAL CONSTRAINT NOTE

THE ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS SURVEY IS THE RIVERSIDE COUNTY SURVEY IN BOOK 90, PAGE 86, AFFECTS ALL LOTS WITHIN THIS TRACT MAP.

SLAVEY NOTES

() - INDICATES RECORD PER PARCEL MAP NO. 18915, P.M.B. 90/86, UNLESS OTHERWISE NOTED.

[] - INDICATES RECORD PER TRACT MAP NO. 29789, M.B. 350/62-64, UNLESS OTHERWISE NOTED.

GROSS ACREAGE: 15.08 ACRES WITHIN THE BOLD BOUNDARY OF THIS MAP.

////// - INDICATES RESTRICTED ACCESS.

C.C.R.'S RECORDED 03/19/2015 AS INST. NO. 2015-010210 O.R.

EASEMENTS

- ① EASEMENT FOR DRAINAGE PURPOSES TO THE COUNTY OF RIVERSIDE, RECORDED 07/14/04 AS INSTRUMENT NO. 2004-084766.
- ② DRAINAGE EASEMENT, DEDICATED HEREON.
- ③ ACCESS EASEMENT, FOR INGRESS AND EGRESS TO AND FROM DRAINAGE EASEMENT, FOR CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, DEDICATED HEREON.

LINE/CURVE DATA TABLE

②	BEARING/DELTA	RADIUS	LENGTH
1	N42°38'47"E	33.97'	(33.97')
2	N44°57'49"W	21.22'	(21.22')
3	N45°01'42"E	21.21'	(21.21')
4	N42°34'56"W	33.97'	(33.97')

-0°27'55.0" CONVERGENCE
ANGLE AT POINT (101)

SCALE 1"=100'

NOT TO SCALE

PROJECT SITE

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

ALLEN VISTA ROAD 141' 79'

POURBOY ROAD 141' 79'

WINDMILL ROAD 141' 79'

SHIRAZ ROAD 141' 79'

BOUNDARY CONTROL/SHEET INDEX

① INDICATES SHEET NUMBER

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

TRACT MAP NO. 33307

BEING A SUBDIVISION OF PARCELS 1, 2, AND 4, AS PER MAP FILED IN BOOK 90, PAGE 86 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

JOHN R. DUQUETTE, PLS 7566

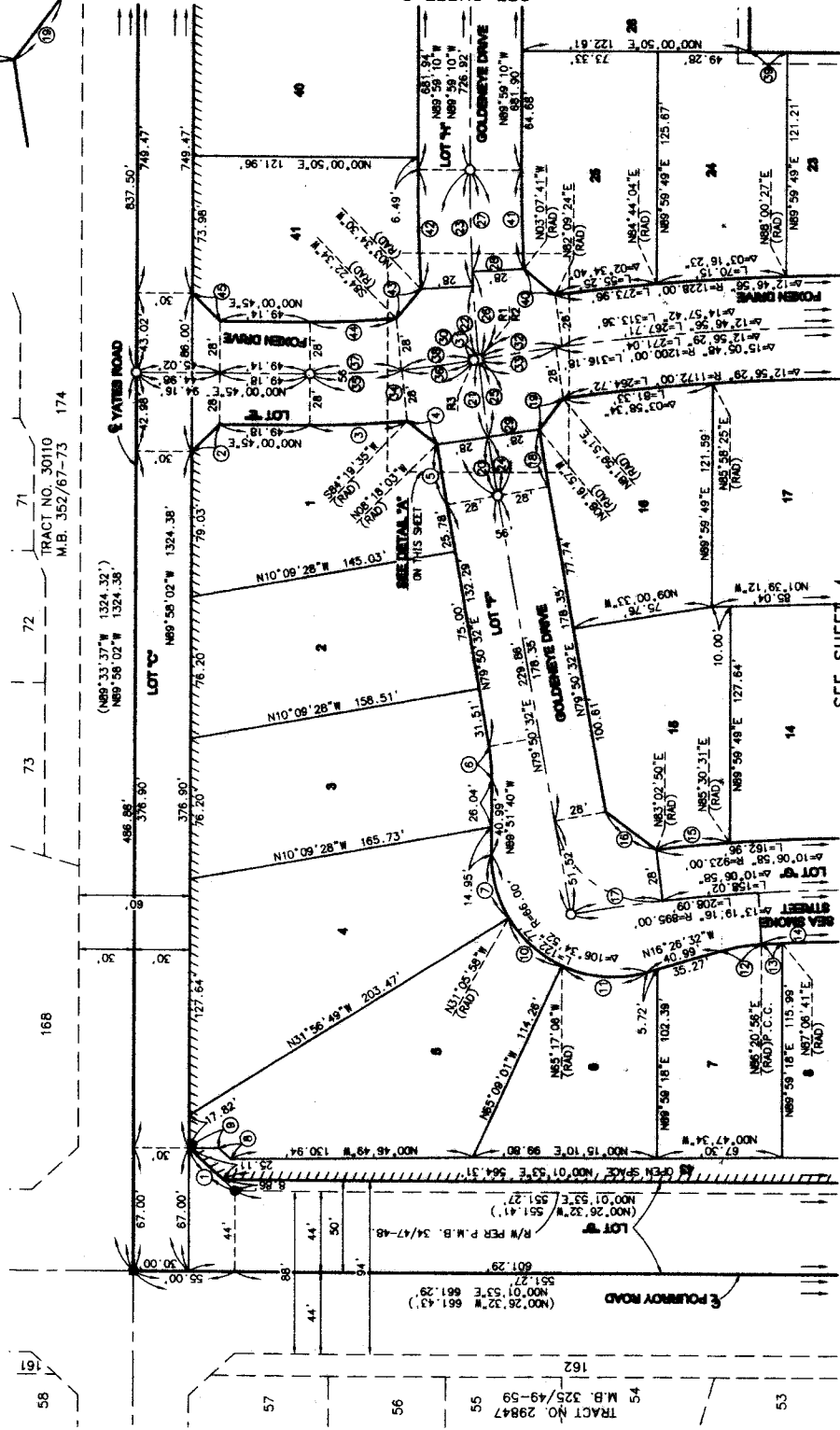
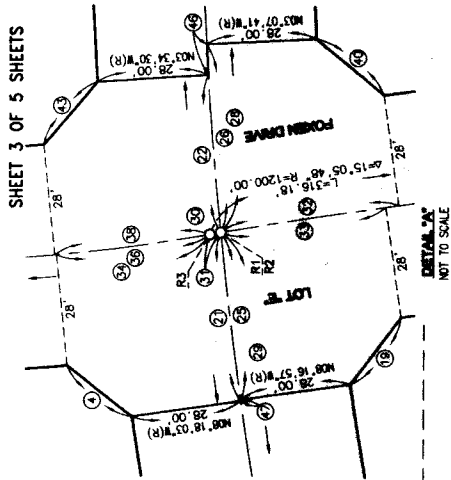
DATE OF SEPTEMBER 2013



NOTE

SEE SHEET 2 FOR BASIS OF BEARINGS, VICINITY MAP, SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY CONTROL MAP, INDEX MAP AND TRACT BOUNDARY. DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

RADIAL TABLE	
RA	RADIUS
R1	N89°50'50"E 1000.00'
R2	N79°58'38"E 1200.00'
R3	N79°50'32"E 1200.00'



LINE/CURVE DATA TABLE		
STATION	BEARING/DELTA	RADIUS
1	N89°50'50"E	1000.00'
2	N79°58'38"E	1200.00'
3	N79°50'32"E	1200.00'
4	N89°50'50"E	1000.00'
5	N89°50'50"E	1000.00'
6	N89°50'50"E	1000.00'
7	N89°50'50"E	1000.00'
8	N89°50'50"E	1000.00'
9	N89°50'50"E	1000.00'
10	N89°50'50"E	1000.00'
11	N89°50'50"E	1000.00'
12	N89°50'50"E	1000.00'
13	N89°50'50"E	1000.00'
14	N89°50'50"E	1000.00'
15	N89°50'50"E	1000.00'
16	N89°50'50"E	1000.00'
17	N89°50'50"E	1000.00'
18	N89°50'50"E	1000.00'
19	N89°50'50"E	1000.00'
20	N89°50'50"E	1000.00'
21	N89°50'50"E	1000.00'
22	N89°50'50"E	1000.00'
23	N89°50'50"E	1000.00'
24	N89°50'50"E	1000.00'
25	N89°50'50"E	1000.00'
26	N89°50'50"E	1000.00'
27	N89°50'50"E	1000.00'
28	N89°50'50"E	1000.00'
29	N89°50'50"E	1000.00'
30	N89°50'50"E	1000.00'
31	N89°50'50"E	1000.00'
32	N89°50'50"E	1000.00'
33	N89°50'50"E	1000.00'
34	N89°50'50"E	1000.00'
35	N89°50'50"E	1000.00'
36	N89°50'50"E	1000.00'
37	N89°50'50"E	1000.00'
38	N89°50'50"E	1000.00'
39	N89°50'50"E	1000.00'
40	N89°50'50"E	1000.00'
41	N89°50'50"E	1000.00'
42	N89°50'50"E	1000.00'
43	N89°50'50"E	1000.00'
44	N89°50'50"E	1000.00'
45	N89°50'50"E	1000.00'
46	N89°50'50"E	1000.00'
47	N89°50'50"E	1000.00'

SEE SHEET 5

SEE SHEET 4



TRACT MAP NO. 33307

BEING A SUBDIVISION OF PARCELS 1, 2, AND 4, AS PER MAP FILED IN BOOK 90, PAGE 86 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

JOHN R. DUQUETTE, PLS 7566



DATE JANUARY 2014

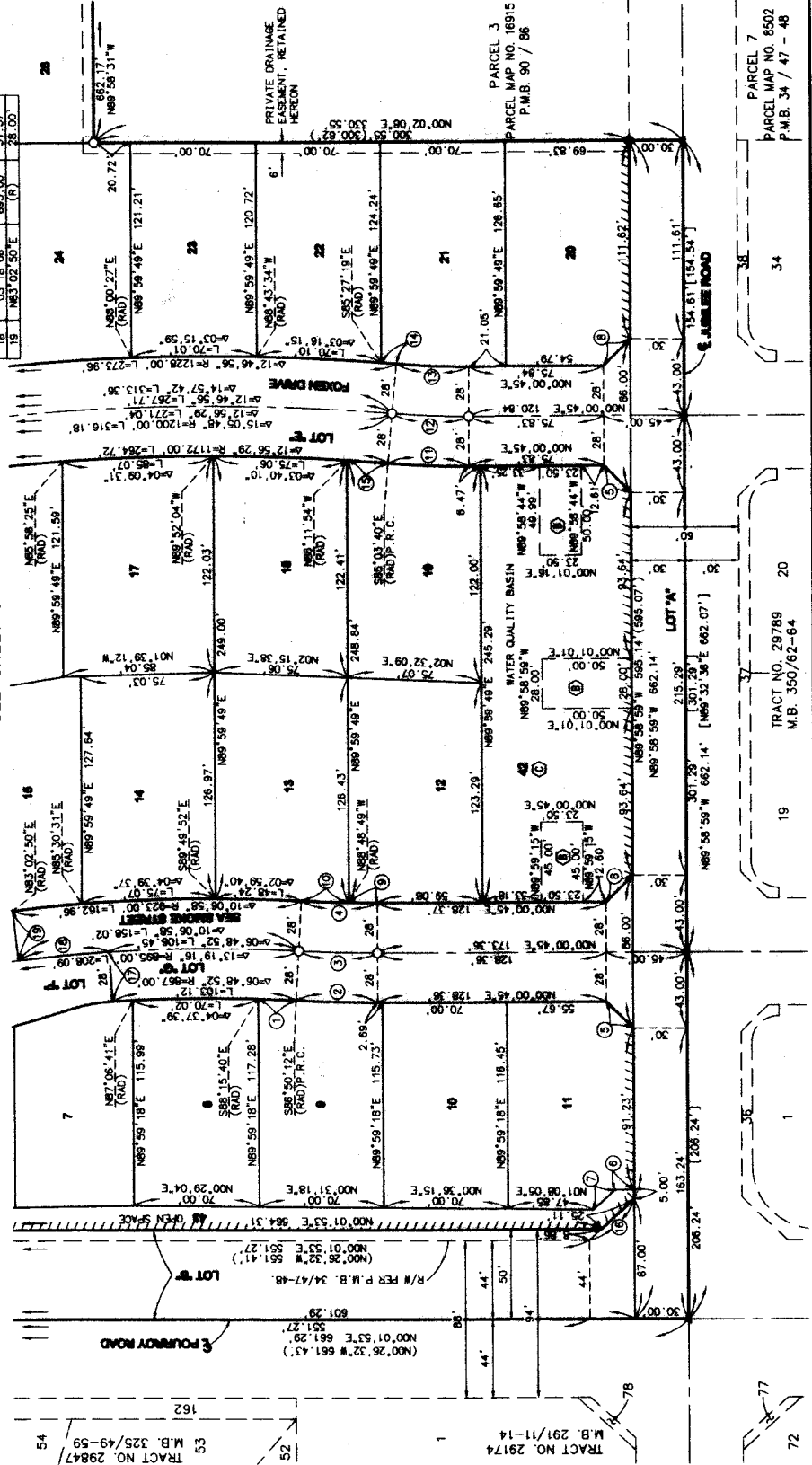
NOTE

SEE SHEET 2 FOR BASIS OF BEARINGS, VICINITY MAP, SURVEYOR'S NOTES, MARKED POINTS, BOUNDARY CONTROL MAP, INDEX MAP AND TRACT BOUNDARY.
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

DATA TABLE			
N	BEARING/DELTA	RADIUS	LENGTH
1	01°25'28"	687.00'	21.55'
2	03°09'03"	833.00'	45.81'
3	03°09'03"	805.00'	44.27'
4	03°09'03"	777.00'	42.73'
5	N45°00'53"E	---	11.63'
6	N45°00'53"E	---	16.48'
7	N44°59'07"W	---	21.21'
8	01°10'26"	777.00'	15.92'
9	01°58'37"	777.00'	28.81'
10	04°53'35"	528.00'	45.40'
11	04°53'35"	500.00'	42.99'
12	04°53'35"	472.00'	40.56'
13	04°53'35"	444.00'	38.13'
14	00°23'39"	1228.00'	6.45'
15	01°08'14"	1172.00'	23.28'
16	N42°34'59"	---	33.97'
17	N43°03'51"W	---	38.80'
18	N43°03'51"W	---	38.80'
19	N43°02'50"E	---	38.80'

SEE SHEET 3

SEE SHEET 5



PARCEL 7
TRACT NO. 29789
M.B. 350/62-64

PARCEL 34
TRACT NO. 29789
M.B. 350/62-64

PARCEL 3
TRACT NO. 29789
M.B. 350/62-64

PARCEL 7
TRACT NO. 29789
M.B. 350/62-64

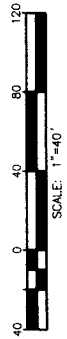
TRACT MAP NO. 33307

BEING A SUBDIVISION OF PARCELS 1 AND 45, AS PREVIOUSLY FILED IN BOOK 90, PAGE 86 OF PARCEL MAP NO. 18915, COUNTY OF RIVERSIDE, CALIFORNIA, SITUATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SAN BERNARDINO MERIDIAN.

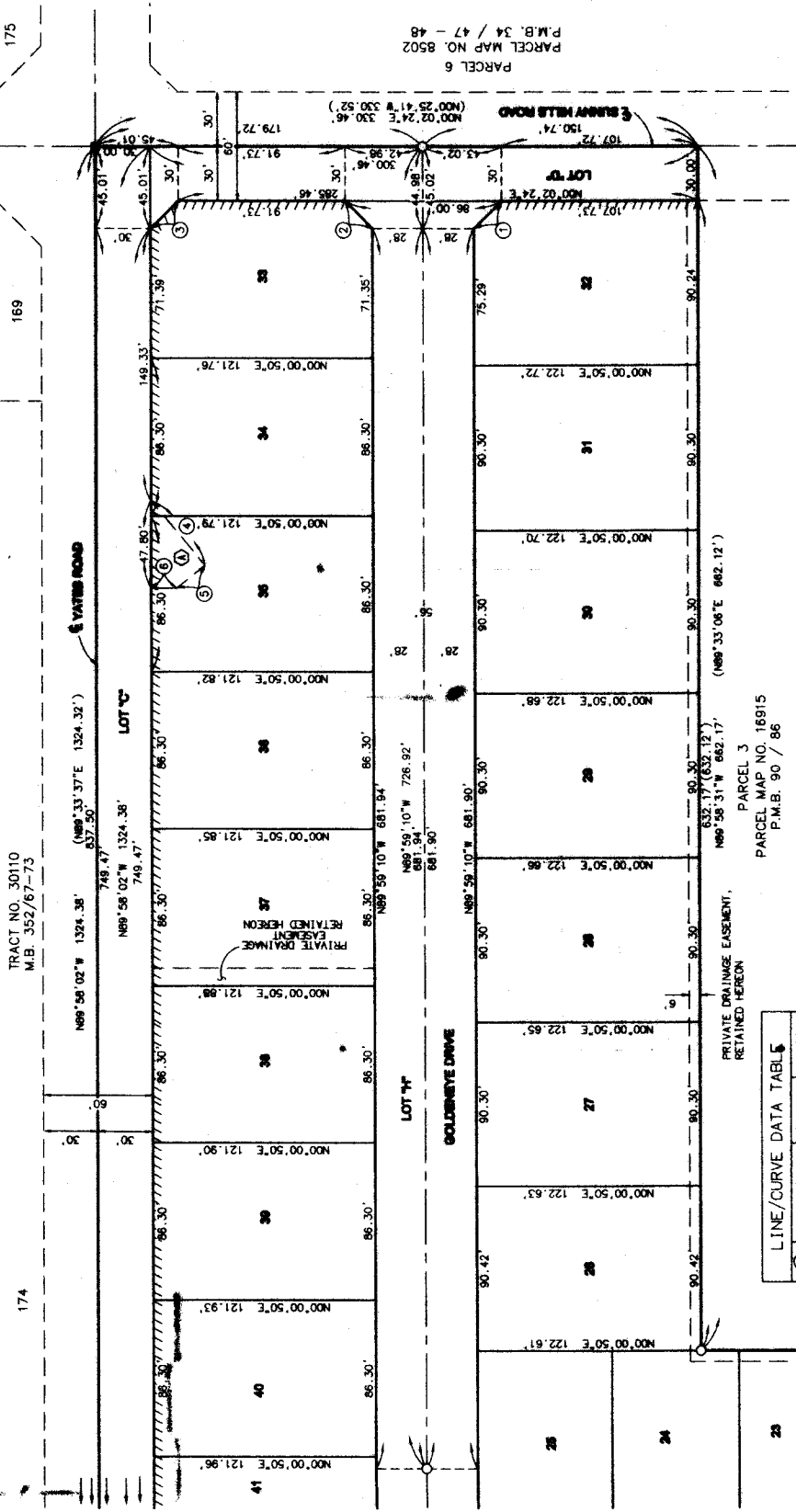
JOHN R. DUQUETTE, PLS 7566



DATE JANUARY 2014



SCALE 1"=40'



LINE/CURVE DATA TABLE			
NO.	BEARING/Delta A	RADIUS	LENGTH
1	N44°58'23"W	---	21.22'
2	N45°01'37"E	---	21.21'
3	N44°57'49"W	---	21.22'
4	N45°28'07"W	---	21.22'
5	N50°12'44"E	---	46.15'
6	N38°07'08"W	---	20.00'
7	N00°01'58"E	---	13.83'

NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS, VICINITY MAP, SURVEYOR'S NOTES, MONUMENT NOTES, BOUNDARY CONTROL MAP, INDEX MAP AND TRACT BOUNDARY.
DRAINAGE EASEMENTS SHALL BE KEPT FREE OF BUILDINGS AND OBSTRUCTIONS.

SEE SHEET 3

SEE SHEET 4