

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



**ITEM: 2.8
(ID # 18274)**

MEETING DATE:
Tuesday, February 08, 2022

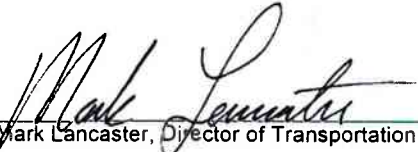
FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Parcel Map 38040 a Schedule "E" Subdivision in the Western Coachella Valley area. District 4. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Final Parcel Map; and
2. Authorize the Chair of the Board to sign Final Parcel Map 38040.

ACTION:Consent


Mark Lancaster, Director of Transportation 2/2/2022

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: February 8, 2022
xc: Trans.

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 0	\$ 0	\$ 0	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Final Parcel Map 38040 was approved by the Board of Supervisors on May 25, 2021 as Agenda Item 21.1. Final Parcel Map 38040 is a 102.16 acre subdivision creating 3 commercial parcels in the Western Coachella Valley area. This Final Map complies in all respects with the provisions of the Subdivision Map Act and applicable local ordinances. All necessary conditions of approval have been satisfied and departmental clearances have been obtained to allow for the recordation of the final map. Instead of bonds and agreements the developer has provided cashier's checks in the amounts of **\$2,449,500** and **\$49,969.80** as a Faithfull Performance Bond for the completion of the improvements including materials, labor, and inspection fees (\$1,633,000 = Faithful performance of the improvements (Streets & Local Drainage, Water, and Sewer improvements), \$816,500 = Materials and labor for improvements) \$49,969.80 = Inspection Fees). The Transportation Department recommends approval of this Final Parcel Map.

Additional Fiscal Information:

All fees paid by the applicant. There is no general fund obligation.



ATTACHMENTS:

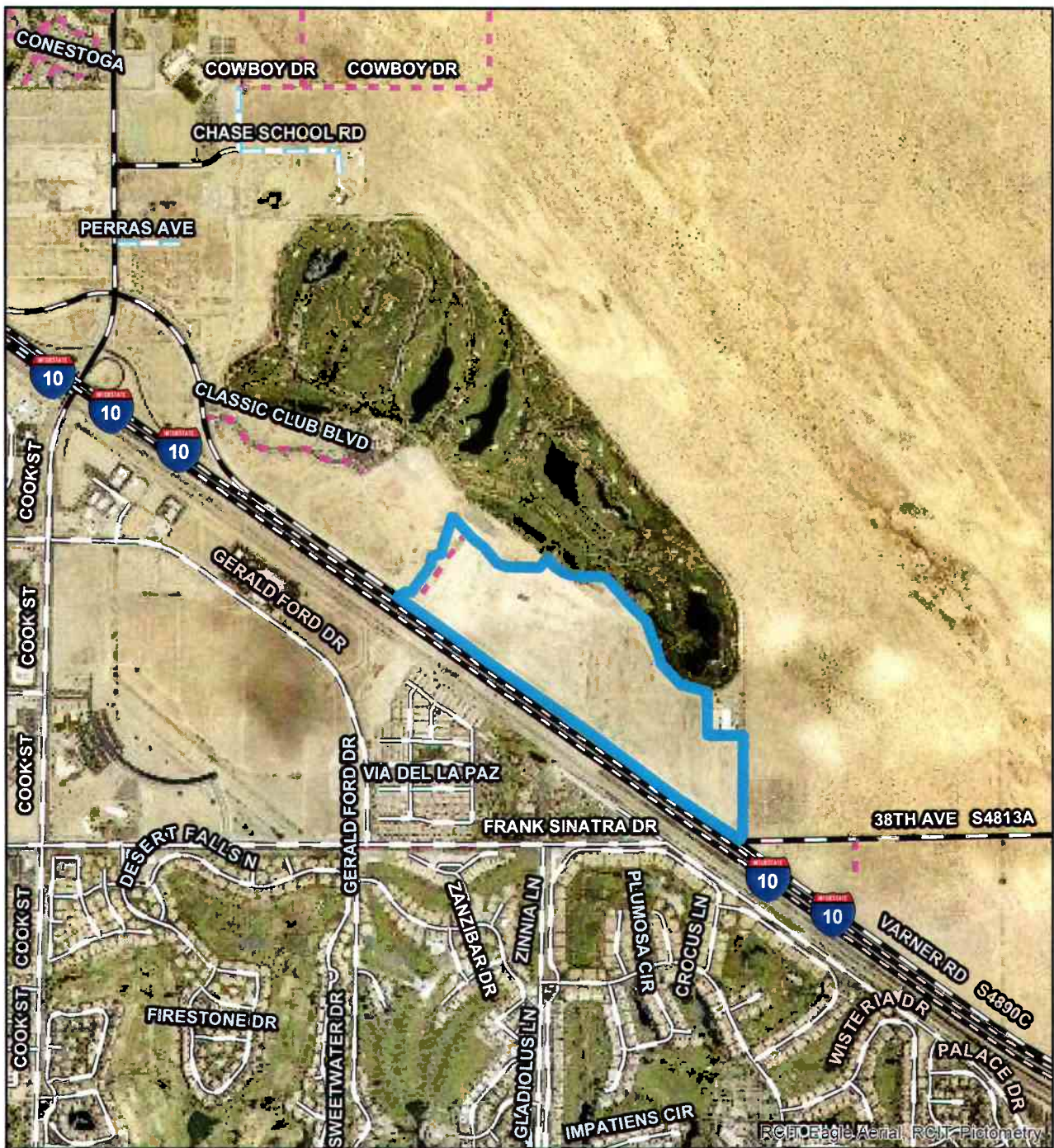
FPM 38040 Vicinity Map

FPM 38040 Mylars

F & S Worksheet 120% Bond (- (PPT200021 & TPM38040), IP210269 (1)

Cashier's checks for Bonds (copy)

 Jason Farrin, Principal Management Analyst	2/2/2022	 Gregory L. Priantos, Director County Counsel	2/2/2022
---	----------	--	----------



Legend

Road Book Centerline

TYPE

- F.A.U. Maintained
- F.A.S. Maintained
- Paved Surface Maintained
- Graveled Surface Maintained
- Dirt Surface Maintained
- Accepted for Public Use
- Non-County Road
- Vacated
- = City Road
- Maintained for City/Non-County

VICINITY MAP

Tract Map 38040

Section 34 & 35, T.4S., R.6E.

Supervisory District: 4



NOT TO SCALE

PARCEL MAP 38040

BEING A SUBDIVISION OF LOTS 8, 9 AND "B" OF TRACT MAP NO. 34484 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 412, PAGES 64 THROUGH 88 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

KPFF CONSULTING ENGINEERS

OCTOBER, 2021

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 20____
AT _____ M. IN BOOK _____ OF PARCEL MAPS.
AT PAGES _____ AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. _____

FEE _____

PETER ALDANA ASSESSOR -COUNTY CLERK -RECORDER

BY: _____ DEPUTY

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

OWNERS STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY RETAIN LOT "B" INDICATED AS "PRIVATE STREET" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOT "B". THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "B".

THE H.N. AND FRANCES C. BERGER FOUNDATION, A DELAWARE CORPORATION

Douglas A. Vance
NAME: DOUGLASS A. VANCE

TITLE: EXECUTIVE VICE PRESIDENT

NOTARY ACKNOWLEDGMENT

IN 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 1/25/2022 BEFORE ME, Matthew Jennings
A NOTARY PUBLIC, PERSONALLY APPEARED Douglas A. Vance

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) 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: *Matthew Jennings*

PRINT NAME: Matthew Jennings
A NOTARY PUBLIC IN AND FOR SAID STATE.

PRINCIPAL PLACE OF BUSINESS IS COUNTY OF Riverside

MY COMMISSION EXPIRES: June 27, 2025
COMMISSION # OF NOTARY: 2362897

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF RESTRICTED ACCESS _____ ALONG VARNER ROAD DEDICATED ON TRACT MAP NO. 34484, RECORDED IN BOOK 412, PAGES 64 THROUGH 68, INCLUSIVE OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, NOT SHOWN WITHIN THE BOUNDARY OF THIS PARCEL MAP.

THOSE PORTIONS OF LOT "B", DEDICATED TO PUBLIC USE AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, ON TRACT MAP NO. 34484, RECORDED IN BOOK 412, PAGES 64 THROUGH 68, INCLUSIVE OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, NOT SHOWN WITHIN THE BOUNDARY OF THIS PARCEL MAP.

BOARD OF SUPERVISORS'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "B" INDICATED AS PRIVATE STREET AS SHOWN HEREON.

DATE: _____ 20____

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:

KECIA HARPER

CLERK OF THE BOARD OF SUPERVISORS

BY: _____
CHAIR OF THE BOARD OF SUPERVISORS

BY: _____ DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 106,1400.00

DATE: January 27 2022

MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: *Matthew Jennings* DEPUTY**TAX BOND CERTIFICATE**

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 106,400.00 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATE: January 27 2022

CASH OR SURETY TAX BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: *Matthew Jennings* DEPUTY**SURVEYOR'S STATEMENT:**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE H.N. AND FRANCES C. BERGER FOUNDATION ON JUNE 16, 2021.
I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

DATE: JANUARY 24, 2022

Robert S. Rogers
ROBERT ROGERS, P.L.S. NO. 8348
EXPIRES: 12-31-2023

**COUNTY SURVEYOR'S STATEMENT**

THIS MAP CONFORMS TO THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES.

I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 38040 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON MAY 25, 2021. THE EXPIRATION DATE BEING MAY 25, 2024, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: _____, 2022.

DAVID L. MCWILAN COUNTY SURVEYOR L.S. 8488
EXPIRES: 12/31/2022

**SIGNATURE OMISSIONS**

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

UNITED STATES OF AMERICA HOLDER OF AN INTEREST IN, OR RIGHTS TO, A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED IN THE PATENT RECORDED OCTOBER 09, 1935 AS BOOK 254, PAGE 470 OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

SURVEYOR'S NOTES

THIS MAP CONTAINS 102.160 ACRES GROSS.
(R) RADIAL
(R1) TRACT NO. 34484, M.B. 412/64-68
○ INDICATES SET 1" I.P. WITH METAL DISC, TAGGED LS 8348, FLUSH
△ INDICATES SET LEAD AND TACK, TAGGED LS 8348, FLUSH

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

INDICATES MONUMENT FOUND AS NOTED
INDICATES EASEMENT PLOTTED HEREON
INDICATES SEARCHED, NOTHING FOUND
(---) INDICATES RECORD DATA, PER TRACT NO. 34484, M.B. 412/64-68
(---) INDICATES MEASURED AND RECORD DATA, PER TRACT NO. 34484, M.B. 412/64-68
- - - INDICATES RECORD DATA, PER INSTRUMENT NO. 07-355244 OF OFFICIAL RECORDS RECORDED MAY 30, 2007

INDICATES RESTRICTED ACCESS
C.C. & R.S. RECORDED _____ AS INSTRUMENT NO. _____ O.R. _____

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

PARCEL MAP 38040

BEING A SUBDIVISION OF LOTS 8, 9 AND "B" OF TRACT MAP NO. 34484 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 412, PAGES 84 THROUGH 88 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

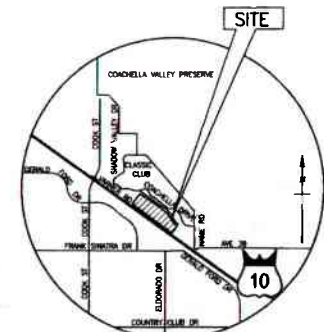
KPFF CONSULTING ENGINEERS

OCTOBER, 2021

EASEMENT NOTES

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 2006 AS INSTRUMENT NO. 2006-010430 OF OFFICIAL RECORDS AND RECORDED DECEMBER 30, 2021 AS INSTRUMENT NO. 2021-076593 OF OFFICIAL RECORDS IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION AFFECTS: AS DESCRIBED THEREIN CANNOT BE PLOTTED FROM THE RECORD
- AN EASEMENT FOR PUBLIC UTILITIES AND ACCESS AND INCIDENTAL PURPOSES, RECORDED AUGUST 22, 2006 AS INSTRUMENT NO. 2006-081840 OF OFFICIAL RECORDS IN FAVOR OF: IMPERIAL IRRIGATION DISTRICT AFFECTS: AS DESCRIBED THEREIN
- AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT MAP NO. 34484 RECORDED NOVEMBER 07, 2006 AND ON FILE IN BOOK 412, PAGE 84 - 88, OF TRACT MAPS, BLANKET IT NATURE FOR: INGRESS AND EGRESS, DRAINAGE, PARKING, PUBLIC UTILITIES, AND INCIDENTAL PURPOSES.
- AN EASEMENT DEDICATED TO THE COACHELLA VALLEY WATER DISTRICT ON THE MAP OF TRACT MAP NO. 34484 RECORDED NOVEMBER 07, 2006 AND ON FILE IN BOOK 412, PAGE 84 - 88, OF TRACT MAPS FOR: SANITARY SEWER AND WATER.
- EASEMENTS, CONDITIONS AND CONDITIONS CONTAINED IN THE DEED FROM THE H. H. AND FRANCES C. BERGER FOUNDATION, A DELAWARE CORPORATION, AS GRANTEE, TO DESERT GOLD VENTURES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED JANUARY 04, 2007 AS INSTRUMENT NO. 2007-000758 OF OFFICIAL RECORDS, REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
- AN EASEMENT FOR WATER AND SEWER PIPELINE AND INCIDENTAL PURPOSES, RECORDED MAY 30, 2007 AS INSTRUMENT NO. 07-355244 OF OFFICIAL RECORDS IN FAVOR OF: COACHELLA VALLEY WATER DISTRICT, A PUBLIC AGENCY OF THE STATE OF CALIFORNIA AFFECTS: AS DESCRIBED THEREIN
- A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED OCTOBER 09, 1935 AS BOOK 254, PAGE 470 OF OFFICIAL RECORDS, BLANKET IT NATURE.
- AN EASEMENT DEDICATED TO THE PUBLIC ON THE MAP OF TRACT MAP NO. 34484 RECORDED NOVEMBER 07, 2006 AND ON FILE IN BOOK 412, PAGE 84 - 88, OF TRACT MAPS FOR: INGRESS AND EGRESS FOR EMERGENCY VEHICLES AND PUBLIC UTILITY PURPOSES.

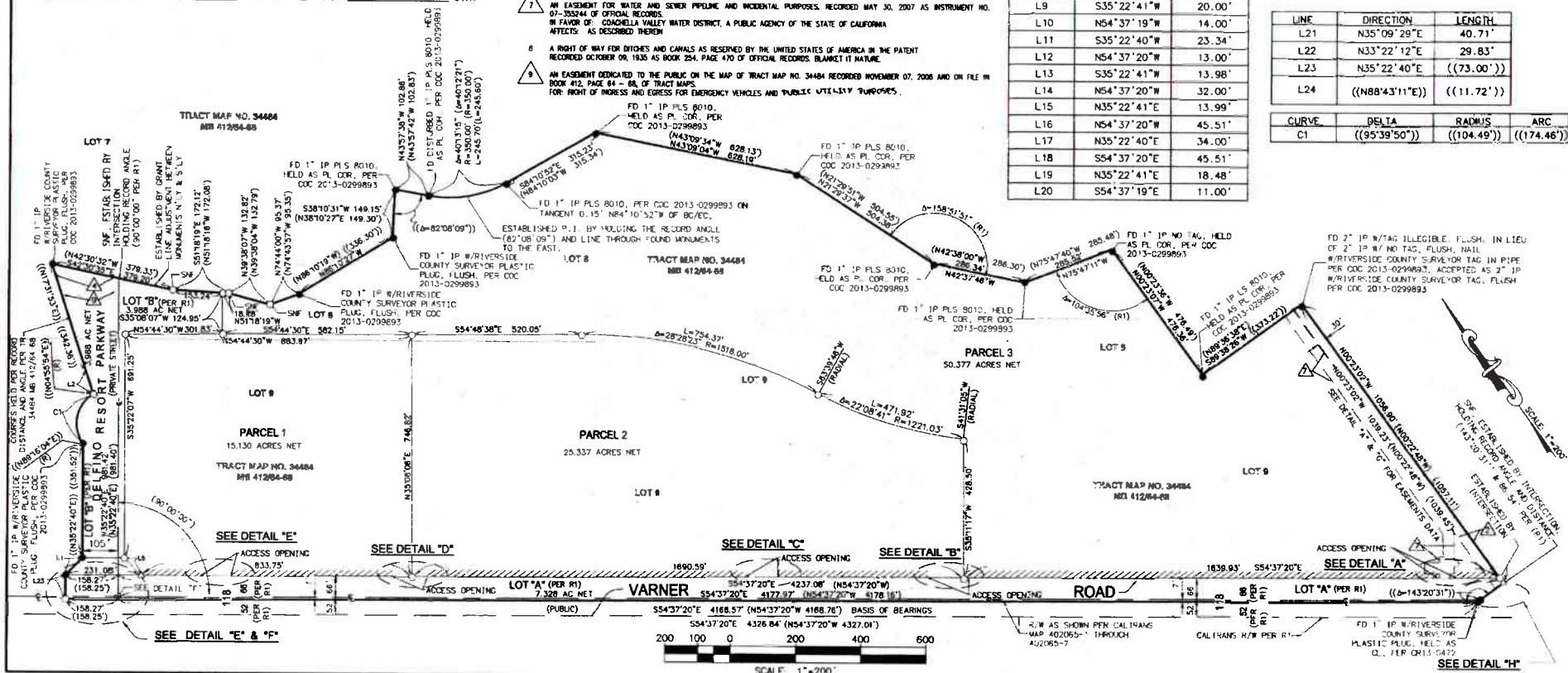
LINE	DIRECTION	LENGTH
L1	((N80°08'19"E))	75.66'
L2	N17°30'32"E (N17°30'32"E)	((75.63'))
L3	N00°23'02"W (N00°22'48"W)	((17.66'))
L4	((N88°43'11"E))	((86.54'))
L5	S09°22'58"E	75.66'
L6	S33°50'05"W	50.80'
L7	S35°11'42"W	50.60'
L8	S54°37'19"E	14.00'
L9	S35°22'41"W	20.00'
L10	N54°37'19"W	14.00'
L11	S35°22'40"W	23.34'
L12	N54°37'20"W	13.00'
L13	S35°22'41"W	13.98'
L14	N54°37'20"W	32.00'
L15	N35°22'41"E	13.99'
L16	N54°37'20"W	45.51'
L17	N35°22'40"E	34.00'
L18	S54°37'20"E	45.51'
L19	N35°22'41"E	18.48'
L20	S54°37'19"E	11.00'



VICINITY MAP
NOT TO SCALE

LINE	DIRECTION	LENGTH
L21	N35°09'29"E	40.71'
L22	N33°22'12"E	29.83'
L23	N35°22'40"E	((73.00'))
L24	((N88°43'11"E))	((11.72'))

CURVE	DELTA	RADIUS	ARC
C1	((95°39'50"))	((104.49'))	((174.46'))



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

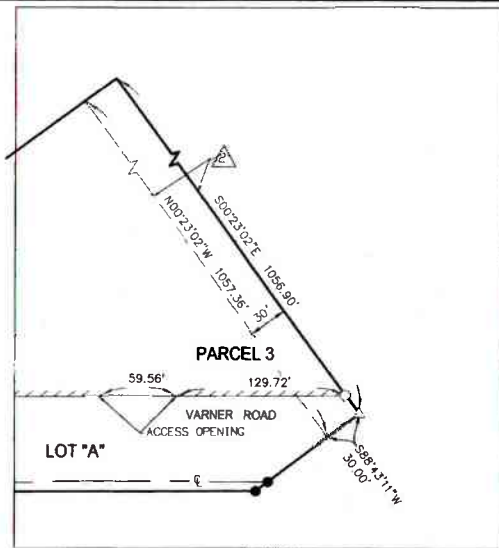
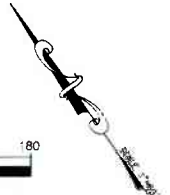
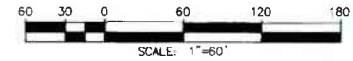
SHEET 3 OF 3 SHEETS

PARCEL MAP 38040

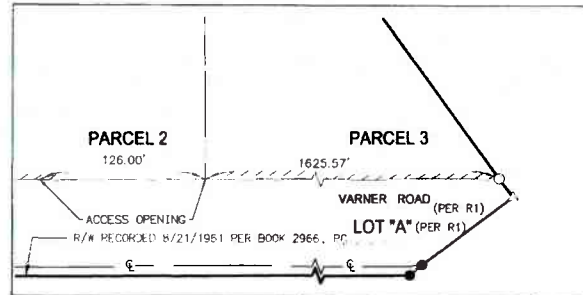
BEING A SUBDIVISION OF LOTS 8, 9 AND "B" OF TRACT MAP NO. 34484 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 412, PAGES 64 THROUGH 68 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

KPFF CONSULTING ENGINEERS

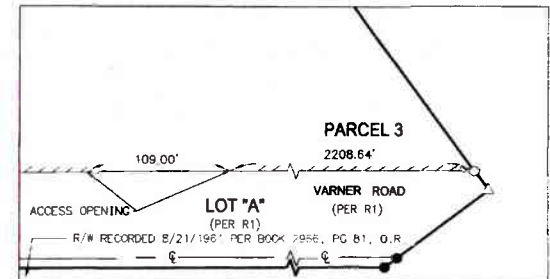
OCTOBER, 2021



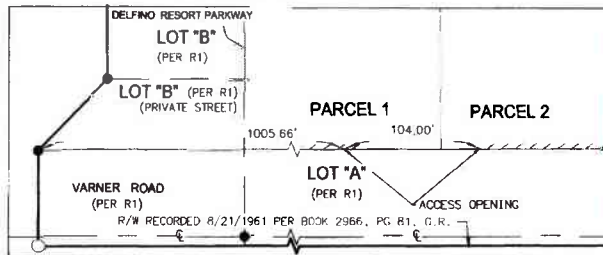
DETAIL "A"
EASEMENT NO. 2 & ACCESS OPENING



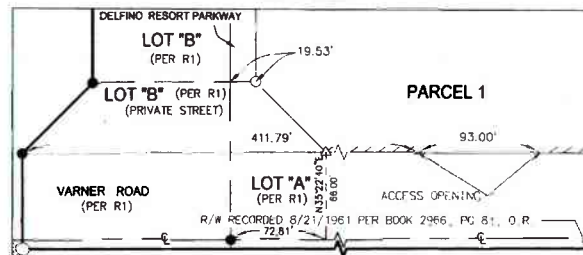
DETAIL "B"
ACCESS OPENING



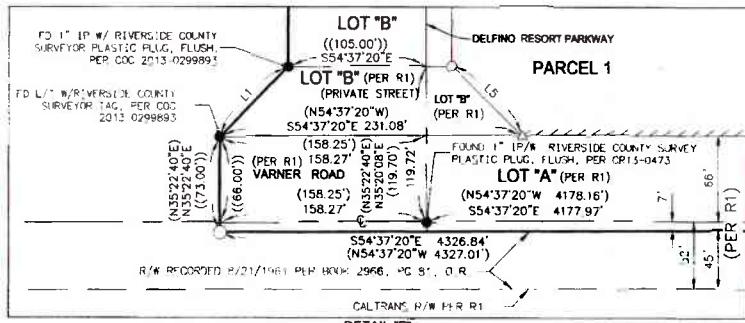
DETAIL "C"
ACCESS OPENING



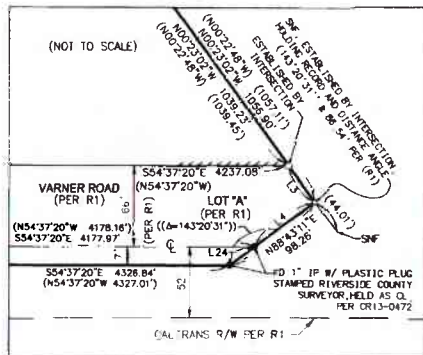
DETAIL "D"
ACCESS OPENING



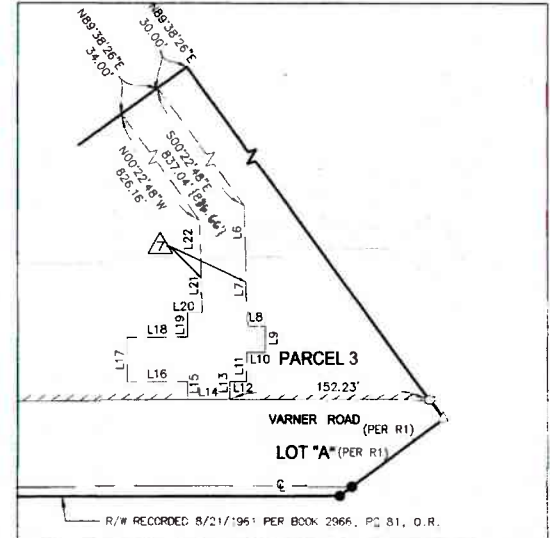
DETAIL "E"
ACCESS OPENING



DETAIL "F"



DETAIL "H" (NOT TO SCALE)



DETAIL "G"
EASEMENT NO. 7

Date Prepared:
1/31/2022

FEES SECURITIES WORKSHEET
RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

TRACT / PARCEL / MS No.

PPT20021 (PM38040)

IP No.

IP210269

☐ 100% Bond to record map

☒ 120% Bond to record map before improvement plans are signed

**PART 1 - FAITHFUL PERFORMANCE
and MATERIALS & LABOR**

**FAITHFUL
PERFORMANCE**

**MATERIALS &
LABOR**

A Streets & Local Drainage Improvements (100 or 120% Coversheet Costs)	\$1,594,000.00	(a) \$	797,000.00	(b)
B Transportation Drainage Improvements	\$ -	(a) \$	-	(b)
C Water Improvements	CVWD \$20,500.00	(a) \$	10,250.00	(b)
D Sewer Improvements	CVWD \$18,500.00	(a) \$	9,250.00	(b)
E Onsite L/S (if separate from Street/Drainage)	\$ -	(a) \$	-	(b)
F SUBTOTAL (A + B + C + D + E)	\$ 1,633,000.00		\$ 816,500.00	
G RCFCD Drainage Improvements - Based on letter dated:		(a)		(a)
H TOTAL SECURITY REQUIRED	\$1,633,000.00		\$816,500.00	

PART 2 - WARRANTY RETENTION

10% of Faithful Performance

\$ 163,300.00

PART 3 - MONUMENT SECURITY BOND

Based on Riverside County Surveyor estimate dated

PART 4 - TRANSPORTATION DEPT INSPECTION FEE

I Base: 3% of Line F	\$ 48,990.00
J Surcharge: 2% of Line I	\$ 979.80
K TOTAL TRANSPORTATION DEPARTMENT INSPECTION FEE (I + J)	\$ 49,969.80

(\$75,000 max.
deposit required)

BOND SUMMARY

**FAITHFUL
PERFORMANCE**

**MATERIALS &
LABOR**

STREETS & ALL DRAINAGE (A + B + E + G)

\$1,594,000.00

\$797,000.00

WATER IMPROVEMENTS

\$20,500.00

\$10,250.00

SEWER IMPROVEMENTS

\$18,500.00

\$9,250.00

WARRANTY RETENTION

\$ 163,300.00

(Bond or Security)

MONUMENT SECURITY BOND

(Bond or Security)

TRANSPORTATION DEPARTMENT INSPECTION FEE

\$49,969.80

(Cash Deposit)

(a) 120% of estimated construction costs

(b) 60% of estimated construction costs

CONTACT: Douglas Vance - The H.N. & Frances C. Berger Foundation

PREPARED BY: D. de SAGUN

EMAIL: doug@hnberger.org

CHECKED BY: B. Cho

ADDRESS: P.O. Box 13390 Palm Desert, CA 92255-3390

PHONE: (760)341-5293

SUN

1STBANK

10403 W. COLFAX AVE.
LAKEWOOD, CO 80215
(800) 964-3444

1894261

82-504/1070

REMITTER

H N & FRANCES C BERGER FOUNDATION

DATE January 31, 2022

PAY TO THE ORDER OF COUNTY OF RIVERSIDE

\$2,449,500.00
DOLLAR TWO THOUSAND FOUR HUNDRED NINE THOUSAND FIVE ZERO ZERO PERCENT ZERO ZERO

\$2,449,500.00

This document has a colored background, foil hologram, thermo ink, and a backside authentic watermark; absence of these features will indicate a copy.

CASHIER'S CHECK

Notice to Customer: If this check is lost, stolen, or destroyed within 90 days of the date it is issued, we will not pay or reissue a replacement check without an indemnity bond or other adequate security. After 90 days, we will pay or reissue a replacement check upon receipt of a properly executed declaration of loss form.



Mindy J. Lutz

AUTHORIZED SIGNATURE

⑈001894261⑈ ⑆107005047⑆ 2160200336⑈

SUN

1STBANK

10403 W. COLFAX AVE.
LAKEWOOD, CO 80215
(800) 964-3444

1894261

82-504/1070

REMITTER

H N & FRANCES C BERGER FOUNDATION

DATE January 31, 2022

PAYABLE TO COUNTY OF RIVERSIDE

AMOUNT
\$2,449,500.00

CASHIER'S CHECK RECEIPT

Notice to Customer: If this check is lost, stolen, or destroyed within 90 days of the date it is issued, we will not pay or reissue a replacement check without an indemnity bond or other adequate security. After 90 days, we will pay or reissue a replacement check upon receipt of a properly executed declaration of loss form.

NOT NEGOTIABLE

RECEIVED

JAN 31 2022

TRANSPORTATION DEPT.
JAN 31 2022

SUN

REMITTER

H N & FRANCES C BERGER FOUNDATION

STBANK10403 W. COLFAX AVE.
LAKEWOOD, CO 80215
(800) 964-3444

1894262

82-504/1070

DATE January 31, 2022

PAY TO THE ORDER OF COUNTY OF RIVERSIDE

\$49,969.80
DOLLAR FOUR NINE THOUSAND SIX HUNDRED EIGHTY ZERO**\$49,969.80**

This document has a colored background, foil hologram, thermo ink, and a backside authentic watermark; absence of these features will indicate a copy.

CASHIER'S CHECK

Notice to Customer: If this check is lost, stolen, or destroyed within 90 days of the date it is issued, we will not pay or reissue a replacement check without an indemnity bond or other adequate security. After 90 days, we will pay or reissue a replacement check upon receipt of a properly executed declaration of loss form.



AUTHORIZED SIGNATURE

⑈001894262⑈ ⑆107005047⑆ 2160200336⑈

SUN

REMITTER

H N & FRANCES C BERGER FOUNDATION

STBANK10403 W. COLFAX AVE.
LAKEWOOD, CO 80215
(800) 964-3444

1894262

82-504/1070

DATE January 31, 2022

PAYABLE TO COUNTY OF RIVERSIDE

AMOUNT

\$49,969.80**CASHIER'S CHECK RECEIPT**

Notice to Customer: If this check is lost, stolen, or destroyed within 90 days of the date it is issued, we will not pay or reissue a replacement check without an indemnity bond or other adequate security. After 90 days, we will pay or reissue a replacement check upon receipt of a properly executed declaration of loss form.

NOT NEGOTIABLE

RECEIVED

JAN 31 2022

TRANSPORTATION DEPT.
PLAID CHECK

1. Work Order

INSTRUCTIONS: Fax completed form to (909) 358-6961 and submit original form to the Records Center with the records being transferred.

2/8/22 2.8
2022-2-15/23



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2022 FEB -2 AM 10:28

BOARD APPROVAL REQUIRED: ☒ Yes ☐ No
COUNTY COUNSEL APPROVAL: ☒ Yes ☐ No

☐ AGREEMENT/CONTRACT NO.:

REQUESTED BOARD DATE: 2/8/2022

CAN IT GO AT A LATER DATE: ☐ YES ☐ NO

<input type="checkbox"/> AMENDMENT	NO.	<input type="checkbox"/> CHANGE ORDER	NO.
<input type="checkbox"/> RESOLUTION	NO.	<input type="checkbox"/> ORDINANCE	NO.
<input type="checkbox"/> AWARD PACKAGE	<input checked="" type="checkbox"/> FINAL MAP	<input type="checkbox"/> ACQUISITION/EDA	<input type="checkbox"/> ADVERTISEMENT PACKAGE
<input type="checkbox"/> OTHER:	SUPERVISORIAL DISTRICT: 3 4 2nd		

PROJECT/SUBJECT:

FINAL PARCEL MAP NO: 38040 (Schedule "E")

DESCRIPTION: APPROVAL OF FINAL PARCEL MAP.

CONTRACTING PARTY: Paul Hillmer	W.O. NO.: FPM 38040 (TC-SU21)(DBF)
PROJECT MANAGER: Paul Hillmer	EXTENSION: 5-1843
FORM 11 AUTHOR/CONTACT: Paul Hillmer	EXTENSION:

FISCAL

AMOUNT: \$ (0)	CHANGE ORDER AMOUNT: \$
FUNDING SOURCE (S): Applicant Fees	FUNDING SOURCE(S):

ROUTING

SPECIAL ROUTING INSTRUCTIONS (e.g., who receives original agreements, companion item, rush, etc.):
THE FINAL PARCEL MAP IS TO BE EXECUTED BY THE CHAIR OF THE BOARD.
THE FINAL PARCEL MAP, CC&R AND THE SUBDIVISION GURANTEE ARE TO BE DELIVERED TOGETHER TO THE COUNTY RECORDER.

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
18274			

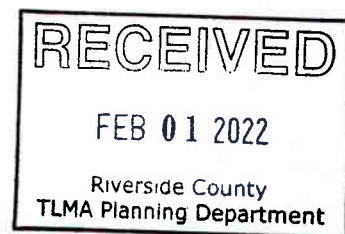
2/8/22 2.8
2022-2-151230



MEMORANDUM

RIVERSIDE COUNTY COUNSEL

CONFIDENTIAL
ATTORNEY-CLIENT PRIVILEGE



DATE: February 1, 2022
TO: Kathleen Mitchell (Planning)
FROM: Stephanie K. Nelson
RE: Declaration of Covenants, Conditions and Restrictions and Grants of Easements
for TR38040 Grant of Reciprocal and Easements CC&R's

We have reviewed your Declaration of Covenants, Conditions, and Restrictions and Grants of TR38040 submitted by Sarah Ritter with The H.N. & Frances C. Berger Foundation. forwarded herewith, the documents are APPROVED as to form.

Accordingly, the requirements for Declarations of CC&R's for (TR38040) are SATISFIED.

cc: Sarah Ritter (via email)
Kathleen Mitchell (via email)

SKN:rm

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

The H.N. & Frances C. Berger Foundation
P.O. Box 13390
Palm Desert, California 92255
Attention: Douglass A. Vance

(Space Above Line for Recorder's Use Only)

DOCUMENTARY TRANSFER TAX \$ -0-

The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(d).

The tax has been determined by the undersigned grantor.

GRANT OF RECIPROCAL EASEMENTS

This GRANT OF RECIPROCAL EASEMENTS ("Grant of Reciprocal Easements") is being entered into as of January __, 2022 ("Effective Date"), by THE H.N. & FRANCES C. BERGER FOUNDATION, a Delaware corporation ("Declarant").

WHEREAS, this Grant of Reciprocal Easements is being entered into concurrently with and immediately subsequent to the filing of Parcel Map No. 38040 ("Parcel Map 38040") in the Office of the County Recorder of Riverside County, California ("Official Records"); and

WHEREAS, Parcel Map 38040 includes Parcel 1, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (hereinafter sometimes referred to as "Parcel 1" or the "Arena Parcel"); and

WHEREAS, Parcel Map 38040 includes Parcel 2, as more particularly described on Exhibit B attached hereto and incorporated herein by reference (hereinafter sometimes referred to as "Parcel 2" or the "Parking Lot Parcel"); and

WHEREAS, Declarant is the fee owner of each of Parcel 1 and Parcel 2 (each a "Parcel" and collectively, the "Property"); and

WHEREAS, as a required condition of approval of Parcel Map 38040, Declarant is now entering into this Grant of Reciprocal Easements to grant certain easements as more particularly described below (each individually referred to herein as an "Easement" and collectively referred to herein as the "Easements") in perpetuity to the owner(s) of each of Parcel 1 and Parcel 2;

NOW, THEREFORE, incorporating the foregoing recitals and in consideration of the covenants set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant hereby declares as follows:

1. Grant of Easements. Declarant hereby grants and establishes, for the mutual benefit of the fee owner(s) of each Parcel and their respective successors and/or assigns (collectively, the "Owners"), non-exclusive reciprocal easements for the following:
 - a. Pedestrian and vehicular ingress and egress by each Owner over and across the other Owner's Parcel;
 - b. Vehicular parking by each Owner on the other Owner's Parcel;
 - c. Drainage from each Owner's parcel onto and across the other Owner's Parcel; and
 - d. The installation, maintenance, and operation of flood control facilities on each Parcel which serve all or a portion of the Property.

With respect to the Easement for vehicular parking described in Subsection 1.b above, the Parties acknowledge and agree that the parking located on Parcel 2 shall primarily serve the arena ("Arena") to be constructed on Parcel 1, all in accordance with the terms of that certain Parking Agreement ("Parking Agreement") to be entered into by and between Declarant and SoCal Arena Company, LLC, a Delaware limited liability company, a memorandum of which shall be recorded in the Official Records against title to Parcel 1 and Parcel 2.

The provisions of the Parking Agreement afford the Declarant the right to construct a parking garage on the Parking Lot Parcel, with it being contemplated the number of spaces to be included in the parking garage, in addition to any remaining spaces which remain from the original construction of the surface parking spaces on the Parking Lot Parcel, may exceed the number of the surface parking spaces to initially be improved on the Parking Lot Parcel. In the event Declarant opts to construct a parking garage on the Parking Lot Parcel pursuant to the provisions of the Parking Agreement, the Grant of Easements under Sections 1.a and 1.b which are provided over the Parking Lot Parcel for the benefit of the Arena Parcel shall be deemed to the qualified and/or otherwise limited by the provisions of the immediately following paragraph.

The pedestrian and vehicular ingress and egress rights, as well as the vehicular parking rights provided for the benefit of the Arena Parcel over the Parking Lot Parcel, shall be limited to a specified number of parking spaces in the parking garage, which in no event shall be less than 2,500 spaces, as against the total number of parking spaces situated on the Parking Lot Parcel which may be improved and exist from time to time, as located in a parking garage structure or otherwise. Further, the related pedestrian and vehicular ingress and egress rights provided for the benefit of the Arena Parcel shall be limited to that area of the Parking Lot Parcel where the spaces allotted and designated for the Arena Parcel's use are situated.

2. Term; Amendment. The Easements shall commence on the Effective Date and, subject to Section 15 below, shall run in perpetuity until terminated by written agreement of the Owners. Subject to Section 15 below, Owners may agree to amend or terminate this Grant

of Reciprocal Easements and the Easements by a written instrument executed by the Owners and recorded in the Official Records.

3. No Warranties. The grant of the Easements is subject to all matters of record as of the Effective Date and all rights and conditions which would be disclosed by inspection of the Property or due inquiry. Declarant make no representation or warranty regarding the condition of title to the Property. Declarant make no representation or warranty (expressly or impliedly) regarding the physical condition of the Property.
4. Property Taxes. Each Owner shall be solely responsible for the property taxes on its respective fee interest in its Parcel and to pay all such property taxes when due. The terms of this Section 4 shall survive any termination of this Grant of Reciprocal Easements.
5. Successors and Assigns. The terms and conditions of this Grant of Reciprocal Easements shall be binding upon and inure to the benefit or burden of Declarant's successors and assigns.
6. Covenants Run with the Land. Declarant agrees that all of the covenants and easements created and/or described in this Grant of Reciprocal Easements shall run with the land and shall burden the Property as applicable.
7. Entire Agreement. This Grant of Reciprocal Easements embodies the entire agreement and understanding of Declarant with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings by Declarant relating to the subject matter hereof.

The Property is subject to the provisions of the Declaration of Conditions, Covenants, and Restrictions for Desert Gold Resort as recorded on November 8, 2006 as Instrument No. 2006-0824355 in the Official Records of Riverside County, California, as modified by the provisions of the First Amendment to Declaration of Conditions, Covenants, and Restrictions for Desert Gold Resort as recorded August 4, 2021 as Instrument No. 2021-0466643 in the Official Records of Riverside County, California (the Declaration of Conditions, Covenants, and Restrictions recorded on November 8, 2006, and the First Amendment to the Declaration of Conditions, Covenants, and Restrictions recorded on August 4, 2021 may hereinafter sometimes be collectively referred to as the "CC&R's"). In the event of an ambiguity and/or a conflict between the provisions of this Grant of Reciprocal Easements and the provisions of the CC&R's, the provisions of the CC&R's will control.

8. Notices. All communications, notices and demands of any kind whatsoever to Declarant shall be in writing and delivered by personal service (including express or courier service) or by registered or certified mail, postage prepaid, return receipt requested, addressed as follows:

The H.N. & Frances C. Berger Foundation
P.O. Box 13390

Palm Desert, California 92255
Attention: Douglass A. Vance

9. Time. Time is of the essence for the performance of all obligations under this Grant of Reciprocal Easements.
10. Partial Invalidity. If any term, covenant, or condition of this Grant of Reciprocal Easements or its application to any persons or circumstances shall be held to be invalid or unenforceable, the remainder of this Grant of Reciprocal Easements and the application of such term or provision to other persons or circumstances shall not be affected, and each term hereof shall be valid and enforceable to the fullest extent permitted by law.
11. Not a Public Dedication. Nothing contained in this Grant of Reciprocal Easements shall be deemed to be a gift or dedication of any portion of the Property to or for the general public or for any public purpose.
12. Applicable Law. This Grant of Reciprocal Easements shall be governed by and construed in accordance with the laws of the State of California.
13. Section Headings. Section headings in this Grant of Reciprocal Easements are for convenience of reference only, and shall not define, limit, describe or govern the interpretation of any of the provisions of this Grant of Reciprocal Easements.
14. Further Assurances. Declarant agrees to perform all further acts, and to execute all documents, reasonably necessary to effectuate the terms and intent of this Grant of Reciprocal Easements.
15. County Approval. Notwithstanding any provision in this Grant of Reciprocal Easements to the contrary, but subject to the final paragraph of this Section 15, the following provision shall apply: This Grant of Reciprocal Easements shall not be terminated, substantially amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside, or the County's successor-in-interest. A proposed amendment shall be considered "substantial" if it affects the extent, usage, or maintenance of the reciprocal easements established pursuant to this Grant of Reciprocal Easements.

Notwithstanding the provisions of the immediately preceding paragraph, the approval of the Planning Director of the County of Riverside shall not be required for an amendment to this Grant of Reciprocal Easements, as limited to the scenario where Declarant, as contemplated by the provisions of the last two paragraphs of Section 1, later constructs a parking garage on the Parking Lot Parcel, and where with the construction of the parking garage, arrangements are made to otherwise satisfy the minimum parking requirements for the Arena Parcel, i.e. with the designation of a minimum of 2,500 spaces for the Arena Parcel's use. In such event, Declarant may modify this Grant of Reciprocal Easements so as to allow Declarant to utilize any excess parking spaces which may then be situated on the Parking Lot Parcel for the use and/or benefit of other property.


[SIGNATURES APPEAR ON FOLLOWING PAGE]

DECLARANT:

Dated: _____, 2022

THE H.N. & FRANCES C. BERGER FOUNDATION,
a Delaware corporation

By:


Name: Douglass A. Vance
Title: Executive Vice President

Notary 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 RIVERSIDE

)

On _____, 20__, before me, **Jennifer Dawn Brock**, a Notary Public, personally appeared, **Douglass A. Vance** 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]

[SEAL]



EXHIBIT A

Legal Description of Parcel 1

EXHIBIT B

Legal Description of Parcel 2

RECORDING REQUESTED BY:

First American Title Insurance Company

NCS 952602-LLA

WHEN RECORDED MAIL TO:

First American Title

11175 Azusa Court #100

Ontario, CA 91730

PARCEL MAP NO. 952602-LLA

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

SUBDIVISION GUARANTEE

Fee: \$360.00

Subdivision: PARCEL MAP NO. 38040

First American Title Insurance Company,
a Nebraska corporation

GUARANTEES

The County of Riverside and any City within which said subdivision is located in a sum not exceeding \$10,000.00.

That, according to those public records which, under the recording laws, impart constructive notice of matters affecting the title to the land included within the exterior boundary shown on the map of the above referenced subdivision, the only parties having any record title interest in said land whose signatures are necessary, under the requirements of the Subdivision Map Act, on the certificates consenting to the recordation of said map and offering for dedication any streets, roads, avenues and other easements offered for dedication by said map are:

THE H.N. AND FRANCES C. BERGER FOUNDATION, A DELAWARE CORPORATION, OWNER

The map hereinbefore referred to is a subdivision of:

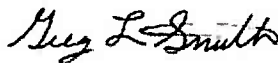
BEING A SUBDIVISION OF LOTS 8, 9 AND "B" OF TRACT MAP NO. 34484 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 412, PAGES 64 THROUGH 68 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

Dated: 01/19/2022 at 7:30 A.M.

First American Title Insurance Company



Dennis J. Gilmore, President



Greg L. Smith, Secretary

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

PARCEL MAP 38040

BEING A SUBDIVISION OF LOTS 8, 9 AND "B" OF TRACT MAP NO. 34484 IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 412, PAGES 64 THROUGH 68 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ALSO BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 4 SOUTH, RANGE 6 EAST, S.B.M.

KPFF CONSULTING ENGINEERS

OCTOBER, 2021

OWNER'S STATEMENT:

HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE DIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BOUNDARY LINE.

WE HEREBY RETAIN LOT "B" INDICATED AS "PRIVATE STREET" AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES AND PARCEL OWNERS WITHIN THIS PARCEL MAP.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC UTILITIES PURPOSES: LOT "B". THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "B".

H.N. AND FRANCES C. BERGER FOUNDATION, A DELAWARE CORPORATION


DOUGLASS A. VANCE

EXECUTIVE VICE PRESIDENT

EXECUTIVE VICE PRESIDENT

ABANDONMENT NOTE

PURSUANT TO SECTIONS 66434 AND 66499.20.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS PARCEL MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF RESTRICTED ACCESS ALONG VARNER ROAD DEDICATED ON TRACT MAP NO. 34484, RECORDED IN BOOK 412, PAGES 64 THROUGH 68, INCLUSIVE OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, NOT SHOWN WITHIN THE BOUNDARY OF THIS PARCEL MAP.

THOSE PORTIONS OF LOT "B", DEDICATED TO PUBLIC USE AS AN EASEMENT FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES, ON TRACT MAP NO. 34484, RECORDED IN BOOK 412, PAGES 64 THROUGH 68, INCLUSIVE OF MAPS, IN THE OFFICE OF THE RIVERSIDE COUNTY RECORDER, NOT SHOWN WITHIN THE BOUNDARY OF THIS PARCEL MAP.

BOARD OF SUPERVISOR'S STATEMENT


THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFER(S) OF DEDICATION MADE HEREON FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT "B" INDICATED AS PRIVATE STREET AS SHOWN HEREON.

DATE: February 8, 2022

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: 
CHAIR OF THE BOARD OF SUPERVISORS

ATTEST:
KECIA HARPER
CLERK OF THE BOARD OF SUPERVISORS

BY: 
DEPUTY

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS

SURVEY

THIS MAP
FIELD SURVEY
ACT AND
FOUNDATIONS
I HEREBY
POSITION
SURVEY
CONFORM

DATE: 1


ROBERT F. EXPIRE

COUNTY

THIS MAP
LOCAL OR
I HEREBY
SUPERVISOR
THE SAME
AMENDED,
MAY 25, 2
THIS MAP

NOTARY ACKNOWLEDGMENT

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 THE DOCUMENT.

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

CLERK/BOARD OF SUPERVISORS

2022 MAY -9 AM 11:04

Receipt #: 22-32202

State Clearinghouse # (if applicable): _____

Lead Agency: CLERK OF THE BOARD OF SUPERVISORS

Date: 01/26/2022

County Agency of Filing: RIVERSIDE

Document No: E-202200058

Project Title: NOTICE OF PUBLIC HEARING DPR200021, DEVELOPMENT AGREEMENT NO. 77, ORDINANCE NO.

Project Applicant Name: CLERK OF THE BOARD OF SUPERVISORS

Phone Number: (951) 955-1069

Project Applicant Address: 4080 LEMON STREET 1ST FLOOR, RIVERSIDE, CA 92502

Project Applicant: LOCAL PUBLIC AGENCY

CHECK APPLICABLE FEES:

☐ Environmental Impact Report

☐ Negative Declaration

☐ Application Fee Water Diversion (State Water Resources Control Board Only)

☐ Project Subject to Certified Regulatory Programs

☐ County Administration Fee

☐ Project that is exempt from fees (DFG No Effect Determination (Form Attached))

☐ Project that is exempt from fees (Notice of Exemption)

\$0.00

Total Received \$0.00

Signature and title of person receiving payment:

U. Sandral

Deputy

Notes:

2/8/22 21.1
2022-5-15 2800



Lead Agency: CLERK OF THE BOARD OF SUPERVISORS
ATTN: ZULY MARTINEZ
Address: 4080 LEMON STEET, 1ST FL
RIVERSIDE, CA. 92502

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-202200058
01/26/2022 08:00 AM Fee: \$ 0.00
Page 1 of 2

Removed 4/28/22 By *E. Sawyer* Deputy



Project Title

NOTICE OF PUBLIC HEARING -NOTICE OF PUBLIC HEARING DPR200021,
DEVELOPMENT AGREEMENT NO. 77, ORDINANCE NO. 664.90

Filing Type

- ☐ Environmental Impact Report
- ☐ Mitigated/Negative Declaration
- ☐ Notice of Exemption
- ☒ Other: NOTICE OF PUBLIC HEARING

Notes

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY
ON A DEVELOPMENT AGREEMENT AND ORDINANCE IN THE FOURTH SUPERVISORIAL
DISTRICT**

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, February 8, 2022 at 10:00 A.M.** or as soon as possible thereafter, to consider the recommended approval of **the Amended and Restated Development Agreement No. 77** and related **Ordinance No. 664.90, DPR200021** for the McCoy Solar Project. The project is located Northerly of Interstate 10, southerly of McCoy Wash, easterly of McCoy Mountains, northwesterly of Blythe Airport, in the Fourth Supervisorial District.

Riverside County staff recommends that the Board of Supervisors **Find the Amended and Restated Development Agreement No. 77 and related Ordinance No. 664.90 that No New Environmental Documentation Is Required** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible., **Approve Amended and Restated Development Agreement No. 77, and Introduce, Read Title and Waive Further Reading Of, and Adopt on successive weeks Ordinance No. 664.90.**

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT RUSSELL BRADY, CONTRACT PLANNER, AT (951)-955-3025 OR EMAIL RBRADY@RIVCO.ORG.

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Commission or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069, at least 72 hours prior to hearing.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: January 25, 2022

Kecia R. Harper, Clerk of the Board
By: Zuly Martinez, Board Assistant