

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



ITEM: 2.16
(ID # 22466)

MEETING DATE:
Tuesday, August 01, 2023

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 32816 a Schedule "A" Subdivision in the Winchester area. District
3. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Final Map; and
2. Authorize the Chair of the Board to sign the Final Tract Map 32816.

ACTION:Consent

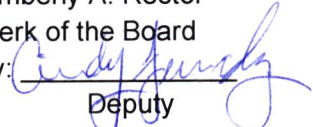

Mark Lancaster, Director of Transportation 7/21/2023

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Perez, Washington, and Gutierrez
Nays: None
Absent: None
Date: August 1, 2023
xc: Trans.

Kimberly A. Rector
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

The Tentative Map of Tract Map 32816 was approved by the Board of Supervisors on April 11, 2006, as Agenda Item 16.2. Final Tract Map 32816 is a 13.33-acre subdivision creating 1 condominium lot in the Winchester 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. The Transportation Department recommends approval of this final tract map.

Additional Fiscal Information:

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

ATTACHMENTS:

- TR 32816 Vicinity Map
- TR 32816 Mylars


 Jason Farin, Principal Management Analyst 7/26/2023



TRANSPORTATION DEPARTMENT

FORM 11 SUMMARY/ROUTING FORM

RECEIVED IN COUNTY CLERK'S OFFICE
2023 JUL 27 AM 8:36

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

<input type="checkbox"/> AGREEMENT/CONTRACT	NO.:
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REQUESTED BOARD DATE: 8/1/2023	CAN IT GO AT A LATER DATE: <input type="checkbox"/> YES <input type="checkbox"/> NO
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<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	

PROJECT/SUBJECT:
FINAL TRACT MAP NO: 32816 (Schedule "A")
DESCRIPTION: APPROVAL OF FINAL TRACT MAP.

CONTRACTING PARTY: Gina Ness	W.O. NO.: FSM32816 (TC-SU21)(DBF)
PROJECT MANAGER: Gina Ness	EXTENSION: 5-6711
FORM 11 AUTHOR/CONTACT: Gina Ness	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 TRACT MAP IS TO BE EXECUTED BY THE CHAIR OF THE BOARD.
THE FINAL TRACT MAP IS TO BE DELIVERED TO THE COUNTY RECORDER.
CC&R'S FOR THIS TRACT ARE SUBMITTED WITH TRACT 32818

MINUTETRAQ (MT) NO:	TRANS TRACKING ID:	DATE RECEIVED:	INITIALS:
22466			

8/1/23
2023-7-156623

TRACT NO. 32816

BEING A SUBDIVISION OF LOT 3 OF NOTICE OF LOT LINE ADJUSTMENT NO. 05482 RECORDED AUGUST 19, 2014 AS INSTRUMENT NO. 2014-0313662 AND PERFECTED BY DEED RECORDED AUGUST 12, 2022 AS DOCUMENT NO. 2022-0366207, BOTH OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, LYING WITHIN SECTION 32, TOWNSHIP 5 SOUTH, RANGE 2 WEST, S.B.M.



AUGUST 2021

FOR CONDOMINIUM PURPOSES

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____ 2023 AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____ AT THE REQUEST OF THE CLERK OF THE BOARD. NO. _____ FEE _____ PETER ALDAMA, ASSESSOR-COUNTY CLERK - RECORDER BY: _____ DEPUTY SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE 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. THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS "A" AND "B". THE DEDICATION IS FOR STREET AND PUBLIC UTILITY PURPOSES.

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

AS A CONDITION OF DEDICATION OF LOT "A", BLALOCK PLACE AND LOT "B", WINCHESTER WOODS DRIVE, THE OWNER OF LOT 1, ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ALSO EXCEPTING ONE 76.00 FOOT AND ONE 56.00 FOOT ACCESS OPENINGS FOR LOT 1, AS SHOWN HEREON, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS CONDITION OF ACCESS RIGHTS AS TO THE PART VACATED.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: ABUTTERS' RIGHTS OF ACCESS PRAIRIE LOOP ROAD AND DOMENIGONI PARKWAY. THE OWNER OF LOT 1, ABUTTING THESE HIGHWAYS AND DURING SUCH TIME WILL HAVE NO RIGHTS OF ACCESS EXCEPT THE GENERAL EASEMENT OF TRAVEL, ANY CHANGE OF ALIGNMENT OR WIDTH THAT RESULTS IN THE VACATION THEREOF SHALL TERMINATE THIS DEDICATION AS TO THE PART VACATED.

WE HEREBY RETAIN THE "PRIVATE ROAD EASEMENT", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE "SEWER, WATER AND RECYCLED WATER EASEMENT", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

WE HEREBY RETAIN THE "SEWER EASEMENT", AS SHOWN HEREON FOR PRIVATE USE, FOR THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND LOT OWNERS WITHIN THIS TRACT MAP.

OWNER:

FPG TRICON WOODS PROPERTY LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: FPG TRICON WOODS HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS SOLE MEMBER

By: FPG INVESTORS 84, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS MANAGER

By: [Signature] BRYAN BERGERON VICE PRESIDENT, FORWARD PLANNING

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 Orange

On June 8, 2023 before me, K. Yarter a Notary Public, personally Bryan Bergeron appeared:

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/they EXECUTED THE SAME IN HIS/HER/IT/their AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/IT/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



PRINT NAME K. Yarter SIGNATURE K. Yarter

NOTARY PUBLIC, STATE OF CA COMMISSION NO. 2432392

MY COMMISSION EXPIRES: December 25, 2026

COUNTY OF PRINCIPAL PLACE OF BUSINESS Orange

SIGNATURE OMISSIONS

PURSUANT TO SECTION 85438 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:

THE UNITED STATES OF AMERICA, HOLDER OF AN EASEMENT FOR A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY PATENT RECORDED DECEMBER 7, 1898, IN BOOK 1, PAGE 393, OF PATENTS.

DPH ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, GEOTHERMAL AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAIMS TO WATER PER MINERAL DEED RECORDED SEPTEMBER 15, 2006 AS INSTRUMENT NO. 2006-0685373, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

DPH ENERGY, INC., A COLORADO CORPORATION OWNER OF ANY AND ALL OIL, GAS, MINERAL, GEOTHERMAL AND OTHER HYDROCARBON SUBSTANCES, WATER RIGHTS AND CLAIMS TO WATER PER MINERAL DEED RECORDED SEPTEMBER 15, 2006 AS INSTRUMENT NO. 2006-0685373, OF OFFICIAL RECORDS, RECORDS OF RIVERSIDE COUNTY.

NOTICE OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE SALT CREEK CHANNEL, WINCHESTER/NORTH HEMET AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 480 AND SECTION 66483, ET SEQ. OF THE GOVERNMENT CODE AND THAT SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 480, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH OWNER'S CHECK OR MONEY ORDER ONLY TO THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT AT THE TIME OF ISSUANCE OF THE GRADING OR BUILDING PERMIT FOR SAID PARCELS, WHOEVER OCCURS FIRST, AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER THE GRADING OR BUILDING PERMIT, SHALL PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF ISSUANCE OF THE ACTUAL PERMIT.

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 FPG TRICON WOODS PROPERTY LLC, ON AUGUST 11, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. THIS SURVEY IS TRUE AND COMPLETE AS SHOWN.

DATE: 6-7, 2023

[Signature] EDY P. ADKISON L.S. 5390 EXPIRATION DATE: 9-30-2024



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 TRACT NO. 32816 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON 10-11-2006, THE EXPIRATION DATE BEING OCTOBER 11, 2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 7-29, 2023

[Signature] DAVID L. MCMILLAN, COUNTY SURVEYOR L.S. 8488 EXPIRATION DATE: 12-31-2024



BOARD OF SUPERVISOR'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES THE TRACT MAP AND ACCEPTS THE OFFER OF DEDICATION MAKE HEREON OF LOTS "A" AND "B" FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS. THE OFFER OF DEDICATION FOR PUBLIC UTILITY PURPOSES ALONG WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES WITHIN LOT 1, INDICATED AS "PRIVATE ROAD EASEMENTS" AS SHOWN HEREON IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG BLALOCK PLACE AND WINCHESTER WOODS DRIVE IS HEREBY ACCEPTED.

THE OFFER OF DEDICATION OF ABUTTERS RIGHTS OF ACCESS ALONG PRAIRIE LOOP ROAD AND DOMENIGONI PARKWAY IS HEREBY ACCEPTED.

DATE: August 1, 2023

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

[Signature] CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: KIMBERLY RECTOR CLERK OF THE BOARD OF SUPERVISORS

By: [Signature] DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 49,100.00 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: JUNE 13, 2023

CASH OR SURETY BOND MATTHEW JENNINGS COUNTY TAX COLLECTOR

By: [Signature] DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

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 \$ 49,100.00.

DATE: JUNE 13, 2023

MATTHEW JENNINGS COUNTY TAX COLLECTOR

By: [Signature] DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

ABANDONMENT NOTE

PURSUANT TO SECTIONS 86434 AND 86499.2 OF THE SUBDIVISION MAP ACT, THE APPROVAL AND RECORDATION OF THIS TRACT MAP CONSTITUTES ABANDONMENT OF THE FOLLOWING:

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE PUBLIC FOR STREET AND PUBLIC UTILITY PURPOSES, WITHIN LOT "D" OF PARCEL MAP NO. 14338, PER MAP FILED IN BOOK 104 OF PARCEL MAPS, AT PAGE 4, RECORDS OF RIVERSIDE COUNTY WITHIN THE BOUNDARY OF THIS TRACT MAP.

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR DRAINAGE AND INCIDENTAL PURPOSES, RECORDED AUGUST 24, 2004 AS INSTRUMENT NO. 2004-0686520, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS TRACT MAP.

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 2004 AS INSTRUMENT NO. 2004-0171427, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS TRACT MAP.

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR SLOPE AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 2004 AS INSTRUMENT NO. 2004-0171425, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS TRACT MAP.

THOSE PORTIONS OF AN EASEMENT IN FAVOR OF THE COUNTY OF RIVERSIDE FOR PUBLIC ROAD, DRAINAGE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 26, 2007 AS INSTRUMENT NO. 2007-0130502, OF OFFICIAL RECORDS WITHIN THE BOUNDARY OF THIS MAP, IS VACATED, HEREBY FOR THE PURPOSE OF CHANGING THE STREET NAME FROM WESTERN HILL DRIVE TO WINCHESTER WOODS DRIVE AND IS NOT TO BE CONSTRUED AS A CHANGE OF ALIGNMENT OF THIS HIGHWAY.

2.16