

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



ITEM: 2.17
(ID # 22467)

MEETING DATE:
Tuesday, August 01, 2023

FROM : TLMA-TRANSPORTATION:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Tract Map 33743 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 33743.

ACTION:Consent

Mark Lancaster

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: *Cindy Sanchez*
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 33743 was approved by the Board of Supervisors on April 21, 2009, as Agenda Item 1.2. Final Tract Map 33743 is a 5.72-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 33743 Vicinity Map
- TR 33743 Mylars


 Jason Farin, Principal Management Analyst 7/26/2023

ASSESSOR-COUNTY CLERK-RECORDER, RIVERSIDE COUNTY
 RECORDS MANAGEMENT PROGRAM
 RECORDS TRANSFER LIST, part 1

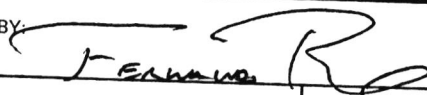
1. Work Order #

INSTRUCTIONS: Fax completed form to (909) 358-6961 and submit original form to the Records Center with the records being transferred. 1. Page of

DEPARTMENTAL INFORMATION

3. DEPARTMENT Clerk of the Board of Supervisors	8. ORG.#	10. DATE 08/02/2023
4. ORGANIZATION County of Riverside	9. ACCOUNT #	11. MEDIA CODE
5. ADDRESS 4080 Lemon St., Room 127	12. NO. OF BOXES TRANSFERRED	
CITY Riverside, Ca. 92501	13. RECORDS TRANSFERRED BY:	
6. MAIL STOP 1010	7. Name PHONE # FAX# Daniel Lopez 955-1069 955-1071	14. RECORDS COORDINATOR (must be Authorized):

15. BOX # (Temp)	16. DESCRIPTION OF RECORDS <small>Must be the same as records series title on schedule</small>	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	Board Date 08/01/2023 - Item No 2.17				
	Final Tract Map No 33743 - Sched "A"				
	Subdivision of Lot 2 Lying within SEC 32, T5S, R2W, S.B.M. District 3				
	WITH SUBDIVISION GUARANTEE, AND CC&RS				

21. RECORDS RECEIVED BY: 	30. REMARKS
22. TITLE ACK	23. RECEIVED VIA: Courier
24. DATE RECEIVED:	25. TIME RECEIVED:
26. BOXES VERIFIED BY:	27. DATE BOXES VERIFIED:
28. NAME/DATE SCANNED TO HOLDING AREA:	29. NAME/DATE SCANNED TO LOCATION:

2023 AUG - 2
 11:10:23

TRACT NO. 33743

BEING A SUBDIVISION OF LOT 2 OF TRACT NO. 32817, PER MAP FILED IN BOOK _____ PAGES
____ THROUGH _____ INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN
SECTION 32, TOWNSHIP 9 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.

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 04, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY ITS MANAGER

BRYAN BERGERON
VICE PRESIDENT, FORWARD PLANNING

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

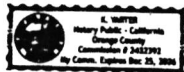
EDY P. ADKISON L.S. 5390
EXPIRATION DATE: 9-30-2024



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 9, 2023 BEFORE ME, K. Yarter A NOTARY PUBLIC,
PERSONALLY APPEARED Bryan Bergeron
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.



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

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. 33743 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON April 23, 2008, THE EXPIRATION DATE BEING AUGUST 04, 2023, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 7-24, 2023

DAVID L. MCMULLAN, 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.

DATE: August 1, 2023
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST: KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS
BY:
CHAIRMAN OF THE BOARD OF SUPERVISORS
DEPUTY

SIGNATURE OMISSIONS

PURSUANT TO SECTION 86436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING OWNERS OF EASEMENTS AND/OR OTHER INTERESTS HAVE BEEN OMITTED:
DRY 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. 2006-00685373, 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 460 AND SECTION 86483, 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 460, PAYMENT OF THE DRAINAGE FEES SHALL BE PAID WITH CASHIER'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, WHICHEVER 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.

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 28,200.00 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:
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 \$ 28,200.00.

DATE: JUNE 13, 2023
MATTHEW JENNINGS
COUNTY TAX COLLECTOR
BY:
DEPUTY

THIS CERTIFICATION EXCLUDES ANY SUPPLEMENTAL TAX ASSESSMENTS NOT YET EXTENDED

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