

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



ITEM: 2.12  
(ID # 23144)

**MEETING DATE:**  
Tuesday, October 17, 2023

**FROM :** TLMA-TRANSPORTATION:

**SUBJECT:** TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:  
Approval of Final Parcel Map 38037 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 Parcel Map 38037.

**ACTION:**Consent

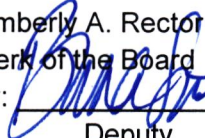
  
Mark Lancaster, Director of Transportation 10/5/2023

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

Ayes: Jeffries, Spiegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None  
Date: October 17, 2023  
xc: Trans.

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

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

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

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The Tentative Parcel Map of 38037 was approved by the Board of Supervisors on April 5, 2022, as Agenda Item 1.2. Final Parcel Map 38037 is a 9.54-acre subdivision creating 1 condominium lot 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:**

- PM 38037 Vicinity Map
- PM 38037 Mylars

  
 Jason Farin, Principal Management Analyst 10/10/2023

**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.

DEPARTMENTAL INFORMATION					
3. DEPARTMENT Clerk of the Board of Supervisors			8. ORG.#	10. DATE 10/18/2023	
4. ORGANIZATION County of Riverside			9. ACCOUNT #	11. MEDIA CODE	
5. ADDRESS County of Riverside Administrative Center 4080 Lemon Street, 1st Floor Annex, Room 127			12. NO. OF BOXES TRANSFERRED		
CITY Riverside, Ca. 92501			13. RECORDS TRANSFERRED BY:		
6. MAIL STOP Stop # 1010		7. Name Breanna Smith	PHONE # 955-1302	FAX# 955-1071	14. RECORDS COORDINATOR (must be Authorized):
15. BOX # (Temp)	16. DESCRIPTION OF RECORDS Must be the same as records series title on schedule	17. RANGE OF YEARS	18. DESTRUCTION DATE	19. RECORD SERIES TITLE CODE	20. PERMANENT BOX # (Barcode label)
	BOS MEETING 10.17.2023 ITEM 2.12 FINAL PARCEL MAP 38037 SCHEDULE A DISTRICT 3				
	BOS MEETING 10.17.2023 ITEM 2.13 FINAL PARCEL MAP 38035 SCHEDULE A DISTRICT 3				
21. RECORDS RECEIVED BY: <i>[Signature]</i>			30. REMARKS		
22. TITLE <i>ACK</i>		23. RECEIVED VIA: <i>Carried</i>			
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 OCT 18 AM 10:27  
 CLERK OF SUPERVISORS RIVERSIDE COUNTY

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

# PARCEL MAP NO. 38037

A SUBDIVISION OF PARCEL 2, LOTS 'A', 'D', AND 'E', AND PORTIONS OF LOTS 'B' AND 'C' OF PARCEL MAP NO. FILED IN BOOK 249, PAGES 82 THROUGH 84, INCLUSIVE, OF PARCEL MAPS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, LYING WITHIN SECTION 33, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SAN BERNARDINO BASE MERIDIAN

PROACTIVE ENGINEERING CONSULTANTS, INC.

FOR CONDOMINIUM PURPOSES

AUGUST, 2021

SHEET 1

RECORDER'S STATEMENT

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_  
MAPS, AT PAGES \_\_\_\_\_  
OF THE CLERK OF THE BOARD

NO. \_\_\_\_\_ FEE \_\_\_\_\_  
PETER ALDANA, ASSESSOR-CX

BY: \_\_\_\_\_  
SUBDIVISION GUARANTEE  
FIRST AMERICAN TITLE CO

OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN  
HEREIN WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO  
THE LAND AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN

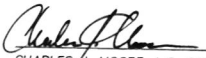
DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES: LOTS 'A'  
AND 'D' IS FOR STREET AND PUBLIC UTILITY PURPOSES.

DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES:  
LOTS 'B', 'C' AND 'D' IS FOR THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY  
VEHICLES. THE DEDICATION IS FOR PUBLIC UTILITY PURPOSES  
AND EGRESS FOR EMERGENCY VEHICLES WITHIN PARCEL 1.

'B', 'C' AND 'D', WESTERN HILLS DRIVE AND LOTS 'E' AND 'F'  
AND PORTIONS OF LOTS 'B' AND 'C' BUTTING SAID STREETS AND DURING SUCH TIME WILL HAVE NO  
EASEMENT OF TRAVEL. ANY CHANGE OF ALIGNMENT OR WIDTH

## SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON  
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL  
ORDINANCES OF THE COUNTY OF RIVERSIDE, CALIFORNIA, IN AUGUST, 2021. I HAVE  
ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED  
IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP  
MONUMENTS ARE, OR WILL BE SET SUFFICIENT TO ENABLE THE SURVEY TO BE  
STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED  
OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

 September 26, 2023  
CHARLES J. MOORE, L.S. 9106 DATE



THE TERRITORY OF THE COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

SHEET 1 OF 6 SHEETS

# MAP NO. 38037

A', 'D', AND 'E', AND PORTIONS OF LOTS 'B' AND 'C' OF PARCEL MAP NO. 009884, INCLUSIVE, OF PARCEL MAPS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, RANGE 2 WEST, SAN BERNARDINO BASE MERIDIAN  
CONSULTANTS, INC. AUGUST, 2021  
FOR CONDOMINIUM PURPOSES

### 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 COMPANY

### SURVEYOR'S STATEMENT

THE SUBDIVISION SHOWN  
ON THIS MAP AS SHOWN

LIC PURPOSES: LOTS 'A'  
PURPOSES.

LIC PURPOSES:  
FOR EMERGENCY  
UTILITY PURPOSES  
WITHIN PARCEL 1.

AND LOTS 'E' AND 'F'  
WHICH TIME WILL HAVE NO  
ALIGNMENT OR WIDTH  
TO THE PART VACATED.

LIC PURPOSES TO THE  
CALIFORNIA:  
SECTION IS FOR

LIC PURPOSES:  
REMOVED AND EXISTING UNDER  
LOTS AND ASSIGNS, A  
RECONSTRUCT, REMOVE  
WATER FACILITIES, ALL  
WATER PIPELINES AND  
ON SAID EASEMENT FOR  
RETAINS THE RIGHT TO  
ERECT BUILDINGS, MASONRY  
OR GROW TREES OR  
SHRUBS WITHOUT THE PRIOR  
APPROVAL OF THE BOARD OF SUPERVISORS

FOR THE SOLE BENEFIT OF

ANY COMPANY

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 TAYLOR MORRISON OF CALIFORNIA, LLC, IN AUGUST, 2021. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE SET IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP, AND THAT SAID MONUMENTS ARE, OR WILL BE SET 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.

*Charles J. Moore* September 26, 2023  
CHARLES J. MOORE, L.S. 9106 DATE



### 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 PARCEL MAP OF PARCEL MAP NO. 38037 AS FILED, AMENDED, AND APPROVED BY THE BOARD OF SUPERVISORS ON APRIL 5, 2022, THE EXPIRATION DATE BEING MARCH 23, 2025, AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED 10-11, 2023  
BY: *David L. McMillan*  
DAVID L. MCMILLAN, COUNTY SURVEYOR  
L.S. 8488 EXPIRES 12/31/24



### 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 OFFERS MADE HEREON 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 DEDICATION OF THE "PUBLIC UTILITY EASEMENT TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR EMERGENCY VEHICLES" WITHIN PARCEL 1, AS SHOWN HEREON, IS HEREBY ACCEPTED.

DATED October 17, 2023

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

BY: *Kevin Jeffries*  
CHAIRMAN OF THE BOARD OF SUPERVISORS  
Kevin Jeffries

ATTEST: *Kimberly A. Rector*  
CLERK OF THE BOARD OF SUPERVISORS

BY: *David Smith* DEPUTY

IDENTITY OF THE  
NOTARY PUBLIC

NOTARY PUBLIC

PERSON(S) WHOSE  
INTEREST IS AFFECTED  
HEREIN, AND THAT BY  
THEIR SIGNATURE UPON BEHALF

OF THE COUNTY OF CALIFORNIA THAT THE

### 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:

THAT PORTION OF AN EASEMENT FOR SLOPE INCLUDING MAINTENANCE AND INGRESS AND EGRESS PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-998482 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.

THAT PORTION OF AN EASEMENT FOR DRAINAGE INCLUDING MAINTENANCE AND INGRESS AND EGRESS PURPOSES, IN FAVOR OF THE COUNTY OF RIVERSIDE, DESCRIBED IN AN EASEMENT DEED RECORDED DECEMBER 23, 2003 AS INSTRUMENT NO. 2003-998483 O.R., LYING WITHIN THE BOUNDARY OF THIS TRACT MAP.