

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



**ITEM: 2.11
(ID # 28744)**

MEETING DATE:
Monday, September 22, 2025

FROM : TLMA-TRANSPORTATION

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/TRANSPORTATION:
Approval of Final Parcel Map 38436, a Schedule "E" Subdivision in the Corona Area. District 2.
[\$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the Final Parcel Map; and
2. Authorize the chair of the board to sign the Final Parcel Map 38436.


ACTION:Consent


Dennis Acuna, Director of Transportation 8/28/2025

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Medina, Spiegel, Washington, Perez and Gutierrez
Nays: None
Absent: None
Date: September 22, 2025
xc: Transp.

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	N/A	N/A	N/A	N/A
NET COUNTY COST	N/A	N/A	N/A	N/A
SOURCE OF FUNDS: N/A. No general funds will be used.			Budget Adjustment:	N/A
			For Fiscal Year:	25/26

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

Parcel Map 38436 was approved by the Board of Supervisors on October 22, 2024. Parcel Map 38436 is a 1.88-acre subdivision that is creating 2 commercial lots in the Corona area. This Final Parcel Map complies in all respects with the provisions of Division 3 of Title 15 of the Government Code 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.

Government Code Section 66458 directs the Board of Supervisors to approve a final map, without any discretion, if the map conforms to all the requirements of the Subdivision Map Act and local ordinances applicable at the time of approval or conditional approval of the tentative map.

All necessary improvements have been or will be installed under the improvement agreements for Plot Plan 200010.

Impact on Residents and Businesses

N/A

Additional Fiscal Information:

N/A

Contract History and Price Reasonableness:

N/A

ATTACHMENTS:

PM 38436 Vicinity Map

PM 38436 Mylars

 Jason Farin, Principal Policy Analyst 9/17/2025

PARCEL MAP 38436

A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 17220, AS RECORDED IN BOOK 95, PAGE 45 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LOCATED IN SECTION 16, IN TOWNSHIP 4 SOUTH, RANGE 6 WEST, S.B.M. HESS DEVELOPMENT JANUARY, 2025

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

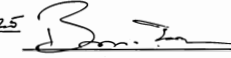
BY: _____, DEPUTY.

SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF TEMESCAL DEVELOPMENT, LLC, IN JANUARY, 2024. 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 PARCEL MAP, IF ANY.

DATED: July 31, 2025



BRIAN T. HESS
L.S. No. 8136



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 38436 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON OCTOBER 23, 2024, THE EXPIRATION DATE BEING SEPTEMBER 16, 2027; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATE: 9/5, 2025


DAVID McMILLAN, COUNTY SURVEYOR
L.S. No. 8488



BOARD OF SUPERVISOR'S STATEMENT

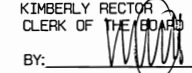
THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BY ITS BOARD OF SUPERVISORS, HEREBY APPROVES SAID MAP.

DATE: SEPT. 22, 2025

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ATTEST:
KIMBERLY RECTOR
CLERK OF THE BOARD OF SUPERVISORS

BY: 
V. MANUEL PEREZ
CHAIRMAN OF THE BOARD OF SUPERVISORS

BY: , DEPUTY

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)
) S.S.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2025, BEFORE ME, _____, A NOTARY PUBLIC, PERSONALLY APPEARED _____ WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

PRINTED NAME _____

MY COMMISSION EXPIRES: _____ MY COMMISSION NUMBER: _____

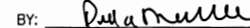
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

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 \$ 17,300.00.

DATE: September 04, 2025

MATTHEW JENNINGS, COUNTY TAX COLLECTOR

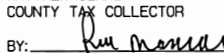
BY: , DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 17,300.00 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: September 21, 2025


CASH OR SURETY BOND
MATTHEW JENNINGS
COUNTY TAX COLLECTOR

BY: , DEPUTY

OWNER'S 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.

TEMESCAL DEVELOPMENT, LLC, A WYOMING LIMITED LIABILITY COMPANY


BY: ZOHAIB SALIM, LLC MANAGER

08-26-2025
DATE

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)
) S.S.
COUNTY OF Riverside)

ON THIS 26 DAY OF August, 2025, BEFORE ME, Lorene Householder, A NOTARY PUBLIC, PERSONALLY APPEARED Zohaib Salim WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH HE ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

WITNESS MY HAND


SIGNATURE
Lorene Householder
PRINTED NAME

MY COMMISSION EXPIRES: 9/24/2025 MY COMMISSION NUMBER: 2376228

MY PRINCIPAL PLACE OF BUSINESS IS IN Riverside COUNTY

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:

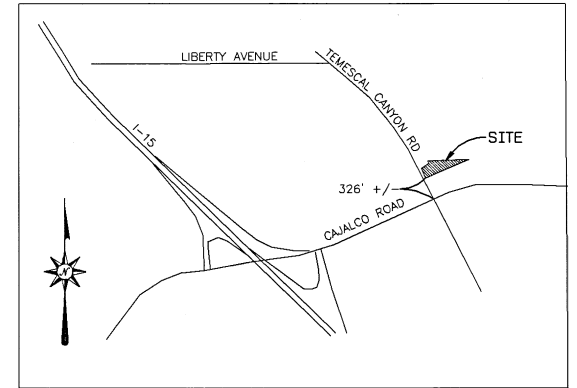
AN EASEMENT TO THE H.B. PRAED AND C.G. KEKEWICH FOR RIPARIAN RIGHTS BLANKET IN NATURE PER DOC. RECORDED 10-08-1909 IN BK 292, PG 131 OF DEEDS.

PURSUANT TO SECTION 66445 (c) OF THE SUBDIVISION MAP ACT, THE FOLLOWING SIGNATURES ARE NOT REQUIRED:

INFINITY BANK, BENEFICIARY UNDER DEEDS OF TRUST RECORDED OCTOBER 16, 2024 AS INSTRUMENT NO. 2024-0312130 AND FEBRUARY 14, 2025 AS INSTRUMENT NO. 2025-0045071, BOTH OF OFFICIAL RECORDS.

PARCEL MAP 38436

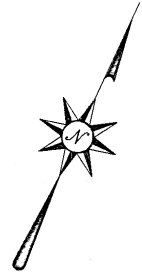
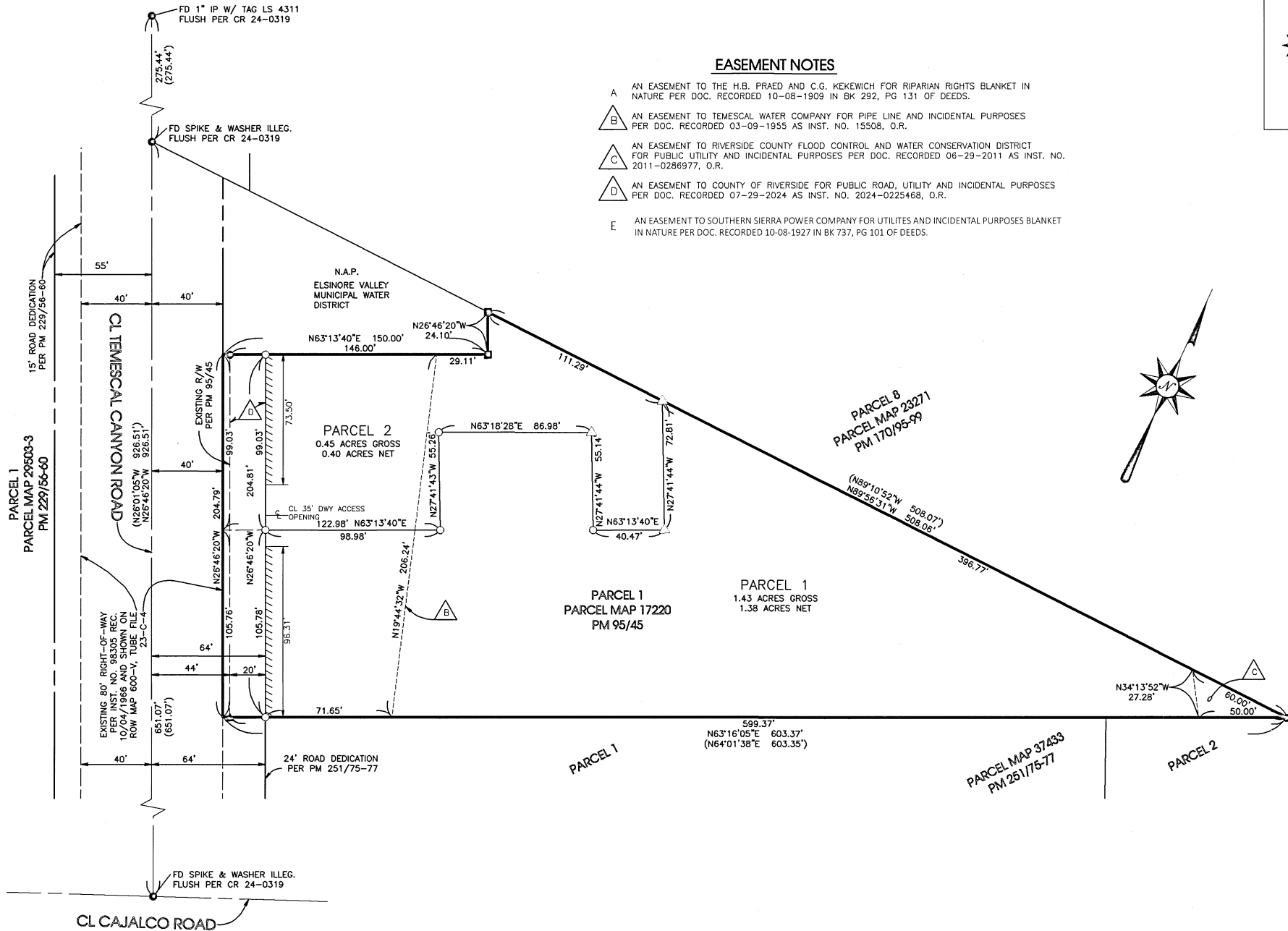
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VICINITY MAP
NOT TO SCALE

EASEMENT NOTES

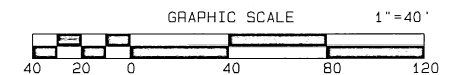
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- B AN EASEMENT TO TEMESCAL WATER COMPANY FOR PIPE LINE AND INCIDENTAL PURPOSES PER DOC. RECORDED 03-09-1955 AS INST. NO. 15508, O.R.
- C AN EASEMENT TO RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT FOR PUBLIC UTILITY AND INCIDENTAL PURPOSES PER DOC. RECORDED 06-29-2011 AS INST. NO. 2011-0286977, O.R.
- D AN EASEMENT TO COUNTY OF RIVERSIDE FOR PUBLIC ROAD, UTILITY AND INCIDENTAL PURPOSES PER DOC. RECORDED 07-29-2024 AS INST. NO. 2024-0225468, O.R.
- E AN EASEMENT TO SOUTHERN SIERRA POWER COMPANY FOR UTILITES AND INCIDENTAL PURPOSES BLANKET IN NATURE PER DOC. RECORDED 10-08-1927 IN BK 737, PG 101 OF DEEDS.



SURVEYORS NOTES

- BASIS OF BEARINGS IS THE SOUTHERLY LINE OF PARCEL 1 OF PARCEL MAP 17220, P.M. 95/45 BEING N63°16'05"E PER CR 24-0319.
- INDICATES FOUND 1" IP W/ PLASTIC CAP LS 8136 FLUSH PER CR 24-0319 UNLESS OTHERWISE NOTED
 - ▲ INDICATES FOUND 1" IP W/ PLASTIC CAP LS 8136 FLUSH PER CR 24-0319, DESTROYED BY CONSTRUCTION, REPLACED WITH NAIL & TAG LS 8136 FLUSH
 - INDICATES FOUND NAIL & TAG LS 8136 FLUSH ON CURB PER CR 24-0319
 - INDICATES SET 3/4" IP W/ TAG LS 8136 FLUSH
 - △ INDICATES SET NAIL & TAG LS 8136 FLUSH
- ALL BOUNDARY DIMENSIONS ARE RECORD AND MEASURED PER CR 24-0319
- () INDICATES RECORD DATA PER PM 251/75-77
- ////// INDICATES RESTRICTED ACCESS PER INST. NO. 2024-0225468 REC. 07-29-2024, O.R.
- TOTAL GROSS ACREAGE = 1.88 AC.
- ALL MONUMENTS WERE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.21

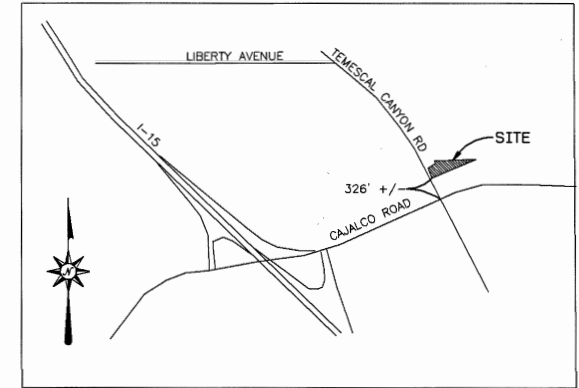
CC&Rs RECORDED _____ AS INSTRUMENT NO. _____



ENVIRONMENTAL CONSTRAINT SHEET
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 45, PAGE 34. THIS AFFECTS ALL PARCELS.

PARCEL MAP 38436

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NOT TO SCALE

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SURVEYORS NOTES

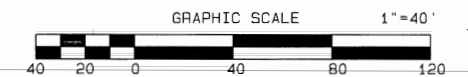
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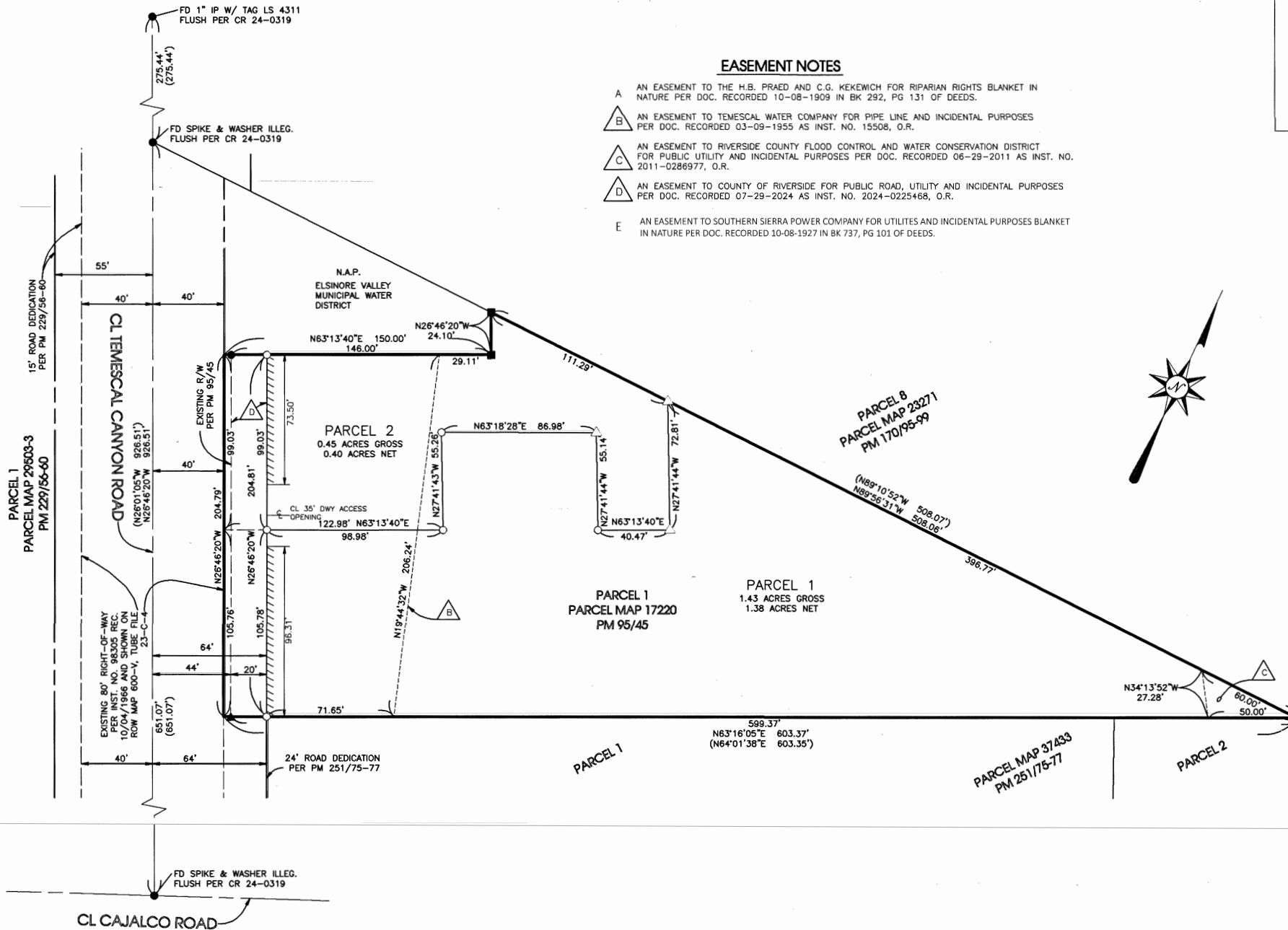
////// INDICATES RESTRICTED ACCESS PER INST. NO. 2024-0225468 REC. 07-29-2024, O.R.

TOTAL GROSS ACREAGE = 1.88 AC.

ALL MONUMENTS WERE SET IN ACCORDANCE WITH COUNTY ORDINANCE 461.21



ENVIRONMENTAL CONSTRAINT SHEET
ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK _____, PAGE _____. THIS AFFECTS ALL PARCELS.





Legend

- Road Classifications
- 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
Parcel Map 38436

Section 16, T.4S. R.6W.
Supervisory District: 2



NOT TO SCALE