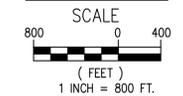


# CITY OF LAKE ELSINORE



VICINITY MAP



## TENTATIVE PARCEL MAP No. 38825 FOR WATERSEGE MITIGATION BANK PROJECT

COUNTY OF RIVERSIDE, CALIFORNIA

APN# 373-330-001 THROUGH -022 AND 373-300-038 THROUGH -041

**OWNER / DEVELOPER / SUBDIVIDER**

WATERS EDGE ELSINORE, LLC  
4060 CAMPUS DRIVE, SUITE 100  
NEWPORT BEACH, CA 92660  
(949) 510-5178

**CIVIL ENGINEER**

DAVID EVANS AND ASSOCIATES INC.  
41951 REMINGTON AVENUE, SUITE 220  
TEMECULA, CA 92590  
(951) 294-9300

**SCHOOL DISTRICT**

LAKE ELSINORE UNIFIED SCHOOL DISTRICT  
345 CHANEY STREET  
LAKE ELSINORE, CA 92530

**UTILITY PROVIDERS**

TELEPHONE - VERIZON, 1-800-483-5000  
GAS COMPANY - SCG CO., 1-800-427-2200  
ELECTRIC COMPANY - SCE, 1-800-655-4555  
CABLE TELEVISION - MEDIA ONE, (909) 674-7741

**SEWER / WATER**

ELSINORE VALLEY MUNICIPAL WATER DISTRICT  
31315 CHANEY STREET  
LAKE ELSINORE, CA 92530  
(909) 674-3146

**EXISTING SITE ZONING**

THE SITE IS PART OF THE EAST LAKE SPECIFIC PLAN, PLANNING AREA 8 - "ACTION SPORTS, TOURISM, COMMERCIAL AND RECREATION" (CITY OF LAKE ELSINORE EAST LAKE SPECIFIC PLAN AMENDMENT NO.11, SEPT 2018, PAGE 116, FIGURE 3-8)

EXISTING ZONING OF SURROUNDING AREAS ADJACENT TO SITE ARE NOTED ON SHEET 2.

**AERIAL TOPO SOURCE**

INLAND AERIAL FLOWN 2007

**LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEING OF SUBDIVISION OF LOTS 1 THROUGH 22, INCLUSIVE OF TRACT NO. 31839 AS SHOWN BY MAP ON FILE IN BOOK 431, PAGES 32 THROUGH 45, INCLUSIVE OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**OWNER SIGNATURE**

WATERS EDGE ELSINORE, LLC

*Justin A. Brown* 07/02/2024

SIGNATURE DATE

**GRADING STATEMENT**

MINIMAL GRADING WILL INCLUDE THE CREATION OF SHALLOW, SEASONAL, VERNAL POOLS PER THE CONCEPTUAL HABITAT RESTORATION PLAN FOR THE WATERSEGE MITIGATION BANK.

**NOTES:**

LAKESHORE DRIVE AND LAKEPOINT PARK DRIVE ARE PAVED ROADS. LUCERNE STREET IS PAVED TO THE MOST NORTHERLY PROPERTY LINE OF APN 373-330-020.

NO EXISTING OR PROPOSED PAVED ROADS ON PROPERTY.

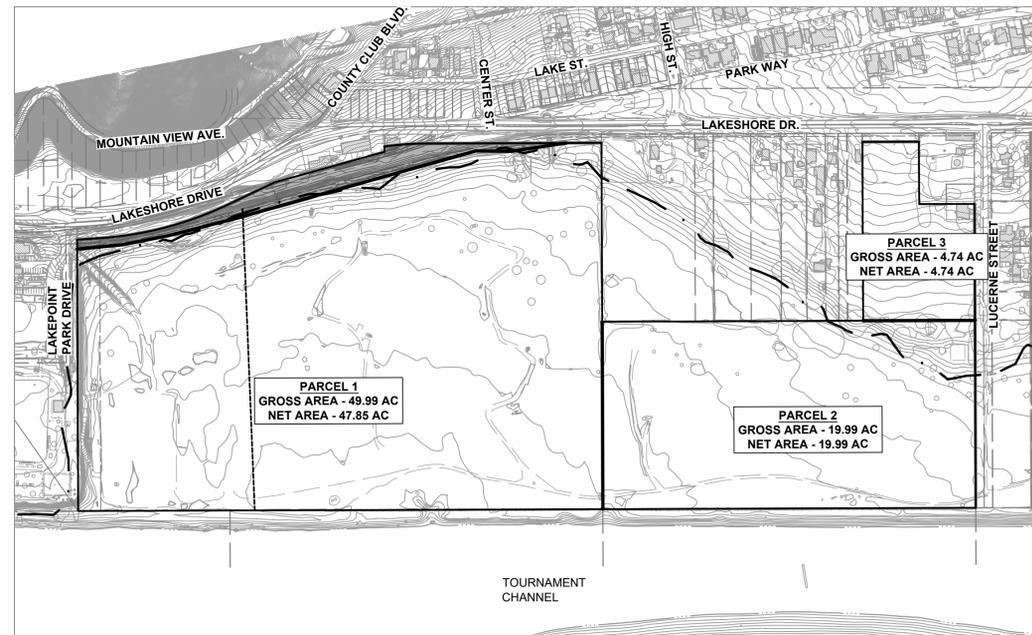
NO EXISTING OR PROPOSED SEWAGE DISPOSAL FACILITIES ON PROPERTY.

NO EXISTING OR PROPOSED SIDEWALKS, PAVEMENT, CURBS AND GUTTERS, STREET LIGHT, OR DRIVEWAYS ON PROPERTY.

NO EXISTING TREES WILL BE REMOVED AT THIS TIME.

**FEMA DATA**

FROM FLOOD INSURANCE RATE MAP, RIVERSIDE COUNTY CALIFORNIA AND INCORPORATED AREAS, PANEL 2037 OF 3805, MAP NUMBER 06065C2037G, DATED 2008.



SITE MAP



PARCEL TABLE				
PARCEL #	GROSS AREA	NET AREA	PRESENT PARCEL USAGE	PROPOSED PARCEL USAGE
1	49.99	47.85	VACANT LAND	HABITAT MITIGATION BANK
2	19.99	19.99	VACANT LAND	HABITAT MITIGATION BANK
3	4.74	4.74	VACANT LAND	HABITAT MITIGATION BANK

**LEGEND**

- PROPERTY LINE
- - - STREET CENTERLINE
- - - - EXISTING RIGHT-OF-WAY
- - - - EXISTING LOT LINE
- - - - PROPOSED LOT LINE
- - - - EXISTING CONTOURS
- - - - EXISTING EASEMENT
- - - - EXISTING FENCE
- - - - EXISTING GAS
- - - - EXISTING TELECOM
- - - - EXISTING WATER
- - - - FEMA 100 YEAR FLOOD LIMITS
- EXISTING POWER POLE
- EXISTING TREE
- ⊕ EXISTING STREETLIGHT
- EXISTING FIRE HYDRANT

**ABBREVIATIONS**

#, NO.	NUMBER
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AVE	AVENUE
BLVD	BOULEVARD
CL	CENTERLINE
CLE, COLE	CITY OF LAKE ELSINORE
CLR	CLEAR
E	ELECTRICAL LINE, EAST
ELY	EASTERLY
EP	EDGE OF PAVEMENT
EX.	EXISTING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
G	GAS LINE
LF	LINEAR FEET
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
N	NORTH
NE	NORTHEAST
NTS, N.T.S.	NOT TO SCALE
P/L	PROPERTY LINE
R.O.W.	RIGHT-OF-WAY
R/W	RIGHT-OF-WAY LINE

RD	ROAD
S	SOUTH
S=	SLOPE (FT/FT)
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SF	SQUARE FEET
SHT	SHEET
SL	STREET LIGHT CONDUIT
SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
SS	SANITARY SEWER
STD	STANDARD
STLT	STREET LIGHT
T	TELEPHONE LINE
TC	TOP OF CURB
TELE	TELECOMMUNICATIONS
TG	TOP OF GRATE
TMH	TELEPHONE MANHOLE
TRSIG	TRAFFIC SIGNAL
W	WEST, WIDTH, WATER MAIN
W/ PVMT	WITH PAVEMENT
WLY	WESTERLY
WV	WATER VALVE

**SHEET LIST TABLE**

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	TENTATIVE PARCEL MAP

MARK	REVISIONS	APPR.	DATE

PREPARED BY:

*Justin Brown*  
JUSTIN BROWN, PE

09/28/2023  
DATE

SEAL



WATERSEGE MITIGATION BANK PROJECT

SCALE: AS SHOWN

DATE: 09/28/2023

BENCH MARK: EL-44-80

1 1/2" ALUM. CAP IN 6" CONC. COLLAR.  
FROM THE INT. OF LUCERNE ST. &  
LAKESHORE DR. 0.1 MI. ALONG LUCERNE  
ST. 23' - SE OF C/L OF LUCERNE ST. -38' S  
OF A 60" DIA. EUCALYPTUS TREE, 1' S OF  
SURVEY MARKER POST

TENTATIVE PARCEL MAP

COVER SHEET

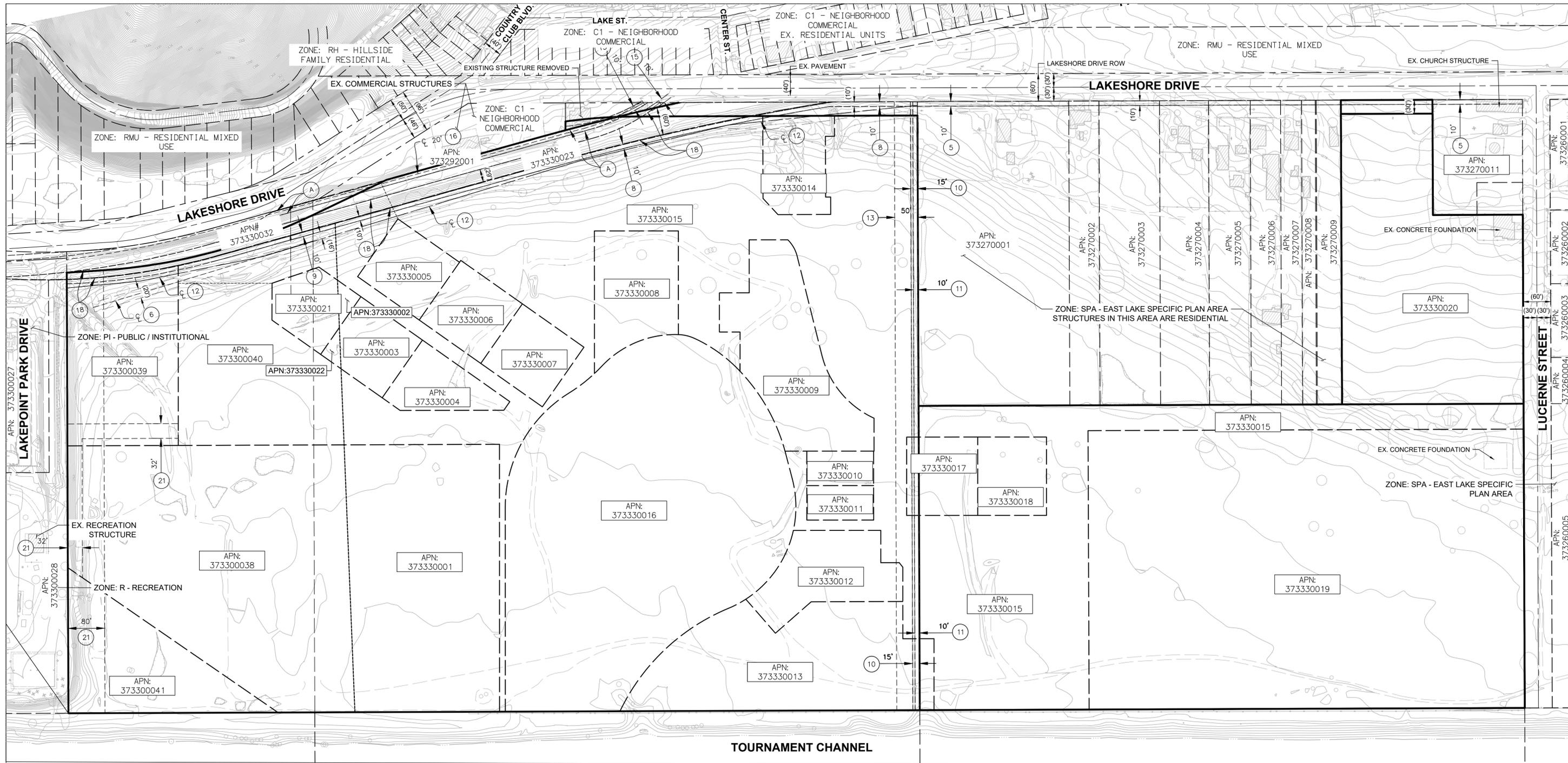
SHEET 1

OF 3 SHEETS

FILE NO.

RRDCWELE001

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 Save Date: 7/2/2024 1:54 PM  
 By: Eddy Ojeda  
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**EASEMENT NOTES:**

EASEMENT A IS NOT ON THE TITLE REPORT. INFORMATION WAS INCLUDED WITH CL SURVEYING'S BOUNDARY MAP.

(A) AN EASEMENT FOR TEMPORARY INGRESS AND EGRESS, CONSTRUCTION AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 22, 2008 AS INSTRUMENT NO. 08-86503 OF OFFICIAL RECORDS. IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN

EASEMENTS 5 THROUGH 21 PER CHICAGO FIRST AMERICAN TITLE COMPANY, REPORT NO. 0625-5728594, DATED AUGUST 10, 2022. UPDATED AUGUST 18, 2022.

(B) AN EASEMENT FOR EITHER OR BOTH POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 2, 1925 IN BOOK 646 OF DEEDS, PAGE 223. IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY AFFECTS: AS DESCRIBED THEREIN

(C) AN EASEMENT FOR ELECTRIC LINES, TELEPHONE LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 10, 1938 IN BOOK 363, PAGE 425 OF OFFICIAL RECORDS. IN FAVOR OF: THE NEVADA-CALIFORNIA ELECTRIC CORPORATION AFFECTS: AS DESCRIBED THEREIN

(7) AN EASEMENT FOR ALL DITCHES, PIPE LINES, AND OTHER APPARATUS FOR THE DISTRIBUTION OF WATER FOR DOMESTIC AND IRRIGATION PURPOSES AND INCIDENTAL PURPOSES, RECORDED MARCH 4, 1964 AS INSTRUMENT NO. 27383 AND JANUARY 15, 1965 AS INSTRUMENT NO. 5629, BOTH OF OFFICIAL RECORDS. IN FAVOR OF: TEMESCAL WATER COMPANY, ITS SUCCESSORS OR ASSIGNS AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

(8) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 9, 1966 AS INSTRUMENT NO. 48447 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA WATER AND TELEPHONE COMPANY AFFECTS: AS DESCRIBED THEREIN

(9) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 9, 1966 AS INSTRUMENT NO. 48447 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA WATER & TELEPHONE COMPANY, A CORPORATION AFFECTS: AS DESCRIBED THEREIN

(10) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED JUNE 13, 1973 AS INSTRUMENT NO. 76782 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY AFFECTS: AS DESCRIBED THEREIN TO BE ABANDONED BY SEPARATE INSTRUMENT

(11) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 11, 1973 AS INSTRUMENT NO. 90771 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN TO BE ABANDONED BY SEPARATE INSTRUMENT

(12) AN EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES, RECORDED MARCH 27, 1978 AS INSTRUMENT NO. 57382 OF OFFICIAL RECORDS. IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT AFFECTS: AS SET OUT THEREIN

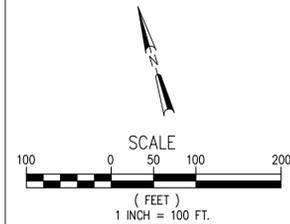
(13) AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 5, 1979 AS INSTRUMENT NO. 487536 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA BEST HYDROFARMS COOPERATIVE AFFECTS: AS DESCRIBED THEREIN TO BE ABANDONED BY SEPARATE INSTRUMENT

(15) AN EASEMENT FOR SANITARY SEWER PURPOSES, AND FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED DECEMBER 4, 1987 AS INSTRUMENT NO. 87-343647 OF OFFICIAL RECORDS. IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN

(16) AN EASEMENT FOR SEWER AND INCIDENTAL PURPOSES, RECORDED JUNE 23, 1989 AS INSTRUMENT NO. 208852 OF OFFICIAL RECORDS. IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN

(18) AN EASEMENT FOR PIPELINE, SEWER LINES AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 22, 2008 AS INSTRUMENT NO. 08-86504 OF OFFICIAL RECORDS. IN FAVOR OF: ELSINORE VALLEY MUNICIPAL WATER DISTRICT AFFECTS: AS DESCRIBED THEREIN

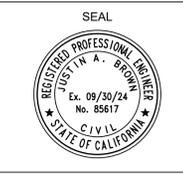
(21) AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 31839 RECORDED DECEMBER 02, 2008 AND ON FILE IN BOOK 431, PAGE 32-45, OF TRACT MAPS. FOR: PUBLIC UTILITY, ROAD (LOTS 1, 2 AND 22), PRIVATE ACCESS (LOTS 1 AND 2) AND BLANKET RECIPROCAL ACCESS EASEMENT (LOT 16) AND INCIDENTAL PURPOSES.



MARK	REVISIONS	APPR.	DATE

PREPARED BY:  
  
 DAVID EVANS AND ASSOCIATES INC.  
 41951 Remington Avenue, Suite 220  
 Temecula, CA 92590  
 Phone: 951-264-9300  
 Justin Brown, PE

09/28/2023  
 DATE



WATERSEDGE MITIGATION BANK PROJECT

SCALE: AS SHOWN

DATE: 09/28/2023

TENTATIVE PARCEL MAP

**EXISTING CONDITIONS**

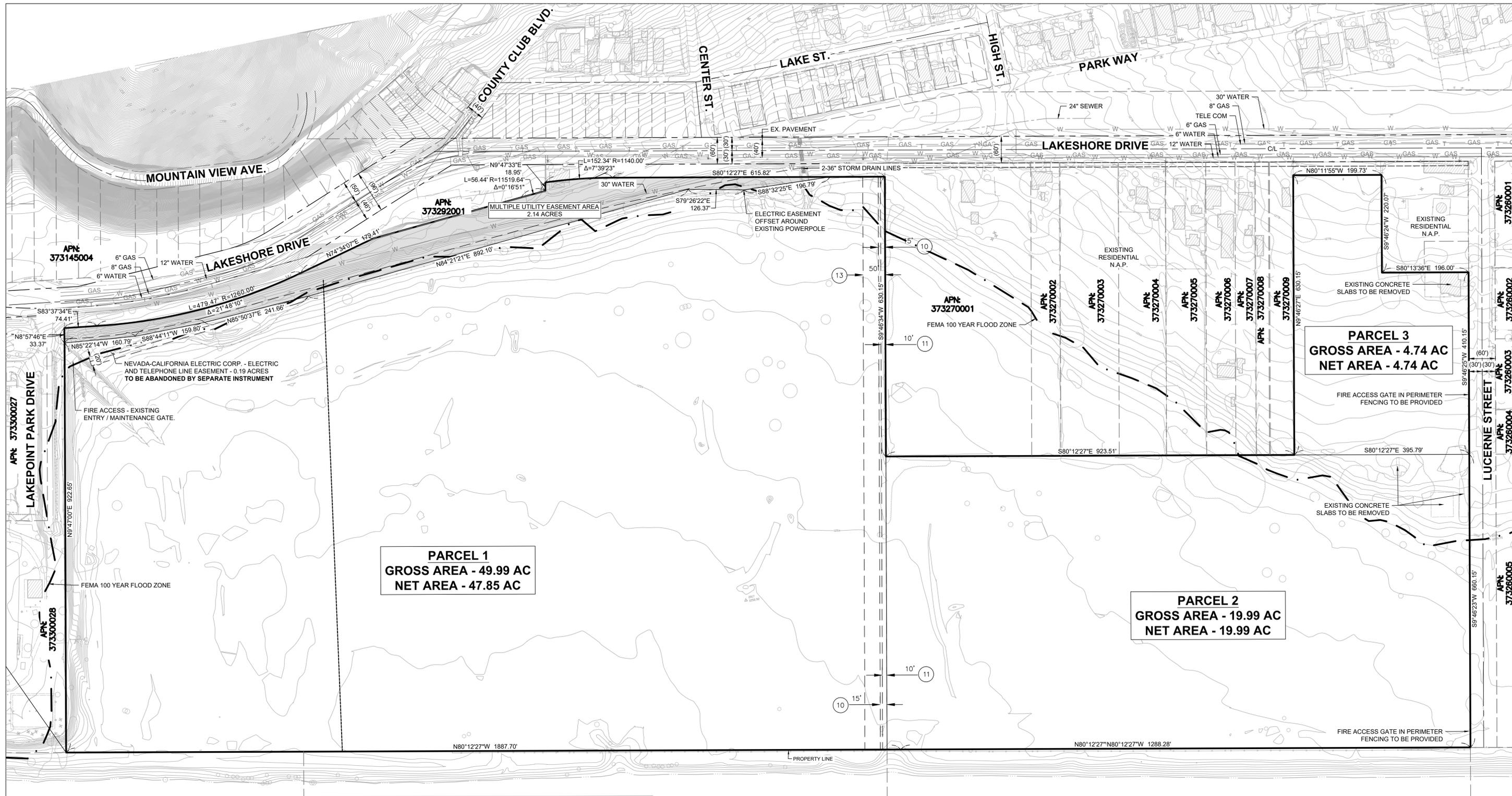
BENCH MARK: EL-44-80  
 1 1/2" ALUM. CAP IN 8" CONC. COLLAR.  
 FROM THE INT. OF LUCERNE ST. & LAKESHORE DR. 0.1 MI. ALONG LUCERNE ST. 23' SE OF C/L OF LUCERNE ST. -38' S OF A 60' DIA. EUCALYPTUS TREE; 1' S OF SURVEY MARKER POST

SHEET **2**

OF **3** SHEETS

FILE NO. **RRDCWELE001**

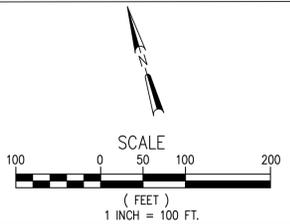
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 By: Eddy Oune  
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**PARCEL 1**  
GROSS AREA - 49.99 AC  
NET AREA - 47.85 AC

**PARCEL 2**  
GROSS AREA - 19.99 AC  
NET AREA - 19.99 AC

**PARCEL 3**  
GROSS AREA - 4.74 AC  
NET AREA - 4.74 AC



**LEGEND**

	PROPERTY LINE
	LOT LINE
	FEMA 100 YEAR FLOOD LINE
	NO BUILD EASEMENT

**PARCEL TABLE**

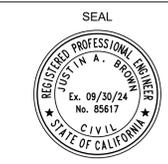
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**TOURNAMENT CHANNEL**

MARK	REVISIONS	APPR.	DATE

PREPARED BY:  
  
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 Phone: 925.294.9300  
*Justin Brown*  
 JUSTIN BROWN, PE

09/28/2023  
DATE



**WATERSEDGE MITIGATION BANK PROJECT**

SCALE: AS SHOWN

DATE: 09/28/2023

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**TENTATIVE PARCEL MAP**

**TENTATIVE PARCEL MAP**

SHEET **3**  
OF **3** SHEETS  
FILE NO. **RRDCWELE0001**