

# TENTATIVE PARCEL MAP No. 38195

## NOTE

ACCESS RESTRICTIONS SHALL BE  
QUITCLAIMED AT FRONTAGE OF  
CENTRAL AVENUE (STATE HWY 74)

## FEMA

THE LAND SHOWN ON THIS SURVEY LIES ENTIRELY WITHIN FLOOD ZONE "X", BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06065C2029G, DATED AUGUST 28, 2008.

## ZONING

C2 - GENERAL COMMERCIAL

## BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF STATE HIGHWAY 74 (CENTRAL AVENUE) AS SHOWN ON PARCEL MAP 11,504, FILED IN PARCEL MAP BOOK 54, PAGE 11, BEING NORTH 43°15'25" EAST.

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO.11,504, AS SHOWN BY MAP ON FILE IN BOOK 54, PAGE 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA;

AND LOT 6 IN BLOCK 14, NORTH ELSINORE TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 105 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

## RECORD OWNER(S)

APN: 377-020-016, 377-020-017, 377-020-018, 377-020-019  
EXISTING PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 11,504, AS SHOWN BY MAP ON FILE IN BOOK 54, PAGE 44 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA:

- TIMOTHY A. NIELSEN AND SHARON NIELSEN, CO-TRUSTEES OF THE RTT&T NIELSEN REVOCABLE LIVING TRUST D/T/D 7/20/19 AS TO PARCELS 1, 3 AND 4;

- TIMOTHY A. NIELSEN AND SHARON NIELSEN, CO-TRUSTEES OF THE RTT&T NIELSEN REVOCABLE LIVING TRUST D/T/D 7/20/19 AS TO AN UNDIVIDED 1/2 INTEREST, AND THE HEIRS OR DEVISEES OF RODNEY A. NIELSEN, DECEASED, SUBJECT TO THE ADMINISTRATION OF THE DESCENDENT'S ESTATE, AS TO AN UNDIVIDED 1/2 INTEREST, AS TO PARCEL 2.

APN: 377-020-014-8  
LOT 6 IN BLOCK 14, NORTH ELSINORE TRACT, AS PER MAP RECORDED IN BOOK 5 PAGE 105 MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA:

- BILLIE J. BOYLE AND JOSEPHINE BOYLE, TRUSTEES OF THE BOYLE FAMILY TRUST (FOR THE BENEFIT OF BILLIE J. BOYLE AND JOSEPHINE BOYLE AND THEIR ISSUE) UNDER INSTRUMENT DATED JUNE 14, 1992.

## PROJECT ADDRESS

18650 CAMBERN AVENUE  
LAKE ELSINORE, CALIFORNIA

## OWNER/DEVELOPER

EVERGREEN DEVCO, INC.  
2390 EAST CAMELBACK ROAD, SUITE 410  
PHOENIX, AZ 85016  
CONTACT: JON PRYSTASZ  
(SENIOR DEVELOPMENT MANAGER)  
(602) 808-8600

## ENGINEER

DRG ENGINEERING  
160 SOUTH OLD SPRINGS ROAD, SUITE 210  
ANAHEIM HILLS, CA 92808  
PH: (714) 685-6860 EXT 356  
ATTN: CHRIS MCKEE

## CITY OF LAKE ELSINORE STAFF

CITY ENGINEER: REMON HABIB

COMMUNITY DEVELOPMENT  
DIRECTOR (ASSIST.): JUSTIN KIRK

PLANNING COMMISSION  
CHAIRMAN: RENDELL KLAARENBECK

## DRAINAGE FACILITIES & STRUCTURES

(FOR SD LINES LARGER THAN 36")  
RIVERSIDE COUNTY FLOOD CONTROL DISTRICT  
1995 MARKET STREET  
RIVERSIDE, CA 92501  
PHONE: (951) 855-1200  
CONTACT: TBD  
EMAIL: TBD

## DRAINAGE FACILITIES AND STRUCTURES

(FOR SD LINES 36" AND SMALLER)

CITY OF LAKE ELSINORE  
130 SOUTH MAIN STREET  
LAKE ELSINORE, CA 92530  
PH: (951) 674-3124

## PARCEL SUMMARY

PARCEL NO.	AREA (ACRES)	PAD USE	PAD AREA (SF)
1	1.19	CAR WASH	4,116
2	1.10	QSR	3,000
3	1.42	C-STORE	4,088
4	4.62	UNDEVELOPED	0
TOTAL	8.32	-	11,204

LOT "A", LOT "B", LOT "C" AND LOT "D" OF PARCEL MAP 11,504 TO BE VACATED PER SEPARATE INSTRUMENT.

LOT "E" OF PARCEL MAP 11,504 TO BE ACCEPTED PER SEPARATE INSTRUMENT.

## SEWER UTILITIES

EASTERN VALLEY MUNICIPAL WATER DISTRICT  
31315 CHANEY STREET  
LAKE ELSINORE, CA 92530  
PH: (951) 674-3146

## WATER UTILITIES

EASTERN VALLEY MUNICIPAL WATER DISTRICT  
31315 CHANEY STREET  
LAKE ELSINORE, CA 92530  
PH: (951) 674-3146

## TELEPHONE

FRONTIER  
9 SOUTH 4TH STREET  
REDLANDS, CA 92373  
PH: (909) 748-6847

## ELECTRIC

SOUTHERN CALIFORNIA EDISON  
24487 PRELIPP DRIVE  
WILDOMAR, CA 92595  
PH: (951) 249-8301

## GAS

SOCAL GAS COMPANY  
291 E. FIRST STREET  
BEAUMONT, CA 92223  
(800) 427-2200

## CABLE

CHARTER COMMUNICATIONS/SPECTRUM  
7337 CENTRAL AVENUE  
RIVERSIDE, CA 92504  
(951) 406-1666

## LINE LEGEND

	PROPOSED PROPERTY LINE/RIGHT-OF-WAY
	EXISTING PROPERTY LINE/RIGHT-OF-WAY
	CENTER LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	SEWER
	STORM DRAIN
	WATER
	FIRE WATER
	EXISTING FENCE
	PROPOSED WALL
	EXISTING BUILDING
	EXISTING WATER COURSE
	PROPOSED PARCEL NUMBER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STREET LIGHT

