

TENTATIVE PARCEL MAP No. 38281

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) 865-1200
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	3.59	GROCERY	43,050
5	1.03	QSR	3,000
TOTAL	8.32		57,304

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 FRIELPP DRIVE
WILDOMAR, CA 92595
PH: (951) 249-8301

GAS

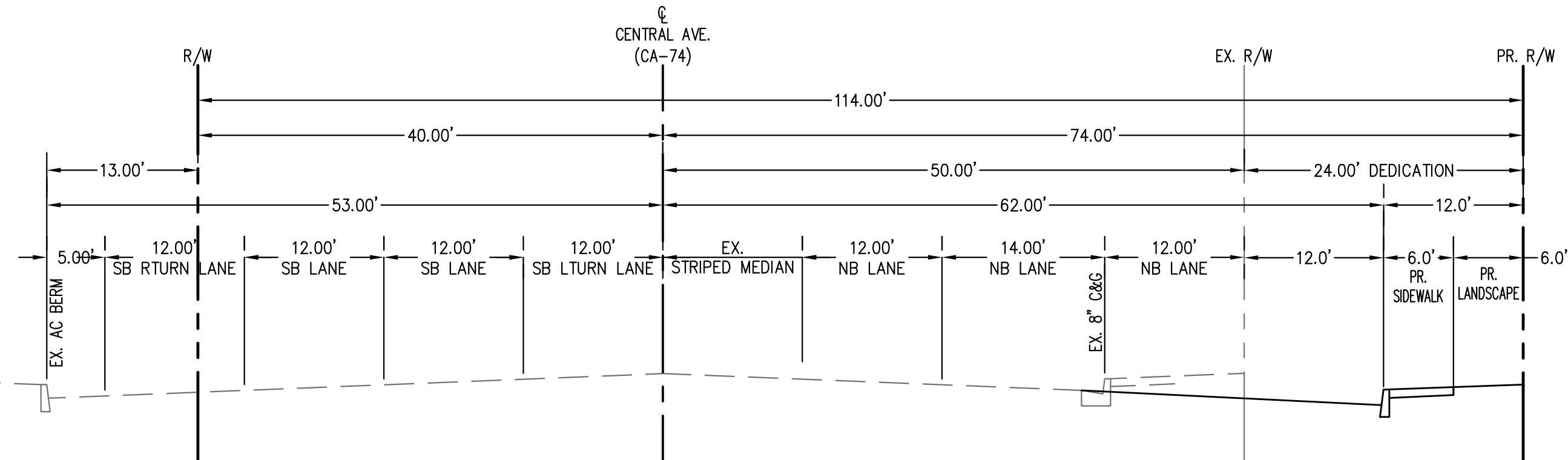
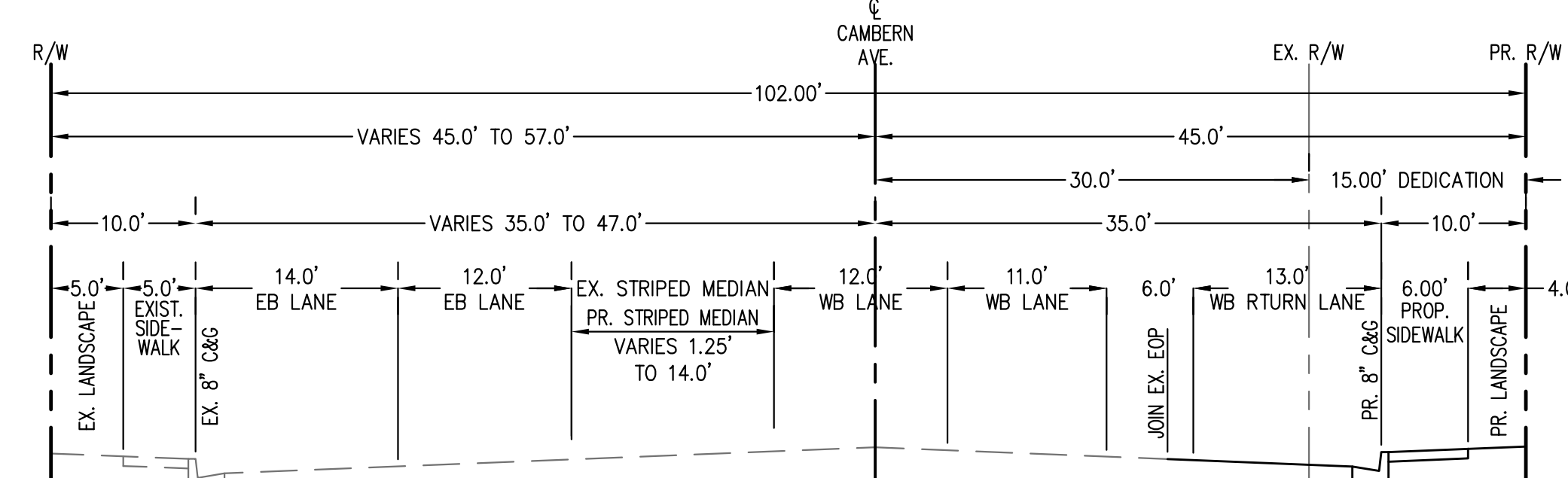
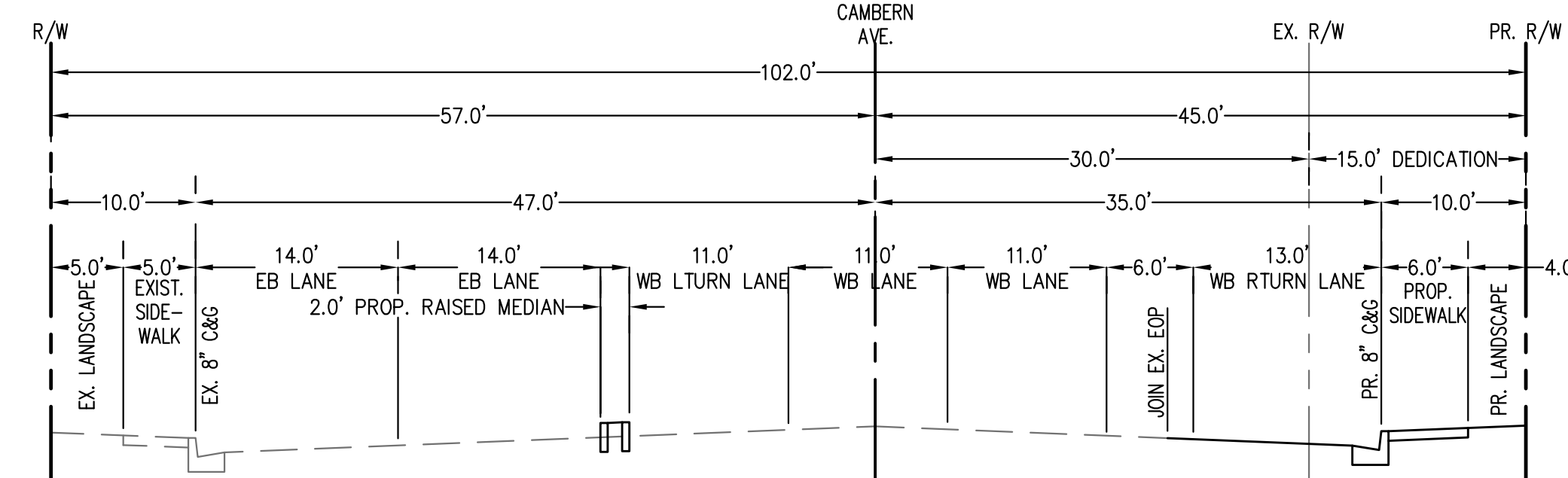
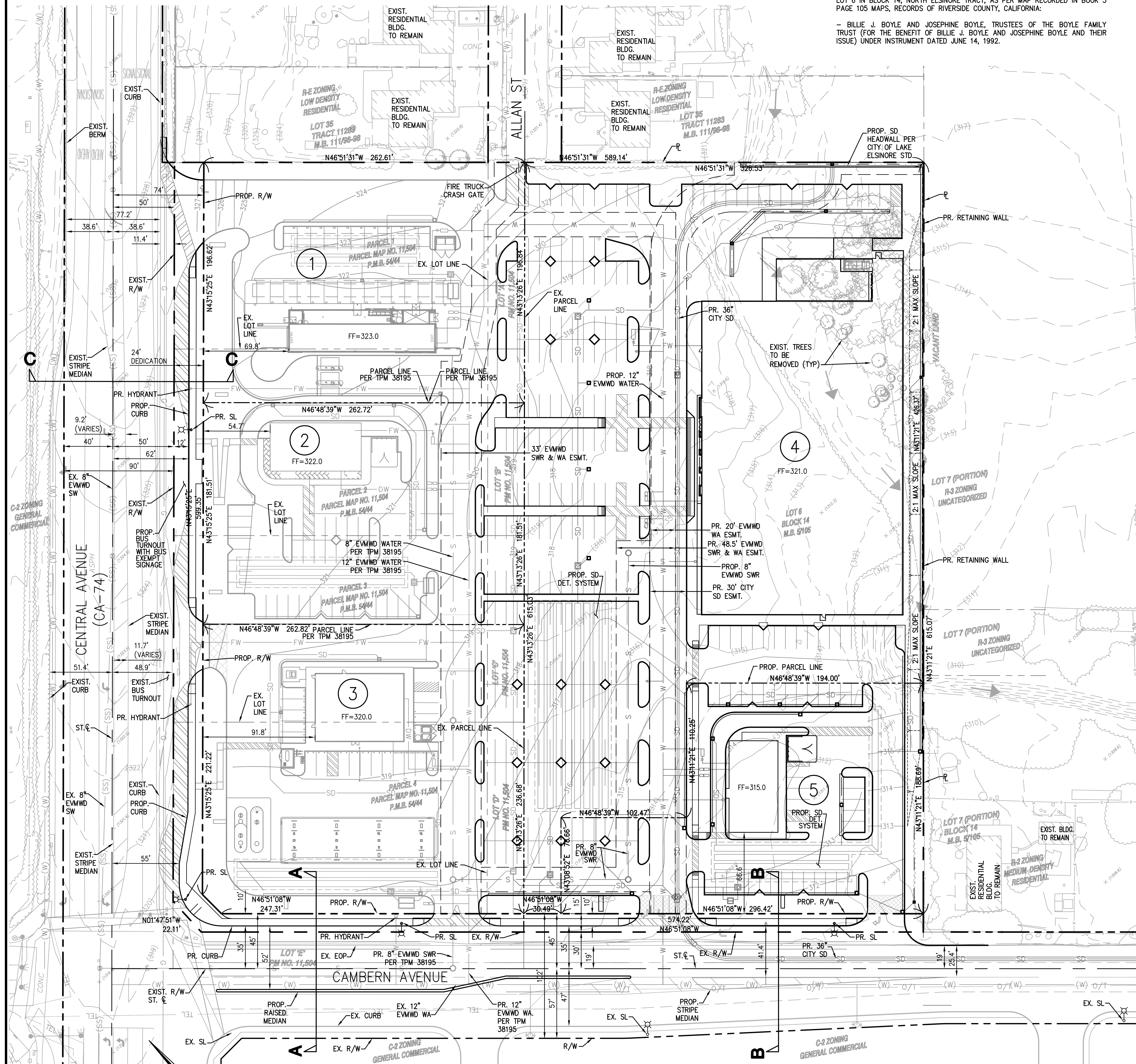
SOCAL GAS COMPANY
291 E. FIRST STREET
BEAUMONT, CA 92223
(800) 427-2200

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 LOT NUMBER
---	EXISTING CONTOUR
---	PROPOSED CONTOUR



GRAPHIC SCALE: 1"=40'

PREPARED BY:
DRG ENGINEERING, Inc.
Civil Engineering/Land Surveying/Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DATE:
6/30/2022

PROJECT NO.:
19-400

SHEET NUMBER:
1

SCALE:
AS SHOWN

PROJECT:
EVERGREEN LAKE ELSINORE
18650 CAMBERN AVENUE
LAKE ELSINORE, CALIFORNIA
TENTATIVE PARCEL MAP 38281

DRAWING NAME:
TENTATIVE PARCEL MAP 38281

ISSUE:
PARCEL MAP
DATE:
6/30/2022
CHECKED BY:
CM
DRAWN BY:
HM
DRAWING FILE:
PROJECT NO.:
19-400
SHEET NUMBER:
1
OF
1
SHEETS

NOT FOR CONSTRUCTION