

17) **Parcel Map 38281, Evergreen Commercial Development**

Approve Parcel Map 38281 subject to the City Engineer's acceptance as being true and correct and authorize the City Clerk to sign the parcel map and arrange for recordation.



REPORT TO CITY COUNCIL

To: Honorable Mayor and Members of the City Council

From: Jason Simpson, City Manager

Prepared by: Remon Habib, City Engineer

Date: December 10, 2024

Subject: Parcel Map 38281, Evergreen Commercial Development

Recommendation

Approve Parcel Map 38281 subject to the City Engineer's acceptance as being true and correct and authorize the City Clerk to sign the parcel map and arrange for recordation.

Background

The project site is located at the eastern corner of Central Avenue and Cambern Avenue intersection. Parcel Map 38281 will subdivide 4.612 acres into two (2) commercial lots with sizes of 3.587 acres for Parcel 1 and 1.025 acres for Parcel 2. The planned development consists of a 43,050-square-foot anchor grocery store and a 950-square-foot coffee shop with drive-through.

Discussion

Per Subdivision Map Act Section 66474.1, Parcel Map 38281 has been reviewed, and staff has determined that the parcel map is in substantial conformity with the previously approved Tentative Parcel Map 38281. All conditions of approval relative to the parcel map have been completed.

Fiscal Impact

The developer is currently constructing public improvements, and security has been posted. Security posted is sufficient for the City to complete the construction if needed. Staff time was utilized to prepare the documents.

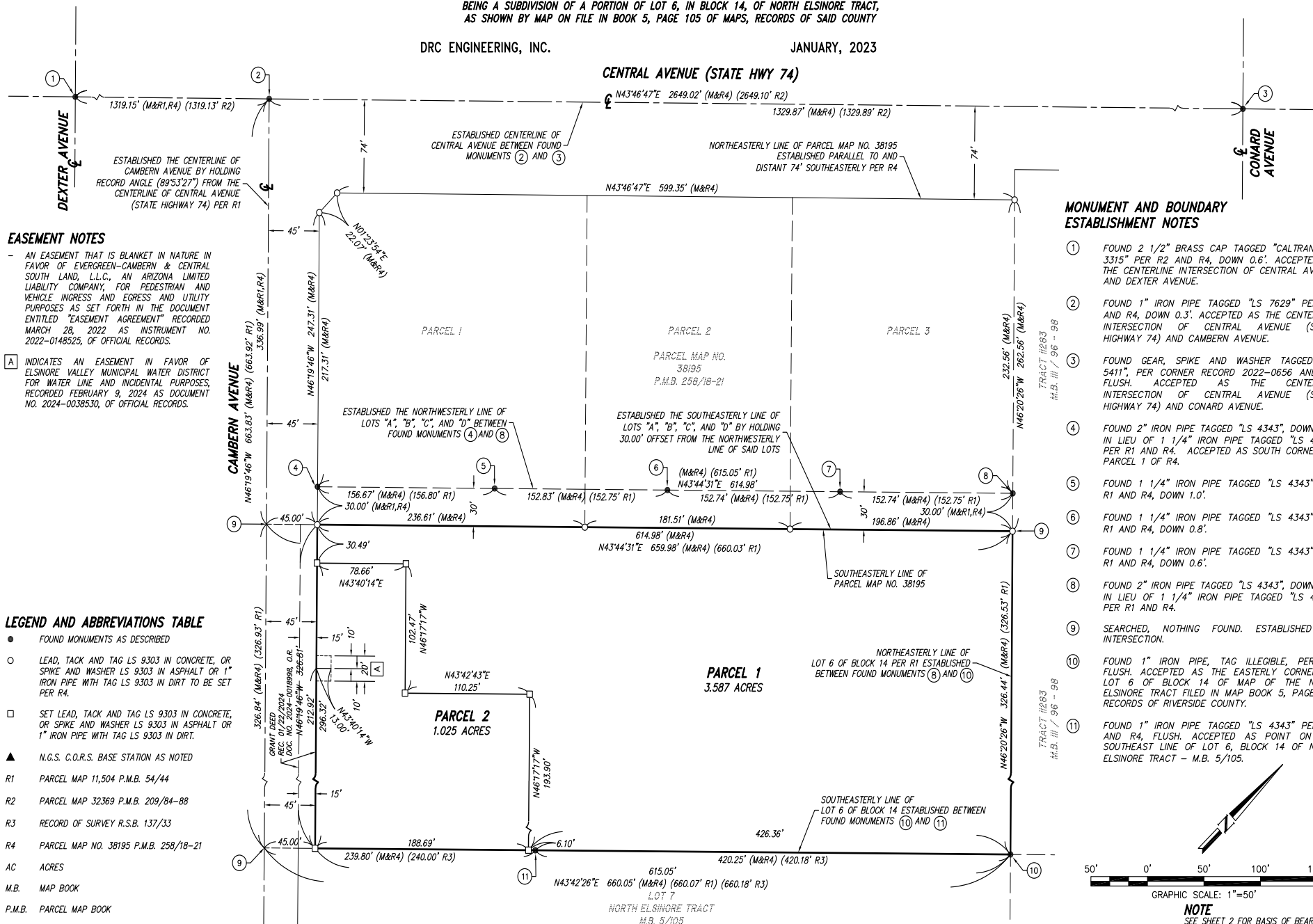
Attachments

Attachment 1 - Final Boundary Map
Attachment 2 - Vicinity Map



BEING A SUBDIVISION OF A PORTION OF LOT 6, IN BLOCK 14, OF NORTH ELSINORE TRACT,
AS SHOWN BY MAP ON FILE IN BOOK 5, PAGE 105 OF MAPS, RECORDS OF SAID COUNTY

JANUARY, 2023



NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS

VICINITY MAP

