

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



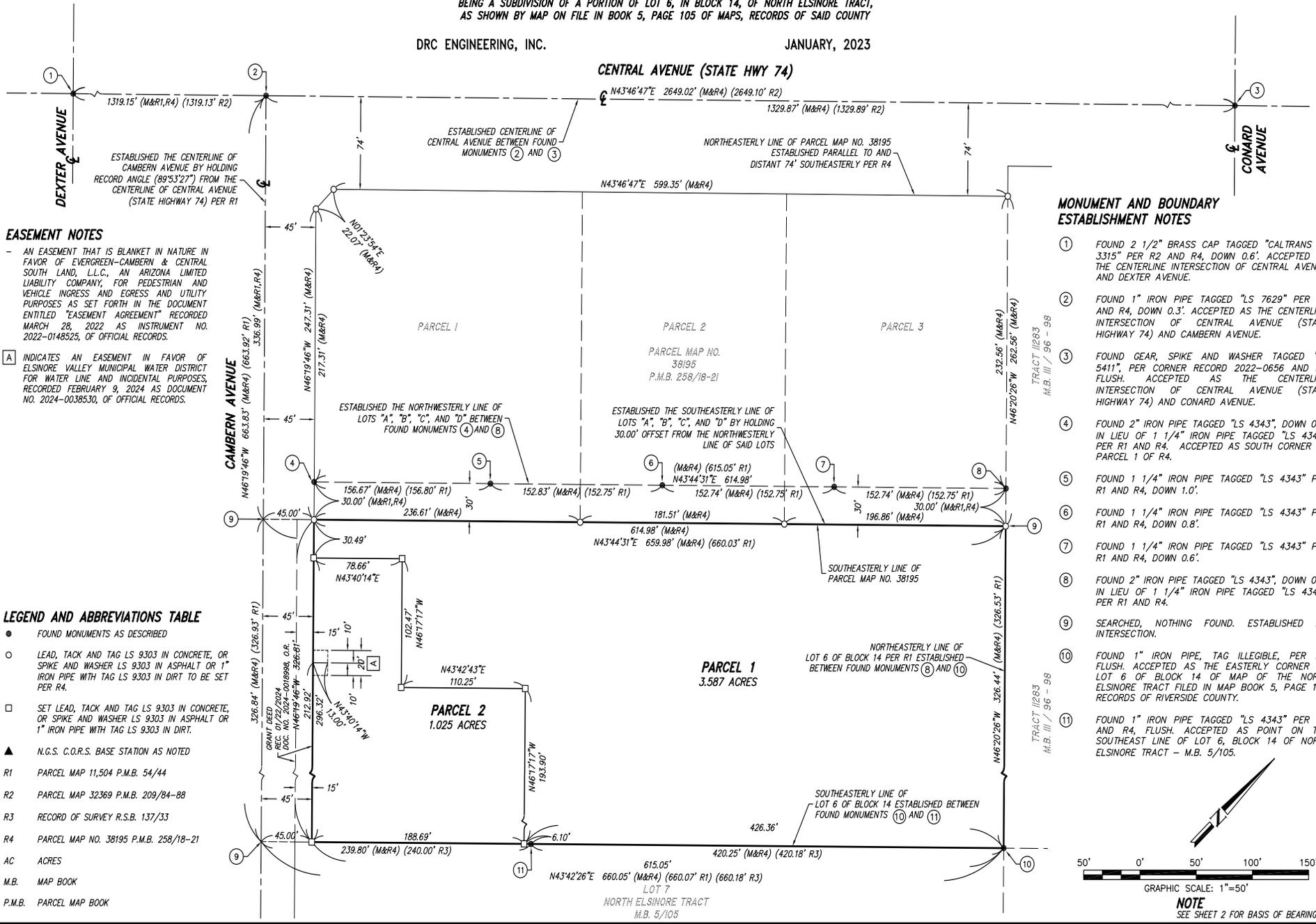
PARCEL MAP NO. 38281

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

DRC ENGINEERING, INC.

JANUARY, 2023

CENTRAL AVENUE (STATE HWY 74)



EASEMENT NOTES

- AN EASEMENT THAT IS BLANKET IN NATURE IN FAVOR OF EVERGREEN-CAMBERN & CENTRAL SOUTH LAND, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, FOR PEDESTRIAN AND VEHICLE INGRESS AND EGRESS AND UTILITY PURPOSES AS SET FORTH IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED MARCH 28, 2022 AS INSTRUMENT NO. 2022-0148525, OF OFFICIAL RECORDS.

A INDICATES AN EASEMENT IN FAVOR OF ELSINORE VALLEY MUNICIPAL WATER DISTRICT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED FEBRUARY 9, 2024 AS DOCUMENT NO. 2024-0038530, OF OFFICIAL RECORDS.

LEGEND AND ABBREVIATIONS TABLE

- FOUND MONUMENTS AS DESCRIBED
- LEAD, TACK AND TAG LS 9303 IN CONCRETE, OR SPIKE AND WASHER LS 9303 IN ASPHALT OR 1" IRON PIPE WITH TAG LS 9303 IN DIRT TO BE SET PER R4.
- SET LEAD, TACK AND TAG LS 9303 IN CONCRETE, OR SPIKE AND WASHER LS 9303 IN ASPHALT OR 1" IRON PIPE WITH TAG LS 9303 IN DIRT.
- ▲ N.G.S. C.O.R.S. BASE STATION AS NOTED
- R1 PARCEL MAP 11,504 P.M.B. 54/44
- R2 PARCEL MAP 32,369 P.M.B. 209/84-88
- R3 RECORD OF SURVEY R.S.B. 137/33
- R4 PARCEL MAP NO. 38195 P.M.B. 258/18-21
- AC ACRES
- M.B. MAP BOOK
- P.M.B. PARCEL MAP BOOK

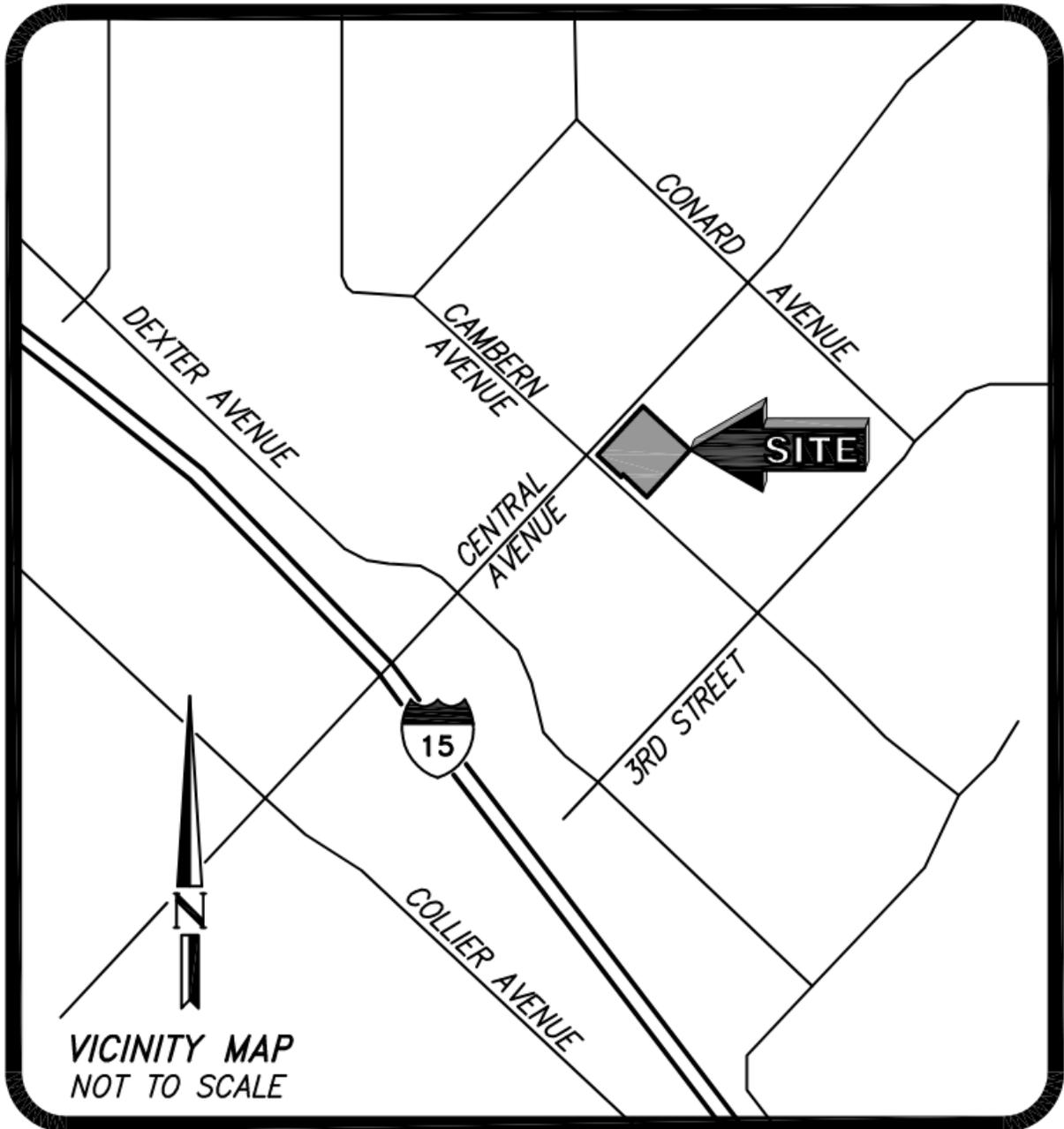
MONUMENT AND BOUNDARY ESTABLISHMENT NOTES

- ① FOUND 2 1/2" BRASS CAP TAGGED "CALTRANS LS 3315" PER R2 AND R4, DOWN 0.6'. ACCEPTED AS THE CENTERLINE INTERSECTION OF CENTRAL AVENUE AND DEXTER AVENUE.
- ② FOUND 1" IRON PIPE TAGGED "LS 7629" PER R2 AND R4, DOWN 0.3'. ACCEPTED AS THE CENTERLINE INTERSECTION OF CENTRAL AVENUE (STATE HIGHWAY 74) AND CAMBERN AVENUE.
- ③ FOUND GEAR, SPIKE AND WASHER TAGGED "LS 5411", PER CORNER RECORD 2022-0656 AND R4, FLUSH. ACCEPTED AS THE CENTERLINE INTERSECTION OF CENTRAL AVENUE (STATE HIGHWAY 74) AND CONARD AVENUE.
- ④ FOUND 2" IRON PIPE TAGGED "LS 4343", DOWN 0.4', IN LIEU OF 1 1/4" IRON PIPE TAGGED "LS 4343", PER R1 AND R4. ACCEPTED AS SOUTH CORNER OF PARCEL 1 OF R4.
- ⑤ FOUND 1 1/4" IRON PIPE TAGGED "LS 4343" PER R1 AND R4, DOWN 1.0'.
- ⑥ FOUND 1 1/4" IRON PIPE TAGGED "LS 4343" PER R1 AND R4, DOWN 0.8'.
- ⑦ FOUND 1 1/4" IRON PIPE TAGGED "LS 4343" PER R1 AND R4, DOWN 0.6'.
- ⑧ FOUND 2" IRON PIPE TAGGED "LS 4343", DOWN 0.2', IN LIEU OF 1 1/4" IRON PIPE TAGGED "LS 4343", PER R1 AND R4.
- ⑨ SEARCHED, NOTHING FOUND. ESTABLISHED BY INTERSECTION.
- ⑩ FOUND 1" IRON PIPE, TAG ILLEGIBLE, PER R4, FLUSH. ACCEPTED AS THE EASTERLY CORNER OF LOT 6 OF BLOCK 14 OF MAP OF THE NORTH ELSINORE TRACT FILED IN MAP BOOK 5, PAGE 105, RECORDS OF RIVERSIDE COUNTY.
- ⑪ FOUND 1" IRON PIPE TAGGED "LS 4343" PER R3 AND R4, FLUSH. ACCEPTED AS POINT ON THE SOUTHEAST LINE OF LOT 6, BLOCK 14 OF NORTH ELSINORE TRACT - M.B. 5/105.



NOTE
SEE SHEET 2 FOR BASIS OF BEARINGS

VICINITY MAP



VICINITY MAP
NOT TO SCALE