

11) **Parcel Map 37550, Lake Street Storage**

Approve Parcel Map 37550 subject to City Engineer's acceptance as being true and correct, and authorize the City Clerk to sign the map and arrange for the recordation of Parcel Map 37550.



## 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 12, 2023  
**Subject:** Parcel Map 37550, Lake Street Storage

### **Recommendation**

Approve Parcel Map 37550 subject to City Engineer's acceptance as being true and correct, and authorize the City Clerk to sign the map and arrange for the recordation of Parcel Map 37550.

### **Background**

The proposed Parcel Map 37550 is located at the southeast quadrant of Interstate 15 and Lake Street. It consists of four (4) parcels totaling 14.44 gross acres in size from 0.54 to 11.65 acres. Parcel 1, with gross acreage of 1.13 acres consists of 3,528 service station with convenience store. Parcel 2, with gross acreage of 11.65 consists of the construction and establishment of an 80,000 square foot single-story indoor recreational vehicle and boat storage facility and 192 surface RV parking spaces. No development is proposed for Parcel 3 (1.31 gross acreage) and Parcel 4 (0.54 gross acreage).

### **Discussion**

Per the Subdivision Map Act section 66474.1, the Parcel Map has been reviewed and it has been determined that it is in substantial conformance to the previously approved Tentative Parcel Map 37550. All Conditions of Approval relative to the Parcel Map approval have been completed.

### **Fiscal Impact**

Public improvements are to be constructed by the developer. 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

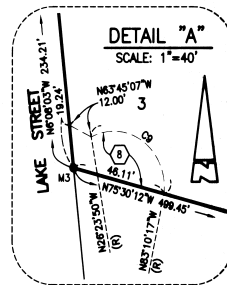


**PARCEL MAP NO. 37550**

BEING A SUBDIVISION OF A PORTION OF PARCEL 2 AS SHOWN ON CERTIFICATE OF COMPLIANCE  
RECORDED DECEMBER 23, 1997, AS INSTRUMENT NO. 97-470236, OF OFFICIAL RECORDS IN THE  
OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA WITHIN  
SECTION 15, TOWNSHIP 5 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN.

KWC ENGINEERS

APRIL 2021

**SURVEYOR'S NOTES:**

- INDICATES SET 1" I.P., TAGGED L.S. 9029, FLUSH, OR NAIL AND TAG, STAMPED L.S. 9029, IN CONCRETE UNLESS OTHERWISE NOTED
- INDICATES FOUND MONUMENT AS INDICATED.
- ( ) INDICATES RECORD DATA PER R.S. 157/55, (UNLESS OTHERWISE NOTED).
- ||||| INDICATES RESTRICTED ACCESS RIGHTS

**MONUMENT NOTES:**

- M1 FD. 2" IP CAL DOT DN. 0.1' STAMPED (1981) "C/L N.F.R. - C/L LAKE ST. P.I." PER CALTRANS MON. MAP 204/0872 SHOWN AS STA 36+00.00 POT C/L LAKE ST.
- M2 FD. 1" IP CAL DOT FLUSH, STAMPED (1981) "C/L T.C.R. - C/L LAKE ST. P.I." PER CALTRANS MON. MAP 204/0873 SHOWN AS STA 18+33.11 P.O.T. C/L LAKE ST.
- M3 FD. 1" I.P. W/ PLASTIC PLUG STAMPED LS 5933, FLUSH PER R.S. 157/55.
- M4 FD. 1" I.P. W/ PLASTIC PLUG STAMPED LS 5933, UP 0.5', PER R.S. 157/55.
- M5 FD. NAIL AND BRASS TAG STAMPED LS 5933, IN BOULDER IN LIEU OF 1" I.P. W/ PLASTIC PLUG STAMPED LS 5933 PER R.S. 157/55.

**CURVE DATA**

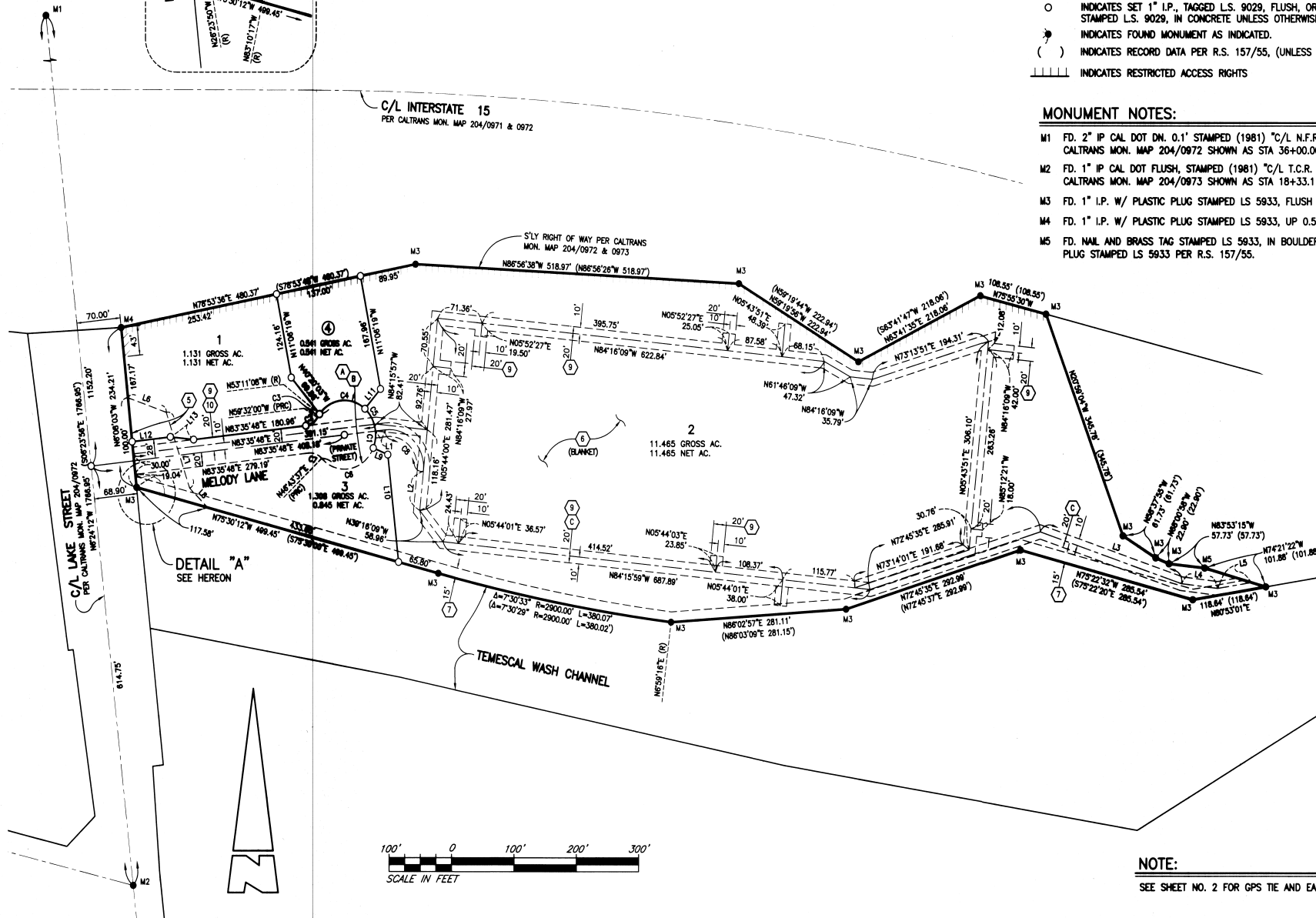
CURVE	DELTA	RADIUS	LENGTH
C1	286°15'37"	50.00'	249.81'
C2	53°07'48"	25.00'	23.18'
C3	06°20'52"	50.00'	5.54'
C4	94°02'27"	50.00'	82.07'
C5	71°35'46"	50.00'	62.46'
C6	114°16'31"	50.00'	99.72'
C7	53°07'48"	25.00'	23.18'
C8	102°08'11"	55.00'	98.04'
C9	123°13'32"	25.00'	53.77'

**LINE DATA**

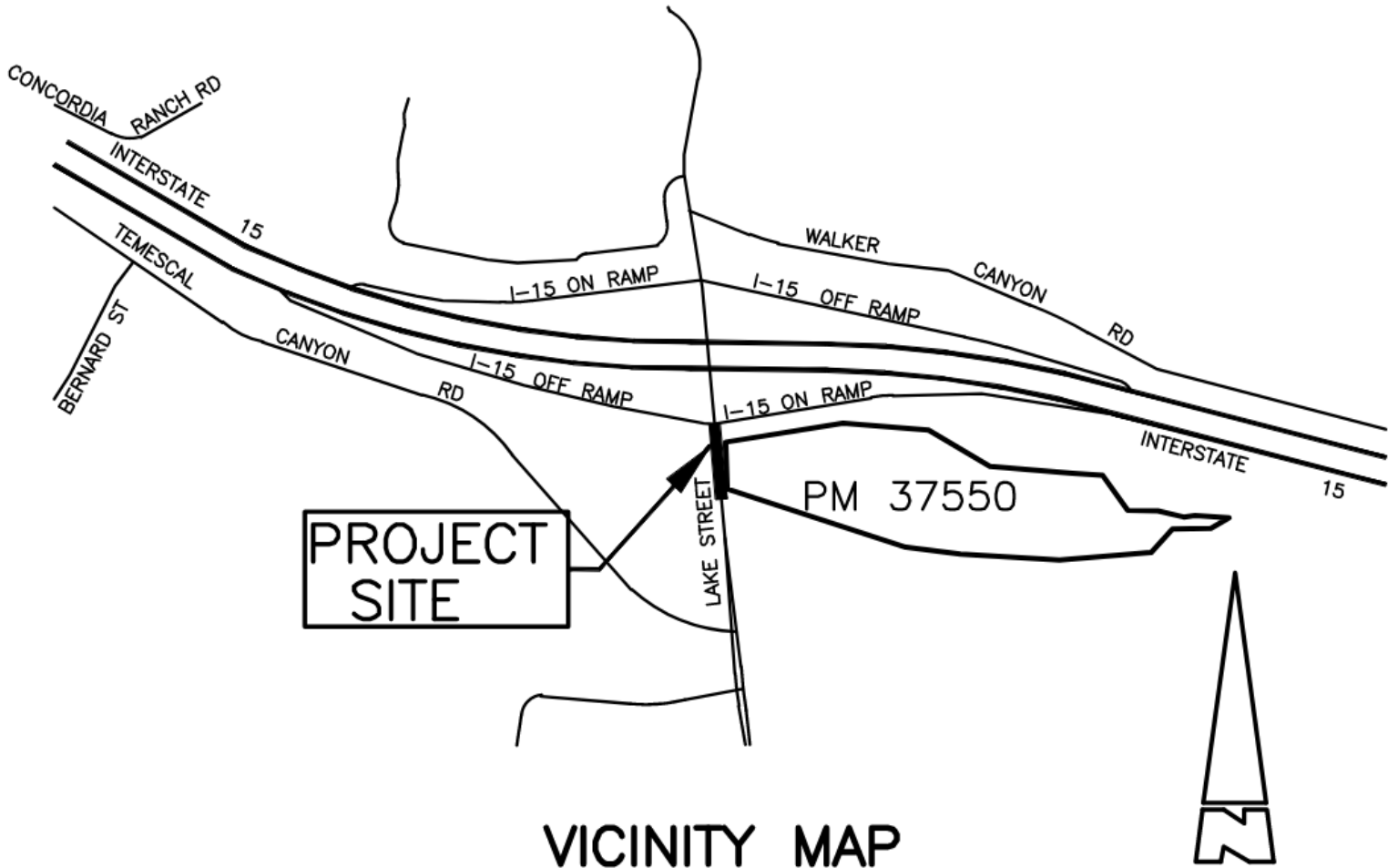
LINE	BEARING	LENGTH
L1	N83°35'48"E (R)	16.20'
L2	N05°44'00"E	57.57'
L3	N71°37'10"W	238.58'
L4	N83°14'15"W	58.58'
L5	N80°53'01"E	54.97'
L6	N70°49'09"W	64.84'
L7	N18°51'39"W	116.73'
L8	N45°45'30"W	40.31'
L9	N67°31'55"W (R)	25.17'
L10	N06°24'17"W	157.46'
L11	N40°51'19"E (R)	38.09'
L12	N83°35'48"E	61.49'
L13	N84°02'54"W	37.39'

**NOTE:**

SEE SHEET NO. 2 FOR GPS TIE AND EASEMENT NOTES



ATTACHMENT 2  
VICINITY MAP



VICINITY MAP  
N.T.S.