



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: DECEMBER 9, 2025**

**FROM: PUBLIC WORKS DEPARTMENT      WARD: 5**

**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37607 LOCATED AT THE  
NORTHEAST CORNER OF THE INTERSECTION OF VAN BUREN BOULEVARD  
AND STATE ROUTE 91 FREEWAY**

## **ISSUE:**

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 37607 in accordance with Section 18.220.020 of the Riverside Municipal Code.

## **RECOMMENDATIONS:**

That the City Council adopt the Resolution of Acceptance for final approval of Parcel Map No. 37607.

## **BACKGROUND:**

When a subdivision is proposed to be created through the tentative map process, a final map shall be filed for recording with the County Recorder pursuant to California Government Code Section 66466. No proposed subdivision shall be complete until such final map has been filed for recording and the lots/parcels are legally created. Often the recordation allows developers to secure funding, obtain letters of intent, facilitate construction agreements, and/or secure permits to break ground.

The preparation of tentative maps can be lengthy and costly as developers must hire a professional consultant team to prepare the tentative map, prepare architectural drawings and elevations, secure financing, and in many cases, developers must investigate soil conditions, and/or hire biologists to consider environmental and project impacts. The Subdivision Map Act allows for tentative maps to be recorded within 24 months, and the City adds an additional 12 months for final approval unless time extensions are granted before the map expires. The City's Subdivision Code and the Subdivision Map Act allow for project extensions, this project was eligible for State mandated extensions, and the project did not utilize or need discretionary one-year extensions.

As part of the development process to subdivide one parcel into two parcels for financial purposes in the CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones and CR-NC-SP – Commercial Retail, Neighborhood Commercial and Specific Plan(Magnolia Avenue) Overlay Zones. Once a map is tentatively approved, the developer/property owner must satisfy

specific conditions for approval and recordation of the final parcel map. The final parcel map will be checked for conformance with the tentative parcel map, the associated conditions of approval and technical accuracy, and when found to be acceptable by City staff, will be transmitted to the City Council for acceptance. Final tract maps and in some instances parcel maps requiring the City Clerk to accept dedications are presented before the City Council to adopt the Resolution of Acceptance for final approval of the respective map.

### **DISCUSSION:**

The subject property consists of one parcel on 2.83 acres, located at the northeast corner of the intersection of Van Buren Boulevard and State Route 91, in CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones and CR-NC-SP – Commercial Retail, Neighborhood Commercial and Specific Plan (Magnolia Avenue) Overlay Zones, in Ward 5. Parcel Map No. 37607 is a proposal by Ashkan Etemadian of ADMG, Inc. to subdivide the one parcel into two (2) parcels fronting Van Buren Boulevard. On November 20, 2024, the Community & Economic Development Director approved Parcel Map No. 37607 (Planning Case PR-2024-001646). The parcel map has been delivered to City Council during the three-year entitlement phase.

Staff have determined the developer has satisfied the necessary conditions required for final parcel map approval and recommend the final parcel map be accepted and approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. The Community & Economic Development Department (CEDD), Public Works (PW), Riverside Public Utilities (RPU), and Parks, Recreation, and Community Services (PRCS) Departments have indicated the following specific conditions for map approval and recordation have been satisfied:

Table 1 - Specific Conditions Satisfied for Final Parcel Map Approval and Recordation

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	Approved CC & R's	9/18/2025
PW	Land Develop.	Recorded Map	9/09/2025
PW	Survey	Technically correct map, monument inspection	9/09/2025
RPU	Water	Prior to recording have in place a common fire service agreement in reflection of the proposed parcel configuration.	10/31/2025
RPU	Electric	Complete the easement process for work order # 2030253 a "Blanket P.U.E.	9/18/2025
PRCS	Planning	No Conditions	

The Community & Economic Development Director concurs with the recommendations in this report.

**FISCAL IMPACT:**

There is no fiscal impact for the finalization of Parcel Map No. 37607.

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Prepared by: Broderick Durente, Engineering Technician  
Approved by: Gilbert Hernandez, Public Works Director  
Certified as to  
availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer  
Approved by: Kris Martinez, Assistant City Manager  
Approved as to form: Rebecca McKee-Reimbold, Interim City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. Community & Economic Development Director Approved Conditions