

# FINAL APPROVAL OF PARCEL MAP No. 37789

## Public Works Department

City Council  
April 4, 2023

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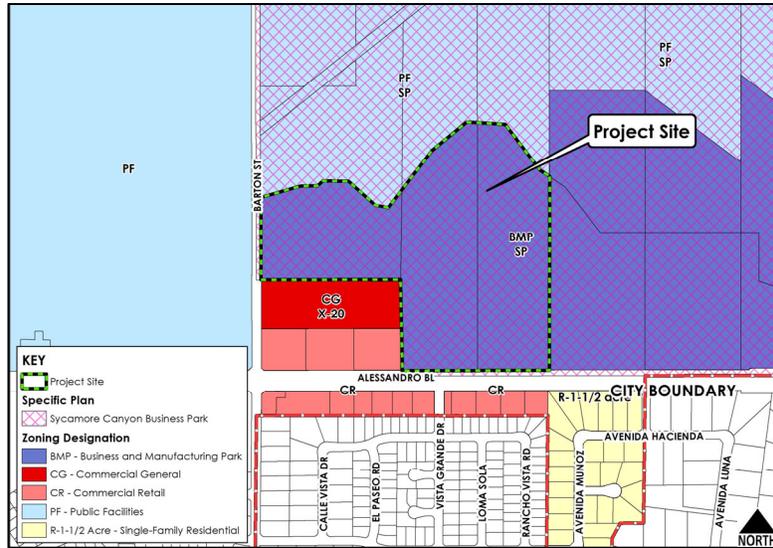
# LOCATION MAP



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# ZONING MAP



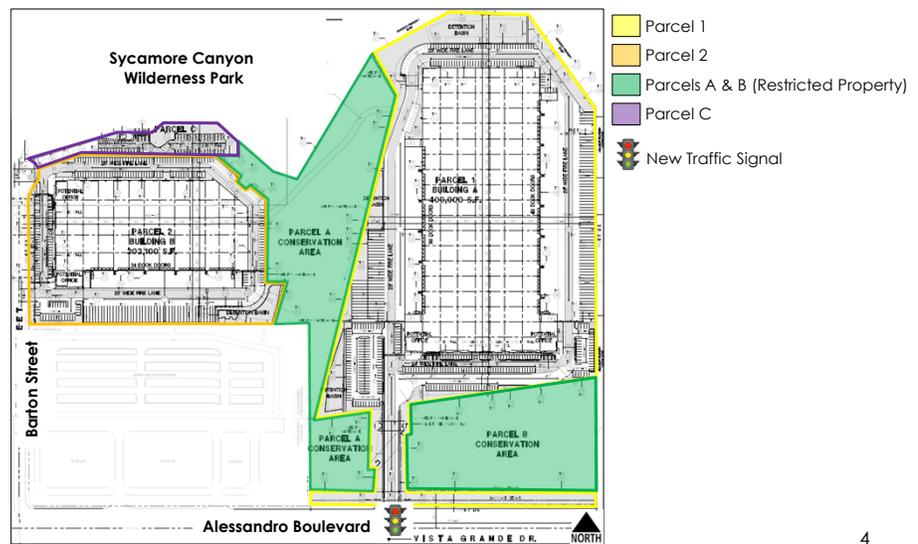
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# SITE PLAN



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## BACKGROUND

#	Date	Action
1	8/19/2021	Planning Commission Hearing
2	1/25/2022	City Council approved the following 7 items associated with the Sycamore Hills Distribution Center: <ol style="list-style-type: none"> <li>a. Adopted a Resolution certifying the Final EIR</li> <li>b. Concurred with the findings contained in the Final EIR, CEQA Resolution, and adopted Findings of Fact outlined in CEQA Resolution</li> <li>c. Adopted the Statement of Overriding Considerations outlined in the CEQA Resolution</li> <li>d. Adopted the Mitigation Monitoring and Reporting Program outlined in the CEQA Resolution</li> <li>e. Found no feasible alternatives to the Project have been proposed that will avoid or substantially lessen the significant environmental effects as set forth in the Final EIR</li> <li>f. Rejected all late comments as untimely; and</li> <li>g. Approved the respective Planning Cases</li> </ol>


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## CONDITIONS SATISFIED FOR FINAL PARCEL MAP NO. 37789

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	Plans Approved-CC&R's Complete	9/9/2022
PW	Land Development	Fees Paid, approved off-site improvement plans, bonds provided for infrastructure improvements	1/25/2023
PW	Survey	Technically correct map, monument deposit	2/13/2023
RPU	Water	Not served by RPU-Water	8/23/2022
RPU	Electric	Electric fees paid, easements provided, electric plans approved	10/24/2022
PRCS	NA	Fees paid and Trail Plans Approved	11/14/2022


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## NEXT STEPS

1. Staff is recommending that the Final Parcel Map be accepted and approved pursuant to Section 18.090.060(C) of the RMC
2. Allow City Council to review and concur that project conditions required for Final Parcel Map Approval have been satisfied



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## STRATEGIC PLAN ALIGNMENT

### **Strategic Priority 3 – Economic Opportunity**

Goal 3.3 – Cultivate a business environment that welcomes innovation, entrepreneurship and investment.

### **Strategic Priority 6 – Infrastructure, Mobility, & Connectivity**

Goal 6.2 – Maintain, protect, and improve assets and infrastructure within the City's built environment to enhance reliability, resiliency, sustainability, and facilitate connectivity

### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability & Resiliency



Equity



Innovation



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## RECOMMENDATIONS

That the City Council:

1. Adopt the Resolution of Acceptance for final approval of Parcel Map No. 37789; and
2. Accept the agreement and sureties of the installation and faithful performance of improvements and the labor and material bond in accordance with the improvement plans for the development of Parcel Map No. 37789.



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