



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 23, 2016

FROM: PUBLIC WORKS DEPARTMENT WARD: 2

SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 36888 - LOCATED SOUTH OF COTTONWOOD AVENUE BETWEEN INTERSTATE 215 AND OLD 215 FRONTAGE ROAD - FINAL APPROVAL

ISSUES:

The issues for City Council consideration are: 1) final approval of Parcel Map No. 36888 and adoption of the "Resolution of Acceptance" for the Official Map; and 2) acceptance of the agreements and sureties for faithful performance and construction of improvements and the labor and material bond in accordance with Section 18.220.020 of the Riverside Municipal Code.

RECOMMENDATIONS:

That the City Council:

1. Approve Parcel Map No. 36888 and adopt the "Resolution of Acceptance" for the Official Map; and
2. Accept the agreements and sureties for the installation and faithful performance of improvements and the labor and material bond in accordance with the plans for the development of Parcel Map No. 36888.

BACKGROUND:

On October 1, 2015, the City of Riverside Zoning Administrator approved Parcel Map No. 36888 subject to the completion of conditions. The map was the proposal of Darrell Butler on behalf of Robert McMath of Rev Wheel, LLC, to subdivide approximately 20.67 vacant acres into five parcels. One parcel for the development of a 240,080 square foot warehouse building and associated parking, three parcels for future development where the end user has not been identified and one parcel for watercourse conservation. Subsequently the watercourse conservation parcel was incorporated into the adjacent future parcels, reducing the number of proposed parcels to a total of four.

Staff has determined that the developer has satisfied all of the conditions for the map, and recommends that the final map be approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. However, if the City Council determines that the map conditions have not been fulfilled, it may disapprove the map with a finding that identifies the conditions that have not been met.

The Community and Economic Development Director concurs with the recommendations noted above.

FISCAL IMPACT:

There is no fiscal impact to the City for the finalization of Parcel Map No. 36888.

Prepared by: Kris Martinez, Public Works Director
Certified as to
availability of funds: Brent A. Mason, Finance Director/Treasurer
Approved by: Al Zelinka, FAICP, Assistant City Manager
for John A. Russo, City Manager
Approved as to form: Gary Geuss, City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. Agreements and sureties for the installation and construction of improvements and labor and material bond