



*City of Arts & Innovation*

# City Council Memorandum

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**TO: HONORABLE MAYOR AND CITY COUNCIL**      **DATE: APRIL 25, 2017**

**FROM: PUBLIC WORKS DEPARTMENT**      **WARD: 1**

**SUBJECT: APPROVAL OF PARCEL MAP NO. 36638 – LOCATED AT THE SOUTHEAST CORNER OF PALMYRITA AVENUE AND MICHIGAN AVENUE – FINAL APPROVAL**

## **ISSUES:**

Adoption of the "Resolution of Acceptance" for final approval of Parcel Map No. 36638; and 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. Adopt the "Resolution of Acceptance" for final approval of Parcel Map No. 36638; and
2. Accept the agreement and sureties for 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. 36638.

## **BACKGROUND:**

As part of the development process to subdivide a parcel(s), a tentative map is submitted and approved by the City of Riverside Zoning Administrator, City of Riverside Planning Commission or City Council of the City of Riverside. During review and approval, staff reviews conditions of approval (conditions) that were provided by all City departments. Once all conditions of approval have been satisfied, a final approval by City Council is required if dedications are to be accepted by the City Clerk.

## **DISCUSSION:**

On May 21, 2015, the City of Riverside Planning Commission approved Parcel Map No. 36638 subject to the completion of conditions. The map was the proposal of Columbia Business Center L.L.C., successor to M.I.G. Hogle-Ireland to subdivide approximately 72.5 vacant acres into three parcels for the future development of three industrial buildings.

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.

**FISCAL IMPACT:**

There is no fiscal impact for the finalization of Parcel Map No. 36638.

Prepared by:	Kris Martinez, Public Works Director
Certified as to	
availability of funds:	Scott Miller, PhD, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

**Attachments:**

1. Map
2. Resolution of Acceptance
3. Agreement for Construction of Improvements
4. Faithful Performance Bond (Construction)
5. Labor and Material Bond (Construction Permits)