



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JULY 10, 2018

FROM: PUBLIC WORKS DEPARTMENT WARD: 2

SUBJECT: PARCEL MAP NO. 36879 – LOCATED AT THE EASTERN PORTION OF THE CITY WITHIN THE SYCAMORE CANYON BUSINESS PARK IN THE SYCAMORE CANYON/CANYON SPRINGS NEIGHBORHOOD, APPROXIMATELY ONE HALF MILE WEST OF SYCAMORE CANYON BOULEVARD AT THE WESTERN TERMINUS OF DAN KIPPER DRIVE, NORTH AND WEST OF LANCE DRIVE

ISSUE:

Adopt the "Resolution of Acceptance" for final approval of Parcel Map No. 36879, 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. 36879; 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. 36879.

BACKGROUND:

As part of the development process to subdivide a parcel(s), a tentative map is submitted and approved by the City of Riverside Development Review Committee, acting on behalf of the Zoning Administrator as defined in Chapter 19.910 of the Zoning Code (Title 19 of the Riverside Municipal Code), 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 February 14, 2017, the Riverside City Council approved Parcel Map No. 36879 subject to the completion of conditions. The map was the proposal of Sycamore Canyon Development, LLC and Sycamore VII, LLC successor to Hillwood Enterprises, L.P. and The Magnon Companies, to consolidate seventeen (17) parcels into two (2) parcels comprised of approximately seventy-six

(76) acres in Sycamore Canyon/Canyon Springs area. The parcel map would subdivide the parcel for the construction and operation of two (2) industrial warehouse and distribution 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 Interim Director of Community and Economic Development concurs with the recommendations noted above.

FISCAL IMPACT:

There is no fiscal impact for the finalization of Parcel Map No. 36879.

Prepared by:	Kris Martinez, Public Works Director
Certified as to availability of funds:	Adam Raymond, Chief Financial Officer/City Treasurer
Approved by:	Rafael Guzman, 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)