



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: FEBRUARY 2, 2021

FROM: PUBLIC WORKS DEPARTMENT WARD: 2

**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37841 – PROJECT SITE LOCATED
BETWEEN VALLEY SPRINGS PARKWAY AND DAY STREET AND BETWEEN
EUCALYPTUS DRIVE AND GATEWAY DRIVE**

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 37841.

RECOMMENDATION:

That the City Council adopt the Resolution of Acceptance for final approval of Parcel Map No. 37841.

BACKGROUND:

As part of the development process to subdivide a parcel zoned for industrial or commercial development in the CSHC-SP-Canyon Springs Healthcare Campus Specific Plan Zone, a tentative parcel map (map) is required to be approved by the Development Review Committee. Once a map is tentatively approved, subsequent map finalization and recordation requires staff to determine if the conditions of approval (conditions) have been satisfied. Recordation of the map requires City Council approval if dedications are to be accepted by the City Clerk.

The subject property is located between Valley Springs Parkway and Day Street and between Eucalyptus Drive and Gateway Drive, in Ward 2. Parcel Map No. 37841 includes a proposal by Paula Purcell of TDA Investment Group, LLC, to consolidate 14 contiguous parcels into 8 parcels for financial and conveyance purposes. On March 25, 2020, the Development Review Committee approved Parcel Map No. 37841, subject to the completion of conditions (Attachment 3).

DISCUSSION:

Staff has determined the developer has satisfied the conditions required for final map approval, and recommends the final map be approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. However, if the City Council determines sufficient/significant map conditions have not been fulfilled, they may deny approval of the map with a finding identifying the incomplete conditions.

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

FISCAL IMPACT:

There is no fiscal impact for the finalization of Parcel Map No. 37841.

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| Prepared by: | Kris Martinez, Public Works Director |
| Certified as to availability of funds: | Edward Enriquez, Chief Financial Officer/City Treasurer |
| Approved by: | Rafael Guzman, Assistant City Manager |
| Approved as to form: | Kristi J. Smith, Interim City Attorney |

Attachments:

1. Resolution of Acceptance
2. Map
3. Conditions of Approval