



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MARCH 23, 2021

FROM: PUBLIC WORKS DEPARTMENT WARD: 2

**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 36981 – PROJECT SITE IS
LOCATED ON THE WEST SIDE OF OLD 215 FRONTAGE ROAD, BETWEEN
ALESSANDRO BOULEVARD AND COTTONWOOD AVENUE**

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 36981.

RECOMMENDATION:

That the City Council adopt the Resolution of Acceptance for final approval of Parcel Map No. 36981 for the project site located on the west side of Old 215 Frontage Road, Between Alessandro Boulevard and Cottonwood Avenue.

BACKGROUND:

As part of the development process to subdivide a parcel zoned for industrial development in the Sycamore Canyon Business Park Specific Plan, a tentative parcel map (map) is required to be approved by the City of Riverside Planning Commission. 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 on the west side of Old 215 Frontage Road, between Alessandro Boulevard and Cottonwood Avenue, in Ward 2. Parcel Map No. 36891 includes a proposal by Robert McMath, on behalf of Rev Wheel, LLC predecessor to MS 215, LLC, to facilitate the construction of eight industrial warehouse buildings, totaling 176,149 square feet. On November 7, 2017, the Riverside City Council approved Parcel Map No. 36981, 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. 36981.

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