



City of Arts & Innovation

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: APRIL 7, 2026**

**FROM: PUBLIC WORKS DEPARTMENT      WARD: 3**

**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 38638 LOCATED AT THE  
NORTHEAST CORNER OF STREETER AVENUE AND ARLINGTON AVENUE**

**ISSUE:**

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 38638, and acceptance of the agreement and sureties for faithful performance, 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. 38638; 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. 38638.

**BACKGROUND:**

When a subdivision is proposed to be created through the tentative map process, a final map shall be filed for recording with the County Recorder pursuant to California Government Code Section 66466. No proposed subdivision shall be complete until such final map has been filed for recording, and the lots/parcels are legally created. Often, the recordation allows developers to secure funding, obtain letters of intent, facilitate construction agreements, and/or secure permits to break ground.

The preparation of tentative maps can be lengthy and costly, as developers must hire a professional consultant team to prepare the tentative map, prepare architectural drawings and elevations, secure financing, and in many cases, investigate soil conditions and/or hire biologists to consider environmental and project impacts. The Subdivision Map Act allows for tentative maps to be recorded within 24 months, and the City adds an additional 12 months for final approval unless time extensions are granted before the map expires. The City's Subdivision Code and the Subdivision Map Act allow for project extensions; however, this project was not eligible for any State-mandated extensions, and the project did not utilize or require any discretionary one-year extensions.

As part of the development process to subdivide a parcel into two parcels, a tentative parcel map (map) is required to be approved by the appropriate determining body through the entitlement process. Once a map is tentatively approved, the developer/property owner must satisfy specific conditions for approval and recordation of the final parcel map. The final parcel map will be checked for conformance with the tentative parcel map, the associated conditions of approval and technical accuracy, and when found to be acceptable by City staff, will be transmitted to the City Council for acceptance. Final tract maps, and in some instances parcel maps requiring the City Clerk to accept dedications, are presented before the City Council to adopt the Resolution of Acceptance for final approval of the respective map.

**DISCUSSION:**

The subject property consists of one contiguous parcel of 17.37 acres, located at the Northeast corner of Streeter Avenue and Arlington Avenue in the Magnolia Center Neighborhood, in Ward 3. The developer processed a General Plan Amendment to amend the land use designation of the project site from C – Commercial to MU-V – Mixed Use-Village and a Zoning Code Amendment to rezone the project site from CG – Commercial General Zone to MU-V – Mixed Use-Village Zone.

Parcel Map 38638 is a proposal by Jamie Chapman, of Riverside Property Owner, LLC, to subdivide one parcel into two parcels, consisting of one parcel for the proposed residential apartment complex and one for the commercial retail development. On June 25, 2024, the City Council approved project related entitlements, including the Tentative Parcel Map. The Parcel Map is delivered to City Council within the three-year entitlement phase.

Staff has determined that the developer has satisfied the necessary conditions required for final parcel map approval and recommend the final parcel map be accepted and approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. The Community & Economic Development Department (CEDD), Public Works (PW), Riverside Public Utilities (RPU), and Parks, Recreation, and Community Services (PRCS) Departments have indicated that the following specific conditions for map approval and recordation have been satisfied:

Table 1 - Specific Conditions Satisfied for Final Tract Map Approval and Recordation

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	CC&Rs prepared and ready to be recorded	2/9/2026
PW	Land Develop.	Fees Paid, approved off-site & onsite improvement plans, bonds provided for improvements	2/9/2026
PW	Survey	Technically correct map, monument deposit	2/9/2026
RPU	Water	Water – Fees and Easements	10/1/2025
RPU	Electric	Electric easements	10/1/2025
PRCS	Planning	Fees paid	11/24/2025

The Community & Economic Development Director concurs with the recommendations noted in this staff report.

**FISCAL IMPACT:**

There is no fiscal impact associated with the finalization of Parcel Map No. 38638.

Prepared by: Doug Webber, City Surveyor  
Approved by: Nathan Mustafa, Interim Public Works Director  
Certified as to  
availability of funds: Julie Nemes, Interim Finance Director  
Approved by: Kris Martinez, Assistant City Manager  
Approved as to form: Rebecca McKee-Reibold, Interim City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. City Council Final Approved Conditions
4. Bonds