



City of Arts & Innovation

City Council Memorandum

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TO: HONORABLE MAYOR AND CITY COUNCIL DATE: APRIL 4, 2023

FROM: PUBLIC WORKS DEPARTMENT WARD: 2

**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37789 – LOCATED ON THE NORTH
SIDE OF ALESSANDRO BOULEVARD, EAST OF BARTON STREET AND WEST
OF SAN GORGONIO DRIVE**

ISSUES:

Adopt a Resolution of Acceptance for final approval of Parcel Map No. 37789, 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. 37789; 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. 37789.

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, developers must 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. This project

was **not** eligible for any State mandated extensions, and the project did not require any discretionary one-year extensions.

As part of the development process to subdivide a parcel in the BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zone, a tentative parcel map (map) is required to be approved by City Council. 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 three parcels on 48.25 acres, located on Alessandro Boulevard between Barton Street and San Gorgonio Drive, in the BMP-SP – Business and Manufacturing Park and Specific Plan (Sycamore Canyon Business Park) Overlay Zone, in Ward 2. Parcel Map No. 37789 is a proposal by Darrell Butler on behalf of KB Development, to consider the following entitlements for the construction of two warehouse buildings consisting of a total of 603,100 square feet: Environmental Impact Report (P20-0024), Parcel Map to subdivide 3 parcels into 2 numbered lots and 3 lettered lots (P20-0025), Minor Conditional Use Permit for warehouses over 400,000 sf (P19-0626), Variance to allow fewer parking spaces than those required by the Municipal Code (P20-0258), and Grading Exception for over height retaining walls (P20-0282), subject to the completion of conditions (Attachment 3). The timeframe for the Parcel Map is the standard three years.

Staff has determined the developer has satisfied the necessary conditions required for final parcel map approval and recommends 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 2: Specific Conditions Satisfied for Final Parcel Map Approval and Recordation

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	Plans Approved-CC&R’s complete	09/09/2022
PW	Land Develop.	Fees Paid, approved off-site improvement plans, bonds provided for improvements	01/25/2023
PW	Survey	Technically correct map, monument deposit	02/13/2023
RPU	Water	Not served by RPU-Water	08/23/2022
RPU	Electric	Electric fees paid, easements provided, electric plans approved	10/24/2022
PRCS	NA	Fees paid & Trail Plans Approved	11/14/2022

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

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority No. 3 – Economic Opportunity** and **Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.**

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** - The acceptance for final approval of the map is a transparent process as it is presented to Council for final approval. Additionally, the necessary entitlements have been obtained for development of the project site with a Planned Residential Development.
2. **Equity** - This map approval is neutral towards this cross-cutting thread.
3. **Fiscal Responsibility** - This map approval is neutral towards this cross-cutting thread.
4. **Innovation** - This map approval is neutral towards this cross-cutting thread.
5. **Sustainability and Resiliency** - The development associated with this map will provide housing for future City residents.

FISCAL IMPACT:

There is no fiscal impact related to this action.

Prepared by: Gilbert Hernandez, Public Works Director
Certified as to availability of funds: Edward Enriquez, Interim Assistant City Manager/Chief Financial Officer/City Treasurer
Approved by: Kris Martinez, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. Conditions of Approval
4. Bonds
5. Presentation