



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: MAY 19, 2026
FROM: PUBLIC WORKS DEPARTMENT WARD: 5
SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 38921 LOCATED AT THE SOUTHEAST CORNER OF VICTORIA AVENUE AND LA SIERRA AVENUE

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 38921, 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 Tract Map No. 38921; 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 Tract Map No. 38921.

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. The City's Subdivision Code and the Subdivision Map Act allow for project extensions, this project was not eligible for any State mandated extensions, and the project did not utilize or need any discretionary one-year extensions.

As part of the development process to subdivide a parcel(s) into multiple parcel(s)/Lots, a tentative parcel map/tract 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 map. The final map will be checked for conformance with the tentative parcel map/tract 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 on 9.91 acres, located at the Southeast corner of Victoria Avenue and La Sierra Avenue in the La Sierra South Neighborhood, in Ward 5. Tract Map No. 38921 is a proposal by Matthew Esquivel, of Warmington Residential, to subdivide one parcel into 49 lots for development of single-family residences, consisting of 46 market-rate residences and 3 affordable residences for very low-income households. On June 24, 2025, the City Council approved Tentative Tract Map No. 38921. The Tract Map is delivered to City Council within the three-year entitlement phase.

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 the following specific conditions for map approval and recordation have been satisfied:

Table : 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	3/25/2026
PW	Land Develop.	Fees Paid, approved off-site & onsite improvement plans, bonds provided for improvements	3/12/2026
PW	Survey	Technically correct map, monument deposit	4/1/2026
RPU	Water	Water – Fees and Easements	3/9/2026
RPU	Electric	Electric easements	1/20/2026
PRCS	Planning	Fees paid	3/25/2026

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

FISCAL IMPACT:

There is no fiscal impact for the finalization of Tract Map No. 38921.

Prepared by: Eswin Vega, Supervising Land 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