



City of Arts & Innovation

City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 14, 2022**
FROM: PUBLIC WORKS DEPARTMENT **WARD: 1**
SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 32292 – LOCATED ON STRONG STREET BETWEEN FAIRMOUNT BOULEVARD AND RIVERA STREET

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 32292, 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. 32292; 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. 32292.

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 36 months of 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 as noted in Table 1. This project used all 6 discretionary extensions,

item #1 on Table 1, and was eligible for, and used all state mandated extensions, items #2 through #6 on Table 1.

Table 1: Authorized Time Extensions for Tentative Tract Maps

Item	Entity	Time Extension	Note
1	CEDD	6 discretionary one-year extensions	RMC 18.180.050(b)
2	CA	1 year extension for unexpired maps on 1/1/2009 and will expire before 1/1/2011	CA Code 66452.21
3	CA	2-year extension for unexpired maps on 7/15/2009 and will expire before 1/1/2012	CA Code 66452.22
4	CA	2-year extension for unexpired maps on 7/15/2011 and will expire before 1/1/2014	CA Code 66452.23
5	CA	2-year extension for unexpired maps on 7/11/2013 and were approved on or after 1/1/2000	CA Code 66452.24
6	CA	18-month extension for residential developments issued prior to 3/4/2020 and will expire prior to 12/31/2021	AB 1561

As part of the development process to subdivide a parcel into five or more lots in the NSP-MDR-Northside Specific Plan – Medium Density Residential Zone, a tentative tract map (map) is required to be approved by the Riverside City Planning Commission. Once a map is tentatively approved, the developer/property owner must satisfy specific conditions for approval and recordation of the final tract map. The final tract map will be checked for conformance with the tentative 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 eight parcels on 6 acres, located on Strong Street between Fairmount Boulevard and Rivera Street, in the NSP-MDR- Northside Specific Plan – Medium Density Residential Zone, in Ward 1. The project site was rezoned from R-1-7000 – Single Family Residential to NSP-MDR- Northside Specific Plan – Medium Density Residential Zone with the adoption of the Northside Specific Plan by City Council on November 17, 2020. Tract Map No. 32292 is a proposal by Fidelity Family Holdings, predecessor to RC Hobbs, to subdivide the eight parcels into a 48 lot Planned Residential Development, consisting of detached single-family dwellings, private streets, and common space. On October 19, 2004, the Riverside City Council approved Tract Map No. 32292 (Planning Cases P04-0338, P04-0339, P04-1034, and P03-1422), subject to the completion of conditions (Attachment 3). The timeframe for the Tract Map, including all granted extension is summarized in Attachment 5.

Staff has determined the developer has satisfied the necessary conditions required for final tract map approval and recommends the final tract 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 Tract Map Approval and Recordation

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	CC&Rs prepared and recorded	04/05/2022
PW	Land Develop.	Fees Paid, approved off-site improvement plans, bonds provided for improvements	03/29/2022
PW	Survey	Technically correct map, monument deposit	04/15/2022
RPU	Water	Water fees paid, bonds provided for improvements, water plans approved	04/14/2022
RPU	Electric	Electric fees paid, easements provided, electric plans approved	04/15/2022
PRCS	NA	Fees paid/Trail	11/18/2021

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

STRATEGIC PLAN ALIGNMENT:

This item contributes to **Strategic Priority 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 associated with this report.

Prepared by: Gilbert Hernandez, Public Works Director

Certified as to

availability of funds: Edward Enriquez, Interim Assistant City Manager/CFO/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. City Council Final Approved Conditions
4. Bonds
5. Map Time Extension Worksheet