



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: AUGUST 2, 2022**

**FROM: PUBLIC WORKS DEPARTMENT** **WARD: 7**

**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37623 – LOCATED ON THE EAST SIDE OF GILCHRIST DRIVE BETWEEN RALEY DRIVE AND MACFAR LANE**

## **ISSUES:**

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 37623, and acceptance of the agreement for construction of improvements 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. 37623; and
2. Accept the agreement for construction of improvements in accordance with the improvement plans for the development of Parcel Map No. 37623.

## **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 as noted in Table 1. This project was **not** eligible for any State mandated extensions, and the project did not require any discretionary one-year extensions.

Table 1: Authorized Time Extensions for Tentative 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 four or fewer parcels in the R-1-10500 – Single Family Residential Zone, a tentative parcel map (map) is required to be approved by the Development Review Committee. 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 parcel on 1.62 acres, located on Gilchrist Drive between Raley Drive and Macfar Lane, in the R-1-105000 Single Family Residential Zone, in Ward 7. Parcel Map No. 37623 is a proposal by Miguel Estevez, predecessor to Fred James, to subdivide the one parcel into four parcels ranging in size from 15,173 square feet to 16,440 square feet in the R-1-10500 – Single Family Residential Zone. On July 24, 2019, the Development Review Committee approved Parcel Map No. 37623 (Planning Cases P18-0777), 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                                                                  | 11/20/2019             |
| PW    | Land Develop. | Fees Paid, approved off-site improvement plans, bonds provided for improvements | 06/13/2022             |
| PW    | Survey        | Technically correct map, monument deposit                                       | 06/13/2022             |

| Dept. | Division | Condition(s)                                                           | Condition(s) Satisfied |
|-------|----------|------------------------------------------------------------------------|------------------------|
| RPU   | Water    | Water fees paid, bonds provided for improvements, water plans approved | 04/15/2021             |
| RPU   | Electric | Electric fees paid, easements provided, electric plans approved        | 03/18/2021             |
| PRCS  | NA       | Fees paid                                                              | 03/16/2021             |

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/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