



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL** **DATE: MARCH 13, 2018**

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

**SUBJECT: APPROVAL OF TRACT MAP NO. 32476 – LOCATED ON THE SOUTHERLY SIDE OF THE FUTURE EXTENSION OF NORWOOD AVENUE, WESTERLY OF COLLEGE AVENUE– FINAL APPROVAL**

## **ISSUES:**

Adoption of the "Resolution of Acceptance" for final approval of Tract Map No. 32476, acceptance of the agreements 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. 32476; 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. 32476.

## **BACKGROUND:**

As part of the development process to subdivide a parcel(s), a tentative map is submitted and approved by the City of Riverside Development Review Committee, acting on behalf of the Zoning Administrator, or City of Riverside Planning Commission or City Council of the City of Riverside. During review and approval, staff reviews conditions of approval (conditions) that were provided by all City Departments. Once all conditions of approval have been satisfied, a final approval by City Council is required if dedications are to be accepted by the City Clerk.

## **DISCUSSION:**

On October 11, 2005, the City Council of the City of Riverside approved Tract Map No. 32476 subject to the completion of conditions. The map, proposed by FH II, LLC, successor to the Merickel Companies, subdivides approximately 11.14 acres of vacant land into twenty six (26) lots for future development of single family residences.

Staff has determined that the developer has satisfied all of the conditions for the map, and recommends that the final map be approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. However, if the City Council determines that the map conditions have not been fulfilled, it may disapprove the map with a finding that identifies the conditions that have not been met.

The Community and Economic Development Director concurs with the recommendations noted above.

**FISCAL IMPACT:**

There is no fiscal impact for the finalization of Tract Map No. 32476.

Prepared by:	Kris Martinez, Public Works Director
Certified as to	
availability of funds:	Adam Raymond, Chief Financial Officer/City Treasurer
Approved by:	Al Zelinka, FAICP, Assistant City Manager
Approved as to form:	Gary G. Geuss, City Attorney

**Attachments:**

1. Tract Map No. 32476
2. Resolution of Acceptance
3. Agreement for Construction of Improvements
4. Agreement for Faithful Performance Bond
5. Agreement for Labor and Material Bond