



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL**      **DATE: JANUARY 25, 2022**

**FROM: PUBLIC WORKS DEPARTMENT**      **WARD: 3**

**SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 33375 – THE PROJECT SITE IS LOCATED AT THE SOUTHERLY TERMINUS OF COPPERFIELD AVENUE AND WESTERLY OF HAWARDEN DRIVE**

## **ISSUE:**

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 33375, 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.

## **RECOMMENDATION:**

That the City Council:

1. Adopt the Resolution of Acceptance for final approval of Parcel Map No. 33375; 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. 33375.

## **BACKGROUND:**

As part of the development process to subdivide a parcel into four or fewer parcels in the R-1-13,000 – Single Family Residential Zone, a tentative parcel map (map) is required to be approved by the Planning Commission. Once a map is tentatively approved, subsequent map finalization and recordation requires staff to determine if the conditions of approval (conditions) have been satisfied. Recordation of the map requires City Council approval if dedications are to be accepted by the City Clerk.

The subject property consists of two parcels located at the southerly terminus of Copperfield Avenue and westerly of Hawarden Drive, in Ward 3. Parcel Map No. 33375 is a proposal by Uttampar, Inc., to subdivide 1.6 vacant acres into four single family residential parcels. On July 7, 2005, the City Planning Commission approved Parcel Map No. 33375 (Planning case P05-0360), subject to the completion of conditions (Attachment 6).

## **DISCUSSION:**

Staff has determined that the developer has satisfied the conditions required for final map approval and recommends the final map be approved pursuant to Section 18.090.060(C) of the Riverside Municipal Code. However, if the City Council determines sufficient/significant map conditions have not been fulfilled, they may deny approval of the map with a finding identifying the incomplete conditions.

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

## **STRATEGIC PLAN ALIGNMENT:**

This item contributes to **Strategic Priority No. 6 – Infrastructure, Mobility and Connectivity** and **Goal No. 6.2** – Maintain, protect, and improve assets and infrastructure within the City's built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

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. Additionally, the project site has already undergone the Planning Process.
2. **Equity:** This item is neutral towards this cross-cutting thread.
3. **Fiscal Responsibility:** This item is neutral towards this cross-cutting thread.
4. **Innovation:** This item is neutral towards this cross-cutting thread.
5. **Sustainability and Resiliency:** The development associated with this map will provide housing for the community.

## **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, Chief Financial Officer/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. Agreement for Construction of Improvements
4. Faithful Performance Bond (Construction)
5. Labor and Material Bond (Construction Permits)
6. Conditions of Approval