



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 14, 2022**

FROM: PUBLIC WORKS DEPARTMENT **WARD: 1**

SUBJECT: FINAL APPROVAL OF PARCEL MAP NO. 37475 – BOUNDED BY ORANGE STREET TO THE WEST, STRONG STREET TO THE NORTH, STATE ROUTE 60 (SR-60) TO THE SOUTH AND INTERSTATE 215 (I-215) TO THE EAST

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Parcel Map No. 37475, 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 Parcel Map No. 37475; 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. 37475.

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 require them.

As part of the development process to subdivide a parcel, a tentative parcel map (map) is required to be reviewed by the Development Review Committee. When a map is processed concurrently with other Planning entitlements, the highest designated approving authority would take final action on all applications related to a project. In this case, because the EIR had to be certified and a General Plan Amendment and Rezoning were required, City Council was the approval authority.

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 parcel maps, with dedications, 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 parcel map.

DISCUSSION:

The subject property consists of 7 parcels on 35.4 acres, bounded by Orange Street to the West, Strong Street to the North, State Route 60 (SR-60) to the South and Interstate 215 (I-215) to the East, in Ward 1. Parcel Map No. 37475 is a proposal by Jim Guthrie of AFG Development to subdivide the multiple parcels into 12 parcels. On June 4, 2019, City Council approved Parcel Map No. 37475 (Planning Case P18-0099), concurrent with other Planning entitlements related to the project, subject to the completion of conditions (Attachment 9).

Staff has determined that 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 1: Specific Conditions Satisfied for Final Parcel Map Approval and Recordation

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	CC&Rs prepared and recorded	04/29/2022
PW	Land Develop.	Fees Paid, approved off-site improvement plans, bonds provided for improvements	01/26/2022
PW	Survey	Technically correct map, monument deposit	05/10/2022 Tent.
RPU	Water	Water fees paid, bonds provided for improvements, water plans approved	02/24/2022
RPU	Electric	Electric fees paid, easements provided, electric plans approved	01/20/2021
PRCS	NA	Fees paid	04/12/2022

The Acting Director of the Community & Economic Development 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.
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** - This map approval is neutral towards this cross-cutting thread.

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. Agreement for Construction of Improvements (City)
4. Faithful Performance Bond (Construction) (City)
5. Labor and Material Bond (Construction Permits) (City)
6. Agreement for Construction of Improvements (City & Flood Control)
7. Faithful Performance Bond (Construction) (City & Flood Control)
8. Labor and Material Bond (Construction Permits) (City & Flood Control)
9. Conditions of Approval