



# CITY COUNCIL TRAINING SERIES LAND SUBDIVISION PROCESS IN THE CITY OF RIVERSIDE

Public Works Department

City Council  
August 2, 2022

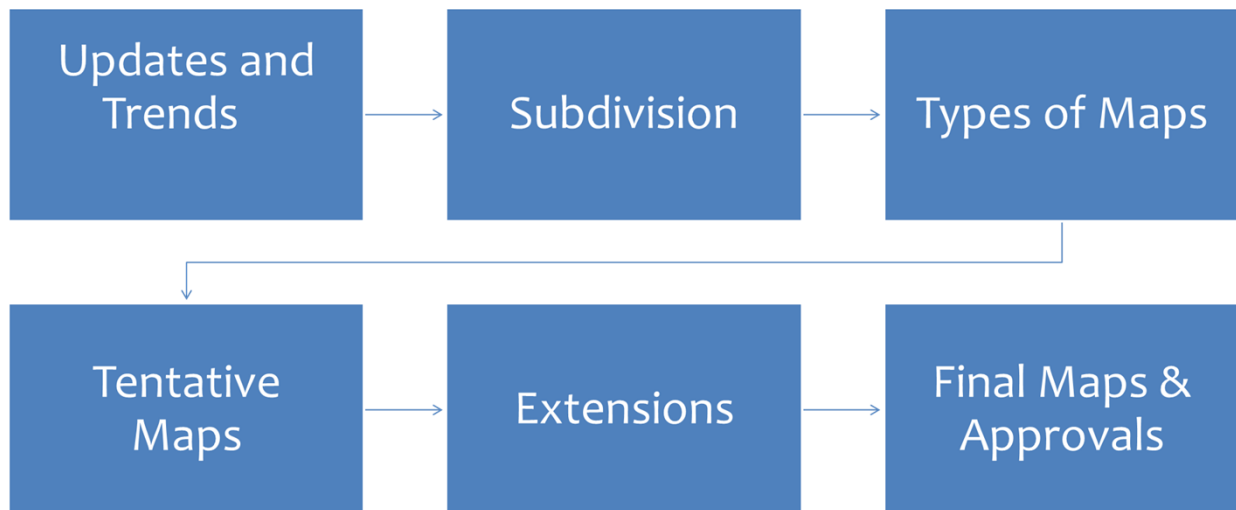


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## SUBDIVISION PRESENTATION



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## UPDATES, TRENDS, AND DEMANDS

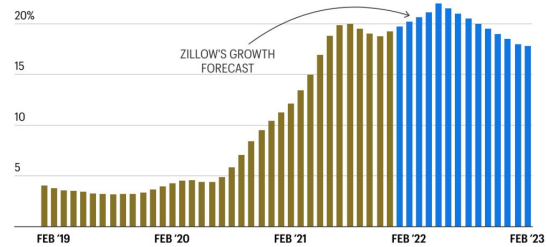
1. Property Subdivision can help meet housing demands & provides financial incentives
2. Mercury News – “CA plan calls for 2.5 million new homes by 2030, double previous target”
3. 6th Cycle RHNA requirements – 18,458 housing units – Adopted by City Council – October 2021
4. Tentative Map Applications

Year	Parcel Map	Tract Map	Total
2019	9	4	13
2020	8	5	13
2021	2	5	7
2022	2	3	5
		Total	38

5. SB 9 – State Law – Effective January 2022

### U.S. home price growth

Year-over-year change in home prices



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## SUBDIVISION

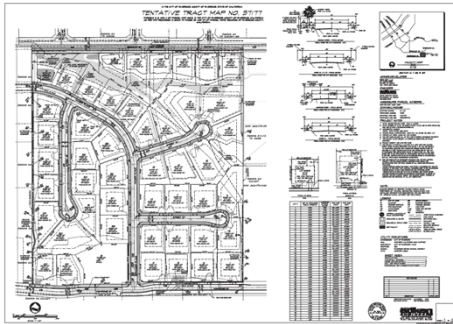
1. Subdivision – converting one parcel into two or more parcels for financial gain
2. Parcels can be sold undeveloped or move in ready
3. Can help meet Housing Demands
4. Riverside Municipal Code – Title 18, **R.M.C.**
5. The Subdivision Map Act, **SMA**



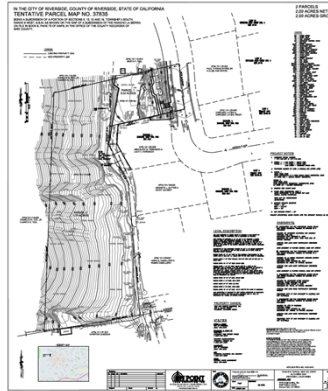
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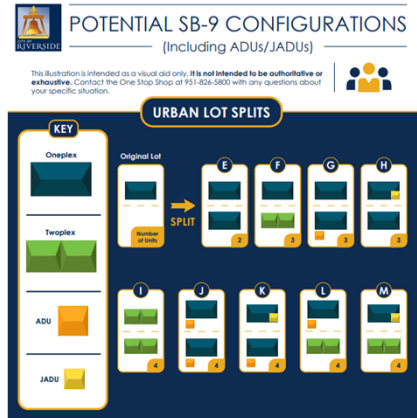
## TYPES OF MAPS



Tract Map



Parcel Map



SB 9



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## TENTATIVE MAPS

1. Consultant/Civil Engineer/Land Surveyor converts the idea into a project
2. Conceptual Design Review
3. **R.M.C. 18.150.070** Processing application
4. Different types of tentative maps - tentative tract, tentative parcel and the new SB-9 parcel maps



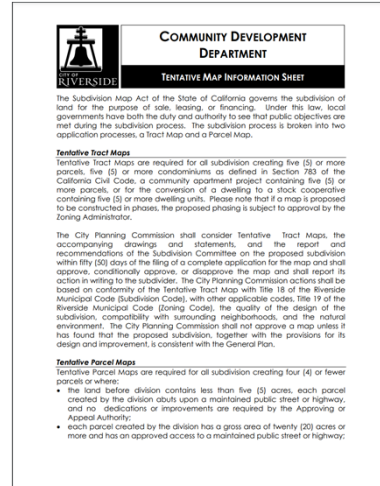
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## MAP APPLICATION SUBMISSIONS

1. Project Description
2. Plot Plan
  - a. Layout
  - b. Contours
  - c. Utilities
  - d. Existing Landscaping
  - e. Preserved Areas
3. Grant Deed
4. Grading Plan
5. Water Quality Management Plan
6. CEQA



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## TENTATIVE MAPS – APPROVALS

1. Tentative Tract Maps approved by Planning Commission or City Council
2. Tentative Parcel Maps approved by the Development Review Committee
3. SB-9 Parcel Maps approved by Planning and Public Works
4. Final Conditions – Tentative Tract & Tentative Parcel Maps
5. SB-9 Parcel Map, Ministerially conditioned



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## TENTATIVE MAPS – EXPIRATIONS/EXTENSIONS

1. Subdivision Map Act – **S.M.A. (66452.3(a)(1))** Two years
2. Local ordinance may extend an addition 12 months
3. Riverside Municipal Code, **R.M.C. 18.080.160**
4. **S.M.A. (66463.5(a))** allows for a maximum of six years of extensions
5. **R.M.C. 18.180.050 B.** Currently has this broken down to six one-year extensions, approved administratively



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## TENTATIVE MAPS – STATE EXTENSIONS

1. State extensions for crisis or emergencies
2. **AB 1561** – Covid-19, 18-month extension
3. Housing Crisis Extensions Authorized by the State

1	1 year for unexpired maps on 1/1/2009 and will expire before 1/1/2011	CA Code 66452.21
2	2-years for unexpired maps on 7/15/2009 and will expire before 1/1/2012	CA Code 66452.22
3	2-years for unexpired maps on 7/15/2011 and will expire before 1/1/2014	CA Code 66452.23
4	2-years for unexpired maps on 7/11/2013 and were approved on or after 1/1/2000	CA Code 66452.24



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## TENTATIVE MAPS

1. **Purpose** - Tentative Maps allow agencies to review street alignments, drainage, sewer facilities, location and size of easements, trees, traffic access, grading, etc. and other features conforming to City regulations.
2. Tentative Maps and Extensions are a function of Planning
3. Conditions of the tentative map take time and resources
4. Not all tentative maps are finished
5. A Final Map may be submitted after a tentative map is approved.



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## FINAL MAPS

1. Public Works, Survey Division process the Final Maps
2. Final Map approval is a culmination of completed conditions, fees and agreements.
3. A Final Map only has one condition, to be technically correct (dedications, survey points, and depiction of new lots and easements)



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## FINAL MAPS

1. **R.M.C. 18.090.010** - *The subdivider may cause a final tract or parcel map to be prepared substantially in accordance with the tentative map as approved and in accordance with the provisions of this chapter.*
2. Final Map or Final Tract Map (5 or more lots)
3. Parcel Map or Final Parcel Map (4 or less parcels)
  - a) **S.M.A. 66426**
4. Tentative Tract Map and Tentative Parcel Map



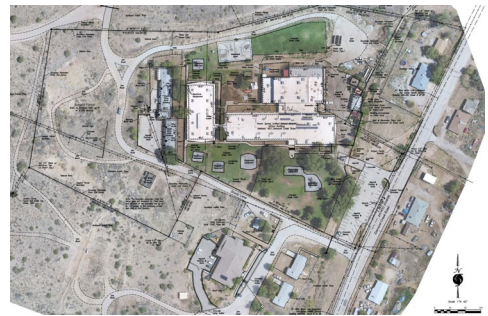
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## FINAL MAPS – THE PRIVATE SIDE

1. Private Surveyor or Civil Engineer authorized to survey, must prepare the final map
2. "In accordance with the tentative map"
3. Perform a field survey, find sufficient monumentation
  - a) If necessary, expand the search



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## FINAL MAPS –THE PROCESS

- Final Tract, Parcel and SB-9 Parcel Map submittal package
- Subdivider should be aware of conditions
- 1<sup>st</sup> Check and Additional Checks, R.M.C. 18.090.060 B.
- Typically, 3 to 5 checks, but may take more
- Contacting the Departments/Divisions about map recordation conditions
- Not all conditions must be met prior to final map approval



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## FINAL MAPS –THE PROCESS

- Survey Division ensures the map is technically correct, fees paid, agreements in place, and securities/bonds in place
- Finally, all departments/divisions have “Approved” the final map, either in the permitting software or by email
- The final map on mylar film is delivered, routed for internal signatures, and sent to the City Clerk
- Scheduled for City Council Consent Calendar



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## FINAL MAPS REQUIRING CITY COUNCIL REVIEW

1. Public Works interpretation – **R.M.C. 18.090.060** and **SMA 66458 (a), (b), and (c)**
2. If Council is aware of a condition or conditions not met
3. Contact subdivider prior to Council date, extend map by a specific amount of time
4. If map is not approved in the allotted time, it is “deemed approved”
5. “City Clerk shall certify its approval”



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## FINAL MAPS – ADMINISTRATIVELY REVIEWED

- Not all final maps are approved by City Council
- **R.M.C. 18.090.060 C.** - *City Council approval is not required for final parcel maps without offers of dedication which are approved by the City Engineer.*
- Parcel Maps conditioned with public easements, must be approved by City Council



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## UNDER CONSTRUCTION AND OPPORTUNITY AREAS

1. Final Maps – **R.M.C. 18.090** *Final Tract and Parcel Maps*
  - a) Currently being updated to include SB-9 Parcel Maps
2. Duration of Maps
3. Others?



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## STRATEGIC PLAN ALIGNMENT



### Priority 3 - Economic Opportunity

**Goal 3.3** – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment



### Priority 5 – High Performing Government

**Goal 5.3** – Enhance communication and collaboration with community members to improve transparency, build public trust, and encourage shared decision-making

### Cross-Cutting Threads



Community Trust



Fiscal Responsibility



Sustainability &amp; Resiliency



Equity



Innovation



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## RECOMMENDATIONS

That the City Council:

1. Receive a report and provide input on the Development Entitlement Process Workshop Series; and
2. Receive a presentation on Workshop 1: Land Subdivision Process.



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