



*City of Arts & Innovation*

# City Council Memorandum

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**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: JANUARY 15, 2019**  
**FROM: PUBLIC WORKS DEPARTMENT      WARD: 4**  
**SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 37392 – LOCATED AT THE EASTERN TERMINUS OF TALCEY TERRACE, SOUTH OF OVERLOOK PARKWAY**

**ISSUES:**

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 37392 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 Tract Map No. 37392; 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. 37392.

**BACKGROUND:**

As part of the development process to subdivide a parcel into five or more parcels in the RC – Residential Conservation Zone, a tentative tract map (map) is required to be approved by City Council. Once a map is 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.

Tract Map No. 37392 includes a proposal by Marwan and Elizabeth Alabbasi to subdivide 16.79 acres into eight residential lots situated at the eastern terminus of Talcey Terrace, south of Overlook Parkway, in the RC Zone. On September 4, 2018, City Council approved Tract Map No. 37392 subject to the completion of conditions (Attachment 6).

**DISCUSSION:**

Staff has determined the developer has satisfied certain conditions for the map, 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.

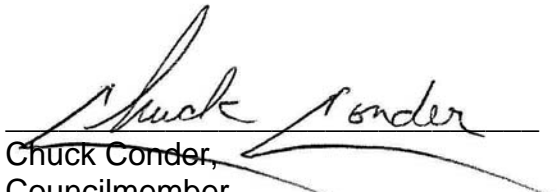
The Interim Community & Economic Development Deputy Director concurs with the recommendations noted above.

**FISCAL IMPACT:**

There is no fiscal impact for the finalization of Tract Map No. 37392.

Prepared by: Kris Martinez, Public Works Director  
Certified as to availability of funds: Edward Enriquez, Chief Financial Officer/City Treasurer  
Approved by: Rafael Guzman, Assistant City Manager  
Approved as to form: Gary G. Geuss, City Attorney

Concurs with:

  
Chuck Conder,  
Councilmember

  
Chris Mac Arthur,  
Councilmember

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