



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JANUARY 5, 2021
FROM: PUBLIC WORKS DEPARTMENT WARD: 4
**SUBJECT: TRACT MAP NO. 37593 – PROJECT SITE LOCATED AT WOOD ROAD
BETWEEN LURIN AVENUE AND NEWSOME ROAD**

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 37593 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. 37593; 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. 37593.

BACKGROUND:

As part of the development process to subdivide a parcel into five or more parcels in the R-1-13000 – Single-family Residential Zone, a tentative tract 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 is located at Wood Road between Lurin Avenue and Newsome Road, in Ward 4. Tract Map No. 37593 includes a proposal by Brett Crowder, predecessor to KB Homes Coastal, for a Planned Residential Development to subdivide three parcels, separated by Wood Road totaling 18.80 acres, into 90 lots for construction of single-family residences, nine lots for common open space, twenty lettered lots for private streets. On June 27, 2019, the Planning Commission approved Tract Map No. 37593, subject to the completion of conditions (Attachment 5).

DISCUSSION:

Staff has determined 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.

FISCAL IMPACT:

There is no fiscal impact for the finalization of Tract Map No. 37593.

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:	Kristi J. Smith, Interim City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. Onsite Bonds
4. Offsite Bonds
5. Conditions of Approval