



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JUNE 22, 2021
FROM: PUBLIC WORKS DEPARTMENT WARD: 4
SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 32647 – LOCATED SOUTHERLY OF LURIN AVENUE AND WESTERLY OF OBSIDIAN DRIVE

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 32647, 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. 32647; 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. 32647.

BACKGROUND:

As part of the development process to subdivide a parcel into five or more parcels in the R-1-10,500 – 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 southerly of Lurin Avenue and westerly of Obsidian Drive. Tract Map No. 32647 includes a proposal by Riverside 103, LP, a California limited partnership, to subdivide 45.65 acres into 103 single family residential lots. On November 18, 2010, the Planning Commission approved Tract Map No. 32647, subject to the completion of conditions (Attachment 6).

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 with this recommendation.

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| 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. Agreement for Construction of Improvements
4. Faithful Performance Bond (Construction)
5. Labor and Material Bond (Construction Permits)
6. Conditions of Approval