



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: SEPTEMBER 17, 2024

FROM: PUBLIC WORKS DEPARTMENT WARD: 4

SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 38094 – PLANNED RESIDENTIAL DEVELOPMENT AT THE NORTHEAST CORNER OF WOOD ROAD AND LURIN AVENUE

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 38094, 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. 38094; 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. 38094.

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 following project approval by the local jurisdiction, and the City adds an additional 12 months for final approval unless time extensions are granted before the map expires. This project was not eligible for any State extensions and the project did not require any discretionary one-year extensions.

As part of the development process to subdivide multiple parcels into a Planned Residential Development in the R-1-13000-SP Single Family Residential and Specific Plan (Orangecrest) Overlay Zones and OSP-RA-SP – Residential Agricultural and Specific Plan (Orangecrest) Overlay Zone, a tentative tract map (map) is required to be approved by the Riverside City Planning Commission. Once a map is tentatively approved, the developer/property owner must satisfy specific conditions for approval and recordation of the final tract map. The final tract map will be checked for conformance with the tentative tract 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 tract maps and in some instances parcel maps 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 map.

DISCUSSION:

The subject property consists of three contiguous parcels on 18.9 acres, located on Lurin Avenue east of Wood Road, in the R-1-13000-SP Single Family Residential Zone and OSP-RA-SP – Residential Agricultural, in Ward 4. Tract Map No. 38094 is a proposal by Brett Crowder of Coastal Commercial Properties, predecessor to Taylor Morrison of California, LLC, to subdivide the 3 parcels into 96, single-family residential lots and lettered lots for a private street, and common space. On June 6, 2023, the Riverside City Council approved Tract Map No. 38094 (Planning Cases PR-2021-001053-Tentative Tract Map 38094, Design Review, Agricultural Preserve Diminishment, and Environmental Impact Report, subject to the completion of conditions (Attachment 3). The Tract Map is delivered to the City Council within the allotted 3 years following project entitlement.

Staff has determined the developer has satisfied the necessary conditions required for final tract map approval and recommends the final tract 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 the following specific conditions for map approval and recordation have been satisfied:

Table 1: Specific Conditions Satisfied for Final Tract Map Approval and Recordation

Dept.	Division	Condition(s)	Condition(s) Satisfied
CEDD	Planning	CC&Rs prepared and ready to be recorded	06/18/24
PW	Land Develop.	Fees Paid, approved off-site & onsite improvement plans, bonds provided for improvements	05/24/24
PW	Survey	Technically correct map, monument deposit	07/01/24
RPU	Water	Water – Not Served by RPU-Water	04/24/24
RPU	Electric	Electric easements	04/18/24
PRCS	Planning	Fees paid	06/18/24

The Community & Economic Development Director 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. Additionally, the necessary entitlements have been obtained for development of the project site with a Planned Residential Development.
2. **Equity** - The City prioritizes development projects large and small in an equitable fashion to provide an excellent customer service experience to all.
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** - The development associated with this map will provide housing for future City residents.

FISCAL IMPACT:

There is no fiscal impact associated with the finalization of Tract Map No. 38094.

Prepared by: Doug Webber, City Surveyor
Approved by: Gilbert Hernandez, Public Works Director
Certified as to
availability of funds: Kristie Thomas, Finance Director/Assistant Chief Financial Officer
Approved by: Kris Martinez, Assistant City Manager
Approved as to form: Phaedra A. Norton, City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. City Council Final Approved Conditions
4. Bonds