



City of Arts & Innovation

City Council Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL DATE: JANUARY 7, 2025

FROM: PUBLIC WORKS DEPARTMENT WARD: 4

SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 31930 – PRIVATE RESIDENTIAL COMMUNITY AS AN EXTENSION OF CRESTHAVEN DRIVE AND CONNECTING TO THE SOUTHERLY TERMINUS OF CENTURY HILL DRIVE

ISSUE:

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 31930, and the Subdivision Improvement Agreement 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. 31930;
2. Approve the Subdivision Improvement Agreement and accompanying deed of trust which provide the security for the installation of public and private improvements in accordance with the plans for the development of Tract Map No. 31930; and
3. Authorize the City Manager, or designee, to execute the Subdivision Improvement Agreement, including making minor and non-substantive changes.

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, and the City adds an additional 12 months for final approval unless time extensions are granted before the map expires. The City's

Subdivision Code and the Subdivision Map Act allow for project extensions as noted in Table 1. This project was eligible for all five (5) State mandated extensions, and the project utilized all six (6) discretionary one-year extensions.

Table 1 - Authorized Time Extensions for Tentative Tract Maps

Item	Entity	Time Extension	Note
1	CEDD	6 discretionary one-year extensions	RMC 18.180.050(b)
2	CA	1 year extension for unexpired maps on 1/1/2009 and will expire before 1/1/2011	CA Code 66452.21
3	CA	2-year extension for unexpired maps on 7/15/2009 and will expire before 1/1/2012	CA Code 66452.22
4	CA	2-year extension for unexpired maps on 7/15/2011 and will expire before 1/1/2014	CA Code 66452.23
5	CA	2-year extension for unexpired maps on 7/11/2013 and were approved on or after 1/1/2000	CA Code 66452.24
6	CA	18-month extension for residential developments issued prior to 3/4/2020 and will expire prior to 12/31/2021	AB 1561

As part of the development process to subdivide multiple parcels into a Private Residential Community in the RC - Residential Conservation 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 five contiguous parcels on 70.33 acres, located at the extension of Cresthaven Avenue and connecting to the terminus of Century Hill Drive, in the RC - Residential Conservation Zone, in Ward 4. Tract Map No. 31930 is a proposal by Jim Guthrie, predecessor to Jim A. Ahmad, Spring Canyon Recovery, LLC, to subdivide the five parcels into 25, single-family residential lots and lettered lots for a private street, common space and open space. On March 6, 2007, the Riverside City Council approved Tract Map No. 31930 (Planning Cases P03-1451 - Tentative Tract Map 31930 and P04-0260 – Zoning Code Map Amendment). The project was revised to reduce the number of parcels, boundary changes and considered within substantial conformance, by the City on August 29, 2024 (Planning Case DP-2024-01178). On September 10, 2024, the City Council approved the request to rezone 14.96 acres from PF – Public Facilities Zone to RC – Residential Conservation Zone and on September 17, 2024, the City Council adopted the Ordinance amending the Zoning Map, final acceptance subject to the completion of conditions (Attachment 3). The Tract Map is delivered to City Council within a timely filing time period.

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 2: 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	10/17/24
PW	Land Develop.	Fees Paid, approved off-site & onsite improvement plans, bonds provided for improvements	10/23/24
PW	Survey	Technically correct map, monument deposit	10/24/24
RPU	Water	Water – Deferred	10/11/24
RPU	Electric	Electric easements	10/17/24
PRCS	Planning	Fees paid	10/23/24

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 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 Residential Development.
2. **Equity** - The Subdivision process is available to all eligible property owners.
3. **Fiscal Responsibility** - The Public Works Department assesses a modest fee to assist in recovering costs associated with the process.
4. **Innovation** - This map approval is neutral towards this cross-cutting thread.
5. **Sustainability & 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. 31930.

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: Jack Liu, Interim City Attorney

Attachments:

1. Map
2. Resolution of Acceptance
3. City Council Final Approved Substantial Conformance Conditions
4. Subdivision Improvement Agreement/Trust Deed