



*City of Arts & Innovation*

# City Council Memorandum

**TO: HONORABLE MAYOR AND CITY COUNCIL      DATE: SEPTEMBER 5, 2023**

**FROM: PUBLIC WORKS DEPARTMENT      WARD: 4**

**SUBJECT: FINAL APPROVAL OF TRACT MAP NO. 37731 – LOCATED ON THE SOUTH SIDE OF LURIN AVENUE AND WEST OF COLE AVENUE**

**ISSUE:**

Adoption of the Resolution of Acceptance for final approval of Tract Map No. 37731, 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. 37731; 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. 37731.

**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 not eligible for any State mandated extensions, and the project did not require any discretionary one-year extensions.

As part of the development process to subdivide a parcel into five or more lots in the Orangecrest Specific Plan – R-1-13000-SP – Single-Family Residential, R-1-1/2 Acre-SP – Single-Family Residential, RE-SP – Residential Estate Overlay Zones, 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 six vacant, contiguous parcels on 32.54 acres, located on the south side of Lurin Avenue and west of Cole Avenue, in the Orangecrest Specific Plan – R-1-13000-SP – Single-Family Residential, R-1-1/2 Acre-SP – Single-Family Residential, RE-SP – Residential Estate Overlay Zones. On March 18, 2008, the City Council annexed the project site under Annexation 107 (Planning Case P06- 0453). The resulting annexation of the 290 acres of the Alta Cresta area, established appropriate General Plan Land Use designations, and amended the Orangecrest Specific Plan. Tract Map No. 37731 is a proposal by Nolan Leggio of Lurin Land, LLC, to subdivide the six parcels into a 138 lot Planned Residential Development, consisting of detached single-family dwellings, private streets, and common space. On July 22, 2021, the Riverside City Planning Commission approved Tract Map No. 37731 (Planning Cases P20-0018– Tentative Tract Map, P20-0019, P20-0020, P20-0021), subject to the completion of conditions (Attachment 3). The Tract Map is delivered to City Council within 3 years of 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 that 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	07/06/2023
CEDD	Planning	Mitigation Measure BIO-9: Completion of Jurisdictional Delineation and Determination	09/09/2022
PW	Land Develop.	Fees Paid, approved off-site & onsite improvement plans, bonds provided for improvements	11/15/2022
PW	Survey	Technically correct map, monument deposit	11/01/2022
RPU	Water	Water service provided by Western Municipal Water District	3/16/2022
RPU	Electric	Electric fees paid, easements provided, electric plans approved	10/14/2022
PRCS	NA	Fees paid/Trail	06/14/2022

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** - This map approval is neutral towards this cross-cutting thread.
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 related to this report.

Prepared 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