



Staff Report

File #: 23-0067

REQUEST FOR CITY COUNCIL ACTION

DATE: 02/1/2023

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

Approval of the Public Improvement Agreement, Survey Monumentation Agreement and Final Tract Map 35851 located on the north side of Corona Avenue and west of Interstate 15.

EXECUTIVE SUMMARY:

This staff report asks the City Council to consider approving the final tract map for Tentative Tract Map 35851 and approving the associated security agreements for the public improvements and survey monumentation. Corona 4 Land LLC, the owner of Tentative Tract Map 35851, is prepared to process the final map for recordation at the County of Riverside. The recordation of the tract map will allow the owner to develop the site for for-sale, single family residential condominiums.

RECOMMENDED ACTION:

That the City Council:

- a. Approve the Final Map for Tentative Tract Map 35851.
- b. Authorize the Mayor to execute Public Improvement, and Survey Monumentation Agreements between the City and Corona 4 Land LLC.
- c. Find that no additional environmental review pursuant to the California Environmental Quality Act (CEQA) is necessary in connection with the approval of Tract Map 35851 because there are no changes to the project as analyzed under the approved Mitigated Negative Declaration previously prepared for the project.

BACKGROUND & HISTORY:

Tentative Tract Map 35851 (TTM 35851) is a single-phase subdivision of 3.55 acres into one parcel for residential condominium purposes, originally approved by the City Council on February 16, 2011.

The project is located on the north side of Corona Avenue and west of Interstate 15 in the Multifamily Residential (R-3) zone. Multiple extensions of time have been granted for TTM 35851 by the City Council in addition to the automatic extensions of time granted by State legislation. TTM 35851 is no longer eligible for additional extensions of time and is set to expire on February 16, 2023 if the final map is not recorded at the County of Riverside by that date.

ANALYSIS:

The owner of TTM 35851, Corona 4 Land LLC, is seeking approval of the final map pursuant to Section 33458(a) of the California Government Code. In accordance with the requirements of the Subdivision Map Act, the developer will enter into Survey Monumentation and Public Improvement Agreements and post sufficient securities to guarantee the placement of all survey monuments and improvements as specified by the designs of TTM 35851. The public improvements include street, water, sewer, and storm drain.

The following securities have been posted for the map:

Tract Map 35851	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Public Improvements Street PWIM2021-0019	CAC 722658	\$126,600	CAC 722658	\$63,300
Public Improvements Water PWIM2021-0019	CAC 722657	\$908,600	CAC 722657	\$454,300
Public Improvements Sewer PWIM2021-0019	CAC 722656	\$487,000	CAC 722656	\$243,500
Public Improvements Storm Drain PWIM2021-0019	CAC 722655	\$305,800	CAC 722655	\$152,900
Survey Monumentation PWLE2021-0022	R37673	\$2,000	N/A	N/A

All conditions imposed upon TTM 35851 have been met pursuant to Section 66473.5 of the California Government Code, including provisions for the design and improvement of the proposed subdivision.

The discharge of waste into the City’s sewer system from the proposed tract, when developed, will not result in a violation of existing requirements prescribed by the Santa Ana Regional Water Quality Control Board, pursuant to Division 7 (commencing with Section 13000) of the Water Code. Therefore, the project is consistent with the findings made with TTM 35851 pursuant to Section 66474.6 of the California Government Code.

FINANCIAL IMPACT:

All applicable fees have been paid by the developer, including the Development Impact Fees that are due prior to the recordation of the map.

ENVIRONMENTAL ANALYSIS:

Per Section 15070 of the State Guidelines for implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local Guidelines, a Mitigated Negative Declaration was previously prepared for the project and approved by the City Council on February 16, 2011. No additional environmental analysis is required for the processing of the final map and the posting of securities.

PREPARED BY: MARIA MIRANDA, SENIOR ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location Map
2. Exhibit 2 - Agreements