



Staff Report

File #: 23-0229

REQUEST FOR CITY COUNCIL ACTION

DATE: 04/19/2023

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

PUBLIC IMPROVEMENT AGREEMENT FOR PARCEL MAP 38183 LOCATED ON 2550 SOUTH MAIN STREET (APPLICANT: CORONA COMMUNITY VILLAS, INC.)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve a public improvement agreement for the public improvements associated with Parcel Map 38183. The parcel map has been prepared in accordance with the Subdivision Map Act and local ordinances and is ready to be recorded by the County of Riverside. Once recorded, Parcel Map 38183 will legally create two separate parcels on a 10-acre site. The agreement guarantees that the required public improvements will be constructed when new development occurs on the property.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute a Public Improvement Agreement between the City of Corona and Corona Community Villas, Inc.

BACKGROUND & HISTORY:

Parcel Map 38183 (PM 38183) subdivides 10 acres into two five-acre parcels located at 2550 South Main Street. The parcel map was approved by the City Council on December 1, 2021. The zoning of the property is Agricultural with a General Plan and South Corona Community Facilities Plan (CFP) designation of Medium Density Residential. The parcel facing Main Street contains the Seventh Day Adventist church and the parcel to the rear is undeveloped. Future development on the rear parcel will coexist with the existing church.

ANALYSIS:

In accordance with the requirements of the Subdivision Map Act, the project is required to enter into a public improvement agreement and post sufficient securities to guarantee the required public improvements associated with the subdivision of the land. The property owner, Southeastern

California Conference of Seventh-Day Adventists, intends to sell the undeveloped parcel to Corona Community Villas, Inc. The buyer has agreed to construct the required public improvements concurrently with the development of the vacant parcel and is entering into the public improvement agreements with the City.

The following table shows the securities posted for PM 38183.

Parcel Map 38183	Faithful Performance		Labor and Materials	
	Receipt No.	Amount	Receipt No.	Amount
Public Street Improvements	R39217	\$154,000	R39217	\$77,000

FINANCIAL IMPACT:

All applicable fees associated with the processing of this agreement has been paid by the applicant.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The approval of this agreement will not result in a significant effect on the environment. Therefore, no environmental analysis is required.

PREPARED BY: NOE HERRERA, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

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