



Staff Report

File #: 22-0910

REQUEST FOR CITY COUNCIL ACTION

DATE: 12/07/2022

TO: Honorable Mayor and City Council Members

FROM: Planning & Development Department

SUBJECT:

Approval of the Final Map, Improvement Agreements, and Survey Monumentation Agreement for Tentative Tract Map 32703 located on the southwesterly terminus of South Main Street.

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve the final tract map for Tentative Tract Map 32703 and approve the security agreements for the public improvements and survey monumentation. Southpoint Corona, LLC, the owner and developer of TTM 32703, is prepared to process the final map for recordation at the County of Riverside. The recordation of the tract map will permanently establish 13 single family residential lots that will allow for the individual sale of each lot and the construction of single-family dwellings.

RECOMMENDED ACTION:

That the City Council:

- a. Approve the Final Map for Tentative Tract Map 32703.
- b. Authorize the Mayor to execute the Public Improvement and Survey Monumentation Agreements between the City and Southpoint Corona, LLC.

BACKGROUND & HISTORY:

Tentative Tract Map 32703 (TTM 32703) subdivided 9.45 acres into 13 lots for single family residential purposes located on the southwesterly terminus of South Main Street. The zoning of the project site is R-1-20, which allows single family residential lots with a minimum lot size of 20,000 square feet. TTM 32703 was initially approved by the City Council on June 21, 2006. Multiple extensions of time have been granted for TTM 32703 by the City Council and automatically by adopted State legislation. TTM 32703 is no longer eligible for additional extensions of time and is set to expire on December 21, 2022, if the final map is not recorded at the County of Riverside by that date.

ANALYSIS:

TTM 32703 has been reviewed by staff and is ready to be recorded at the County as a final map pursuant to Section 33458(a) of the California Government Code. The developer is required to enter into agreements with the City for survey monumentation and the construction of public improvements in addition to the posting of sufficient securities that guarantee the placement of all survey monuments and public improvements required by TTM 32703. The public improvements for the project include street, water, sewer, storm drain, and public landscaping.

The following table describes the securities that are required to be posted for the project.

Tract Map 32703	Faithful Performance Amount	Labor and Materials Amount
Public Improvements - Onsite Water, Sewer, Street, and Public Landscaping	\$2,266,200	\$1,133,100
Public Improvements - Offsite Ibbetson Street, Water, and Public Landscaping	\$133,600	\$66,800
Public Improvements - Offsite Orange Heights & S Main Street - Street, Water, Sewer, and Public Landscaping	\$1,326,800	\$ 663,400
Survey Monumentation	\$13,000	N/A

At the time of preparation of this staff report, the applicant was in the process of getting bonds prepared to guarantee the construction of the required public improvements. The applicant has indicated that the bonds will be filed with the City prior to the City Council consideration of this item. Due to the timing of the release of the agenda, staff has allowed the item to move forward contingent upon the receipt of the required bonds before the meeting on December 7, 2022. These bonds are required to be posted at the City to finalize the recordation of the final map.

The owner has satisfied the conditions of approval for TTM 37203. Additionally, the discharge of the project’s waste into the City’s sewer system 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 for TTM 32703 pursuant to Section 66474.6 of the California Government Code.

FINANCIAL IMPACT:

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

File #: 22-0910

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 June 21, 2006. No additional environmental analysis is required for the processing of the final map and the posting of the securities.

PREPARED BY: NOE HERRERA, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING & DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Tentative Tract Map 37203
2. Exhibit 2 - Agreements