



Agenda Report

File #: 19-0132

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 2/20/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of a Survey Monumentation Agreement for Parcel Map 36873 - Kenneth David Ibbetson and Sarah Renee Ibbetson, Trustees of the Kenneth and Sarah Ibbetson 2014 Trust.

RECOMMENDED ACTION:

That the City Council authorize the Mayor to execute a Survey Monumentation Agreement between the City and Kenneth David Ibbetson and Sarah Renee Ibbetson, Trustees of the Kenneth and Sarah Ibbetson 2014 Trust.

ANALYSIS:

Parcel Map 36873 is a proposed subdivision of 1.53-acres into two single-family residential lots located at 3976 Ibbetson Street, at the southerly terminus of Ibbetson Street, in the R-1-20 Zone, as shown on Exhibit "A." Parcel Map 36873 was originally approved by the City Council on December 16, 2015. On January 17, 2018, City Council approved a two-year map extension establishing a new expiration date of December 16, 2019.

In accordance with the Subdivision Map Act, the developer will enter into a Survey Monumentation Agreement and post sufficient securities to guarantee the placement of all survey monuments as specified by Parcel Map 36873.

Securities have been posted as follows:

	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Survey Monumentation	PLE150030 (cash)	\$1,500	N/A	N/A

COMMITTEE ACTION:

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Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

All applicable fees have been paid by the developer as follows:

	Fee Type	Amount
Parcel Map Plan Check - PLE150030	Plan Check	\$5,312
South Corona Landscape Improvement Fee	Development Impact Fee	\$1,393
Quimby Fee	Development Impact Fee	\$12,708
Drainage Fee	Development Impact Fee	\$2,063

ENVIRONMENTAL ANALYSIS:

In accordance with Section 15315 of the State Guidelines for the California Environmental Quality Act (CEQA), Parcel Map 36873 qualifies as a Class 15 Categorical Exemption. The property is zoned R -1-20, which is a single family residential zone, and is located in a residential area. The subdivision will result in two lots which conform to the R-1-20 standards and the City's General Plan designation of Estate Residential. No variances are associated with the subdivision. All services and access are available with the construction of the adjacent tract, and designed per local standards. The property has not been involved in another subdivision within the previous two years, and the average slope of the property is less than 20 percent. Therefore, the project qualifies as an exemption under the referenced CEQA section and a Notice of Exemption has been filed.

However, this specific action before the Council now is exempt pursuant to Section 15061(b)(3) of CEQA, which states that a project is exempt from CEQA if the activity is covered by the general rule 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. This action merely approves an agreement that provides security to guarantee the setting of survey monuments and there is no possibility that approving this agreement will have a significant effect on the environment. Therefore, no further environmental analysis is required.

PREPARED BY: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

REVIEWED BY: NELSON D. NELSON, P.E., PUBLIC WORKS DIRECTOR

REVIEWED BY: JENNIFER SCHAEFER, FINANCE MANAGER III

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

Attachments:

1. Exhibit "A" - Location Map
2. Agreement

Owner: Ken Ibbetson
3976 Ibbetson Street
Corona, CA 92882