



Legislation Details (With Text)

File #: 19-0364 **Version:** 1 **Name:**
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File created: 4/4/2019 **In control:** City Council
On agenda: 4/17/2019 **Final action:**
Title: City Council consideration of an extension of time and modification to the Conditions of Approval for Tentative Tract Map 32703, located on the west side of the southerly terminus of South Main Street - Jackson D13, a California Limited Liability Company.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Report, 2. Staff Report with Attachments

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|----------|--------|
| 4/17/2019 | 1 | City Council | accepted | Pass |

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 4/17/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of an extension of time and modification to the Conditions of Approval for Tentative Tract Map 32703, located on the west side of the southerly terminus of South Main Street - Jackson D13, a California Limited Liability Company.

RECOMMENDED ACTION:

That the City Council:

1. Approve the request for a two-year extension for Tentative Tract Map 32703.
2. Approve the modification of Condition of Approval number 54, elimination of Condition of Approval number 61, and addition of Condition of Approval number 79 for Tentative Tract Map 32703.

ANALYSIS:

Tentative Tract Map (TTM) 32703 is a single-phase subdivision of 9.45 acres into 13 single-family residential lots and was originally approved by the City Council on June 21, 2006. The project is located on the west side of the southerly terminus of South Main Street, as shown on Exhibit "A."

An extension of time for TTM 32703 was granted on August 6, 2008, thereby extending the map's expiration to June 21, 2009. Subsequently, the map was automatically extended due to State legislation until June 21, 2016. Then on March 16, 2016, the City Council granted a three-year extension to extend the map to June 21, 2019. Jackson D13 LLC, the current owner of TTM 32703, is now requesting a discretionary two-year extension of time, as shown on Exhibit "B," which is allowed per the Subdivision Map Act and Title 16 of the Corona Municipal Code. A maximum of six years is allowed for discretionary extensions, making this the final extension if approved.

At the request of the owner, Condition of Approval number 54 will be modified to require the developer to construct sidewalk on the south side of Main Street, in addition to the sidewalk on the north side shown on their tentative map. The added sidewalk will help facilitate pedestrian traffic to trails south of the development.

The original condition states:

54. Prior to issuance of a Certificate of Occupancy or building final, Main Street from Fletcher Street to southeast corner of lot No. 3 shall be improved within the dedicated right-of-way in accordance with City Standard 100-A to include full width paving, curb and gutter on both sides. A full 12-foot parkway landscaping maintained by HOA shall be constructed on the south side of Main Street and no side walk will be required (40'/64'). An easement shall be dedicated to HOA for landscape maintenance purposes.

The modified condition will read as follows:

54. Prior to issuance of a Certificate of Occupancy or building final, Main Street from Fletcher Street to southeast corner of lot No. 3 shall be improved within the dedicated right-of-way in accordance with City Standard 100 to include full width paving, sidewalk, curb and gutter on both sides. A full 12-foot parkway with sidewalk and landscaping maintained by the City CFD shall be constructed on the south side of Main Street (40'/64'). The new sidewalk shall connect to existing sidewalk on the east side of South Main Street and continue to the westerly boundary of the map. Curb ramps with crosswalks shall be installed as required by the Public Works Director.

At the request of the owner, Condition of Approval number 61 will be eliminated since it has been determined that the Corona Department of Water and Power cannot provide power to the development.

The original condition states:

61. The City of Corona Department of Water and Power shall provide electric service to the development, subject to availability as determined by the Department of Water and Power.

At the request of the owner, Condition of Approval number 79 will be added to require reclaimed water for the construction of the development. This condition is consistent with the development projects of the surrounding area and significantly reduces potable water consumption.

The new condition will read as follows:

79. Reclaimed water shall be used for any construction activity subject to availability and approval of the General Manager of the Department of Water and Power. Prior to obtaining a reclaimed construction meter from the City, a Reclaimed Water Application shall be submitted for the contractor to receive certification to handle reclaimed water.

The approval of this discretionary extension will add two years to the approved tentative tract map, setting a new expiration date of June 21, 2021. Staff recommends approval of this two-year extension with the modifications to the Conditions of Approval.

COMMITTEE ACTION:

On April 3, 2019, Public Works presented a plan to provide additional access to the Cleveland National Forest to the Infrastructure Committee. The Public Works Department will coordinate the trail facilities to minimize the impacts to the development and to the local community while partnering with the United States Forest Service. The Infrastructure Committee was in support of providing access to the forest in coordination with the forest service.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The developer has paid the applicable map extension request fee of \$1,980 for this action. The developer is required to annex into the Community Facilities District (CFD) No. 2016-1 and CFD 2016-3.

ENVIRONMENTAL ANALYSIS:

In accordance with Section 15063 of the State Guidelines for the California Environmental Quality Act (CEQA) the City prepared an initial study to determine if the project would have a significant effect on the environment. The initial study was prepared in accordance with Section 15063 and per the City's Local Guidelines for Implementing CEQA. The initial study identified environmental effects that were determined not to be significant and identified potentially significant effects that were capable of being mitigated to less than significant. Therefore, the City adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan on June 21, 2006, in accordance with Section 15070 of the State CEQA Guidelines and Section 6.02 of the City's Local Guidelines for Implementing CEQA.

PREPARED BY: CHRISTOPHER L. HORN, 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: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

1. Exhibit "A" - Location Map

2. Exhibit "B" - Letter of Request for Time Extension

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