



Legislation Text

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File #: 17-812, Version: 1

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**AGENDA REPORT  
REQUEST FOR CITY COUNCIL ACTION**

DATE: 6/21/2017

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

**SUBJECT:**

City Council consideration to authorize the Mayor to execute a Grading Agreement for 480 North Main Street, also known as Tentative Tract Map 36451, Lot 5 - Corona North Main Development LP, a California Limited Partnership.

**RECOMMENDED ACTION:**

That the City Council authorize the Mayor to execute a Grading Agreement between the City and Corona North Main Development LP, a California Limited Partnership.

**ANALYSIS:**

Tentative Tract Map 36451 and Precise Plan PP12-005 were originally approved by the City Council on September 17, 2013, for the establishment of a two-phase map to accommodate the development of 464 multi-family residential units, and 77,256 square-feet of commercial retail and store fronts in a mixed use project on 16.82 acres. The developer proposes to construct a 13,131 square-foot commercial building on the property, which is located on the west side of North Main Street between Blaine Street and Rincon Street, as shown on Exhibit "A," and is part of the North Main Street Specific Plan.

In compliance with Grading Ordinance No. 2568, the developer, Corona North Main Development LP, under its general partnership company, Watermark Properties Inc., will enter into a Grading Agreement and post sufficient securities to guarantee the precise grading operations for the commercial building. The grading design conforms to the Ordinance, and is consistent with sound engineering standards and practices. The elevation design minimizes significant height and slope differentials from surrounding properties, while maintaining the City's obligation to protect the health and safety of citizens and property.

The following securities have been posted:

	Security No.	Amount
Precise Grading	DEP16-0135	\$ 22,900.00
Erosion Control	DEP16-0145	\$ 2,500.00

**COMMITTEE ACTION:**

Not applicable.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

All applicable fees have been paid by the developer.

**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 CEQA Guidelines, a mitigated negative declaration and mitigation monitoring plan was prepared for the project, and adopted by the City Council on September 17, 2013, because the initial study identified that the project's potential impacts to the environment are capable of being mitigated to less than significant. Therefore, based on project mitigation identified in the initial study/mitigated negative declaration, there is no substantial evidence, in light of the whole record before the City, that the project may have a significant effect on the environment.

**PREPARED BY:** CHRISTOPHER L. HORN, P.E., SENIOR CIVIL ENGINEER

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

**REVIEWED BY:** KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

**REVIEWED BY:** MICHAEL E. ABEL, CHIEF OF POLICE AND ASSISTANT CITY MANAGER

**SUBMITTED BY:** DARRELL TALBERT, CITY MANAGER

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