



Legislation Text

File #: 17-814, Version: 1

**AGENDA REPORT
REQUEST FOR CITY COUNCIL AND
CORONA UTILITY AUTHORITY ACTION**

DATE: 6/21/2017

TO: Honorable Mayor and City Council Members
Honorable President and Board Members

FROM: Public Works Department
Department of Water and Power

SUBJECT:

City Council and Corona Utility Authority consideration of an extension of time and modification to the Conditions of Approval for Tentative Tract Map 36541, located on the south side of Green River Road, west of Paseo Grande - CalAtlantic Group Inc., a Delaware Corporation.

RECOMMENDED ACTION:

That the:

1. City Council approve the request for a one-year extension for Tentative Tract Map 36541.
2. City Council approve the modification of Condition of Approval Numbers 67 through 81, and 99 through 101 for Tentative Tract Map 36541.
3. Corona Utility Authority (CUA) review, ratify and, to the extent necessary, direct that the City Council take the above actions.

ANALYSIS:

Tentative Tract Map (TTM) 36541 is a three-phase subdivision of approximately 311 acres into 237 single-family residential lots, originally approved by the City Council on May 1, 2013. The project is located on the south side of Green River Road, beyond Calle Del Oro, and west of Paseo Grande, in the Sierra Bella Specific Plan (SP04-001), as shown on Exhibit "A."

TTM 36541 qualified for a legislative extension approved by the State, which extended its expiration to May 1, 2017. CalAtlantic Group Inc., the owner of TTM 36541, is now requesting a discretionary

one-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.

At the request of the owner, Condition of Approval numbers 67 through 81, and 99 through 101 were modified. Condition of Approval numbers 67 through 81 were modified to reflect the availability of the Zone 5 waterline to serve the project. This waterline was recently extended to Green River Road at Paseo Grande as part the Foothill Parkway Extension Project. Condition of Approval numbers 99 through 101 were modified to require the developer to annex into Community Facilities District (CFD) 2016-1 (Public Services), and CFD 2016-3 (Maintenance Services) or form an individual maintenance CFD in lieu of annexation into Landscape Maintenance District 84-2 Zone 10 and Lighting Maintenance District 2003-1. These CFDs were not in existence at the time of original entitlement, and annexation into these CFDs is consistent with other currently entitled residential projects in the City of Corona.

These modified conditions of approval will read as follows:

Condition numbers 67 through 69, 72 through 74, and 81 will be deleted.

- 70. Prior to the recordation of Tract Map 36541-1, the developer shall construct or guarantee the construction of the Zone 1380 Emergency Booster Station.*
- 75. Prior to the recordation of Tract Map 36541-1, the developer shall construct or guarantee the construction of the following waterlines:*
 - a. 12-inch waterline from in Street "C" from Sierra Bella Drive to "B" Street*
 - b. 12-inch waterline in Street "B" from "C" street to the southerly extension of Calle del Oro*
 - c. 8-inch waterline in "C" Street from "B" Street to the phase 2 boundary as shown in exhibit 3.9 of the Sierra Bella Specific Plan.*
 - d. 8-inch waterline in Street "B" from Calle del Oro to westerly terminus*
 - e. 8-inch waterline in "C" Street from Sierra Bella Drive to easterly terminus*
 - f. 12-inch and 8-inch waterlines in the westerly extension of Sierra Bella Drive from "B" street to the phase 2 boundary as shown in exhibit 3.9 of the Sierra Bella Specific Plan.*
 - g. 12-inch waterline from "B" Street to Calle del Oro*
- 76. Prior to the issuance of the first building permit within Tract Map 36541-1 the following waterlines shall be constructed and in operation:*
 - a. 12-inch waterline from in Street "C" from Sierra Bella Drive to "B" Street*
 - b. 12-inch waterline in Street "B" from "C" Street to the southerly extension of Calle del Oro*
 - c. 8-inch waterline in "C" Street from "B" Street to the phase 2 boundary as shown in exhibit 3.9 of the Sierra Bella Specific Plan.*
 - d. 8-inch waterline in Street "B" from Calle del Oro to westerly terminus*
 - e. 8-inch waterline in "C" Street from Sierra Bella Drive to easterly terminus*
 - f. 12-inch and 8-inch waterlines in the westerly extension of Sierra Bella Drive from "B" street to the phase 2 boundary as shown in exhibit 3.9 of the Sierra Bella Specific Plan.*
 - g. 12-inch waterline from "B" Street to Calle del Oro*

77. Prior to the recordation of Tract Map 36541-2 the developer shall construct or guarantee the construction of the following waterlines:
- 8-inch waterline in Street "C" from the phase 1 boundary as shown in exhibit 3.10 of the Sierra Bella Specific Plan to the westerly extension of Sierra Bella Drive
 - 8-inch waterline in "C" Circle
 - 12-inch and 8-inch waterlines in Sierra Bella Drive between the phase 1 and 3 boundary as shown in exhibit 3.10 of the Sierra Bella Specific Plan
78. Prior to the issuance of the first building permit within Tract Map 36541-2, the following waterlines shall be completed and in operation:
- 8-inch waterline in Street "C" from the phase 1 boundary as shown in exhibit 3.10 of the Sierra Bella Specific Plan to the westerly extension of Sierra Bella Drive
 - 8-inch waterline in "C" Circle
 - 12-inch and 8-inch waterlines in Sierra Bella Drive between the phase 1 and 3 boundary as shown in exhibit 3.10 of the Sierra Bella Specific Plan
79. Prior to the recordation of Tract Map 36541 (Final) the developer shall construct or guarantee the construction of the following waterlines:
- 12-inch looped waterline in Sierra Bella Drive.
 - 8-inch waterline in "D" Circle
80. Prior to the issuance of the first building permit within Tract Map 36541 (Final), the looped 12-inch waterline in Sierra Bella Drive and 8-inch waterline in "D" Street shall be completed and in operation.
99. Prior to issuance of any building permits, the applicant shall:
- Form a new City of Corona Community Facilities District or annex this project into the existing City of Corona Community Facilities District 2016-3 (Maintenance Services) for the purpose of maintaining public landscaping, curb, gutter, sidewalk, pavement, street lights, traffic signals, water quality features, etc. within master planned street right-of-way and/or CFD easements. All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments) for operations and capital improvements. The developer shall be responsible for all costs incurred during annexation into the CFD.
 - Annex this project into City of Corona Community Facilities District 2016-1 (Public Services) for the purpose of maintaining public services including but not limited to emergency services. All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments) for operations and capital improvements. The developer shall be responsible for all costs incurred during annexation into the CFD.
100. Upon completion of the CFD annexation, the applicant shall prepare and record a disclosure statement indicating that the property is within a Community Facilities District and will be subject to an annual levy. The disclosure statement is subject to the review and approval of the Public Works Department.

101. *Prior to recordation of Tract Map 36541-1, the applicant shall submit for approval all proposed parkway, slope maintenance, and/or landscaping easements to be granted to the Community Facilities District, as specified on the tentative map or Conditions of Approval. Said information shall be submitted to the Public Works Department for approval.*

Staff recommends approval of this discretionary extension, establishing a new expiration date of May 1, 2018.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

All applicable fees have been paid by the developer.

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 August 20, 2014, in accordance with Section 15070 of the State CEQA Guidelines and Section 6.02 of the City's Local Guidelines for Implementing CEQA.

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