



Legislation Text

File #: 17-818, 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 to authorize the Mayor to execute Improvement and Survey Monumentation Agreements for Tentative Tract Map 36541, located south of Green River Road, beyond Calle Del Oro, and west of Paseo Grande - Ryland Homes Of California Inc., a Delaware Corporation.

RECOMMENDED ACTION:

That the:

1. City Council authorize the Mayor to execute Improvement and Survey Monumentation Agreements between the City and Ryland Homes of California Inc., a Delaware Corporation.
2. Corona Utility Authority (CUA) review, ratify and to the extent necessary direct that the City Council take the above actions.

ANALYSIS:

Ryland Homes of California, Inc. is a subsidiary to CalAtlantic Group Inc., the record owner of Tentative Tract Map 36541, which is located south of Green River Road, beyond Calle Del Oro, and west of Paseo Grande, as shown on Exhibit "A." On May 1, 2013, the City Council approved Tentative Tract Map 36541, a subdivision of approximately 311 acres into 237 single-family residential lots. Tentative Tract Map 36541 is comprised of three phases known as Tract 36541, Tract 36541-1, and Tract 36541-2, also shown on Exhibit "A." The property is within the Sierra Bella Specific Plan (SP04-001), which was adopted by the City Council on August 17, 2005, and amended (SPA12-005) on May 1, 2013.

Ryland Homes of California, Inc. will enter into Improvement Agreements with the City, and post sufficient securities to guarantee construction of the Zone 5 Emergency Booster Station and the Booster Station retaining wall.

In accordance with the Subdivision Map Act, the developer will enter into Survey Monumentation Agreements and post sufficient securities to guarantee the placement of all survey monuments for each phase as specified by Tract Maps 36541, 36541-1, and 36541-2.

Securities have been posted as detailed below:

	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Public Improvements - Tract 36541-1 Zone 5 Emergency Booster Station	30009183	\$1,839,200.00	30009183	\$919,600.00
Public Improvements - Tract 36541-1 Booster Station Retaining Wall	30009182	\$64,000.00	30009182	\$32,000.00
Survey Monumentation - Phase 1 Tract 36541-1	30009184	\$12,920.00	N/A	N/A
Survey Monumentation - Phase 2 Tract 36541-2	30009185	\$10,710.00	N/A	N/A
Survey Monumentation - Phase 3 (Final) Tract 36541	30009186	\$17,000.00	N/A	N/A

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

REVIEWED BY: TOM MOODY, ASSISTANT GENERAL MANAGER

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 & EXECUTIVE DIRECTOR

Developer: CalAtlantic Homes
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Corona, CA 92879

Engineer: Proactive Engineering West
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Murrieta, CA 92562