



Legislation Text

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File #: 17-1288, Version: 1

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**AGENDA REPORT  
REQUEST FOR CITY COUNCIL ACTION**

DATE: 11/15/2017

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

**SUBJECT:**

City Council consideration to approve the Final Map for Tentative Tract Map 36427 - LCG Harrington LLC, a Delaware Limited Liability Company.

**RECOMMENDED ACTION:**

That the City Council approve the Final Map for Tentative Tract Map 36427.

**ANALYSIS:**

LCG Harrington, LLC is the developer of Tentative Tract Map (TTM) 36427, which is located south of Harrington Avenue between North Lincoln Avenue and Cota Street, as shown on Exhibit "A." On June 5, 2013, the City Council approved Tentative Tract Map 36427, a subdivision for residential condominium purposes on approximately 7.27 acres. On April 6, 2016, City Council approved the resubmitted tentative tract map to increase the subdivision boundary for a total of approximately 7.7 acres, and provide for the construction of 148 townhomes in the High Density Residential (HDR) Designation of the Township in Corona Specific Plan (SP82-01).

The developer has guaranteed all the necessary public and private infrastructure improvements appurtenant to this development, in compliance with the requirements of the Subdivision Map Act.

All conditions imposed upon TTM 36427 have been met pursuant to Section 66473.5 of the California Government Code, including provisions for the design and improvement of the proposed subdivision.

The discharge of waste into the City's sewer system from the proposed tract, when developed, will not result in a violation of existing requirements prescribed by the Santa Ana Regional Water Quality Control Board, pursuant to Division 7 (commencing with Section 13000) of the Water Code.

**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 June 5, 2013, 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

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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

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

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