



Legislation Text

File #: 18-1943, Version: 1

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 7/18/2018

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration to approve Final Map; and authorize the Mayor to execute Improvement and Survey Monumentation Agreements for Tentative Tract Map 31373 - Corona-Upper Drive 25, LLC, a Delaware Limited Liability Company.

RECOMMENDED ACTION:

That the City Council:

1. Approve Final Map for Tentative Tract Map 31373.
2. Authorize the Mayor to execute Improvement and Survey Monumentation Agreements between the City and Corona-Upper Drive 25, LLC, a Delaware Limited Liability Company.

ANALYSIS:

Tentative Tract Map (TTM) 31373 is a subdivision of 18.10 acres into 26 single-family residential lots in the A-14.4 zone and Estate Residential designation in the City's General Plan and South Corona Community Facilities Plan, originally approved by the City Council on December 6, 2006. A three-year time extension for this tentative map was subsequently approved by City Council on December 16, 2015. The project is located on the east side of Lester Avenue, south of Upper Drive, as shown on Exhibit "A."

The developer is required to construct off-site reclaimed water, potable water, and sewer improvements for the residential tract, which will be served by the City of Corona, Department of Water and Power. The project will also require signing, striping, landscaping, lighting and pavement improvements within Upper Drive, Lester Avenue, Golden Harvest Drive, and Lemon Grove Lane along the frontage of the project. Onsite improvements will consist of public water and sewer facilities, as well as drainage and street improvements within the newly dedicated public streets. The developer, Corona-Upper Drive 25, LLC, will enter into Improvement Agreements with the City and

post sufficient securities to guarantee construction of these required improvements. In accordance with the Subdivision Map Act, the developer will enter into a Survey Monumentation Agreement and post sufficient securities to guarantee the placement of all survey monuments as specified by TTM 31373.

Securities have been posted as detailed below:

	Faithful Performance		Labor and Materials	
	Security No.	Amount	Security No.	Amount
Public Improvements- Non Master Plan PIM160005	0733866	\$2,227,600.00	0733866	\$ 1,113,800.00
Public Improvements – Non Master Plan – Golden Harvest Drive PIM160005	0733867	\$149,400.00	0733867	\$74,700.00
Public Improvements – Landscaping, Master Plan Improvements PWSP2018-0001	0733868	\$339,600.00	0733868	\$169,800.00
Survey Monumentation PLE160007	0733869	\$4,000.00	n/a	n/a

All conditions imposed upon TTM 31373 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:

An approved Mitigated Negative Declaration for Tentative Tract Map 31373 was adopted by City Council on December 6, 2006 and is on file in the Community Development Department.

PREPARED BY: MICHELE HINDERSINN, 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: KERRY D. EDEN, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR

REVIEWED BY: MICHELE NISSEN, ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

Exhibit "A" - Location Map

Developer: Corona-Upper Drive 25, LLC
110 N. Lincoln Avenue, Suite 100
Corona, CA 92882

Engineer: Land Development Consultants
1520 Brookhollow Drive #33
Santa Ana, CA 92705