



## Agenda Report

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**File #:** 19-0360

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### **AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION**

**DATE:** 4/17/2019

**TO:** Honorable Mayor and City Council Members

**FROM:** Public Works Department

**SUBJECT:**

City Council consideration of an extension of time and modification to the Conditions of Approval for Tentative Tract Map 34760, located on the south side of Malaga Street, north of the Cleveland National Forest - Rancho Paseo De Valencia LLC, a California Limited Liability Company.

**RECOMMENDED ACTION:**

That the City Council:

1. Approve the request for a two-year extension for Tentative Tract Map 34760.
2. Approve the modification of Condition of Approval number 50 and addition of Condition of Approval numbers 69, 70, and FR-0100 for Tentative Tract Map 34760.

**ANALYSIS:**

Tentative Tract Map (TTM) 34760 is a subdivision of approximately 64.4 acres into 34 estate residential lots, originally approved by the City Council on May 4, 2011. The project is located on the south side of Malaga Street, and north of the Cleveland National Forest, in the Mountain Gate Specific Plan (SP89-01), as shown on Exhibit "A."

TTM 34760 qualified for legislative extensions approved by the State, which extended its expiration to May 4, 2017. On June 21, 2017, the City Council approved a two-year map extension which extended the map expiration date to May 4, 2019. Rancho Paseo De Valencia LLC, the owner of TTM 34760, is now requesting an additional discretionary two-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.

The developer is requesting the extension in order for market conditions to improve for the estate sized single-family dwellings.

At the request of the owner, Condition of Approval number 50 will be modified to provide the developer a more feasible option to construct a second point of water supply for the project while maintaining the intent for the project to provide two points of connection to the Zone 6 water system.

The original condition states:

50. *Prior to map recordation, the developer shall construct or guarantee the construction of a Zone 6 water line in Orange Heights Lane that will connect into Main Street and extend to the project boundary. The developer is also required to provide a second point of connection for the project, which could be accomplished through Fletcher Street if lands develop first. If not, the developer shall provide an alternative design to meet this requirement. The water lines within the project must be looped. The two sources of Zone 6 water must be brought up to the intersection of "D" Street and "A" Street. The developer shall loop the waterlines within "D" Circle and "B" Street and loop the water lines within "A" Circle with "C" Circle.*

The modified condition of approval will read as follows:

50. *Prior to map recordation, the developer shall construct or guarantee the construction of two points of connection to the Zone 6 water system. The second point of connection, may consist of the conversion of the existing Zone 5 line in Orange Heights Lane to a Zone 6 pipeline. The conversion will require the installation of pressure regulators for all services and other facilities including zone valves, fire hydrant blow off and air in vacs and the removal of the check valve. The water lines within the project must be looped. The two sources of Zone 6 water must be brought up to the intersection of "D" Street and "A" Street. The developer shall loop the waterlines within "D" Circle and "B" Street and loop the water lines within "A" Circle with "C" Circle.*

The owner has also requested the addition of the following Conditions of Approval. The new conditions will read as follows:

69. *The future tennis court depicted to the east of Lot 19 on the Tentative Tract Map shall be relocated or removed from the Project to allow for reservation of the mitigation area as required by the Regional Water Quality Control Board.*
70. *Prior to map recordation, the developer shall dedicate an easement for pedestrian public trail access through the project to the Cleveland National Forest as approved by Public Works Director.*
- FR-0100 - *The developer shall remove two rows of dead trees on the north/northeast portion of the property that fronts the Brentridge HOA and three rows on the north/northwest portion, down to the stumps. The stumps will remain to prevent erosion.*

Condition of Approval number 69 allows for mitigation area designated by the Regional Board to be reserved in a location that was originally planned for a tennis court. The tennis court was an amenity that the owner no longer desires to include with the project and was not a City requirement. Condition of Approval number 70 is added such that the project does not restrict public access to the Cleveland National Forest and trail systems which abut the project to the south. Condition of Approval FR-0100 is added by the Corona Fire Department to provide additional defensive space for the project.

Staff recommends approval of this discretionary extension, extending the new expiration date of TTM 34760 from May 4 , 2019, to May 4, 2021.

**COMMITTEE ACTION:**

On April 3, 2019, Public Works presented a plan to provide additional access to the Cleveland National Forest to the Infrastructure Committee. The Public Works Department will coordinate the trail facilities to minimize the impacts to the development and to the local community while partnering with the United States Forest Service. The Infrastructure Committee was in support of providing access to the forest in coordination with the forest service.

**STRATEGIC PLAN:**

Not applicable.

**FISCAL IMPACT:**

The developer has paid the applicable map extension request fee of \$1,980 for this action. The developer is required to annex into the Community Facilities District (CFD) No. 2016-1 and CFD 2016-3.

**ENVIRONMENTAL ANALYSIS:**

An Environmental Impact Report (EIR) for Tentative Tract Map 34760 (TTM 34760) was approved and certified by the City Council on May 4, 2011, pursuant to the California Environmental Quality Act (CEQA). Pursuant to CEQA section 21166 and sections 15162, 15163, and 15164 of the State CEQA Guidelines, no further environmental review is required because: (i) the recommended action will not result in new, increased or substantially different significant environmental impacts than those previously considered and addressed in the certified EIR for TTM 34760; (ii) no changes or additions to the certified EIR analysis are necessary; (iii) additional mitigation measures are not needed; and (iv) none of the conditions described in State CEQA Guidelines Section 15162 that would require subsequent or supplemental CEQA review for the recommended action otherwise exist.

**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:** MICHELE NISSEN, ASSISTANT CITY MANAGER

**SUBMITTED BY:** MITCHELL LANSDELL, ACTING CITY MANAGER

**Attachments:**

1. Exhibit "A" - Location Map
2. Exhibit "B" - Letter of Request for Time Extension

Owner: Rancho Paseo De Valencia  
Manny Valencia  
1253 Enterprise Court  
Corona, CA 92882



TTM 34760

## EXHIBIT "B"

J.N. 111.1072  
February 1, 2019

### Armstrong & Brooks Consulting Engineers

Planning-Infrastructure-Site Development-Water Resources

City of Corona  
400 South Vicentia Ave.  
Corona, California 92882

Attn: Harold Luna  
Planning Department

Re: TTM 34760  
Request for Extension of Time

Dear Mr. Luna:

This letter is written to the City of Corona on behalf of Rancho Paseo de Valencia, LLC, Manuel G. Valencia and the Jose G. Valencia Family Trust (the ownership) to request a two year extension of time for Tentative Tract Map 34760:

Tentative Tract 34760 was conditionally approved by City Council on May 4, 2011. In compliance with the Subdivision Map Act, the original conditional approval was valid until May 4, 2013.


The map was eligible under AB 208 for a two year extension, which extended the expiration date to May 4, 2015. An additional state legislative action, AB 116, extended the map an additional two years to May 4, 2017. Our office then requested an additional extension through the City, which further extended the expiration date to ~~April 14, 2019~~. *May 4, 2019*

We request that an extension be made for an additional two years. An extension of time is permitted per the City of Corona's municipal code via City Council.

Due to ongoing economic concerns in the inland empire regarding the residential real estate market for single family dwellings, many homes above 1.2M are lingering for over a year before selling. At this time, it is not economical to begin construction before expiration of the map.

Please notify our office at your earliest convenience should there be a need for any additional information to assist the City in making its determination.

Sincerely,

  
Dan Moussavi, P.E.  
Assistant Engineer