



Agenda Report

File #: 19-0518

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 6/5/2019

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 33135, located west of Skyline Drive, south of Foothill Parkway - Corona Associates, a General Partnership; Jon Christopher Enterprises, Inc., a California Corporation; Knowleton Partners Inc., a California Corporation; JBP LLC, a California Limited Liability Company; Dave Hunsaker and Charles Noble.

RECOMMENDED ACTION:

That the City Council:

1. Approve the request for a two-year extension for Tentative Tract Map 33135.
2. Approve the modification of Condition of Approval number 69, 1PL-008 and addition of Condition of Approval numbers 82 and 83 for Tentative Tract Map 33135.

ANALYSIS:

Tentative Tract Map (TTM) 33135 is a single-phase subdivision of 63.46-acres into 63 single-family residential lots; originally approved by the City Council on July 19, 2006. The project is located west of Skyline Drive, south of Foothill Parkway, as shown on Exhibit "A."

A one-year extension of time for TTM 33135 was originally granted by City Council on June 18, 2008, thereby extending the map's expiration to July 19, 2009. Subsequently, the map was automatically extended due to State legislation until July 19, 2016. A three-year extension was additionally granted by City Council on August 3, 2016, thereby extending the map's expiration to July 19, 2019. Knowleton Communities, representing the current owners of TTM 33135: Corona Associates, Jon Christopher Enterprises, Inc., Knowleton Partners Inc., JBP LLC, Dave Hunsaker and Charles Noble, is now requesting a two-year extension of time, which is the final discretionary extension allowed per the Subdivision Map Act and Title 16 of the Corona Municipal Code. The developer's letter of request

for this final two-year extension of time is attached as Exhibit "B."

The developer is requesting the extension due to the modest slowdown in the residential housing market.

At the request of the developer, Public Works Condition of Approval number 69 and Planning Condition of Approval 1PL-008 will be modified as detailed below.

Public Works Condition of Approval No. 69

The original condition states:

69. This project shall be annexed into the City of Corona Community Facilities District (CFD 2001-1) for the purpose of maintaining public landscaping within master planned (arterial) street rights-of-way. All assessable parcels therein shall be subject to annual CFD charges for operations and capital improvements. The developer shall be responsible for all costs incurred through annexation into the CFD.

And the modified condition of approval will read as follows:

69. Prior to final map recordation, the applicant shall:

- a. 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, storm drain, parks, trail, 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.*
- b. 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.*

The modification will require the developer to annex into Community Facilities District (CFD) 2016-1 (Public Services) and Community Facilities District (CFD) 2016-3 (Maintenance Services) in lieu of Community Facilities District (CFD) 2001-1. These CFD were not in existence at the time of original entitlement and annexation into these CFD is consistent with other currently entitled residential projects in the City of Corona.

Planning Condition of Approval 1PL-008

The original condition states:

The applicant shall provide for community benefit a contribution as outlined in applicant's letter dated April 18, 2006, and agreed to in a letter dated April 27, 2006, by the Parks and Community Services Director. Subject contribution includes \$2,000 per dwelling unit for park improvements at Mountain Gate Community Park and for parking spaces for public use and

access to the Cleveland National Forest as indicated on TTM 33135.

And the modified condition of approval 1PL-008 will read as follows:

Prior to final map recordation, the applicant shall pay a community benefit contribution in the amount of \$3,500 per lot to be used by the City for park and recreation improvements provided that the Joint Community Facilities Agreement ("JCFA") by and amongst the applicant, the City and the Corona-Norco Unified School District ("CNUSD") is approved to enable the applicant to finance public facilities that will be owned or operated by the City through a community facilities district ("CFD") created by CNUSD pursuant to Government Code Section 53316.2. In the event that the JCFA is not approved, the applicant shall pay a community benefit contribution in the amount of \$2,000 per lot prior to final map recordation. Notwithstanding the foregoing, the applicant shall remain obligated to pay the amount of \$3,500 per lot in the event any of the following occurs: (1) CNUSD fails to create the CFD contemplated in the JCFA; (2) bonds are not issued by the CFD created by CNUSD; or (3) the bond proceeds are not sufficient to pay the community benefit contribution required by this condition.

The owner's Park Premium fee obligation on a per lot basis increases from \$2,000 to \$3,500 per dwelling unit as stipulated in the Joint Community Facilities Agreement (JCFA) amongst the owner, the City and the Corona-Norco Unified School District. The modification to this condition documents this revision and stipulates the timing of collection to be prior to map recordation.

Condition of Approval 1PL-008 was previously modified to remove the required parking spaces for public use as originally indicated on TTM 33135 through staff approval of a Substantial Conformance request. The findings supported that the stalls within the project boundary were no longer necessary as they did not adequately meet the demand for parking to access the Skyline Trail. Alternately, it was found to be preferable that public parking for the trail remain along Foothill Parkway where it is appropriately designed to accommodate visitor volume.

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

82. Prior to map recordation, the applicant shall offer for dedication a pedestrian access easement to extend public trail access from the existing Skyline Trail to the existing Hagador Canyon Trail through the property. All improvements required to extend the trail shall be constructed prior to issuance of the first Certificate of Occupancy.

83. Prior to issuance of the first Building Permit, the applicant shall pay a fair share of \$250,000 contribution towards the construction of the Zone 5 Booster Pump Station as required by the Public Works Director and the Department of Water and Power General Manager.

84. The applicant shall prior to Final Map recordation, construct or guarantee the construction of a pedestrian bridge over the Hagador Canyon creek, and the bridge shall be operational prior to the first certificate of occupancy being issued. The applicant shall receive park fee credits in the verified cost to construct the bridge up to a maximum amount of \$50,000.

Condition of Approval number 82 allows for public access to the Hagador Canyon Trail through the project. The point of access will be at the intersection of the existing Skyline Drive and the project's

main entrance. A paved access road will be constructed along Hagador Canyon Creek leading to the existing trail and the Cleveland National Forest, as shown in Exhibit "C." The developer may be eligible to receive park development credits for the construction of this facility, subject to authorization of the Public Works Director.

Condition of Approval number 83 is added as a result of the potable water infrastructure conditions and demands since the project was originally entitled in 2006. The construction of the Zone 5 Booster Station will be necessary to provide a reliable water source for this project.

The developer is requesting Condition of Approval number 84 to be added, upon suggestion of the community, to provide a pedestrian bridge over the Hagador Canyon Creek. The developer's original design for this crossing provides for a reinforced concrete lined road at grade within the existing creek bed. The Hagador Canyon Creek is dry throughout most of the year, receiving flow only during rain events. The estimated cost of the new bridge structure is \$50,000. The bridge, as the rest of the public trail, would be maintained by the City. City staff does not support the addition of this Condition of Approval due to the small benefit achieved relevant to the substantial construction costs and difficulty in maintaining the bridge indefinitely.

Staff recommends approval of this discretionary extension, extending the new expiration date of TTM 33135 from July 19, 2019, to July 19, 2021, modification of Condition of Approval number 69, 1PL-008 and addition of Condition of Approval numbers 82 and 83.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

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

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 July 19, 2006, 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: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ASSISTANT PUBLIC WORKS DIRECTOR

File #: 19-0518

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: MITCHELL LANSDELL, ACTING CITY MANAGER

Attachments:

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

Owner: Knowleton Communities
205 Savona Walk
Long Beach, CA 90803

EXHIBIT "A"

TENTATIVE TRACT MAP NO. 33135

LEGEND

INDICATES 100-YEAR FLOOD PLAIN PER HYDROLOGY, HYDRAULIC & REVERSED SCOUR ANALYSIS FOR TRACT NO. 33135 CITY OF CORONA, COUNTY OF HENDERSON

LINE	BEARING	LENGTH
L1	N84°29'03"W	57.11'
L2	N85°11'50"W	71.70'
L3	N71°08'33"W	58.88'
L4	N79°27'16"W	95.64'
L5	N89°52'55"W	85.27'
L6	N83°03'30"E	84.09'
L7	N70°58'40"E	117.12'
L8	N89°14'26"E	85.49'
L9	N66°20'15"E	79.69'
L10	N70°20'55"E	78.00'
L11	N86°44'35"E	89.72'
L12	N04°53'45"E	12.56'

CURVE	DELTA	RADIUS	LENGTH
C1	372°36"	862.60'	39.41'

S E C. 10

POR. SW 1/4 OF NW 1/4

E 1/2 OF
SE 1/4 OF
SW 1/4 OF
NW 1/4

TRACT NO. 31955

M.B. 407 / 5-20

LOT "O"

LOT "P"

LOT "Q"

LOT "R"

LOT "S"

LOT "T"

LOT "U"

LOT "V"

LOT "W"

LOT "X"
SW 1/4,
NW 1/4,
NW 1/4,
SW 1/4

LOT "Y"

LOT "Z"

LOT "A"

LOT "B"

LOT "C"

LOT "D"

LOT "E"

LOT "F"

LOT "G"

LOT "H"

LOT "I"

LOT "J"

LOT "K"

LOT "L"

LOT "M"

LOT "N"

LOT "O"

SW 1/4,
NW 1/4,
SW 1/4

SE 1/4,
NW 1/4,
SW 1/4

SW 1/4,
NE 1/4,
SW 1/4

LOT "H"

LOT "Q"

LOT "P"

LOT "G"

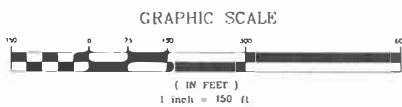
LOT "F"

SE 1/4, SW 1/4

T. 4 S., R. 7 W., S. B. M.

SW 1/4, SE 1/4

POR. FRAC. SEC. 10,
T. 4 S., R. 7 W., S.B.M.
GOVERNMENT
LOT 6





205 Savona Walk
 Long Beach, California 90803
 Office 562-439-0281
 Fax 562-439-3092

January 25, 2019

Ms. Terri Manuel
City of Corona Community Development
 400 S. Vicentia Avenue
 Corona, California 92882

Re: Request for Time Extension for TTM #33135.

Dear Ms. Manuel:

Knowleton Communities would like to respectfully request a three (3) year extension of Tentative Tract Map #33135. **We are seeking a three year extension from July 19, 2019 to July 19, 2022.**

The history of this subdivision map is as follows:

		<u>Map Expiration</u>
Original Approval	July 2006	July 2008
Requested 1 year extension	April 2008	July 2009
SB 1185 extension		July 2010
AB 333 extension		July 2012
AB 208 extension		July 2014
AB 116 extension		July 2016
Requested 3 year extension	May 2016	July 2019

In August of 2007, we processed a Substantial Conformance application in order to address minor changes to some lot configurations and lowering of pad elevations to reduce soil import. The Substantial Conformance application was approved ("see attached Memorandum").

In 2014, we submitted the rough grading plan for plan check. During this plan check process it was determined that a larger debris basin was necessary to accommodate potential hillside runoff at the southwestern portion of the property. Lot No. 63 was eliminated to create a much larger debris basin hence lessening the total number of residential lots from 63 to 62. The revised site plan reflecting this adjustment has been included with this submittal.

In May of 2016, the project was modified to provide a Public Hiking Trail across the project property for the purpose of granting the public access south to Hagador Canyon and the Cleveland National Forest.

Ms. Terri Manuel
City of Corona Community Development
January 25, 2019
Page 2

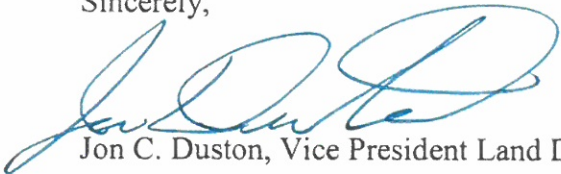
All of the final engineering design has been prepared, plan checked and approved by the City. All required environmental permits have been secured. Recording of environmental Conservation Easements and posting of the Environmental Maintenance Endowment pursuant to said environmental permits, are in the process of being finalized.

TTM No. 33135 has been designed with larger lots (9,600 sq.ft. min.), 23 acres of permanent open space, a low overall density of only 1 unit per acre, a permanent public hiking trail, all while providing for protection and enhancements to environmentally sensitive areas. TTM No. 33135 is a well-designed residential project that will be a positive enhancement to the City of Corona.

Over the last 4-6 months, the economy has begun to see a modest slowdown in the residential housing market. Builders are currently cautious about starting any new housing projects until economic signs confirm stability in the marketplace. With this in mind, we would like to respectfully request a three (3) year extension of our approved Tentative Tract Map #33135 to give us adequate time to initiate construction of the residential project.

Thank you for your consideration.

Sincerely,



Jon C. Duston, Vice President Land Development

Encl; Planning Application
Twelve (12) full size copies of original TTM #33135
One (1) 8-1/2" x 11" copy of original TTM #33135
Twelve (12) full size copies of Sheet 2 of the Rough Grading Plan
One (1) 8-1/2" x 11" copy of Sheet 2 of the Rough Grading Plan
Substantial Conformance approval memorandum (8/9/07)
Public Hiking Trail Agreement Letter (7/29/16)
Public Hiking Trail Exhibit
Extension Approval Letter (8/4/16)

205 Savona Walk
Long Beach, California 90803
Office 562-439-0281
Fax 562-439-3092

May 7, 2019

Mr. Tom Koper
City of Corona - Public Works Department
400 S. Vicentia Avenue
Corona, CA 92882

Re: TTM No. 33135 – Request for Extension of Time

Dear Mr. Koper:

With regard to Tentative Tract Map No. 33135 and our request for a 24 month extension of time, please accept this letter as a request to modify and add to the current Conditions of Approval as follows:

Current COA #69:

69. This project shall be annexed into the City of Corona Community Facilities District (CFD 2001-1) for the purpose of maintaining public landscaping within master planned (arterial) street rights-of-way. All assessable parcels therein shall be subject to annual CFD charges for operations and capital improvements. The developer shall be responsible for all costs incurred through annexation into the CFD.

Proposed COA #69:

69. Prior to final map recordation, the applicant shall:

a. 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, storm drain, parks, 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.

b. 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.

Current COA 1PL-008

1PL-008. The applicant shall provide for community benefit a contribution as outlined in applicant's letter dated April 18, 2006, and agreed to in a letter dated April 27, 2006 by the Parks and Community Services Director. Subject contribution includes \$2,000 per dwelling unit for park improvements at Mountain Gate Community Park and for parking spaces for public use and access to the Cleveland National Forest as indicated on TTM 33135.

Proposed COA 1PI-008

Prior to final map recordation, the applicant shall pay a community benefit contribution in the amount of \$3,500 per lot to be used by the City for park and recreation improvements provided that the Joint Community Facilities Agreement ("JCFA") by and amongst the applicant, the City and the Corona-Norco Unified School District ("CNUSD") is approved to enable the applicant to finance public facilities that will be owned or operated by the City through a community facilities district ("CFD") created by CNUSD pursuant to Government Code Section 53316.2. In the event that the JCFA is not approved, the applicant shall pay a community benefit contribution in the amount of \$2,000 per lot prior to final map recordation. Notwithstanding the foregoing, the applicant shall remain obligated to pay the amount of \$3,500 per lot in the event any of the following occurs: (1) CNUSD fails to create the CFD contemplated in the JCFA; (2) bonds are not issued by the CFD created by CNUSD; or (3) the bond proceeds are not sufficient to pay the community benefit contribution required by this condition

Additional New Conditions:

82. Prior to map recordation, the applicant shall offer for dedication a pedestrian access easement to extend public trail access from the existing Skyline Trail to the existing Hagador Canyon Trail through the property. All improvements required to extend the trail shall be constructed prior to issuance of the first Certificate of Occupancy.

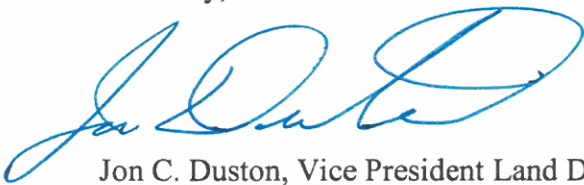
83. Prior to issuance of the first Building Permit, the applicant shall pay a fair share of \$250,000 contribution towards the construction of the Zone 5 Booster Pump Station as required by the Public Works Director and the Department of Water and Power General Manager.

Mr. Tom Koper
City of Corona
May 7, 2019
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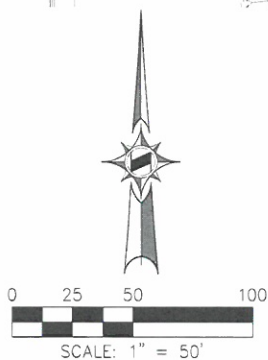
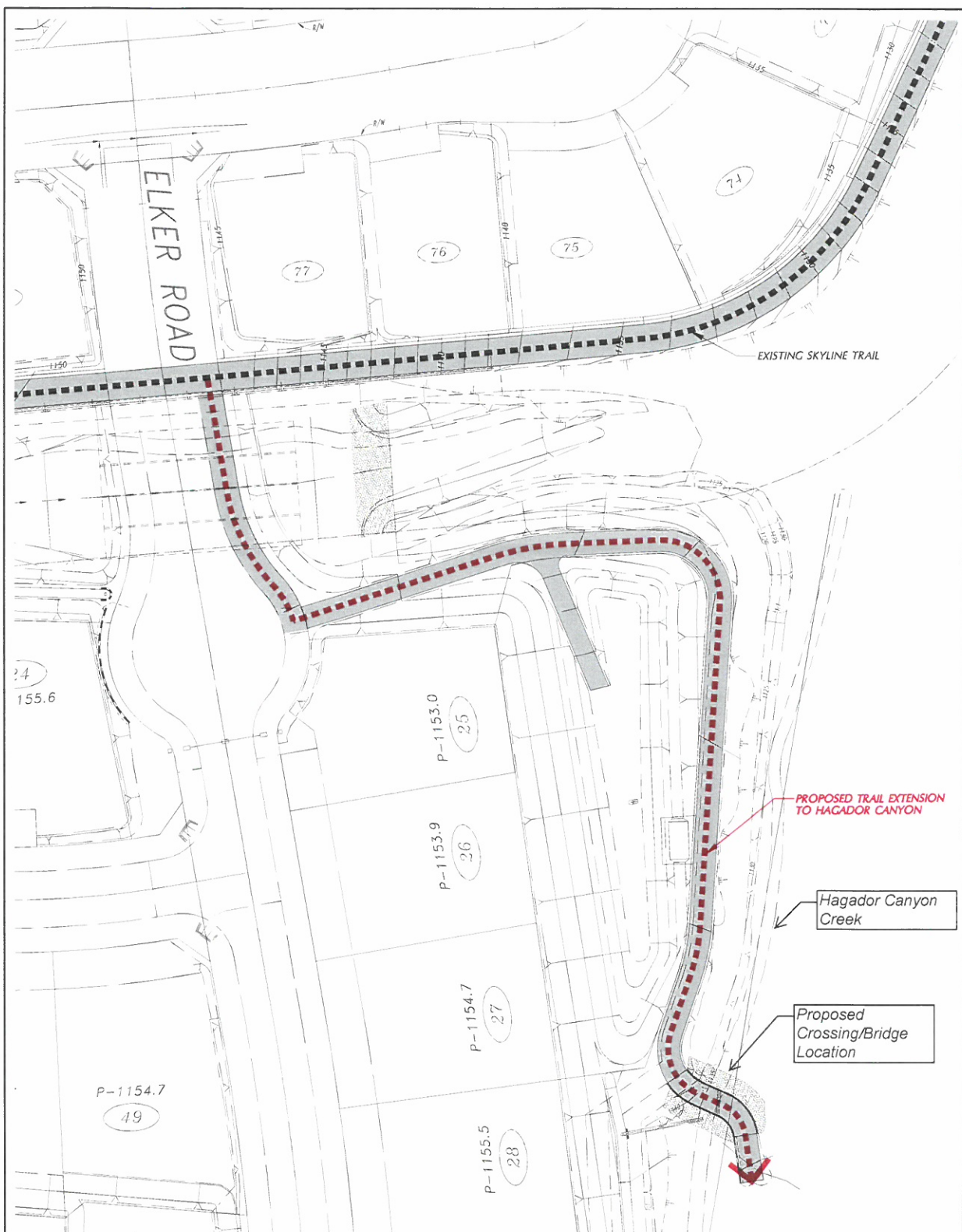
84. The applicant shall prior to Final Map recordation, construct or guarantee the construction of a pedestrian bridge over the Hagador Canyon creek, and the bridge shall be operational prior to the first certificate of occupancy being issued. The applicant shall receive park fee credits in the verified cost to construct the bridge up to a maximum amount of \$50,000.

The addition of new Conditions of Approval No. 83 and No. 84 is contingent upon the approval of a twenty four (24) month extension of time for Tentative Tract Map No. 33135. If you have any questions or comments regarding these modifications and additions to the existing Conditions of Approval, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jon C. Duston", with a stylized, flowing script.

Jon C. Duston, Vice President Land Development



TRACT 33135
City of CORONA
PEDESTRIAN FOREST
ACCESS EXHIBIT
EXHIBIT "C"

LEGEND:
 ■■■■■ EXISTING SKYLINE TRAIL
 - - - - - PROPOSED TRAIL EXTENSION TO HAGADOR CANYON

PREPARED FOR:
 KNOWLETON COMMUNITIES, INC.
 3151 AIRWAY AVENUE UNIT B-3
 COSTA MESA, CA 92626

PREPARED BY:
HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING • ENGINEERING • SURVEYING
 Three Hughes • Irvine, CA 92618 • PH (949) 583-1010 • FX (949) 583-0759