



Agenda Report

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File #: 19-0687

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**AGENDA REPORT  
REQUEST FOR CITY COUNCIL ACTION**

DATE: 08/21/2019

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 32386, located at the end of South Main Street in the area south of Fletcher Drive - RCFC Investments, 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 32386.
2. Approve the modification of Condition of Approval number 94 and addition of Condition of Approval number 105 for Tentative Tract Map 32386.

**ANALYSIS:**

Tentative Tract Map (TTM) 32386 is a subdivision of 75-acres into 49 single-family residential lots and was originally approved by the City Council on January 2, 2008. The project is located at the end of South Main Street in the area south of Fletch Drive, as shown on Exhibit "A."

On July 20, 2011, the City Council found a litigation stay was appropriate and approved an extension of TTM 32386 by 922 days pursuant to Government Code Section 66452.6(c). The map was also automatically extended, due to State legislation, until July 14, 2019. RCFC Investments, LLC, the current owner of TTM 32386, is now requesting a discretionary two-year extension of time, as shown on Exhibit "B." A maximum of six years is allowed for discretionary extensions per the Subdivision Map Act and Title 16 of the Corona Municipal Code.

At the request of the owner, Condition of Approval number 94 will be modified to require the developer to annex into the City's Community Facility Districts 2016-1 and 2016-3.  
The original condition states:

*94. 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 will read as follows:

*94. Prior to map recordation or building permit issuance, whichever occurs first, the applicant shall provide all of the necessary documents and fees needed to annex this project into a City of Corona Community Facilities District (CFD) 2016-1 (Public Services) and 2016-3 (Maintenance Services). All assessable parcels therein shall be subject to annual CFD charges (special taxes or assessments). The developer shall be responsible for all costs incurred during annexation into the CFDs.*

At the request of the owner, Condition of Approval number 105 will be added to require the developer to dedicate easements and secure all required improvements for pedestrian public trail access to the Cleveland National Forest.

The new condition will read as follows:

*105. Prior to map recordation, the developer shall dedicate easements and secure all improvements required within the tract boundary and on APN 275-120-005 for public access to the Cleveland National Forest, as approved by the Public Works Director.*

The approval of this discretionary extension will add two years to the approved tentative tract map, setting a new expiration date of July 14, 2021. Staff recommends approval of this two-year extension with the modifications to the Conditions of Approval.

**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 is required to annex 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 January 2, 2008, in accordance with Section 15070 of the State

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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

**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:** MITCHELL LANSDELL, ACTING CITY MANAGER

**Attachments:**

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

Owner: RCFC Investments, LLC  
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