



Agenda Report

File #: 19-0687

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
26071 Merit Circle, Suite 101
Laguna Hills, CA 92653

Engineer: Thomas Caseldine P.E. (951) 734-2130
KWC Engineers
1880 Compton Avenue, Suite 100
Corona, CA 92881

Locational Exhibit



EXHIBIT **A**



SPA06-011 & TTM 32386



RCFC Investments, LLC
26071 Merit Circle, Suite 101
Laguna Hills, CA 92653

July 24, 2019

Re: Extension of time Tract TTM 32386

Dear Members of the City Council.

RCFC Investments, LLC respectfully requests a two year time extension including the following new condition 105 and revised condition 94.

New Condition 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.

Revised Condition 94

Original: 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.

Revised:

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.

Sincerely,

RCFC Investments, LLC



Gordon D. Youde
Manager