



Agenda Report

File #: 19-0764

**AGENDA REPORT
REQUEST FOR CITY COUNCIL ACTION**

DATE: 09/04/2019

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of an extension of time for Tentative Tract Map 35576R, located on the south side of Masters Drive and east of Nelson Street - Corona Masters, LLC.

RECOMMENDED ACTION:

That the City Council approve a two-year extension for Tentative Tract Map 35576R.

ANALYSIS:

Tentative Tract Map (TTM) 35576R is a subdivision of 12.14 acres into 36 single-family residential lots and was originally approved by the City Council on August 16, 2017. The project is located on the south side of Masters Drive and east of Nelson Street, as shown on Exhibit "A."

Corona Masters, LLC, the current owner of TTM 35576R, is requesting a discretionary three-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. However, staff is recommending a two-year extension, which is consistent with projects of this size and complexity.

The approval of this discretionary extension will add two years to the approved tentative tract map, setting a new expiration date of August 16, 2021. Staff recommends approval of this two-year extension.

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 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: Corona Masters, LLC
c/o Tellone Financial Services, Inc.
6200 E. Canyon Rim Rd., #201
Anaheim, CA 92807

Engineer: Armstrong & Brooks Consulting Engineers
Dennis Armstrong
1350 E. Chase Drive
Corona, CA 92881
(951) 372-8400

EXHIBIT "B"

CORONA MASTER LLC
c/o Tellone Financial Services Inc
6200 E Canyon Rim Rd # 201,
Anaheim, CA 92807 Corona, Ca, 92878

July 01, 2019

Mayor Jason Scott and Members of the City Council
COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF CORONA
400 S. Vicentia Ave.
Corona, CA 92882

SUBJECT: TENTATIVE TRACT 35576R – REQUEST FOR EXTENSION OF TIME

Dear Mayor Scott,

I am a member of Corona Masters LLC (property owner), responsible for marketing the subject project. I am writing this letter on behalf of Corona Masters LLC to request a three-year extension of time for Tentative Tract Map 35576R. The map was conditionally approved by the Corona City Council on August 16, 2017. In accordance with the Subdivision Map Act, the original conditional approval is valid until August 16, 2019. Due to circumstances outside owner's control, the original map required resubmittal which was approved by the City Council on July 18, 2018.

Unfortunately, the need to resubmit the map complicated a potential promising parentship deal to develop the project by a prominent California builder. Our efforts to further market the project have been hindered by the slowdown in the housing market for single family dwellings, especially for larger lots. For these reasons, we are asking for a three-year extension to give us adequate time to design and complete this project.

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

Sincerely,



Kendell Anderson, Cal BRE
Integrity Place Realty & Property Management
(951) 736-1500