



Legislation Text

File #: 17-819, Version: 1

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 6/21/2017

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 Conditions of Approval Numbers 31, 61 through 63, and 66 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. Rancho Paseo De Valencia LLC, the owner of TTM 34760, is now requesting a 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.

At the request of the owner, Condition of Approval numbers 31, and 61 through 63 were modified. Condition of Approval number 31 was revised to eliminate the need for the developer to file a Conditional Letter of Map Revision (CLOMR) with Federal Emergency Management Agency (FEMA) since the project is not constructing or modifying any flood control structures within the flood plain.

The applicant will still be required to file and secure FEMA's approval of a Letter of Map Revision (LOMR) identifying the 100-year flood plain elevations within the project boundary prior to issuance of a certificate of occupancy. Condition of Approval numbers 61 through 63, and 66 were modified to require the developer to annex into Community Facilities District (CFD) 2016-1 (Public Services), and CFD 2016-3 (Maintenance Services) in lieu of annexation into Landscape Maintenance District 84-2 Zone 20 and Lighting Maintenance District 84-1. These CFDs were not in existence at the time of original entitlement, and annexation into these CFDs is consistent with other currently entitled residential projects in the City of Corona.

These modified conditions of approval will read as follows:

32. *The project site or portion of it lies within an unmapped area identified by FEMA for the flood plain zones/boundaries. Prior to issuance of any grading permits, the applicant shall identify the flood hazard area and the elevation of the base flood. Prior to the issuance of a Certificate of Occupancy the applicant shall secure FEMA's approval for a Letter of Map Revision (LOMR) to incorporate the flood hazard area and base flood elevations for the flooding source on the Flood Insurance Rate Map (FIRM).*
61. *Prior to final map recordation or building permit issuance, whichever occurs first, the applicant shall:*
- a. *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, 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.*

Condition of approval number 62 shall be deleted.

63. *Prior to final map recordation the applicant shall prepare a disclosure statement indicating that the property is within Community Facilities District CFD 89-1A (Only those lots, which are entirely outside the existing boundary of CFD 89-1 shall be exempt from assessment for that district.), Community Facilities District 2016-3 (Maintenance Services), and Community Facilities District 2016-1 (Public Services) and will be subject to annual levies. The disclosure statement is subject to the review and approval of the Public Works Department and shall be recorded concurrently with the final map.*
66. *The tract map shall indicate the areas to be maintained by the Home Owners Association. CFD 2016-3 (Maintenance Services) shall not be responsible for any landscape maintenance within the project.*

Staff recommends approval of this discretionary extension, establishing a new expiration date of May 4, 2019.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

All applicable fees have been paid by the developer.

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.

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REVIEWED BY: MICHAEL E. ABEL, CHIEF OF POLICE AND ASSISTANT CITY MANAGER

SUBMITTED BY: DARRELL TALBERT, CITY MANAGER

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