



# STAFF REPORT

DATE: 10/16/2024  
TO: Honorable Mayor and City Council Members  
FROM: Planning and Development Department

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**2024-81**

## REQUEST FOR CITY COUNCIL ACTION

### **SUBJECT:**

APPROVAL OF FINAL MAP, IMPROVEMENT AGREEMENTS, AND SURVEY MONUMENTS AGREEMENT FOR TENTATIVE TRACT MAP 34760 LOCATED GENERALLY AT THE SOUTHWESTERLY TERMINUS OF MALAGA STREET (APPLICANT: RANCHO PASEO DE VALENCIA, LLC)

### **EXECUTIVE SUMMARY:**

This staff report asks the City Council to approve the final map for Tentative Tract Map 34760 (TTM 34760) and approve the security agreements for the landscape improvements, public improvements, and survey monuments. Rancho Paseo de Valencia, LLC, the applicant, is prepared to process the final map for recordation at the County of Riverside. The recordation of the tract map will establish 34 lots that will allow for the individual sale of each lot and the construction of single-family dwellings.

### **RECOMMENDED ACTION:**

That the City Council:

- a. Approve the Final Map for Tentative Tract Map 34760.
- b. Authorize the Mayor to execute the landscape improvements, public improvements, and survey monumentation agreements between the City and Rancho Paseo de Valencia, LLC, a California limited liability company.

**BACKGROUND & HISTORY:**

TTM 34760 is a subdivision of approximately 64.4 acres of undeveloped land into 34 single family residential lots located at the southwesterly end of Malaga Street in the area south of Upper Drive. The northerly 39.9 acres of the site are zoned Estate Residential (ER) Cluster in Planning Area 26 of the Mountain Gate Specific Plan (SP-89-01). The lot sizes range from 20,033 square feet to 25,549 square feet. TTM 34760 was initially approved by the City Council on May 4, 2011. Multiple extensions of time have been granted for TTM 34760 by the City Council and automatically by adopted State legislation. TTM 34760 is no longer eligible for additional extensions of time and is set to expire on November 4, 2024.

**ANALYSIS:**

The final map for TTM34760 is being processed according to Section 33485(a) of the California Government Code. The applicant has entered into improvement agreements with the City to guarantee the construction of required improvements associated with the development. The improvements include public and private infrastructure consisting of street, storm drain, sewer, reclaimed water, potable water, and landscape facilities. Additionally, the applicant will enter into an agreement to guarantee the placement of all survey monuments specified by TTM 34760.

The following table describes the securities that are required to be posed for the project:

Tract Map 34760	Faithful Performance Amount		Labor and Materials Amount	
	Security No.	Amount	Security No.	Amount
Onsite Public Improvements – Streets (DWG13-064S)		\$3,384,000		\$1,692,000
Onsite Public Improvements – Streets, Sewer, Water (DWG13-064S)		\$3,040,600		\$1,520,300
Offsite Public Improvements – Water (DWG13-064U)		\$160,400		\$80,200
Offsite Public Improvements – Reclaimed Water		\$539,600		\$269,800
Public Landscaping		\$1,574,600		\$787,300
Survey Monumentation		\$14,400	N/A	N/A

All conditions imposed upon TTM 34760 have been met pursuant to Section 66473.5 of the California Government Code, including provisions for the design and improvement of the proposed subdivision. Additionally, the discharge of the project's waste into the City's sewer system will not result in a violation of existing requirements prescribed by the Santa Ana Regional Water Quality Control Board, pursuant to Division 7 (commencing with Section 13000) of the Water Code. Therefore, the project is consistent with the findings made for TTM 34760 according to Section 66474.6 of the California Government Code.

**FINANCIAL IMPACT:**

All applicable fees have been paid by the developer, including the payment of Development Impact Fees that are due before the recordation of the map.

**ENVIRONMENTAL ANALYSIS:**

The project was previously evaluated by an Environmental Impact Report (EIR) that was certified by the City Council on May 4, 2011. The EIR was prepared according to California Environmental Quality Act Sections 15120 through 15132 of the State Guidelines for Implementing CEQA. Therefore, no further environmental analysis is required for the approval of the final map and the posting of the required securities associated with the project.

**PREPARED BY:** CASSIDY JONES, ASSOCIATE ENGINEER

**REVIEWED BY:** JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

**ATTACHMENTS:**

1. Exhibit 1 – Approved Tentative Tract Map
2. Exhibit 2 – Agreements