



STAFF REPORT

DATE: 11/20/2024
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2024-137

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

APPROVAL OF FINAL MAP, IMPROVEMENT AGREEMENT, AND SURVEY MONUMENTS AGREEMENT FOR TENTATIVE TRACT MAP 37980 LOCATED ON THE NORTHWEST CORNER OF CITRON STREET AND TAYLOR AVENUE (APPLICANT: FGP TRICON CITRON CORONA PROPERTY, LLC)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve the final map for Tentative Tract Map 37980 (TTM 37980) and approve the security agreements for the public improvements and survey monuments. FGP Tricon Citron Corona Property LLC, the applicant, is prepared to process the final map for recordation at the County of Riverside. TTM 37980 establishes 19 lots in the R-1-8.6 zone, single family residential.

RECOMMENDED ACTION:

That the City Council:

- a. Approve the Final Map for Tentative Tract Map 37980.
- b. That the City Council authorize the City Manager, or his designee, to execute public improvements and survey monumentation agreements between the City of Corona and FGP Tricon Citron Corona Property LLC.

BACKGROUND & HISTORY:

TTM 37980 is a subdivision of approximately five acres of undeveloped land into 19 single family residential lots located on the northwest corner of Citron Street and Taylor Avenue. The zoning of the property is R-1-8.4, with lot sizes ranging from 8,400 square feet to 14,033 square feet. TTM 37890 was initially approved by the City Council on January 5, 2022. TTM 37980 is set to expire on January 5, 2025.

ANALYSIS:

The final map for TTM 37980 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, and potable water. Additionally, the applicant will enter into an agreement to guarantee the placement of all survey monuments specified by TTM 37980.

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

Tract Map 37980	Faithful Performance Amount		Labor and Materials Amount	
	Security No.	Amount	Security No.	Amount
Public Improvements	CMS0386182	\$1,564,800	CMS0386182	\$782,400
Survey Monumentation	CMS0386181	\$25,000	N/A	N/A

All conditions imposed upon TTM 37980 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:

Per Section 15332 of the State Guidelines for implementing the California Environmental Quality Act (CEQA) and Section 3.22 of the City’s Local CEQA Guidelines, TTM 37980 qualified as a Class 32 (In-Fill Development Projects) categorical exemption, which was approved by the City Council on January 5, 2022. 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 T37980
2. Exhibit 2 – Agreements