



DATE: November 16, 2022

TO: Mayor and Members of the City Council

FROM: John R. Gillison, City Manager

INITIATED BY: Jason C. Welday, Director of Engineering Services/City Engineer
Brian Sandona, Senior Civil Engineer

SUBJECT: Consideration of a Lien Agreement for Case No. DRC2020-00157 Located at 6754 Hellman Avenue, South of 19th Street, and Ordering the Annexation of the Subject Property into Landscape Maintenance District No. 1 and Street Light Maintenance District No's. 1 and 2 as Requested by Jorge Robles. This Project has been Determined by Staff to be Exempt from the California Environmental Quality Act (CEQA) Pursuant to CEQA Guidelines Section 15303—New Construction or Conversion of Small Structures. **(RESOLUTION NOS. 2022-140, 2022-141, AND 2022-142)** (CITY)

RECOMMENDATION:

It is recommended that the City Council approve the attached Lien Agreement for Case No. DRC2020-00157 and adopt the attached resolutions ordering the annexation of the subject property into Landscape Maintenance District No. 1 (LMD1) and Street Light Maintenance District No's. 1 and 2 (SLD1 and SLD2).

BACKGROUND:

On February 22, 2021, the Planning Staff approved a Minor Design Review (Case No. DRC2020-00157) for the construction of a single-family residence located at 6754 Hellman Avenue within the Low (L) Residential District as described and approved in the approval letter dated February 22, 2021; APN: 0202-981-19. This approval included requirements for a lien agreement for the future construction of certain public improvements including street, landscape, and street lighting required by the Rancho Cucamonga Municipal Code but permitted to be deferred by recording a Lien Agreement against the subject property pursuant to Section 12.08.060(B) of the code.

ANALYSIS:

The developer, Jorge Robles, has submitted the attached Lien Agreement to guarantee the future construction of the required public improvements when the City determines it is deemed necessary. The ultimate public improvements on Hellman Avenue north of and south of the subject property have not been constructed. Deferral of the construction of the improvements required for this project would allow for a more consistent street design through construction of a larger project in the future.

The required Consent and Waiver to Annexation forms signed by the developer to allow the ordering of the subject property into LMD1, SLD1, and SLD2 are on file in the City Clerk's office.

ENVIRONMENTAL ANALYSIS:

On February 22, 2021, the Planning Director made a determination that the project is exempt from CEQA pursuant to CEQA Guidelines Section 15303—New Construction or Conversion of Small Structures.

FISCAL IMPACT:

The proposed annexations would satisfy the conditions of approval for the development and supply additional annual revenue into the lighting and landscape maintenance districts in the following amounts:

Landscape Maintenance District No. 1:	\$92.21
Street Lighting District No. 1:	\$17.77
Street Lighting District No. 2:	\$39.97

The project would not construct new landscaping or streetlight infrastructure and thus would not increase the City's maintenance obligations.

COUNCIL MISSION / VISION / VALUE(S) ADDRESSED:

This item addresses the City Council's vision to build on our success as a world class community, to create an equitable, sustainable, and vibrant city, rich in opportunity for all to thrive through the construction of high-quality public improvements.

ATTACHMENTS:

- Attachment 1 – Vicinity Map
- Attachment 2 – Lien Agreement
- Attachment 3 – Resolution for Annexation into LMD1
- Attachment 4 – Resolution for Annexation into SLD 1
- Attachment 5 – Resolution for Annexation into SLD2