



Staff Report

File #: 23-0709

REQUEST FOR CITY COUNCIL ACTION

DATE: 09/20/2023
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

SUBJECT:

EXTENSION OF TIME FOR TENTATIVE TRACT MAP 34760 LOCATED AT THE SOUTH END OF MALAGA STREET, IN THE ESTATE RESIDENTIAL CLUSTER DESIGNATION OF THE MOUNTAIN GATE SPECIFIC PLAN ([APN 114-040-019](#)) (APPLICANT: RANCHO PASEO DE VALENCIA, LLC.)

EXECUTIVE SUMMARY:

This staff report asks the City Council to consider the approval of a final discretionary, one-year extension of time for Tentative Tract Map 34760 (TTM 34760). Pursuant to the Subdivision Map Act, TTM 34760 is eligible for a discretionary extension of time by the City Council not exceeding a period of six years. The City Council has previously granted three discretionary extensions of time totaling five years. This request would extend TTM 34760 for one year to November 4, 2024, and would be the final discretionary extension of time allowed for this project.

RECOMMENDED ACTION:

That the City Council approve a final, one-year extension for TTM 34760, expiring on November 4, 2024.

BACKGROUND & HISTORY:

TTM 34760 is located in the foothills north of the Cleveland National Forest, at the end of Malaga Street in the area south of Upper Drive and is currently undeveloped. TTM 34760 proposes to subdivide 64.4 acres into 34 single family residential lots. 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, and an overall average lot size of 21,464 square feet.

TTM 34760 was approved by the City Council on May 4, 2011.

ANALYSIS:

The initial term of TTM 34760 was 24 months from the date of its initial approval. TTM 34760 qualified for legislative extensions approved by the State, which extended its expiration to May 4, 2017. On June 21, 2017, the City Council approved a two-year discretionary extension of time which extended the map expiration date to May 4, 2019. On April 17, 2019, the City Council approved a second discretionary extension of time for two years, which extended the map expiration date to May 4, 2021. The tentative tract map was granted an automatic 18-month extension of time pursuant to Assembly Bill 1561, which extended TTM 34760 to November 4, 2022. On November 2, 2022, the City Council approved a third discretionary extension of time for one year, which extended the map expiration date to November 4, 2023.

The applicant submitted an extension of time request to the City. Pursuant to the Subdivision Map Act, the request grants an automatic extension of 60 days or until the extension is approved, conditionally approved, or denied by the City's legislative body, which is the City Council. The applicant is requesting a discretionary one-year extension of time, which will extend TTM 34760 to November 4, 2024. This request is the final discretionary extension of time available to the applicant pursuant to the Subdivision Map Act. The tentative tract map will need to be recorded at the County of Riverside prior to its expiration. If the map is not recorded, the applicant will need to apply for a new tentative tract map application with the City to develop the project site for multiple, single-family residential lots.

The applicant is currently in the plan check process with the City to have TTM 34760 recorded. The additional time will allow the applicant to finish the current process with the City and have the map recorded with the County without having to start over the process by applying for a new map.

FINANCIAL IMPACT:

All applicable fees have been paid by the owner.

ENVIRONMENTAL ANALYSIS:

An Environmental Impact Report (EIR) for TTM 34760 was approved and certified by the City Council on May 4, 2011, pursuant to the California Environmental Quality Act (CEQA). The extension of time does not change the scope of the project from its initial approval. Therefore, this request does not require further environmental analysis under CEQA.

PREPARED BY: CHRISTOPHER AGUILAR, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location Map
2. Exhibit 2 - Tentative Tract Map 34760
3. Exhibit 3 - Letter from Applicant dated September 7, 2023