



Staff Report

File #: 23-0141

REQUEST FOR CITY COUNCIL ACTION

DATE: 02/15/2023

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

Extension of time for Tentative Tract Map 32386 located at the end of South Main Street and Ibbetson Street, in the Single Family Detached 14.4 (SFD 14.4) zone of the Mountain Gate Specific Plan ([APN 114-060-008, -016, -017, and 114-180-001](#)).

EXECUTIVE SUMMARY:

This staff report asks the City Council to consider the approval of a discretionary, two-year extension of time for Tentative Tract Map 32386 (TTM 32386). Pursuant to the Subdivision Map Act and [Corona Municipal Code Section 16.12.066](#), TTM 32386 is eligible for a discretionary extension of time by the City Council for a period not exceeding six years. The City Council previously approved an extension of time for two years for TTM 32386. This request would extend TTM 32386 an additional two years until January 14, 2025.

RECOMMENDED ACTION:

That the City Council:

- a. Approve a two-year extension of time for Tentative Tract Map 32386, expiring on January 14, 2025, including the addition of Condition of Approval 1FR-018.
- b. Find that no additional environmental review pursuant to the California Environmental Quality Act (CEQA) is necessary because there are no changes to the project as previously analyzed in the Mitigated Negative Declaration prepared for TTM 32386.

BACKGROUND & HISTORY:

TTM 32386 is 75 acres located at the end of South Main Street and Ibbetson Street. The zoning of the property is Single Family Detached 14.4 (SFD 14.4) of the Mountain Gate Specific Plan (SP-89-01). TTM 32386 subdivides the 75-acre site into 52 single-family residential lots with the lot sizes ranging from 14,400 square feet to 39,770 square feet. TTM 32386 was originally approved by the

City Council on January 2, 2008. However, the project was the subject of litigation under the California Environmental Quality Act (CEQA), which the City Council at its meeting on July 20, 2011, approved a litigation of stay on the term of TTM 32386 pursuant to [Government Code Section 66452.6\(c\)](#). The stay included the period of time the project was involved in the CEQA lawsuit, which was 922 days. Additionally, TTM 32386 was automatically extended due the passage of state legislation. Therefore, the map was extended to July 14, 2019.

ANALYSIS:

TTM 32386 is currently in plan check with the City to have TTM 32386 recorded. Additionally, the applicant is working to complete their fault study review which has been an on-going process for the past few years. The additional time will allow the applicant to complete the fault study review and have the map recorded at the County without having to restart the process by applying for a new map.

The City Council at its meeting on August 21, 2019, granted TTM 32386 the first discretionary, two-year extension of time, which extended the tentative tract map to July 14, 2021. State legislation passed by Assembly Bill 1561, automatically extended TTM 32386 an additional 18 months, which extended the tentative tract map to January 14, 2023.

The applicant submitted an extension of time request to the City prior to the expiration date. 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. Staff is recommending that the map be granted a two-year extension of time, which would extend the map to January 14, 2025. If TTM 32386 is not recorded by the expiration date, the map is eligible for another discretionary extension of time not exceeding two years.

The applicant is also in concurrence with the addition of a condition of approval that would require new residential units to comply with the materials and construction requirements of Chapter 7A of the current California Building Code (Condition 1FR-018).

Condition 1FR-018 will read as follows:

The residential units shall comply with the construction and material requirements of the current adopted edition of the California Building Code Chapter 7A.

FINANCIAL IMPACT:

No applicable fees have been paid by the developer.

ENVIRONMENTAL ANALYSIS:

A Mitigated Negative Declaration for TTM 32386 was approved on January 2, 2008 because the initial study identified that the project's potentially significant effects to the environment are capable of being mitigated to less than significant pursuant to Section 15070 of the State Guidelines for Implementing the California Environmental Quality Act (CEQA) and Section 6.02 of the City's Local CEQA Guidelines. 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 HORN, P.E., ACTING DEVELOPMENT SERVICES MANAGER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

Attachments:

1. Exhibit 1 - Location Map
2. Exhibit 2 - Letter from applicant dated December 7, 2022
3. Exhibit 3 - Letter of request for new Condition of Approval