



Staff Report

File #: 22-0831

REQUEST FOR CITY COUNCIL ACTION

DATE: 11/02/2022

TO: Honorable Mayor and City Council Members

FROM: Planning and Development Department

SUBJECT:

Extension of time for Tentative Tract Map 34760 generally located at the south end of Malaga Street, in the Estate Residential Cluster of the Mountain Gate Specific Plan ([APN 114-040-019](#)).

EXECUTIVE SUMMARY:

This staff report asks Council to approve a discretionary two-year extension of time for Rancho Paseo De Valencia LLC, the owner of Tentative Tract Map 34760 (TTM 34760), which is allowed per the Subdivision Map Act and [Corona Municipal Code Section 16.12.066](#). Pursuant to the Subdivision Map Act, Tentative Tract Map 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 two discretionary extensions of time totaling four years. This request would extend Tentative Tract Map 34760 for two years 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 two-year extension of time for Tentative Tract Map 34760, expiring on November 4, 2024.

BACKGROUND & HISTORY:

The project site is 64.4 acres located at the south end of Malaga Street and east of an access road known as Lords Canyon Road. The project site is zoned Estate Residential Cluster (ER Cluster) in Planning Area 26 of the Mountain Gate Specific Plan (SP-89-01). Tentative Tract Map 34760 (TTM 34760) accommodates 34 single-family homes with lot sizes ranging from 20,033 square feet to 25,549 square feet, and an overall average lot size of 21,464 square feet.

TTM 34760 was originally 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, 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.

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. The applicant is requesting a discretionary two-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 applicant is currently in the plan check process with the City to have TTM 34760 recorded. Additionally, the current owner is in the process of selling the property to a new owner who is eager to get the project built. The additional time will allow the applicant to finish the current process with the City and have the map recorded at the County without having to start over the process by applying for a new map. If for some unforeseen reason TTM 34760 is not recorded by November 4, 2024, the applicant will need to apply for a new tentative tract map and restart the process with the City.

FINANCIAL IMPACT:

All applicable fees have been paid by the developer.

ENVIRONMENTAL ANALYSIS:

An Environmental Impact Report (EIR) for Tentative Tract Map 34760 (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 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 September 27, 2022