



Agenda Report

File #: 20-0661

AGENDA REPORT REQUEST FOR CITY COUNCIL ACTION

DATE: 08/05/2020

TO: Honorable Mayor and City Council Members

FROM: Public Works Department

SUBJECT:

City Council consideration of an extension of time for Tentative Tract Map (TTM) 36701, located south of Green River Road and west of Paseo Grande - MVV, L.P., a California Limited Partnership.

RECOMMENDED ACTION:

That the City Council approve a three-year extension of Tentative Tract Map 36701, expiring on August 19, 2023.

ANALYSIS:

On August 19, 2015, the City Council approved TTM 36701 for a single-phase subdivision of 21.51 acres into 12 single-family residential lots. The project is located south of Green River Road and west of Paseo Grande, as shown on Exhibit "A," and is part of the Sierra Bella Specific Plan (SP04-001).

On September 6, 2017, the City Council approved a request for a three-year extension, which established a map expiration date of August 19, 2020.

MVV, L.P., the owner of TTM 36701, is now requesting a discretionary three-year extension of time, as shown on Exhibit "B," which is the final discretionary extension allowed per the Subdivision Map Act and Title 16 of the Corona Municipal Code. The owner believes this extension will allow for the construction of the project congruent with the surrounding Sierra Bella tract. The approval of the requested time extension will extend the life of the map to August 19, 2023.

Staff recommends approval of this final discretionary extension, establishing a new expiration date of August 19, 2023.

COMMITTEE ACTION:

Not applicable.

STRATEGIC PLAN:

Not applicable.

FISCAL IMPACT:

The developer has paid the applicable map extension request fee of \$1,980 for this action.

ENVIRONMENTAL ANALYSIS:

In accordance with Section 15063 of the State Guidelines for the California Environmental Quality Act (CEQA), the City prepared an initial study to determine if the project would have a significant effect on the environment. The initial study was prepared in accordance with Section 15063 and per the City's Local Guidelines for Implementing CEQA. The initial study identified environmental effects that were determined not to be significant and identified potentially significant effects that were capable of being mitigated to less than significant. Therefore, the City adopted a Mitigated Negative Declaration and Mitigation Monitoring Plan on August 19, 2015, in accordance with Section 15070 of the State CEQA Guidelines and Section 6.02 of the City's Local Guidelines for Implementing CEQA.

PREPARED BY: MICHELE HINDERSINN, P.E., SENIOR CIVIL ENGINEER

REVIEWED BY: TOM KOPER, P.E., ACTING PUBLIC WORKS DIRECTOR

REVIEWED BY: ROGER BRADLEY, ASSISTANT CITY MANAGER

SUBMITTED BY: JACOB ELLIS, CITY MANAGER

Attachments:

1. Exhibit A - Location Map
2. Exhibit B - Letter of Request for Time Extension

Owner: MVV, L.P.
600 Aldean Place
Newport Beach, CA 92663