



STAFF REPORT

DATE: 03/05/2025
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2025-73

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

EXTENSION OF TIME AND ADDED CONDITIONS OF APPROVAL FOR TENTATIVE TRACT MAP 32386, LOCATED AT THE END OF SOUTH MAIN STREET IN THE AREA SOUTH OF FLETCHER DRIVE (APPLICANT: RCFC INVESTMENTS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve a two-year extension of time for Tentative Tract Map 32386 (TTM 32386). Pursuant to the Subdivision Map Act, TTM 32386 is eligible for a discretionary extension of time by the City Council not exceeding a total of six years. This request is the third and final discretionary extension of time and would extend TTM32386 for two years to January 14, 2027.

RECOMMENDED ACTION:

That the City Council approve a two-year extension of time for Tentative Tract Map 32386, expiring on January 14, 2027, based on existing and the added conditions of approval.

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 ranging in size 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), and the City Council at its meeting on July 20, 2011, approved a litigation of stay on the term of TTM 32386 according 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 to the passage of state legislation.

The following is a summary of the extensions of time that have been granted since 2019 by the City Council and additionally by state legislation.

- August 21, 2019. City Council granted the first discretionary, two-year extension of time, which extended TTM 32386 to July 14, 2021.
- Assembly Bill 1561. State legislation automatically extended TTM 32386 an additional 18 months, until January 14, 2023.
- February 15, 2023. City Council granted the second discretionary, two-year extension of time, which extended TTM 32386 to January 14, 2025.

ANALYSIS:

TTM 32386 is currently in plan review for final recordation. Additionally, the applicant is working to complete their grading and drainage design which has been an on-going process. The additional time will allow the applicant to complete their plans and studies and have the map recorded at the County without having to restart the process by applying for a new map.

The applicant submitted the extension of time request to the City before the expiration date of TTM 32386. Pursuant to the Subdivision Map Act, the application of the extension of time automatically grants an 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 request is to grant the last, two-year discretionary extension of time, which would extend TTM 32386 to January 14, 2027.

If TTM 32386 is not recorded by the expiration date, the map will expire, and the applicant will need to process a new tentative tract map because all extensions of time have been exhausted for the project.

The applicant requested that the City remove Condition of Approval 53 from the project, which states:

Prior to map recordation or issuance of a grading permit, whichever comes first, the developer may be required to obtain a Section 1601/1603 permit from the California Department of Fish and Game and a Section 404 permit from the United States Army Corps of Engineers or written correspondence from these agencies indicating that his project is exempt from these requirements.

Staff is not recommending the removal of this condition because it is worded in a manner that allows staff to dismiss this condition of approval if it has been determined by the regulatory permitting agency that the permits are not required.

In conjunction with the extension of time request, staff added Conditions of Approval 106, 107, and 108, which require the developer to dedicate and secure all required improvements for the Main Street and Malaga Trails. The following are the added conditions of approval.

Condition 106. *Prior to map recordation, the applicant shall construct or guarantee the construction of the public trail and trail amenities for the Main Street Trail as approved by the Community Services Director, including the following:*

1. *A trailhead that connects to Main Street and includes a kiosk, backless bench, bicycle repair station, trash can, dog bag dispenser, and 10 parking spaces with at least one dedicated ADA parking stall, unless otherwise approved by the Community Services Director. All amenities shall be consistent with the Trails Master Plan.*
2. *The proposed public trail shall be composed of decomposed granite.*
3. *The proposed trail shall extend over the adjacent knoll located on Lot "J" and include a viewpoint rest area with amenities including two backless benches. The trail on the slope(s) shall include steps utilizing timber or other materials approved by the Community Services Director.*

Condition 107. *Prior to map recordation, the applicant shall dedicate a public access easement that extends from the proposed public trailhead to the Main Street Trail along the southern boundary of the project, including the resting area on the knoll within Lot "J".*

Condition 108. *Prior to approval of the grading plans the developer shall ensure the project preserves the Malaga Trail as defined as Trails 69 and 71 of the Trails Master Plan in their natural state.*

FINANCIAL IMPACT:

The developer has paid the applicable map extension request fee of \$2,811 for this action.

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: JESSICA KANG, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Tract Map
2. Exhibit 2 – Letter from applicant dated February 5, 2025.