



STAFF REPORT

DATE: 10/15/2025
TO: Honorable Mayor and City Council Members
FROM: Planning and Development Department

2025-391

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

FINAL TRACT MAP 38495 TO SUBDIVIDE 9.33 ACRES INTO 35 SINGLE FAMILY RESIDENTIAL LOTS, LOCATED ON GARRETSON AVENUE, SOUTH OF SANTANA WAY IN THE R-1-20 AND R-1-14.4 SINGLE FAMILY RESIDENTIAL ZONES (APPLICANT: TOLL WEST COAST LLC)

EXECUTIVE SUMMARY:

This staff report asks the City Council to approve the final tract map for Tentative Tract Map 38495 (TTM 38495). Toll West Coast LLC, the applicant and owner, is prepared to submit the final map for recordation at the County of Riverside. The recordation of the tract map will allow the owner to facilitate the development of the site for 35 single family residential lots.

RECOMMENDED ACTION:

That the City Council approve the final map for Tentative Tract Map 38495.

BACKGROUND & HISTORY:

The project site is a vacant 9.33-acre parcel that was previously used for agricultural purposes. The subject property is a split-zoned parcel, in that the western portion of the property which fronts Garretson Avenue is zoned R-1-20, and the remaining eastern portion of the property is zoned R-1-14.4. The R-1-20 zone requires a minimum lot area of 20,000 square feet for newly created lots. The R-1-14.4 zone requires a minimum lot area of 14,000 square feet. Both zones permit the development of single-family residential housing.

The property has a land use designation of Estate Residential (ER) on the General Plan map and South Corona Community Facilities Plan (SCCFP). The ER designation of the General Plan permits 1-3 dwelling units per acre (du/ac).

TTM 38495 is associated with Affordable Housing Density Bonus Agreement 2023-0001 (AHDB2023-0001). TTM 38495 and AHDB2023-0001 were approved by the City Council on September 19, 2024.

ANALYSIS:

The applicant is prepared to record the final map for TTM 38495 according to Section 33458(a) of the California Government Code. To guarantee the construction of the public and private infrastructure improvements associated with the development, the developer will execute improvement agreements with the city pursuant to CMC Chapter 16.24 and has posted the required securities for the street, storm drain, sewer, water, reclaimed water, and landscaping facilities.

According to the requirements of the Subdivision Map Act, the developer will also enter into an agreement for the survey monumentation and post sufficient securities to guarantee the placement of all survey monuments and improvements required by TTM 38495.

FINANCIAL IMPACT:

All applicable fees have been paid by the developer, including the development impact fees that are due prior to the recordation of the map.

ENVIRONMENTAL ANALYSIS:

Per 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, a Mitigated Negative Declaration was prepared for TTM 38495 and approved by the City Council on September 19, 2024. The recordation of the final map is consistent with its initial approval, and no additional environmental analysis is required.

PREPARED BY: JENNIFER TRAN, ASSOCIATE ENGINEER

REVIEWED BY: JOANNE COLETTA, PLANNING AND DEVELOPMENT DIRECTOR

ATTACHMENTS:

1. Exhibit 1 – Location map