



Planning Commission

Staff Report

April 25, 2018

PREPARED BY:
APPROVED BY:

BRIAN GUERRERO, PROJECT PLANNER
MARK HENDRICKSON, DIRECTOR



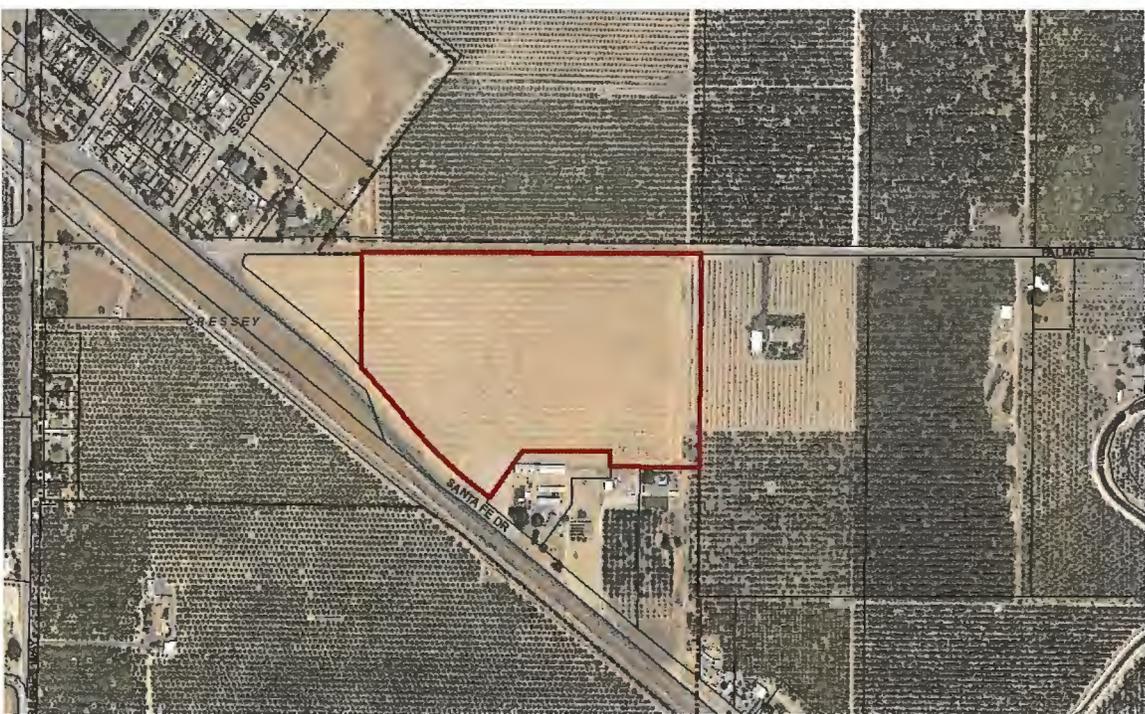
EXTENSION APPLICATION NO. EXT18-002, 8TH EXTENSION TO MAJOR SUBDIVISION APPLICATION NO. MAS04-003: RIVER REACH ESTATES. A request to extend the expiration date of the tentative map for Major Subdivision No. MAS04-003 by 1 year FROM: March 9, 2018 TO: March 9, 2019. The project site is located on the south side of West Palm Avenue, 750 feet east of North Santa Fe Drive, identified as Assessor's Parcel Number (APN) 140-170-068. The property is designated Cressey Agricultural-Residential land use in the General Plan and zoned A-R (Agricultural-Residential). CEQA: No further environmental review is required pursuant to CEQA Section 15162 – “Subsequent EIRS and Negative Declarations”.

SUPERVISORIAL DISTRICT: 4 - Lloyd Pareira

RECOMMENDATION(S):

1. Open/close public hearing;
2. Determine no further environmental review is required in compliance with CEQA Section 15162 – “Subsequent EIRS and Negative Declarations” of the CEQA Guidelines; and,
3. Approve Extension Application No. EXT18-002 based on the findings included in the staff report and subject to the proposed conditions of approval.

LOCATION MAP:



BACKGROUND:

Site Description

Major Subdivision No. MAS04-003, also known as the “River Reach Estates”, was approved to subdivide a 23.28 acre parcel into nineteen one acre residential lots by the Planning Commission on March 9, 2005 with six conditions of approval including additional requirements from the Department of Public Works.

The project site is primarily used for row crops and the use hasn’t changed since approval of the major subdivision. Row crops exist to the north, while orchards are planted to the west, east and south.

The project site is located on the south side of Palm Avenue, approximately 750 feet east of Santa Fe Drive in the Cressey area and is designated Agricultural Residential in the General Plan and zoned A-R (Agricultural Residential).

Surrounding Uses

	General Plan	Zoning	Current Land Use
On-Site:	Agricultural Residential	A-R	Row Crops/Pasture
North:	Agricultural Residential	A-R	Row Crops
East:	Agricultural	A-1	Single-Family Residence/Orchards
South:	Agricultural Residential/ Agricultural	A-R/A-1	Single-Family Residences
West:	Agricultural Residential	A-R	Orchards

Prior Actions/Entitlements

This tentative map has been subject to several extensions. The first two one year extensions were discretionary extensions approved by the Planning Commission and the five extensions prior to this application were statutory extensions granted by the State of California.

First Extension Application No. EXT07-001 to MAS04-003 was approved by the Planning Commission on February 28, 2007, to extend the approval to March 9, 2008, subject to 10 conditions of approval and subsequent requirements from the Department of Public Works Roads Division.

Second Extension Application No. EXT08-001 was approved by the Planning Commission on February 27, 2008, to extend the approval to March 9, 2009, subject to 10 conditions of approval.

Thereafter, the State of California has granted five automatic extensions to MAS04-003:

- In 2008, Senate Bill SB-1185 automatically extended the expiration date by 12 months to March 9, 2010 (EXT08-068)
- In 2009, Assembly Bill AB-333 automatically extended the expiration date by two years to March 9, 2012 (EXT09-014)
- In 2011, Assembly Bill AB-208 automatically extended the expiration date by two years to March 9, 2014 (EXT11-009).
- In 2013, Assembly Bill AB-116, automatically extended the expiration date by two years to March 9, 2016 (EXT13-009).
- In 2015, Assembly Bill AB-1303 automatically extended the expiration date by two year to March 9, 2018 (EXT15-009).

ANALYSIS

Project Description

The application is a request for an 8th extension to record the tentative map to divide 23.28 acres into 19 one acre residential lots. If the final map is not recorded by March 9, 2018, the tentative map will expire.

In a letter dated February 27, 2018, the property owners submitted a timely request for a one year extension. No new improvements are proposed.

Consistency with Adopted Plans and Policies

1. General Plan

The 2030 General Plan provides a set of guiding principles, goals, and policies that communicate the adopted philosophy of the County regarding growth, development and sustainability. These statements, together with adopted diagrams, standards and analysis, provide the context under which specific land use proposals are reviewed. The 2030 General Plan is therefore considered the local "constitution" for planning and development and serves to direct the physical growth and development of the County for the long term.

The project site is designated Cressey Agricultural-Residential in the General Plan. There have been no significant changes to the project, project site, or surrounding area since the subdivision was approved by the Planning Commission on March 9, 2005. The project remains consistent with the General Plan with regards to density standards and residential character of the surrounding area.

2. Zoning Code

The project site is zoned A-R (Agricultural-Residential) per the Merced County Zoning map. The purpose of the agricultural-residential zone is to provide areas for rural residential development and hobby farming and limited animal raising operations with less than a full range of urban services. It is intended that this zone typically serve as a transitional area between more dense urban communities and agricultural uses with the option of allowing either one unit or three units per acre.

There have been no significant changes to the project, project site, or surrounding area. The project remains consistent with the A-R (Agricultural-Residential) zoning in terms of density, setbacks, parking standards, lot sizes, etc.

3. Other Adopted Plans and Policies

Subdivision Map Act

Pursuant to Section 66452.6 of the Subdivision Map Act, an approved or conditionally approved tentative map shall expire 24 months after its approval. After the 24-month period, an approved tentative map may be extended by a legislative body for a period or periods not to exceed a total of six years. Although this is considered the 8th extension to the major subdivision tentative map, five of the seven extensions were automatic extensions granted by the State of California. EXT18-002 would be the third discretionary extension considered by the Planning Commission and not automatically granted by the State of California.

California Environmental Quality Act (CEQA)

On March 9, 2005 the Planning Commission adopted the Negative Declaration for Major Subdivision

Application No. MAS04-003. Staff has determined that pursuant to Section 15162 – “Subsequent EIRs and Negative Declarations”, the extension requires no further environmental review since adoption of the Negative Declaration and no changes to the environmental character of the site or the surrounding area.

Community Engagement

The project application was routed to applicable County departments, who had no additional comments.

Notice of the public hearing was mailed to all property owners located within 300 feet of the project on **April 13, 2018** and published in the Merced Sun-Star on **April 14, 2018**. No written or verbal comments were received by staff prior to the completion of this staff report.

CONCLUSION:

The analysis provided in this staff report finds that the project continues to be consistent with applicable provisions of the General Plan and Zoning Code. Furthermore, the extension requires no additional CEQA review under Section 15162 – “Subsequent EIRs and Negative Declarations” of the CEQA Guidelines.

Staff recommends the Planning Commission approve Extension Application No. EXT18-002 based upon the findings and subject to the proposed conditions of approval.

RECOMMENDED PLANNING COMMISSION ACTION:

A. CEQA Determination

MOTION: Determine no further environmental review is required in compliance with CEQA Section 15162 – “Subsequent EIRs and Negative Declarations” of the CEQA Guidelines based on the findings listed in the Staff Report.

CEQA Findings:

1. The Merced County Planning Commission adopted the Negative Declaration for Major Subdivision No. MAS04-003 on March 9, 2005.
2. The only change to the project resulting from Extension Application No. EXT18-002 is to extend the time for recordation of the tentative map for Major Subdivision Application No. MAS04-003.
3. The extension in time for recording the Final Map does not constitute substantial changes to the project, and therefore does not warrant preparation of a subsequent environmental document and no new information has been identified that would require revisions to the Negative Declaration in accordance with Section 15162 of the CEQA Guidelines.
4. There have been no changes to the environmental character of the project site or surrounding area since Major Subdivision No. MAS04-003 was approved.
5. The determination that the application is exempt from CEQA review reflects the independent judgment of the County.

B. Project Determination

MOTION: Approve Extension Application No. EXT18-002 based on the findings included in the staff report and subject to the proposed conditions of approval.

Project Findings:

1. The approved tentative map is to subdivide 23.28 acres into 19 one acre residential lots.
2. The project site is located on the south side of Palm Avenue, approximately 750 feet east of Santa Fe Avenue in the Cressey area.
3. The project area is designated as Cressey Agricultural-Residential and zoned A-R (Agricultural-Residential).
4. The subdivision application conforms to the Merced County Zoning Code, Section 18.008.030 for the design and size of new lots and is compatible with the purposes.
5. The subdivision application conforms to the Merced County Subdivision Code, Section 17.08 (Major Subdivisions) and Section 17.04.050 (Design Requirements).
6. The project has been reviewed by the Department of Public Works Road Division, Department of Public Health Environmental Health Division, Department of Public Works Building and Safety Division, and the Fire Department.
7. The project, as conditioned, is consistent with the Merced County General Plan, compatible with surrounding area and uses, and has the potential to meet all applicable development requirements.
8. The proposed subdivision does not meet the findings for denial listed in Section 66474 of the Subdivision Map Act as the design is consistent with the County General Plan and with the implementation of the proposed mitigation measures, the site is: physically suitable for the size and density for this type of development; it will not cause substantial environmental harm; it will not create serious health problems; and it does not conflict with existing public easements.
9. The project, as conditioned, will not have an adverse impact on public health, safety, or general welfare.
10. The public hearing has been adequately noticed and advertised.

ATTACHMENTS/EXHIBITS

- A. Proposed Conditions of Approval
- B. Map
- C. Applicant's Request for Extension

cc.

Property Owner – Bhupinder Sahota

EXHIBIT A



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Mark J. Hendrickson
Director

Steve Maxey
Deputy Director

2222 "M" Street
Merced, CA 95340
(209) 385-7654
(209) 726-1710 Fax
www.co.merced.ca.us

Equal Opportunity Employer

EXT18-002 CONDITIONS OF APPROVAL

Merced County Community and Economic Development Department

1. Approval of this extension shall extend the period of time for recording the final map to March 9, 2019.
2. The Project shall comply with the mitigation measures contained in the Mitigated Negative Declaration and Initial Study related to Air Quality, Geology/Hydrology, Noise, and Traffic/Circulation.
3. The Project shall comply with the requirements of the Public Works Department as follows (as further described in Memo dated April 6, 2004):
 - a. Safety Improvement Level 1 requirements as set forth in Chapter 16.08 of the Merced County Code, which generally includes dedication of right-of-way and public utility easements, roadway construction and installation of matching pavement along existing roadways, street lighting, storm drainage systems and underground or relocate utilities and irrigation facilities.
 - b. Prior to final map recordation, the owner shall perfect quiet title pursuant to Section 760.010, et seq., of the California Code of Civil Procedures, of the fee interest canal reserved by S.F.B. Morse in the deed from Morse to MacLeod recorded in Volume 119, Deeds, Page 409, Merced County Records, and as delineated on the Parcel Map for Gilbert Tanji recorded in Volume 82 of Parcel Maps at Pages 42 and 43, Merced County Records.
 - c. The developers shall comply with the terms of the Deferment of Construction Agreement recorded in Volume 3615 of Official Records at Page 697, Merced County Records, as required by Minor Subdivision No. 96035, for Parcels 1,2,3,4 and Remainder as shown in Parcel Map for Gilbert Tanji recorded in Volume 82 of Parcel Maps at Pages 42 and 43, Merced County Records. Santa Fe Drive right of way width shall be 100 feet pursuant to Section 4.01.C of the Merced County Department of Public Works Improvement Standards and Specifications. Existing Santa Fe Drive shall be widened with a 4-foot wide paved shoulder and 4-foot wide gravel shoulder. Palm Avenue, a minor rural collector roadway, right of way width shall be 30 feet from centerline if vertical curb and gutter is installed or 40 feet from centerline if roadside ditch is constructed. A 50-foot radius shall be dedicated at the northwest boundary of Parcel 4 at the Palm Avenue and Santa Fe Drive intersection. A 10-foot wide public utility easement shall be dedicated along the Palm Avenue and Santa Fe Drive frontages of the aforementioned parcels. Parcels 1, 2, 3, and 4 shall be included in the

EXHIBIT A

subdivision street lighting and storm drainage maintenance zone of benefit in County Service Area Number One.

- d. Interior subdivision roadways shall be constructed pursuant to Drawing ST-06B of the Merced County Department of Public Works Improvement Standards and Specifications which was approved by Resolution 2004-43 by the Merced County Board of Supervisors.
 - e. The designation of street names shall conform to Section 17.04.050.B, Naming of Streets, of the Merced County Code.
 - f. The west Campus Court cul-de-sac shall be relocated to the east approximately 60 feet.
 - g. Lot 19 shall be reserved for storm drainage purposes on the final map. If Lot A Storm Drain Pond does not function to minimum County of Merced standards within two years from the recording date of the subdivision improvement agreement Notice of Completion, the percolation basin shall be expanded, at developer's expense, into Lot 19. The developer shall provide adequate security for design and construction of the basin expansion prior to recordation of the final map. If Lot A functions within County standards after the two year period, the County will vacate the reservation on Lot 19.
 - h. Release and relinquish all abutters rights of access to and from the entire Santa Fe Drive frontage of Lot 8 and Parcel 4 as shown on the Parcel Map of Gilbert Tanji recorded in Volume 82 of Parcel Maps at Pages 42 and 43, Merced County Records.
 - i. All lot grading shall be completed, all underground improvements shall be installed and aggregate base material on all new building permits. The developer shall take place until such time as all improvements are completed.
 - j. Provide centerline striping for those new roads which intersect the existing peripheral streets.
 - k. Developer/Applicant is advised that he/she may be obligated to comply with Federal Regulations for stormwater runoff issued by the U.S. EPA on November 16, 1990 (40 Code of Federal Regulations Parts 122, 123 and 124). For information and direction, contact the State Water Resources Control Board's Construction Activity Stormwater Hotline at (916) 341-5537, e-mail: stormwater@swrcb.ca.gov, or visit their website at www.swrcb.ca.gov.
4. This project shall comply with the Standard Conditions in Planning Commission Resolution No. 97-1.
 5. The project shall comply with the requirements of the Environmental Health Division. Soils analyses and percolation tests for each lot shall be submitted to the Division of Environmental Health prior to construction. The location of the tests shall be where the proposed septic systems would be installed.
 6. The project shall be subject to the current Regional Transportation Impact Fee, established by Ordinance No. 1749, at the time of building permit issuance.

EXHIBIT A

7. The project shall be subject to the current Law Enforcement Facilities Impact Fee established by Resolution No. 2004-148, adjusted for inflation, in place at the time of building permit issuance.
8. The project shall be subject to the current Fire Facilities Impact Fee established by Resolution No. 2004-149, adjusted for inflation, in place at the time of building permit issuance.
9. Prior to recordation of the final map creating new County roads, the owner shall provide all documentation and pay all fees associated with forming a road maintenance zone of benefit in County Service Area Number One for extended road maintenance service which includes, but is not limited to, street sweeping.

County Counsel

10. **INDEMNITY AND HOLD HARMLESS AGREEMENT:**

Bhupinder Sahota has the contracted duty (hereinafter "the duty") to defend, indemnify and hold harmless the County of Merced, its Board of Supervisors, commissions, officers, employees, agents, and assigns (hereinafter "COUNTY") from any claim, action, or proceeding arising out of, or in connection with the COUNTY's approval of the project including, but not limited to, COUNTY's actions regarding related environmental determinations. This obligation shall extend to any such claim, action, or proceeding against COUNTY to attack, set aside, void, or annul, an approval by COUNTY. This duty shall arise at the first claim, action, or proceeding against COUNTY. In the event that a claim, action, or proceeding is brought, COUNTY shall promptly notify the applicant and cooperate fully in the defense. This clause for indemnification shall be interpreted to the broadest extent permitted by law.



TENTATIVE SUBDIVISION MAP REQUIREMENTS
TITLE 17, SECTION 17.0401(a)(2)
MERCED COUNTY CODE

- A. LOCATION MAP AS SHOWN
- B. NAME OF SUBDIVISION, RIVER REACH ESTATES, SUBDIVISION # _____, DATE NORTH ARROW, AND LEGAL DESCRIPTION ARE SHOWN ON MAP.
- C. OWNERS: TRANT EQUEST TRUSTEE, MARIETTA, CA 95840, PHONE: _____
- DEVELOPER: HAYWARD SAKOYA, 10445 VINEWOOD ROAD, REDDING, CA 96001, PHONE: (530) 534-4444
- D. JURISDICTION: THE STATE OF CALIFORNIA, COUNTY OF MERCED, DISTRICT 10.
- E. EXISTING CONTROLS ARE SHOWN ON MAP.
- F. LOCATION, WIDTH, PROPOSED NAMES OF STREETS AND ALL STREETS SHOWN ON MAP.
- G. ALL STREET WIDTHS ARE LESS THAN 16'. ALL STREET WIDTHS ARE SHOWN ON MAP.
- H. LOCATION, WIDTH, AND ORIENTATION OF ALL EASEMENTS ARE SHOWN ON MAP.
- I. SERVICES BY ON-STREET SERVICE CANALS AND DOMESTIC WATER SERVICE BY INDIVIDUAL WELLS, STORM WATER DISPOSAL AREAS, COUNTY RECOGNITION.
- J. NO OPEN SPACES PROPOSED AT THIS TIME.
- K. EXISTING OWNERSHIP OF ADJACENT LAND IS SHOWN ON MAP.
- L. LOCATION, NUMBER, AND WIDTHS OF ALL EXISTING ROADS, CANALS AND STREETS, HIGHWAYS AND AIRWAYS ARE SHOWN ON MAP. TWO STRIPS ON OTHER WATER CONVEYANCE FACILITIES ARE IN ON EMBAYMENT ADJACENT TO THE SUBDIVISION.
- M. EXISTING UTILITIES WITHIN THE SUBDIVISION AND ADJACENT WELLS ARE SHOWN AND SHOWN.
- N. ALL LOTS ARE TO BE RESIDENTIAL, USE EXCEPT LOT 'A', WHICH IS DESIGNATED AS A STORM WATER BASIN.
- O. AMONGST THE LOTS, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
- P. THIS SUBDIVISION IS NOT IN A FLOOD ZONE.
- Q. MAP IS IN CONFORMANCE WITH THE MERCED COUNTY GENERAL PLAN.



VESTED TENTATIVE MAP
ERY # 18002 OF MAJOR SUBD 04003
RIVER REACH ESTATES

BEING A SUBDIVISION OF LOTS 5, 6, 7 AND A PORTION OF LOT 39, HITCHLAND MAP OF GRESSLY COLONY, VOLUME 7, OFFICIAL PLATS, PAGE 14, MERCED COUNTY RECORDS, AND LYING IN SECTION 16, T. 5 S., R. 12 E., MOUNT Diablo BASE & MERIDIAN

MERCED COUNTY, CALIFORNIA
JANUARY 2004



- LEGEND:**
- CURB & GUTTER
 - PARALLEL TRACKS
 - CATCH BASIN
 - EXISTING POWER POLE
 - STORM DRAIN
 - STREET LIGHT
 - WATER WELL
 - ASSESSOR'S PARCEL NUMBER

RIVER REACH ESTATES VESTING TENTATIVE MAP APN: 140-170-068		WORK ORDER: 0209-04 Drawn by: [Signature] DESIGNED BY: [Signature] CHECKED BY: [Signature]		Pedersen Engineering Inc. Consulting Civil Engineers P.O. Box 648, San Andreas, Ca. 95249 Phone (209) 754-4205 Fax (209) 754-0139	NO. _____ REVISION DESCRIPTION _____ DATE _____ BY _____
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2-27-2018

RIVER. Recch

MAJOR SUBDIVISION. 04003

APN 140-170-068

I WANT TO EXENT FOR ONE YEAR.

BECAUSE NOTHING IS SELLING YET.

BHOPIINDER KAUR SAHOTA
8499 MONTE CRISTO AVE
LIVINGSTON - CA 95334
PH 209-394-7986



8th EXT TO MMS 04003 - EXT # 18002