



Item Number: 3

## Planning Commission

### CONTINUED PUBLIC HEARINGS

Meeting of: September 11, 2024

**Submitted By:**

Alex Jauregui, City Planner

**Case:**

PLAN21-00033

**Subject:**

A Tentative Tract Map with an Initial Study and a proposed Mitigated Negative Declaration to allow for the creation of 107 single-family residential lots from three existing undeveloped parcels zoned R-1 (Single Family Residential).

**Applicant:**

Bedford Opportunity Fund II LLC

**Location:**

Southwest corner of Nyack Road and Mesa View Drive

**Recommendation:**

Staff recommends that the Planning Commission conduct a public hearing, receive testimony regarding the proposed project and take the following actions:

1. **Environmental Assessment** – Adopt the attached Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program for the project; and
2. **Tentative Tract Map** – Adopt Resolution No. P-24-041, approving Tentative Tract Map Case No. PLAN21-00033, subject to the attached conditions of approval.

**Summary:**

The applicant is requesting approval of Tentative Tract Map No. 20454 in order to allow for the recordation and development of a 107-lot single-family residential subdivision in a single phase. The proposed map includes a design in accordance with the Single-Family Design Guidelines, as the tract incorporates dual use drainage basins that are designed as entry features, proposes a tract layout designed to limit vehicular trips to those serving the proposed lots, and provides access and landscaping improvements to the drainage

channel along the western edge of the site. Access to the subdivision is served via Circulation Element roadway Mesa View Drive (Collector) and local roadway Nyack Road, which provide sufficient vehicular access to the proposed subdivision. Staff finds that the proposed single-family residential subdivision complies with the various Municipal Code standards and guidelines as conditioned and discussed further in the Staff Analysis.

Additionally, this proposal was continued from the Planning Commission's August 14, 2024, public hearing in order to allow the applicant time to review and discuss the proposed Conditions of Approval. Subsequently, City Planning and Engineering Staff met with the applicant to review various Conditions of Approval proposed, resulting in the discussion and clarification of conditions relating to:

- Environmental measures
- Reclaimed water standards
- Community Facilities Districts
- Roadway improvements/dedications
- Sewer/water connections
- Fair share costs of signal improvements

After discussion with the applicant, minor revisions have been made to the proposed conditions to resolve typographical errors as well as remove redundant standards relating to deferred drainage facility/sewer fees, which are not being requested. Accordingly, Resolution No. P-24-041 (Attachment A) has been updated to reflect the applicant's questions and comments on the proposed Conditions of Approval.

## **Discussion/Analysis:**

### **1. Environmental Assessment.**

An Initial Study and Mitigated Negative Declaration (Attachments C & D) have been prepared for the Tentative Tract Map in accordance with Section 15070 of the California Environmental Quality Act (CEQA), and all of the proposed mitigation measures have been included within the proposed Conditions of Approval (Conditions of Approval No. 23 - 59). Mitigation measures for air quality, biological resources, cultural and tribal cultural resources, greenhouse gases, hazardous materials, noise, geology and soils, as well as transportation were included in the proposed Mitigated Negative Declaration that will ensure that any potential effects on the environment are considered less than significant. As of the close of the required CEQA review period on July 29, 2024, no comments have been received regarding the Initial Study and Mitigated Negative Declaration.

### **2. Tentative Tract.**

#### **Title 16 Compliance**

- As conditioned, the proposed Tentative Tract Map (Attachment B) meets all development standards of the underlying R-1 (Single-Family Residential) Zone District, including minimum lot sizes and dimensions, usable area, and dwelling unit density. With the inclusion of Condition of Approval 1 that will require minor lot configuration adjustments prior to final map recordation to ensure all lots meet

minimum size and dimension standards, such as Lot 52 that is currently deficient in required lot width by one foot, all lots will be compliant with minimum Title 16 standards. Additionally, the tentative map includes a density of approximately 3.5 dwelling units per gross acre, less than the maximum density of 5 units per acre permitted by the R-1 Zone District.

- The proposal is in conformance with the Single-Family Design Guidelines and is designed to reduce through streets by the use of varied access points that should limit vehicular trips to those serving the proposed lots. Additionally, the proposal will accommodate dual use drainage facilities that can be utilized as landscaped entry features along the Mesa View Drive frontage. The proposed tentative map incorporates the following elements in accordance with the Single-Family Design Guidelines:
  - Lot Design – Varying lot widths, lot sizes, and lot configurations are included throughout the tract, which will encourage various home designs, layouts, and placement. Additionally, excepting for exiting roadways Mesa View Drive and Nyack Road, the proposal is designed without through streets that will limit vehicular trips within the subdivision.
  - Drainage Facilities – Required drainage basin “Lot F” is designed to be utilized in conjunction with “Lot G” as an entry features to the tract and “Lot A” and “Lot C” are designed with additional landscape areas in “Lot B” to complement the drainage channel and access road/walking path that traverses the western edge of the site. Final design of the basins and recreational amenities is subject to additional Site Plan review prior to final map recordation in order to finalize slopes, size, landscaping, walls and recreational amenities as outlined in Condition of Approval 8.
  - Entry Landscaping – Required LMAD areas along Mesa View Drive and drainage areas that return at the proposed local roadway entry point at Don Felipe Street creates a landscape entry features at the subject access point to the subdivision.

### **Miscellaneous**

- In addition to the correspondence received during the project’s CEQA review process, comments were received from various agencies/entities as a result of City requests for comment on the proposed tentative tract map prior to CEQA review. Comments were received from various agencies/entities as a result of City requests for comment on the proposed tentative tract map. Comments from the Lahontan Regional Water Quality Control Board (Lahontan), Mojave Desert Air Quality Management District (MDAQMD), and the San Manuel Band of Mission Indians (SMBMI) were received, and their comments have been addressed in the Initial Study and Mitigated Negative Declaration (Attachments C & D). A brief synopsis of all comments received is discussed as follows:

- Lahontan Comments (Attachment E): Addresses required environmental reviews via CEQA, incorporation of low impact development to maintain natural drainage paths and maximize groundwater recharge, implementation of stormwater control measures, consideration of spill prevention and response, and required Federal and State permits. As proposed, the included Mitigated Negative Declaration assess and addresses the noted concerns, and includes Mitigation Measures BIO-6, BIO-7 & HAZ-1 (Conditions of Approval Nos. 31, 32, & 44) accordingly. Additionally, the Initial Study review period ended on July 29, 2024, and Lahontan provided no additional comments.
- MDAQMD Comments (Attachment F): Addresses dust mitigation concerns that have been included as Mitigated Negative Declaration Mitigation Measures AQ-1, AQ-2 & AQ-3 (Conditions of Approval No. 23-25) accordingly.
- SMBMI Comments (Attachment G): Received as a result of required Assembly Bill 52 tribal noticing, which resulted in comments from SMBMI that were included in the Initial Study and Mitigated Negative Declaration as Cultural Resource Measures CUL-1, CUL-2 & CUL-3 (Conditions of Approval Nos. 34-36) and Tribal Cultural Resource Measures TCR-1 & TCR-2 (Conditions of Approval Nos. 58 & 59).
- The subject property was previously approved for the development of 113 lots in conjunction with Tentative Tract Map 17486. Tentative Tract Map 17486 has since expired and proposed Tentative Tract Map No. 20454 results in an improved subdivision design with reduced through streets and enhanced amenities.
- Street names have been previously selected from the City's Master Street Name List and reserved for the subject Tentative Tract in conjunction with previous Tentative Tract Map 17486 that has since expired. Previously approved street names that are proposed to be reused include Don Felipe, Don Fernando, Don Miguel, Howell, and Jacklin, which will remain reserved for the subject proposed. However, the street name Olivia has also been included in the proposal, which was not previously reserved and is not included the City's Master Street Name List of available names; therefore, Condition of Approval 15 has been included, requiring a new name to be selected from the City's Master Street Name List to replace the unapproved street name.

**Site Characteristics:**

	<b>Existing Land Use</b>	<b>General Plan</b>	<b>Zoning</b>	<b>Specific Plan</b>
Site	Vacant / Undeveloped	Low Density Residential	R-1	N/A
North	Vacant / Undeveloped	Low Density Residential	R-1	N/A
South	Vacant / Undeveloped	Low Density Residential	R-1	N/A
East	Single-Family Residences	Low Density Residential	R-1	N/A
West	Vacant / Undeveloped	Low Density Residential	R-1	N/A

**Number of Radius Letters Mailed: 47**

**Attachments:** Attachment A - Resolution No. P-24-041  
Attachment B - Tentative Tract Map No. 20454  
Attachment C - Initial Study w/Special Studies  
Attachment D - Draft Mitigated Negative Declaration  
Attachment E - Lahontan Comments  
Attachment F - MDAQMD Comments  
Attachment G - SMBMI Comments  
Attachment H - Aerial Image