

City of Coachella
Development Status Report
SEPTEMBER, 2015



Prepared By
Development Services Department

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City of Coachella Development Status Report

September, 2015

<i>Case</i>	<i>No.</i>	<i>Name /Description</i>	<i>Location</i>	<i>Contact Person</i>	<i>Approval Date & Status</i>
AR EA CUP	04-22 04-18 201	<u>Jackson Square</u> Commercial Center 136,452 Sq. Ft.	SEC of Jackson and Avenue 48	A/S Coachella Centers Lp 18980 Ventura Blvd. #2 ND Tarzana, CA. 91356	PC approved 1/19/05 Undeveloped phases remaining
AR	05-31	282 SF Units Subdivision <u>Vista Escondida</u> 46.64 Acres (TTM 32264)	NWC Shady Lane & Avenue 54	Blake Jumper (760) 399-7263	PC approved 1/18/06 Vacant Lots in 65% of Tract
AR	08-02	<u>Rancho Cielo</u> 72 SF Homes	S of Ave 52 at Genoa Drive	C. V. Housing Coalition 45-701 Monroe Suite G Indio CA 92201 (760) 347-3157	PC approved 3/19/08 Subdivision construction completed.
AR CUP	09-09 242	Retail Building	SWC Ave 52 & Harrison St.	Nachhattar S. Chandi P. O. Box 2817 Indio CA 92202 (760) 396-9260	PC approved 9/2/09 Retail shop on-hold. A.R. expired for pad building
AR	12-02 (Admin)	Construct 1,755 sq. ft. Single Family Residence with 309 sq. ft. casita	85-501 Avenue 50	Jaime Sanchez 81399 Avenida Gonzalez Indio, CA. 92201	Director approved 5/24/12
AR	12-03	Multi-Family Residential	SW corner Bagdad & Calle Avila	Chelsea Investment Group 5973 Avenida Encinas CA. 92008 (619) 756-3393	PC approved 9/16/09 CC approved 10/28/09 PC approved 5/16/12 CC approved 6/13/12 1 st Phase completed.
AR	12-06	101 Unit Multi-Family Rehab and & new construct of community building	84720 Avenue 52	Coachella Community Homes Association 45701 Monroe Street, Suite G Indio, CA. 92201	PC approved 6/20/12 Construction completed.

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	AR CUP TPM	12-07 254 36481	Four (4) new commercial buildings, drive thru, retail and car wash	48055 Grapefruit Blvd.	The Chandi Group USA 350 N. Glenoaks Blvd., Suite 307 Burbank, CA. 91502	PC approved 11/7/12 CC approved 12/12/12
	AR	12-08	Genevieve Thomas Façade renovations and parking/landscaping improvements	1639 – 1667 6 th Street	Robert Ricciardi 75860 Sarazen Way Palm Desert, CA. 92211 (760) 408-1208	PC approved 11/7/12 No construction pursued.
	AR	13-01	<u>Food 4 Less</u> Fueling station expansion	49245 Grapefruit Blvd	Fiedler Group 2322 W. 3 rd Street Los Angeles, CA. 90057 (213) 381-7891	PC approved 3/6/13 Time Ext. to 3/6/15
	AR	13-02	<u>Vista Escondida</u> Two residential plans for construction of 17 homes.	NWC of Shady Lane and Avenue 54	Lennar Homes of California	PC approved 4/17/13 Construction completed.
	AR	13-03	<u>Wholesale Nursery</u> To restore site for Wholesale Nursery	83740 Avenue 52	Johnson Family Trust 5703 E. Rockinghorse Way Orange, Ca. 92869	Administrative Approval June 20, 2013
	AR	13-08	Bellissima Infill Construct 21 homes within Tract 31978-2	East of Frederick on Bellissima Ave and Bella Roma Lane	CV Housing Coalition 45701 Monroe Street Indio, CA. 92201 (760) 347-3157	PC approved 3/19/14 Under Construction
	AR EA	14-02 14-03	<u>Double Date Packing Facility</u> Construct new 35,500 sq. ft. date packing facility	86301 Industrial Way APN 763-131-061	Steven Gilfenbain 9777 Wilshire Blvd., #900 Beverly Hills, CA. 90212 (310) 651-2591	PC approved 12/17/14 Under Construction
	AR	14-03	<u>Tierra Bonita</u> Construct 45 SF Homes within Tract 31158	NE corner of Frederick St and Ave. 53	CV Housing Coalition 45701 Monroe Street Indio, CA. 92201 (760) 347-3157	PC approved 11/19/14

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	AR EA COZ	14-04 14-05 14-02	<u>Ocean Mist Farms Expansion</u> Demolition, reconstruction, and addition to existing produce packing and distribution facility.	52-300 Enterprise Way	Walker Engineering (Agent) 1723 21 st Street Santa Monica, CA.	PC approved 12/17/14 CC approved (COZ) on 2/25/15 Under construction
	AR	14-05 (Admin)	<u>Interim Residence & Date Grove</u>	83-888 Ave. 51	Robert Melkesian Desert Empire Homes 68-990 Harrison St. Thermal, CA. 92274 (760) 485-1006	Director approved 12/18/14
	AR	14-06 (Admin)	<u>Jones Brothers</u> Install 1,440 sq. ft. of Modular Office	85-900 Jones Court	Michael Jones 85-900 Jones Court Coachella, CA. 92236 (760) 347-2291	Director approved 12/18/14
	AR	15-01	<u>Smart & Final</u> Freestanding Signs	49978 Harrison Street	Tom Apodaca Smart & Final 600 Citadel Dr. Commerce, CA. 90040	Director approved 2/20/15 Construction completed.
	AR	15-02 (Admin)	<u>Popeye's Restaurant @ T & A Center</u> Façade Renovation	46-155 Dillon Road	Cynthia Nolde GPD Group 5595 Transportation Blvd, Ste. 100 Cleveland, OH. 44125	Director approved 4/13/15 Under construction.
	AR	15-03	<u>Desert Valley Date</u> Phase V - 2,900 sq. ft. Industrial Addition	86-740 Industrial Way	Greg Kirkjan Desert Valley Date 86-740 Industrial Way (760) 398-0999	Director approved 4/23/15 In plan check review.
	AR	15-04 (Admin)	<u>Dollar Tree</u> Façade Renovation/Alteration	49-968 Harrison St	Keith Perry Efrain & Associates 8913 Olympic Blvd Beverly Hills, CA. 90211 (310) 659-1011	Director approved 5/13/15 Under construction.

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AR	15-05	<u>Anthony Vineyards</u> Construct 33,540 sq. ft. freezer and 14,816 sq. ft. shed	52-301 Enterprise Way	Robert Christopher Ross & Sons Construction 7828 So. Maple Ave. Fresno, CA. 93725 (559) 834-5947	PC approved 6/4/15 (Special Hearing) Under construction.
AR	15-08 (Admin)	<u>New Residence @ “The Villas”</u>	86155 Grenade Lane	Harry Chan P.O. Box 10310 Indio, CA. 92202	Director approved 10/13/15
AR	15-09	<u>Tierra Bonita – Phase 2</u> Construction of 39 single family dwellings	NE corner Frederick Street and Avenue 53	CV Housing Coalition 45701 Monroe Street Indio, CA. 92201 (760) 347-3157	PC approved 10/21/15
AR	15-10 (Admin)	<u>Ocean Mist Temporary</u> Modular Office 2,160 sq. ft.	52300 Enterprise Way	Ocean Mist c/o Hansen-Rice 1717 E. Chisholvo Drive Nampa, CA. 83687	Director approved 10-15-15
CUP	229 (Mod.)	<u>Olive Crest</u> Extension of time to operate school and approve new buildings.	52780 Frederick Street	Mike Bergstrom 52780 Frederick Street Coachella, CA. 92236	PC Approved 7/7/10
CUP	254 256	<u>AM/PM Expansion Project</u> Construct new carwash, drive-thru restaurant and retail buildings on 4.85 acres includes TPM 36481	Southwest corner of Ave. 48 and Grapefruit Blvd.	The Chandi Group USA P.O. Box 2817 Indio, CA. 92202 (760) 396-9260	PC approved 11/7/12
CUP	258	<u>AAA Storage</u> AAA storage expansion	53-301 Grapefruit Blvd.	AAA Attn: Jim & Terry Delhamer 29995 Technology Dr. Murrieta, CA. 92563	PC approved 1/16/13
CUP	259	<u>Coachella Tire Shop</u> Tenant Improvement for Tire Shop in existing Commercial Building	49980 Harrison Street	Miguel A Topete 87425 San Mateo Ave Coachella, CA. 92236	PC Approved 8/7/13 CUP 259 Time Extension Pending. Grading Plans approved

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	CUP EA	260 14-02	<u>Valle Verde Recycling</u> Chip Wood & Grind	84-811 Ave. 48	Marco Ruiz 1773 Arroyo Glen Escondido, Ca. 92026 (619) 654-3968	PC scheduled 9/03/14 Continued indefinitely
	CUP AR	261 15-06	<u>Taco Bell</u> Construct new 2,029 sq. ft. drive thru restaurant	50-060 Harrison Street	Craig Smith Coachella Realty Associates 1401 Quail St., Suite 100 Newport Beach, CA. 92660	PC approved 7/15/15
	CUP AR EA	263 15-05	<u>Imagine School Expansion</u> To allow a charter school expansion (27,000 sq. ft.) with 15,000 sq. ft. of play area	84060 Van Buren Street	Imagine School 84-060 Van Buren Street Coachella, 92236	PC approved 9/30/15
	GPA EA TPM AR	09-04 09-05 36246 12-03	<u>Bagdad Apartments/Chelsea</u> GPA from RL (Low Density AR for 144 Unit Family Apartments Parcel Map Modification	SWC Calle Avila & Bagdad	Chelsea Investment Group 5993 Avenida Encinas Carlsbad, CA. 92008 (619) 756-3393	PC approved 9/16/09 CC approved 10/28/09 PC approved 5/16/12 CC approved 6/13/12 Phase I completed.
	GPA EA	13-02 13-01	<u>General Plan Update 2035</u> Comprehensive update to the City of Coachella's General Plan	Citywide	Luis Lopez Development Services Director PC – 11/5/2014 CC – 12/10/2014	Draft EIR 45-day Review from July 1, 2014 through August 15, 2014 CC approved 4/22/15
	TPM EA	33669 05-13	<u>Santa Rosa Design Center</u> (Industrial)	SEC Ave. 54 & Tyler Street APN 763-260-001	Brian Malloy 73733 Fred Waring Drive #110 Palm Desert, CA 92201 (760) 674-3505	PC approved 12/21/05 CC approved 1/11/06 1 yr ext to 1/11/17
	TPM EA	34368 08-01	<u>38 Industrial lots</u> 50.44 gross acres	W of Harrison E of RR S of Ave 48	A. Galstain Trust 106 West Broadway Suite 950 Glendale CA (818) 956-7999 (818) 244-2044 FAX	PC approved 3/19/08 CC approved 4/9/08 SB1185 Ext to 4//9/11 AB 333 Ext to 4/9/13 AB 208 Ext to 4/9/15 AB116 Ext to 4/9/17

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	TPM EIR GPA CZ SP DA	34993 04-01 04-03 04-03 04-01	540+ acres into 15 parcels <u>Shadow View</u> See related case TTM 34865 (Commercial site)	SE of Dillon Road between I-10 and 86 Expressway	T. R. Co - Bill Webster 160 Newport Center Drive Suite 240 Newport Beach, CA 92660 (949) 719-4975	PC - no action CC approved 9/12/07 AB116 Ext. to 9/12/16
	TPM EA CZ GPA	35428 07-08 07-04 07-02	35 acres TPM & Zoning for future commercial center. Remainder parcel for future medium density residential	E of Van Buren between Ave 52 & 53	Leja Farms Terrie Miller 5285 Diamond Heights Blvd #214 San Francisco CA 94131	PC approved 5/2/07 CC approved 6/13/07 SB1185 Ext to 6/13/10 AB 333 Ext to 6/13/12 AB 208 Ext to 6/13/14 AB116 Ext to 6/13/16
	TPM EA	35491 07-10	20 acres into 2 parcels 1 parcel for 200 unit high density apt complex 1 parcel sf residences	SWC Ave. 51 & Van Buren	Steve Gilfenbain 9777 Wilshire Blvd. #918 Beverly Hills, CA. 90210	PC approved 3/5/08 CC approved 5/28/08 LAFCO approved 3/13/08 SB1184 Ext to 5/28/11 AB 333 Ext to 5/28/13 AB 208 Ext to 5/28/15 AB116 Ext to 5/28/17
	TPM EA CZ	36244 07-09 07-05	2 lot Subdivision 3.34 acres	S of Ave 50 W of Tyler E of RR Tracks	Josue Coronel 84-639 Bagdad Coachella CA 92236 (760) 398-9656	PC approved 8/1/07 Revised by PC 10/6/10 CC approved 8/4/10 AB 208 Ext 8/4/14 Map recorded
	TPM	36858	Lusardi Property division of 63.5-acre vacant industrial parcel into six (6) parcels of land.	SEC of Industrial Way and Enterprise Way	Industrial Way Properties, LLC 1570 Linda Vista Drive San Marcos, CA. 92078-3808	PC approved 2/04/15 CC approved 2/25/15

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	TTM EA	31550 04-08	80 SF Units Subdivision	N of 54 th & E of Van Buren	Larry Hughes Brighton Properties 41800 Washington St., B-105-220 Bermuda Dunes, CA 92203 (760) 343-7297	PC approved 7-07-04 CC approved 8/03/04 Time ext to 8/3/08 <i>SB1185 Ext to 8/3/09</i> <i>AB 333 Ext to 8/3/11</i> <i>AB 208 Ext to 8/3/13</i> <i>AB116 Ext to 8/3/15</i>
	TTM EA	32075 04-05	232 SF Units Subdivision See AR 05-04 <u>Prado</u>	W of Frederick between Avenue 50 & 51	Freeman Freeman & Smiley, LLP 1920 Main Street, Suite 1050 Irvine, CA. 92614 Attn: Jill M. Draffin, Esq.	PC approved 5/19/04 CC approved 6/9/04 Final Map Recorded - Phase 1 8/16/05 1 yr ext to 6/9/08 <i>SB1185 Ext to 6/9/10</i> <i>AB 333 Ext to 6/9/12</i> Foreclosure proceedings on vacant land. Phase 2 Map expired.
	TTM EA AR CUP CZ GPA	32164 04-15 04-20 200 04-09 04-04	169 SF Units Subdivision See AR 04-20 <u>Sundate II</u> *Modification	NWC Avenue 53 and Frederick	BSC Coachella 168 LLC 17922 Fitch Irvine, CA. 92614	GPA PC approved 1-19-2005 EA, AR, CUP, CZ, TTM PC approved 2-15-06 CC approved 3/22/06 Time ext to 3/22/09 <i>SB1185 Ext to 3/22/10</i> <i>AB 333 Ext to 3/22/12</i> <i>AB 208 Ext to 3/22/14</i> <i>AB 116 Ext. to 3/22/16</i>
	TTM EA	32164 (Mod) 14-01	Modification of approved TTM 32164 to allow a 176-lot Single Family Subdivision	NWC Avenue 53 and Frederick Street	BSC Coachella 168, LLC 2449 Grivel Place Tustin, CA. 92782 Mike Peroni (760) 346-4750	PC scheduled 9/3/14 <i>*PC approved 9/03/2014</i> <i>*CC approved 9/24/2014</i>

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	TTM EA CUP CZ GPA	32263 05-11 207 05-04 07-04	322 SF Units Subdivision 64.64 acres See AR 05-21 Nickel creek	Ave 44, West of Dillon	Coachella-Nickel Creek LLC 5744 Canyon Road Amarillo, TX. 79109	PC approved 9/5/07 CC approved 9/12/07 <i>SB1185 Ext to 9/12/10</i> <i>AB333 Ext to 9/12/12</i> <i>AB208 Ext to 9/12/14</i> <i>AB116 Ext. to 9/12/16</i>
	TTM EA CZ Annex	32415 05-06 05-02 54	79 SF Units Subdivision 19.66 acres <u>Rancho Coachella Vineyards</u>	N of 52 W of Van Buren	Van Buren Investments Alex Bowie 4920 Campus Drive Newport Beach CA 92660	PC approved 6-15-05 CC approved 7-13-05 LAFCO approved 3/13/08 <i>SB1185 Ext to 3/13/11</i> <i>AB 333 Ext to 3/13/13</i> <i>AB 208 Ext to 3/13/15</i> <i>AB116 Ext to 3/13/17</i>
	TTM EA	32478 04-09	232 SF Units Subdivision Revised Plan 212 SF Units Subdivision <u>Brandenburg & Butters</u>	N of Ave 54, between Fillmore & Polk Street	Brookfield CA Land Holding, LLC 1522 Brookhollow Drive, Suite 1 Santa Ana, CA 92705 (714) 979-2456	PC approved 9/15/04 CC approved 4/26/06 1 yr ext to 4/26/09 <i>SB1185 Ext to 4/26/10</i> <i>AB 333 Ext to 4/26/12</i> <i>AB 208 Ext to 4/26/14</i> <i>AB116 Ext to 4/26/16</i>
	TTM EA CZ	33551 05-07 05-03	143 SF Units Subdivision Subdivision Gated 37 acres Los Suenos	SEC Avenue 49 & Calhoun	Lorin Dreyfuss P.O. Box 614 Rancho Mirage, CA. 92270	PC approved 8/17/05 CC approved 9/28/2005 Time ext to 9/28/08 <i>SB1185 Ext to 9/28/09</i> <i>AB333 Ext to 9/28/11</i> <i>AB208 Ext to 9/28/13</i> <i>AB116 Ext to 9/12/16</i>
	TTM AR EA CUP CZ	33556 05-24 05-14 210 05-05	295 SF Units Subdivision Acreage: 90+ acres <u>Eagle Falls</u>	N of I10 W of Harrison APN 601-400-001	Eagle Falls Partners LTD Partnership 7785 W Sahara Ave 100 Las Vegas, NV. 89117	PC approved 10/18/06 CC approved 11/29/06 <i>CC approved time extension</i> <i>to 11/29/16</i>

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	TTM	33589	Land Division for financing purposes – see TTM 35005 for project details	SEC Polk & Ave 50	Don Christopher 305 Bloomfield Ave Gilroy, CA 95020 (408) 847-1100	PC approved 6/18/08 CC approved 7/9/08 SB 1185 Ext to 7/9/11 AB 333 Ext to 7/9/13 AB 208 Ext to 7/9/15 AB116 Ext to 7/9/17
	TTM EA CZ GPA EIR	34087 06-16 06-12 06-04 06-01	272 SF Units Subdivision 80 acres Rancho Coachella Vineyards	NWC Ave 55 and Pierce	Van Buren Investments 4920 Campus Drive Newport Beach CA 92660 (949) 851-1300	PC approved 1/3/07 CC approved 1/24/07 SB1185 Ext to 1/24/10 AB 333 Ext to 1/24/12 AB 208 Ext to 1/24/14 AB116 Ext to 1/24/16
	TTM CZ EA	34293 06-08 06-07	129 SF Units Subdivision (Residential Spec)	N of Ave 51, W of Filmore, W of Polk	Brighton Properties, LLC 41-800 Washington St. Bermuda Dunes, CA 92203	PC approved 6/7/06 CC approved 6/28/06 Time Ext to 6/28/09 SB1185 Ext to 6/28/10 AB 333 Ext to 6/26/12 AB 208 Ext to 6/26/14 AB 116 Ext to 6/26/16
	TTM EIR GPA CZ SP DA	34865 04-01 04-03 04-03 04-01	1600 SF Units Subdivision 368 acres Shadow View See Related TPM 34993	SE of Dillon Rd between I-10 and 86 Expressway	T. R. Co - Bill Webster 160 Newport Center Drive Suite 240 Newport Beach, CA 92660 (949) 719-4975 Sale Pending	PC - no action CC approved 09/12/07 AB116 Ext. to 9/12/16
	TTM	35005	842 SF Units Subdivision 244 Multifamily units School site See related TTM 33589	SEC Polk & Ave 50	Don Christopher 305 Bloomfield Avenue Gilroy, CA 95020 (408) 847-1100	PC approved 6/18/08 CC approved 7/9/08 SB1185 Ext to 7/9/11 AB 333 Ext to 7/9/13 AB 208 Ext to 7/9/15 AB116 Ext to 7/9/17

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	TTM EA CZ GPA	35370 08-05 08-02 08-02	40 acre commercial site	NEC Ave 52 & Van Buren	George Kirkjan 86-740 Industrial Way Coachella CA 92236 (760) 398-0999	PC approved 5/21/08 CC approved 5/28/08 SB1185 Ext to 5/28/11 AB 333 Ext to 5/28/13 AB 208 Ext to 5/28/15 AB116 Ext to 5/28/17
	TTM AR EA CUP CZ GPA Annex	35523 07-13 07-16 231 07-08 07-05 60	<u>Villa Palmeras</u> 111 Single Family attached & detached residential 11.58 acres	South side of Ave 50 between Jackson St & Calhoun St	DSE Turco, L.P. Attn: Scott Carino 8910 University Center Ln Suite 690 San Diego CA 92122 (858) 458-3432 (858) 458-3412 FAX	PC approved 1/16/08 CC approved 5/28/08 SB1185 Ext to 5/28/11 AB 333 Ext to 5/28/13 AB 208 Ext to 5/28/15 AB116 Ext to 5/28/17
	TTM AR	36394 11-02	<u>The Vineyards – Phase 2</u> 46 R.V. lots w/ typical 512 sq. ft. garage/utility structures on 3.84 acres	44-800 Dillon Road	Robin Peterson 44-790 Dillon Road Coachella, CA 92236 (780)977-1077	PC approved 2/1/12 CC approved 3/28/12 AR continued indefinitely AB116 Ext to 3/28/16
	TTM	36555	<u>La Obra (Prado Ph. 2)</u> 107 lot SFR lots on 27 acres.	Northside of Ave. 51 between Van Buren & Chiapas Dr.	Sunwood Prado LLC 9740 Appaloosa Road, Suite 130 San Diego, CA. 92131 (619) 573-1805	PC scheduled 7/16/14 PC approved 9/03/2014 CC approved 9/24/2014
	TTM	36757	<u>Rancho Las Flores Ph. 2</u> 124 lot SFR lots on 31 acres	Northeast corner of Ave 49 and Van Buren St.	Glenroy Coachella, LLC 9601 Wilshire Blvd. #260 Beverly Hills, CA. 90210 (310) 461-3232	PC denied 07/16/2014 CC approved 10/08/2014
	SP GPA CZ EA TTM	14-01 14-01 14-01 14-04	<u>Vista del Agua Specific Plan</u> 280-acre subdivision with single-family residential, multi-family residential and commercial development.	S of Vista del Sur N of Ave. 48, E of Tyler St., W of Polk Street	James Kozak Strategic Land Partners, LP 12671 High Bluff Dr., Suite 150 San Diego, Ca. 92130	Screen check EIR being prepared by consultant.

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	VAR	15-02	<u>Install New 28.5 ft. Pole Sign</u> with 90 sq. ft. of sign area	49-978 Harrison Street	Smart & Final 600 Citadel Dr. Commerce, CA. 90040	PC approved 3/18/15 Construction finaled
	ZOA	14-02	<u>Development Agreement</u> <u>Ordinance</u>	Applicable Citywide	City-initiated application	PC approved 10/15/14 CC approved 11/12/14

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PC = Planning Commission

CC = City Council

Types = SF Single Family, MF Multiple Family, RMH Residential Mobile Homes, CG Commercial General, IND Industrial,
MH Manufacturing Heavy, MS Manufacturing Service, RE Residential Estate

Status of Projects = Under Construction, Approved, Pending Approval

Status of Maps = Constructed, Under construction, Recorded, Approved Tentative, Pending Approval

AR Architectural Review

CUP Conditional Use Permit

CZ Change of Zone

DA Development Agreement

EIS Environmental Initial Study

GPA General Plan Amendment

PAM Pre Application Meeting

PD Planned Development

TTM Tentative Tract Map or Tentative Subdivision Map

TPM Tentative Parcel Map

ZOA Zoning Ordinance (Text) Amendment

Tentative Maps (Tract and Parcel) are approved for 2 years and may be extended an additional year three times upon approval of their request and payment of application fees.

Senate Bill (SB 1185) automatically grants a 12 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2008 and will normally expire before January 1, 2011.

Assembly Bill 333 (AB333) automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2009 and will normally expire before January 2, 2012.

Assembly Bill 208 (AB208) automatically grants a 24 month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 15, 2011 and will normally expire before January 1, 2014.

Assembly Bill 116 (AB116) automatically grants a 24-month extension to any Tentative Tract or Tentative Parcel Map that was valid as of July 11, 2013.