



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

Planning Commission Staff Report Agenda Item No. 2 June 24, 2021

SUBJECT: Classified Conditional Use Permit Application No. 3706

Amend Classified Conditional Use Permit No. 2956 to allow for a 50 percent lot coverage (maximum 40 percent allowed) and a 15-foot rear yard setback (minimum 20 feet required) for 133 lots in the Tract Map No. 6189 (Phase 2 of Vesting Tentative Tract Map No. 4968) on a 38.78-acre parcel in the R-1-C (c) Zone District.

LOCATION: The project site is located approximately 1,600 feet south of Millerton Road, 2,167 feet west of Marina Drive, and two miles east of the unincorporated community of Friant (SUP. DIST. 5) (300-542-10S & 11S).

**OWNER/
APPLICANT:** 3B Development, Inc.

STAFF CONTACT: Ejaz Ahmad, Planner
(559) 600-4204

David Randall, Senior Planner
(559) 600-4052

RECOMMENDATION:

- Approve Classified Conditional Use Permit No. 3706 with recommended Findings and Conditions; and
- Direct the Secretary to prepare a resolution documenting the Commission's action.

EXHIBITS:

1. Conditions of Approval and Project Notes
2. Location Map
3. Existing Zoning Map

4. Existing Land Use Map
5. Site Plan/Floor Plan/Elevations
6. Applicant's Exception Request
7. Planning Commission Resolution, Staff Report for Classified Conditional Use Permit Application No. 2956, and Subdivision Review Committee Report for Vesting Tentative Subdivision Map No. 4968

SITE DEVELOPMENT AND OPERATIONAL INFORMATION:

Criteria	Existing	Proposed
General Plan Designation	Medium Low Density in the County-adopted Millerton Specific Plan	No change
Zoning	R-1-C (c) (Single-family residential, 9,000 square feet minimum parcel size; Conditional)	No change
Parcel Size	40 acres	No change
Project Site	Undeveloped land	Amendment to CUP No. 2956 to allow a 50 percent lot coverage (maximum 40 percent allowed) and a 15-foot rear yard setback (minimum 20 feet required) for 133 lots in Tract Map No. 6189.
Related Structural Improvements	N/A	See above
Nearest Residence	0.5-mile east of the project site	No change
Surrounding Development	Single-family residences	No change
Operational Features	N/A	N/A
Employees	N/A	N/A
Customers or Visitors	N/A	N/A
Traffic Trips	N/A	N/A
Lighting	N/A	Residential lighting
Hours of Operation	N/A	N/A

EXISTING VIOLATION (Y/N) AND NATURE OF VIOLATION: N

ENVIRONMENTAL ANALYSIS:

An Environmental Impact Report (EIR) and Mitigation Measures & Monitoring Program Matrix (See Exhibit 6) was certified as having been prepared and considered by the decision-making body in accordance with the California Environmental Quality Act (CEQA) when the Specific Plan was adopted in 1984. Several additional environmental studies have been prepared in the interim; the most recent being in December 1999.

Public Resources Code Section 21166 and California Environmental Quality Act (CEQA) Guidelines, Section 15162 (a) provided that when an Environmental Impact Report (EIR) has been certified for a project, no subsequent or supplemental EIR shall be prepared unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following has occurred: (1) substantial changes are proposed in the project which require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) substantial changes have occurred with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and (3) new information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified as complete has become available.

The subject proposal involves amendment to Conditional use permit No. 2956 that was approved with Vesting Tentative Tract Map No. 4968 and Site Plan Review No. 7082 to allow for an increase in lot coverage and reduction in the rear yard setback. The proposal will have no effect on the environment and is not subject to CEQA pursuant to Section 15061(b) (3) of the California Environmental Quality Act (CEQA) guidelines. Based on this assessment, Staff has concluded that preparation of a subsequent EIR, supplement or addendum to the Millerton Specific Plan EIR is not required and that the existing EIR, is adequate for the project.

PUBLIC NOTICE:

Notices were sent to 44 property owners within 1320 feet of the subject parcel, exceeding the minimum notification requirements prescribed by the California Government Code and County Zoning Ordinance.

PROCEDURAL CONSIDERATIONS:

A Classified Conditional Use Permit may be approved only if five Findings specified in the Fresno County Zoning Ordinance, Section 873-F are made by the Planning Commission.

The decision of the Planning Commission on a Classified Conditional Use Permit No. 3706 Application is final, unless appealed to the Board of Supervisors within 15 days of the Commission's action.

BACKGROUND INFORMATION:

The Millerton Specific Plan was originally approved in December of 1984, as provided for in the Sierra-North Regional Plan policies. The Specific Plan was amended in 1999, adding approximately 440 additional acres to the plan area. Millerton New Town is a planned

community on 1,260 acres planned to accommodate a population of 8,000 to 10,000 in approximately 3,500 residential units. The Plan provides for commercial and public facilities, recreation areas and open space, and describes standards and implementation methods to be used to develop the site.

Since the adoption of the Specific Plan in 1984, and the most recent Specific Plan Amendment in 1999, several land use entitlements have been approved within the Specific Plan area one of which is the Vesting Tentative Subdivision Map No. 4968. This Map was approved on December 14, 2000 concurrently with Classified Conditional Use Permit Application No. 2956 and Site Plan Review Application No. 7082, to divide 146 acres of land into 308 lots with a minimum lot size of 6,800 square feet.

Currently, Phase-I of Tract Map No. 4968 is under construction and the final map for Phase-II titled as Tract Map No. 6189 consisting of 133 lots on a 38.78-acre parcel has been filed. Tract Map No. 4968 was approved as a Planned Residential Development subject to the property development standards of the R-1-C, R-2, and R-1 Districts, except for the deviation granted for front yard setback, side yard setback, off street parking, and lot width. These deviations were authorized by CUP No. 2956 which did not include deviation from property development standards of R-1-C Zone District for lot coverage and rear yard setback. By filing the subject application (CUP 3706), the applicant is proposing to amend CUP No. 2956 in order to be allowed a 50 percent lot coverage verses 40 percent allowed and a 15-foot rear yard setback verses minimum 20 feet required in the R-1-C Zone District for all 133 lots in the Tract Map No. 6189.

Finding 1: *That the site of the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this Division, to adjust said use with land and uses in the neighborhood*

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Setbacks	Front: 25 feet Side: 7 feet Rear: 20 feet	<ul style="list-style-type: none"> • Front: Per CUP No. 2956 • Side: Per CUP No. 2956 • Rear: 15 feet 	No. Amendment to CUP 2956 is required to allow 15-foot rear yard setback.
Parking	one (1) parking space in a garage or carport for every dwelling unit.	N/A	N/A
Lot Coverage	40 percent of total lot area	50 percent of total lot area	No. Amendment to CUP 2956 is required to allow 50 percent lot coverage
Separation Between Buildings	6 feet between main building and accessory building	N/A	N/A

	Current Standard:	Proposed Operation:	Is Standard Met (y/n)
Wall Requirements	6-foot fence or wall	N/A	N/A
Septic Replacement Area	100 percent	N/A	N/A
Water Well Separation	Septic tank: 50 feet; Disposal field: 100 feet; Seepage pit: 150 feet	N/A	N/A

Reviewing Agency/Department Comments:

Zoning Section of the Fresno County Department of Public Works and Planning: Amendment to CUP No. 2956 required to allow deviation for lot coverage and rear yard setback in the R-1-C Zone District.

No other comments specific to the adequacy of the site were expressed by reviewing Agencies or Departments.

Analysis Finding 1:

The subject proposal entails a request to modify CUP No. 2956 approved in conjunction with Vesting Tentative Tract Map No. 4968 and Site Plan Review No. 7082 to allow a 50 percent lot coverage and a 15-foot rear yard setback for 133 lots in Tract Map No. 6189. This Map is a final map for Phase-II of Vesting Tentative Tract Map No. 4968. The current R-1-C zoning for Tract Map No. 6189 allows for a maximum 40 percent lot coverage and a minimum 20 feet rear yard setback.

Analysis of the Tract Map No. 6189 reveals that all single-family lots included in the tract are adequate in size to accommodate, where necessary and as proposed, either a 50 percent lot coverage or a 15-foot rear yard setback.

Also, the lot size will have no impact on the provisions of sewer and water services to the lots. All lots in the Tract will be served by community water system operated by County Service Area No. 34 and will connect to the County Service Area (CSA) 34 Wastewater Treatment Facility also operated and maintained by CSA 34.

Recommended Conditions of Approval:

None.

Conclusion Finding 1:

Based on the above information, staff believes all residential lots are adequate in size and shape to accommodate the proposal.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use*

		Existing Conditions	Proposed Operation
Private Road	No	N/A	N/A
Public Road Frontage	No	N/A	N/A
Direct Access to Public Road	No	N/A	Yes. All lots in Tract Map No. 6189 fronts on public street to be constructed to local road standard.
Road ADT (Average Daily Traffic)		N/A	N/A
Road Classification		N/A	Local Roads
Road Width		N/A	50 feet
Road Surface		N/A	Asphalt concrete
Traffic Trips		N/A	N/A
Traffic Impact Study (TIS) Prepared	No	N/A.	N/A
Road Improvements Required		N/A	Yes. All interiors road will be asphalt concrete

Reviewing Agency/Department Comments:

Road Maintenance and Operations Division of the Fresno County Department of Public Works and Planning: Project will have no effect on County-maintained roadways.

Design Division of the Fresno County Department of Public Works and Planning: No comments on the project.

Development Engineering Section of the Fresno County Department of Public Works and Planning: No comments on the project.

No other comments specific to the adequacy of streets and highways were expressed by reviewing Agencies or Departments.

Analysis Finding 2:

The Tact Map No. 6198 embodies a 38.78-acre site located approximately 1,600 feet south of Millerton Road, 2,167 feet west of Marina drive, and two miles east of the unincorporated community of Friant.

All individual lots in the Tract will be served by interior roads. These roads will connect to Lakeridge Drive which leads to Millerton Road traversing to the north of the Tract. The interior roads are proposed to be local roads and will be constructed to County standards in accordance with the Specific Plan. The Road Maintenance & Operations Division for the Fresno County Department of Public Works and Planning expressed no concerns about the project impact on County-maintained roadways.

Recommended Conditions of Approval:

None

Conclusion Finding 2:

Based on the above information, staff believes all interior roads for on Tract No. 6189 will be adequate in width and pavement to accommodate the traffic generated by this proposal.

Finding 3: That the proposed use will have no adverse effect on abutting property and surrounding neighborhood or the permitted use thereof

Surrounding Parcels				
	Size:	Use:	Zoning:	Nearest Residence:
North	24 acres 30 acres	Grazing land	R-1 (c)	420 northeast
South	80 acres	Grazing land	R-1-C (c)	None
East	39.5 acres	Grazing land	O R-1 (c)	1,450
West	3.27 acres 9.75 acres	Grazing land	R-1-B (c)	None

Reviewing Agency/Department Comments:

The Fresno County Fire Protection District’s (CalFire): The project shall comply with California Code of Regulations Title 24 – Fire Code; shall receive FCFPD conditions of approval prior to submitting construction plans to the County of Fresno Public Works and Planning and CalFire; and annex into the Community Facilities District No. 2010-01 of the CalFire. Where there is no roadway, or greenbelt, providing a 30-foot defensible space, a 30-foot disked area shall be maintained on the Western and Southern boundaries or a block wall shall be constructed. These requirements shall be in effect until development has taken place on both the western and southern boundaries of Tract 6189.

Fresno County Department of Public Health, Environmental Health Division (Health

Department): To protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by a licensed contractor. If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit shall be secured from the Health Department. Construction noise shall adhere to the provisions of the County Noise Ordinance Code.

Development Engineering Section; Resources Division; Natural Resources Division; Development Engineering and the County Surveyor of the Fresno County Department of Public Works and Planning: No concerns with the proposal.

Analysis Finding 3:

The 146 acres site for Tentative Tract Map No. 4968, approved in December 14, 2000, is located within the low foothills on the south side of Millerton Lake at elevations ranging from approximately 600 to 770 feet above sea level. Physical features for the site include two hills with peaks at the 770-foot elevation and 710-foot elevation along the northern portion of the Tract. Surrounding parcels range in size from under one acre to over 100 acres in size. Much of the site is vacant except for some under construction homes in Phase-1 of Tract Map No. 4968. Surrounding land uses include grazing land to the north, south and west and the Brighton Crest Subdivision and Golf Course to the east. Also, farther to the east is the Table Mountain Casino.

The appropriateness of urban development at this location and its relationship with surrounding land uses were assessed during the adoption of the Millerton Specific Plan. As noted earlier, the subject Tract Map No. 6189 is a final map for Phase-II of Vesting Tentative Tract Map No. 4968 that was approved concurrently with Conditional Use Permit Application No. 2956 and Site Plan Review Application No.7082. The 38.78 acres site for Tract Map No. 6189 consists of 133 residential lots and three outlots and is located approximately 1,600 feet south of Millerton Road and 2,167 feet west of Marina Drive within the Millerton Specific Plan boundary.

The applicant is proposing to amend CUP No. 2956 to deviate from the property development standards of R-1-C Zone District to allow increase in lot coverage from 40 percent to 50 percent and reduction in rear yard setback from 20 feet to 15 feet for all lots in Tract No. 6189.

Staff notes that amendment to CUP No. 2956 will have no effect on development of property in the immediate area. The increase in lot coverage and reduction in rear yard setback will be confined within the boundary of the lots it would apply to and therefore will have no effect on the adjacent or surrounding lots. The west boundary of the tract has lots that back up to the future school site and south boundary of the tract backs up to residential lots for Tract No. 4934 not built yet. Lots on the north boundary backup to a street that has a landscape buffer, and lots on east boundary have a side yard or front towards a parcel zoned "O"(Open Conservation).

Additionally, as discussed above in the "Analysis Finding 1" the proposal will have no impact on sewer and water supply to the lots as all lots in the Tract will be served by community water and community sewer system operated and maintained by County Service Area (CSA) 34.

Recommended Conditions of Approval:

See recommended Conditions of Approval, and Project Notes attached as Exhibit 1.

Conclusion Finding 3:

Based on the above information, and with adherence to the Condition of Approval, and mandatory Project Notes, staff believes that the proposal will have no adverse effect upon surrounding properties.

Finding 4: That the proposed development is consistent with the General Plan

Reviewing Agency/Department Comments:

Policy Planning Section of the Fresno County Department of Public Works and Planning: There are no Williamson Act Program or General Plan issues with the subject proposal.

Analysis Finding 4:

The policies of the General Plan that pertain to planned residential development allows for the reduction or waiver of property development standards, except for density, provided a more functional and desirable site or building environment will result, and there is not adverse impact on adjoining properties. Approval of the Vesting Tentative Tract Map No. 4968, concurrently with Conditional Use Permit No. 2956 and Site Plan Review No. 7082 includes deviation from the property development standards of R-1-C Zone District.

The Tract Map No. 6189 is the final map for Phase-II of Vesting Tentative Tract Map No. 4968 approved concurrently with Classified Conditional Use Permit No. 2956. By filing the amendment to CUP 2956, the applicant is seeking deviation from the property development standards of R-1-C (c) Zone District relating to lot coverage and building setback. The applicant is proposing a 50 percent lot coverage (maximum 40 percent allowed) and a 15-foot rear yard setback (minimum 20 feet required) for all lots in Tract Map No. 6189.

According to the applicant, a wide mix of floor plans, including many single-story plans, are offered to the customers. In lieu of the requested lot coverage and setback, the compensation provided is the maximum reasonable diversity of mix plans within the neighborhood which, in addition to offering flexibility to potential buyers, will create more variety of aesthetics in the neighborhood. Furthermore, all lots in Tract No. 6189 range from 66 feet to 68 feet in width and 116 feet to 140 feet in depth. The variation in depth is due to the large variation of lot elevations. The proposed 15-foot rear yard setback would apply to shallow lots starting from 116 feet depth whereas the 50 percent lot coverage, would apply to the deeper lots (up to 140 feet in depth) and are substantially bigger in size.

Staff concurs with the applicant that the subject request for deviation from property development standards will provide a more desirable and functional building environment. A single-story residential design would need additional lot coverage and would minimize privacy concerns which often comes with a two-story residential design. Likewise, the deviation in the rear yard setback will allow for greater flexibility to design the project around the topography of those portions of the site with greater slopes. These deviations will also allow grading work to be minimized thus helping to minimize erosion. This situation is made more unique by natural and developed public features contained within the Millerton Specific Plan. The subdivision fronts on to one of the designated Open Conservation areas within the Specific Plan.

Recommended Conditions of Approval:

None

Conclusion Finding 4:

Based on the considerations discussed above, staff believes that the subject proposal is consistent with the Fresno County General Plan and the Millerton Specific Plan.

Finding 5: That the conditions stated in the resolution are deemed necessary to protect the public health, safety, and general welfare.

Reviewing Agency/Department Comments:

Refer to the Reviewing Agency/Department Comments in Findings 1-4 of this report.

Analysis Finding 5:

Based on the project review by agencies, no mitigation measures or conditions of approval are required for the project. However, project notes have been included to assist in identifying existing non-discretionary regulations that apply to the project and have been known to the applicant.

Recommended Conditions of Approval:

None.

Conclusion Finding 5:

Based on the above information, Finding 5 can be made.

PUBLIC COMMENT:

None.

SUMMARY CONCLUSION:

Staff believes that the amendment to CUP No. 2956 to allow deviation from property development standards of R-1-C Zone District for lot coverage and building setback are consistent with the Fresno County General Plan and will have no impact on the surrounding properties.

SUMMARY RECOMMENDATION:

Based on the factors cited in the analysis, all the required Findings for granting the Classified Conditional Use Permit can be made. Staff therefore recommends Conditions of Approval, and Project Notes regarding mandatory requirements. Staff therefore recommends approval of Classified Conditional Use Permit No. 3706 subject to the recommended Conditions.

PLANNING COMMISSION MOTIONS:

Recommended Motion (Approval Action)

- Move to determine the required Findings can be made as noted in the staff report and move to approve Classified Conditional Use Permit No. 3706 amending Conditional Use Permit No. 2956 to allow for a 50 percent lot coverage (maximum 40 percent allowed) and a 15-foot rear yard setback (minimum 20 feet required) for all lots in Tract Map No. 6189 subject to the Conditions of Approval and Project Notes listed in Exhibit 1; and

- Direct the Secretary to prepare a resolution documenting the Commission's action.

Alternative Motion (Denial Action)

- Move to determine that the required Findings cannot be made (state basis for not making the Findings) and move to deny Classified Conditional Use Permit No. 3706; and
- Direct the Secretary to prepare a resolution documenting the Commission's action.

Mitigation Measures, Recommended Conditions of Approval and Project Notes:

See attached Exhibit 1.

EA:

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EXHIBIT 1

**Classified Conditional Use Permit Application No. 3706
Conditions of Approval and Project Notes**

Conditions of Approval	
1.	Development shall be in accordance with the Tract Map No. 6189 and the Applicant's Exception Request pertaining to lot coverage and rear yard setback.
2.	All Conditions of the Subdivision Review Committee Report for Vesting Tentative Subdivision Map No. 4968 and Classified Conditional Use Permit No. 2956 shall remain in full force and effect.
	This Use Permit shall be tied to Vesting Tentative Subdivision Map No. 4968; if the tract expires, the Conditional Use Permit shall also expire. Note: Per the Section 873 – I. 1. of the Zoning Ordinance, a Conditional Use Permit authorizing a tentative map expires concurrently with the expiration date of the tentative or vesting map and may be extended in the same manner as said map.
3.	As required by the Fresno County Fire Protection District (CalFire), where there is no roadway, or greenbelt, providing a 30-foot defensible space, a 30-foot disked area shall be maintained on the Western and Southern boundaries, or a block wall shall be constructed. These requirements shall be in effect until development has taken place on both the western and southern boundaries of Tract No. 6189.

*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. Conditions of Approval reference recommended Conditions for the project.

Notes	
The following Notes reference mandatory requirements of Fresno County or other Agencies and are provided as information to the project Applicant.	
1.	The project shall comply with California Code of Regulations Title 24 – Fire Code, shall receive Fresno County Fire Protection District's (CalFire) conditions of approval prior to submitting construction plans to the County of Fresno Public Works and Planning and CalFire, and may annex into the Community Facilities District No. 2010-01 of the CalFire.
2.	To protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by a licensed contractor.
3.	If any underground storage tank(s) are found during construction, an Underground Storage Tank Removal Permit shall be secured from the Health Department.
4.	Construction noise shall adhere to the provisions of the County Noise Ordinance Code.

EXHIBIT 2
LOCATION MAP

CUP 3706

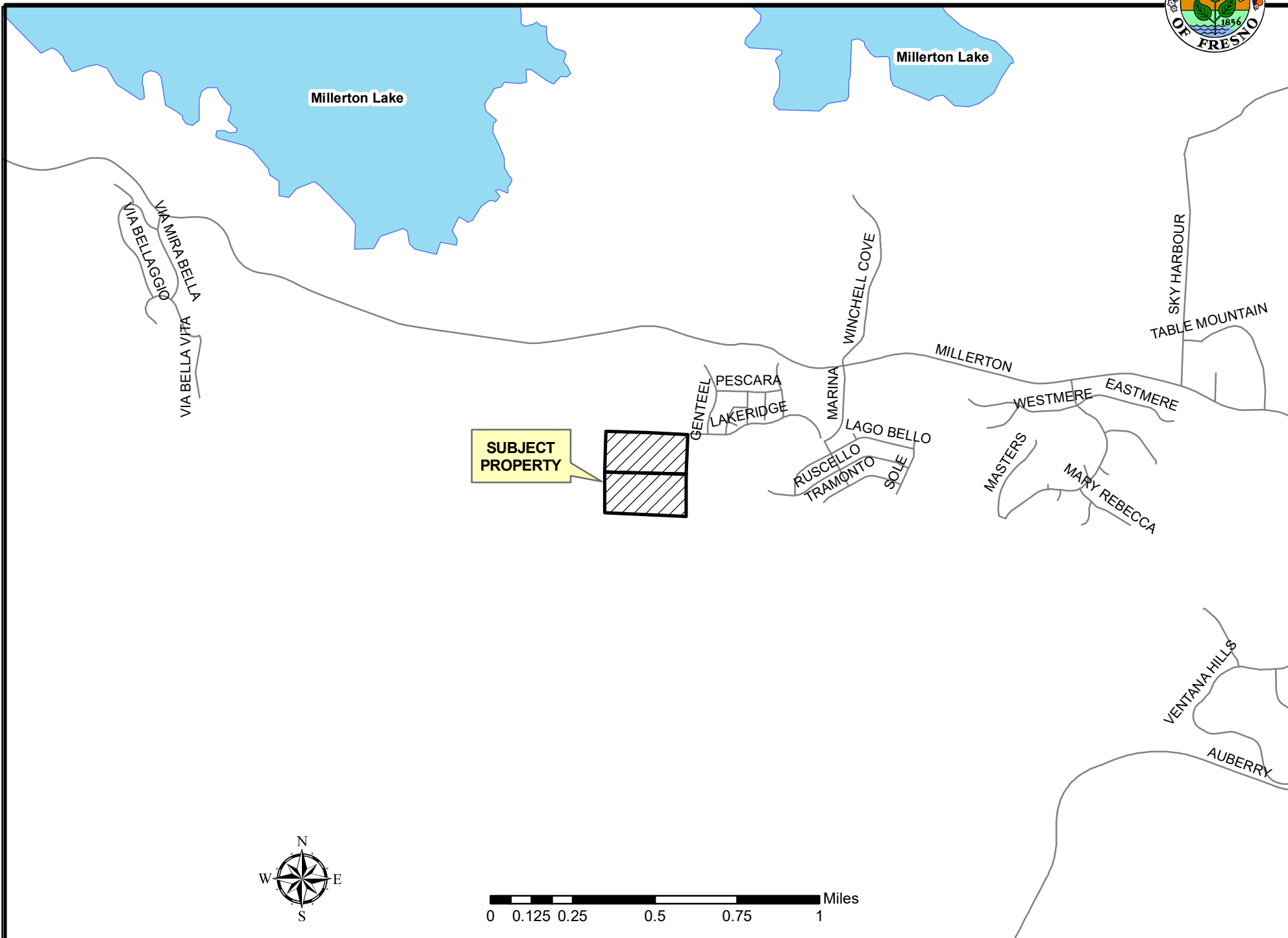
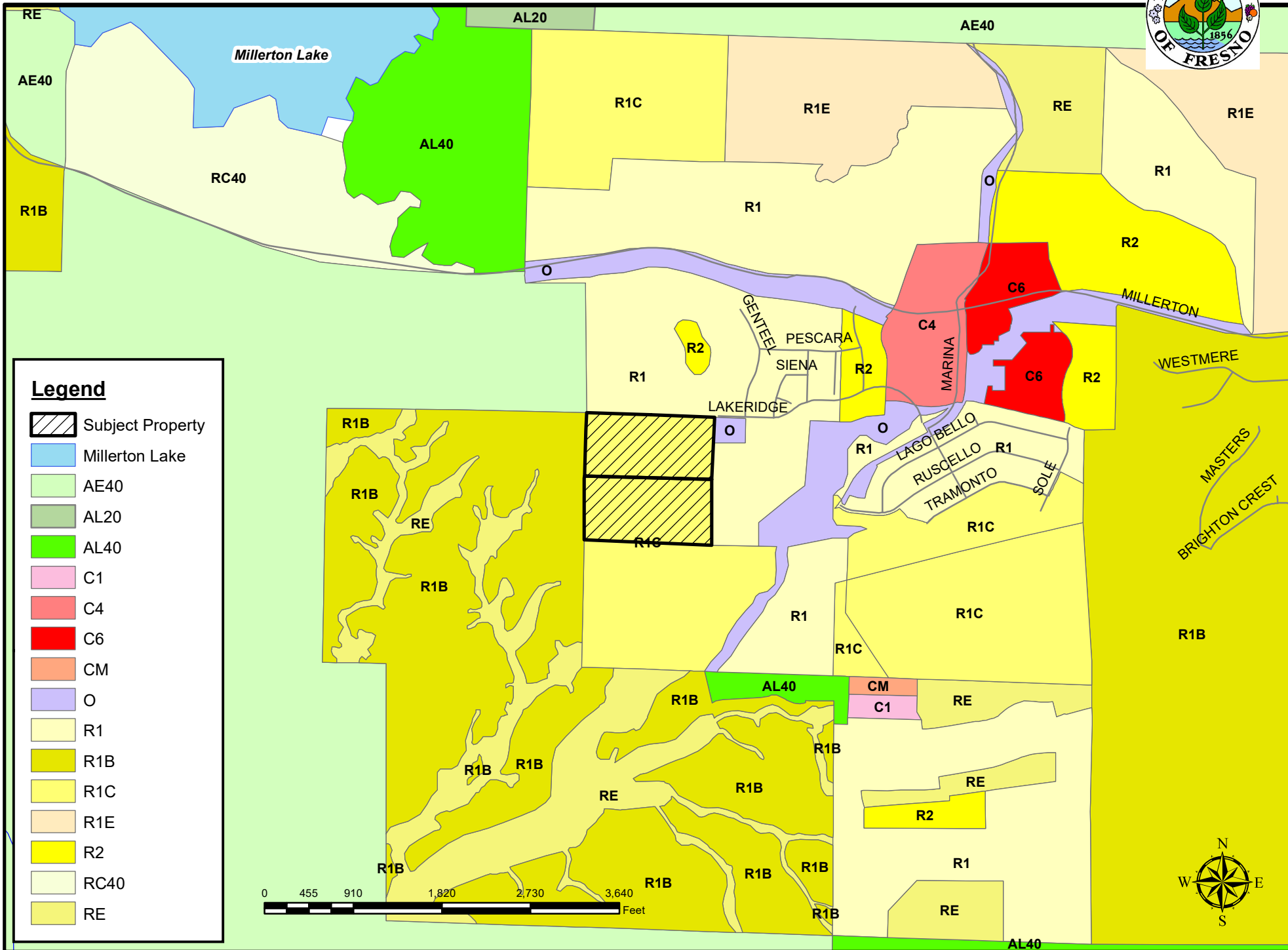
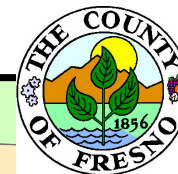


EXHIBIT 2

EXHIBIT 3
EXISTING ZONING MAP



Legend


















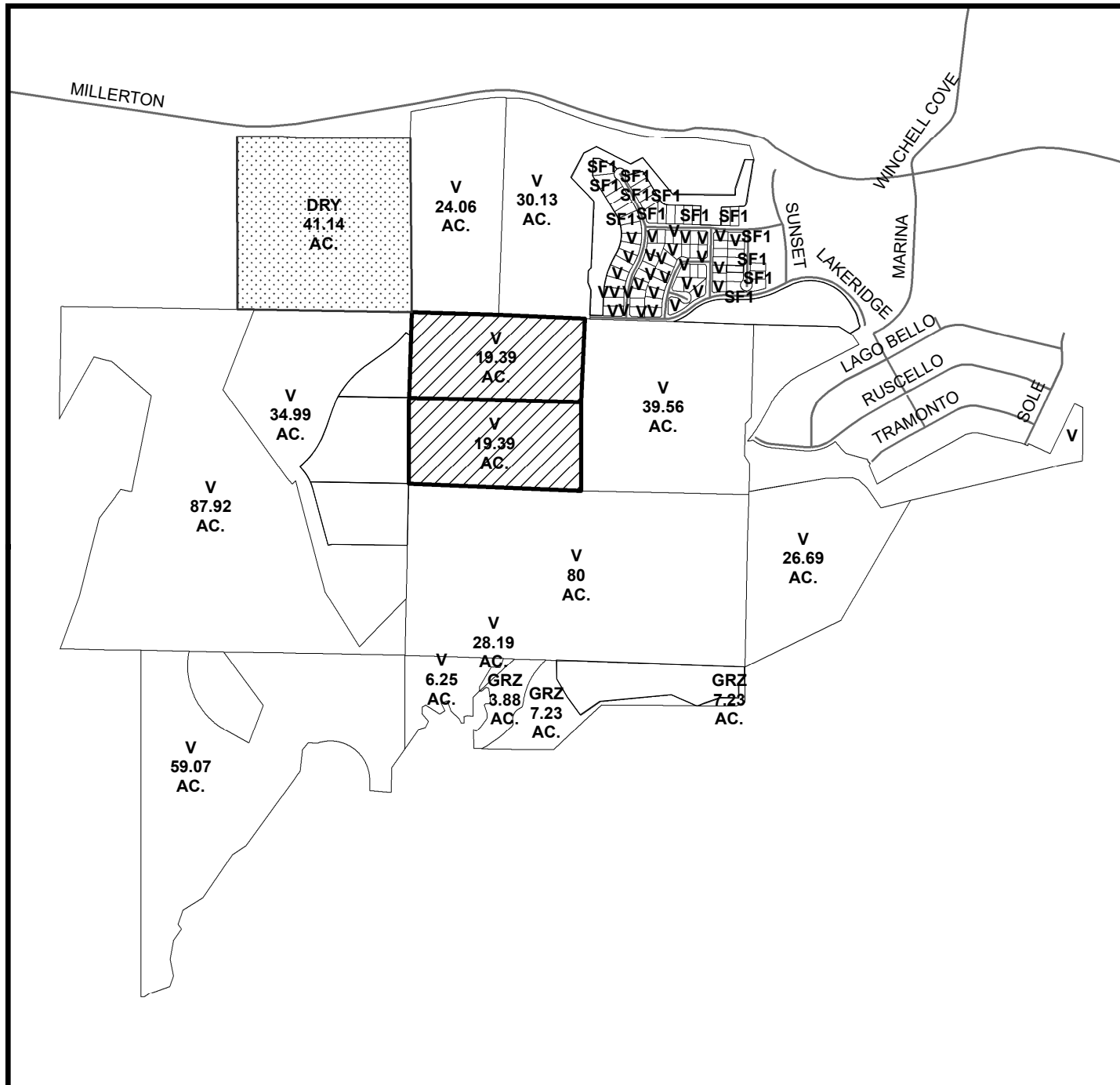
-  Subject Property
-  Millerton Lake
-  AE40
-  AL20
-  AL40
-  C1
-  C4
-  C6
-  CM
-  O
-  R1
-  R1B
-  R1C
-  R1E
-  R2
-  RC40
-  RE



EXHIBIT 3

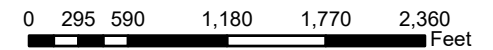
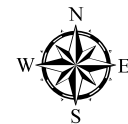
EXISTING LAND USE MAP



LEGEND	
[Dotted Pattern]	DRY - DRY FARMING
[Hatched Pattern]	GRZ - GRAZING
[SF#]	SF#- SINGLE FAMILY RESIDENCE
[V]	V - VACANT

LEGEND:

- Subject Property
- Ag Contract Land



Department of Public Works and Planning
Development Services Division

TRACT NO. 6189
IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN MAY, 2017 BY GARY G. GIANNETTA
CONSISTING OF TWO SHEETS
SHEET ONE OF TWO SHEETS

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

ON _____, BEFORE ME, _____, WHO PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

NAME _____

COUNTY OF _____

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

NOTARY ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF FRESNO }

ON _____, BEFORE ME, _____, WHO PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND

SIGNATURE _____

NAME _____

COUNTY OF _____

MY COMMISSION EXPIRES _____

MY COMMISSION NUMBER _____

PREPARED BY:

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING

1119 "S" STREET
FRESNO, CA 93721

(559) 264-3590

LEGAL DESCRIPTION:

PARCEL 3 AND PARCEL 4 OF PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION OF SAID PARCEL 3, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID PARCEL 3, NORTH 88°45'50" WEST, A DISTANCE OF 343.16 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 3; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE, WHOSE RADIUS POINT BEARS SOUTH 13°52'48" EAST, HAVING A RADIUS OF 830.00 FEET, THROUGH A CENTRAL ANGLE OF 03°27'53", A DISTANCE OF 50.19 FEET; THENCE SOUTHWESTERLY ALONG A REVERSE CURVE, HAVING A RADIUS OF 770.00 FEET, THROUGH A CENTRAL ANGLE OF 18°35'47", A DISTANCE OF 249.92 FEET; THENCE NORTH 88°44'54" WEST, A DISTANCE 229.73 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 770.00 FEET, THROUGH A CENTRAL ANGLE OF 21°41'40", A DISTANCE OF 291.55 FEET TO THE INTERSECTION WITH SAID NORTH LINE; THENCE SOUTH 88°45'50" EAST, A DISTANCE OF 807.94 FEET TO THE POINT OF BEGINNING.

SUBDIVIDER'S STATEMENT

THE UNDERSIGNED BEING ALL PARTIES HAVING ANY RECORD TITLE INTEREST IN THE LAND WITHIN THIS SUBDIVISION, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND:

- 1. OFFER FOR DEDICATION FOR PUBLIC USE LAKERIDGE DRIVE, MORNINGSIDE WAY, DEERBRUSH LANE, GOLDFIELD LANE, DESERT WILLOW LANE, GOLDFINCH LANE, GLORIOSA LANE, SANDHILL LANE, REDBERRY LANE, HAZELWOOD LANE AND ZINNIA DRIVE AS SHOWN ON THE MAP, AND;
2. OFFER FOR DEDICATION THE RELINQUISHMENT OF DIRECT VEHICULAR ACCESS AS SHOWN ON THE MAP, AND;
3. OFFER FOR DEDICATION FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP, AND;
4. CERTIFY THAT OUTLOTS "A" AND "B" AND THEIR USES AS DEPICTED ON THE MAP ARE FOR THE USE OF ALL LOTS WITHIN THIS SUBDIVISION, AND;
5. CERTIFY OUTLOT "C" IS FOR FUTURE DEVELOPMENT.

3B DEVELOPMENT, INC., A CALIFORNIA CORPORATION

BY: _____
DARIUS ASSEMI, PRESIDENT

U.S. BANK NATIONAL ASSOCIATION, d/b/a HOUSING CAPITAL COMPANY, AS BENEFICIARY

BY: _____
CARRIE L. DURAN, VICE PRESIDENT

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- 1. NOTICE OF SPECIAL TAX LIEN, COMMUNITY FACILITIES DISTRICT NO. 2010-01 OF THE FRESNO COUNTY FIRE PROTECTION DISTRICT, RECORDED JULY 22, 2010 AS DOCUMENT NO. 2010-0093596, OFFICIAL RECORDS FRESNO COUNTY.
2. IRREVOCABLE OFFER OF CONVEYANCE, A RIGHT OF WAY EASEMENT FOR A FUTURE PUBLIC ROAD, RECORDED JUNE 1, 1984 AS DOCUMENT NO. 84053151, OFFICIAL RECORDS FRESNO COUNTY. (PUBLIC ROADS RELOCATED)
3. AGREEMENT RECORDED MAY 10, 1990 AS DOCUMENT NO. 90054027, OFFICIAL RECORDS FRESNO COUNTY.
4. GRANT OF EASEMENT RECORDED DECEMBER 11, 1991 AS DOCUMENT NO. 91151506, OFFICIAL RECORDS FRESNO COUNTY. (BLANKET EASEMENT)
5. GOLDEN HILLS SCHOOL DISTRICT ELEMENTARY SCHOOL IMPACT FEE AGREEMENT, RECORDED JULY 10, 1992 AS DOCUMENT NO. 92097115, OFFICIAL RECORDS FRESNO COUNTY.
6. FINANCING CAPITAL FUNDING AND PLAN IMPLEMENTATION AGREEMENT, RECORDED MAY 25, 2010 AS DOCUMENT NO. 2010-0066707, OFFICIAL RECORDS FRESNO COUNTY.
7. PACIFIC GAS AND ELECTRIC COMPANY EASEMENT, RECORDED DECEMBER 5, 2018 AS DOCUMENT NO. 2018-0145315, OFFICIAL RECORDS FRESNO COUNTY. (EXACT LOCATION NOT DISCLOSED OF RECORD)
8. AMENDMENT TO NOTICE OF SPECIAL TAX LIEN, ANNEXATION TERRITORY NO. 10A OF COMMUNITY FACILITIES DISTRICT NO. 2006-01 (POLICE PROTECTION SERVICES), COUNTY OF FRESNO, RECORDED JUNE 5, 2019 AS DOCUMENT NO. 2019-0059435, OFFICIAL RECORDS OF FRESNO COUNTY.



SURVEYOR'S STATEMENT:

THE SURVEY FOR THIS MAP WAS MADE BY ME OR UNDER MY DIRECTION AND IS TRUE AND COMPLETE AS SHOWN.

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DARIUS ASSEMI ON APRIL 1, 2017. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE ONE YEAR OF THE DATE THIS MAP IS RECORDED, OR ANY TIME EXTENSION APPROVED BY THE COUNTY ENGINEER. THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

GARY G. GIANNETTA R.C.E. 26996
EXP. 3/31/21

DATE

COUNTY SURVEYORS STATEMENT:

I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

STEVEN E. WHITE, DIRECTOR
DEPARTMENT OF PUBLIC WORKS AND PLANNING

BY: _____
KEVIN W. NEHRING P.L.S. 8200
DEPUTY COUNTY SURVEYOR

DATE

BOARD OF SUPERVISOR'S STATEMENT:

I, HEREBY STATE THAT THE BOARD OF SUPERVISORS OF THE COUNTY OF FRESNO, BY RESOLUTION ADOPTED _____, 2020 APPROVED THE WITHIN MAP, AND ON BEHALF OF THE PUBLIC:

- 1. ACCEPT THE OFFER OF DEDICATION FOR PUBLIC USE LAKERIDGE DRIVE, MORNINGSIDE WAY, DEERBRUSH LANE, GOLDFIELD LANE, DESERT WILLOW LANE, GOLDFINCH LANE, GLORIOSA LANE, SANDHILL LANE, REDBERRY LANE, HAZELWOOD LANE AND ZINNIA DRIVE AS SHOWN ON THE MAP, AND;
2. ACCEPT THE RELINQUISHMENT OF DIRECT VEHICULAR ACCESS AS SHOWN ON THE MAP, AND;
3. ACCEPT THE OFFER OF DEDICATION FOR PUBLIC USE THE PUBLIC UTILITY EASEMENTS AS SHOWN ON THE MAP.

DATE

BERNICE E. SEIDEL
CLERK TO THE BOARD OF SUPERVISORS

BY: _____
DEPUTY

RECORDER'S CERTIFICATE:

DOCUMENT NO. _____ FEE: \$ _____
FILED THIS _____ DAY OF _____, 2020 AT _____ M. IN VOLUME _____ OF PLATS, AT PAGES _____ AND _____, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY

FRESNO COUNTY RECORDS
PAUL DICTOS, C.P.A., COUNTY RECORDER

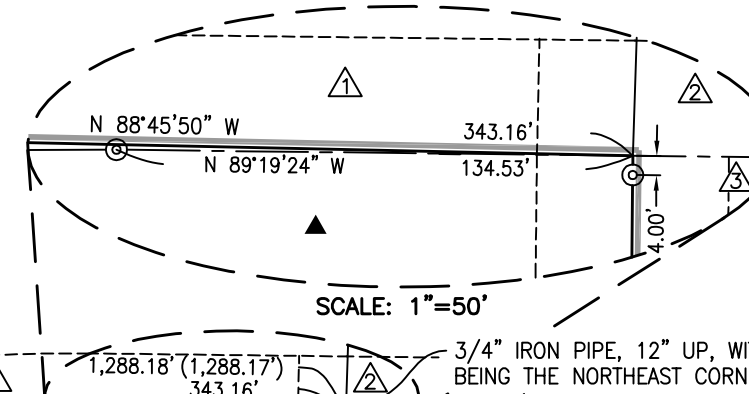
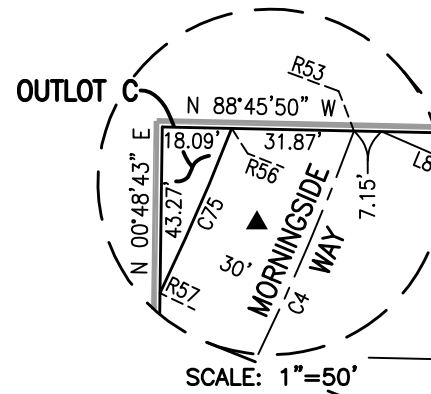
BY: _____
DEPUTY

TRACT NO. 6189

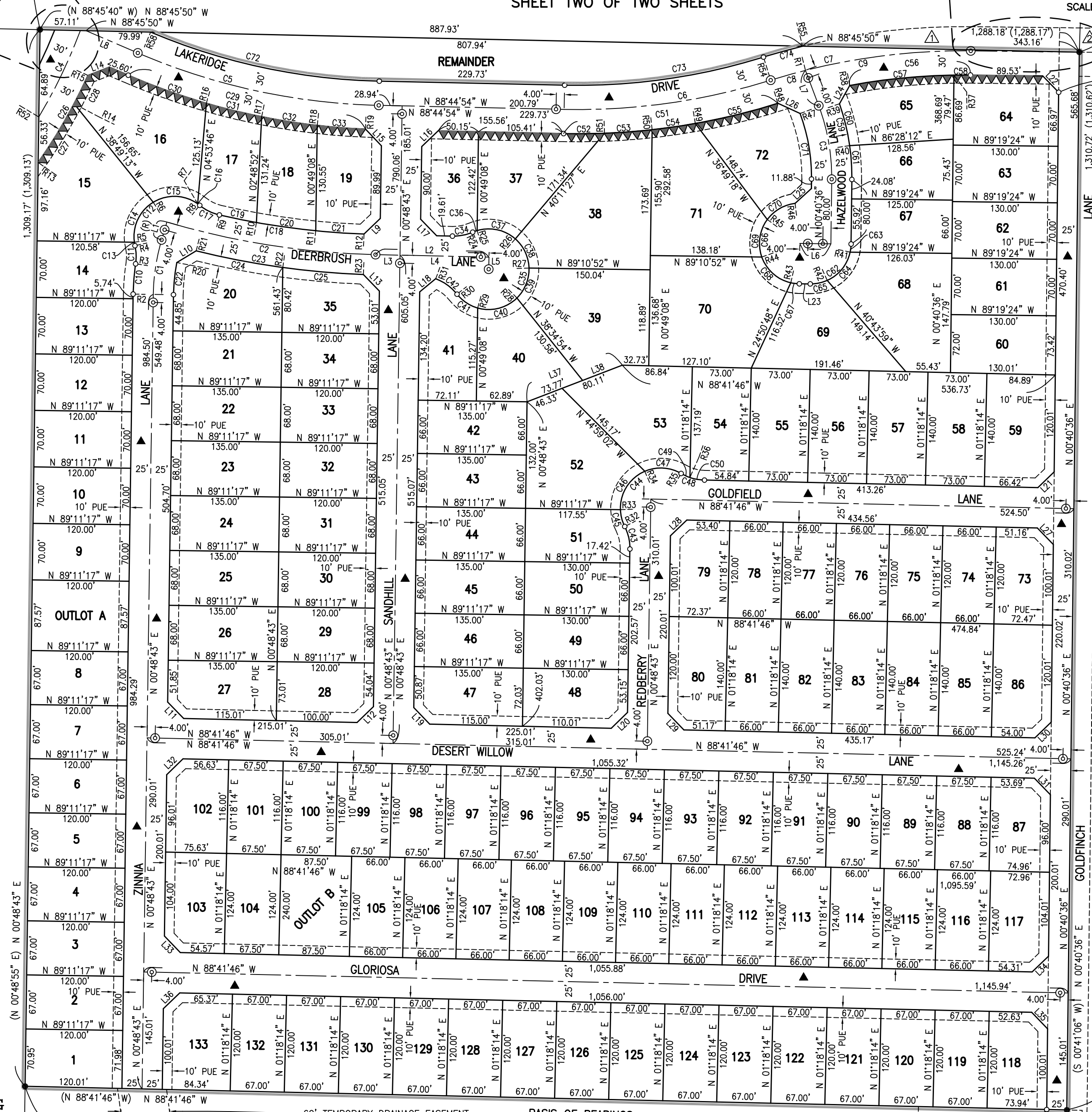
IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN MAY, 2017 BY GARY G. GIANNETTA
CONSISTING OF TWO SHEETS
SHEET TWO OF TWO SHEETS

BASIS OF BEARINGS

THE SOUTH LINE OF PARCEL 4 OF PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS TAKEN AS BEARING NORTH 88°41'46" WEST, AS SHOWN ON SAID PARCEL MAP NO. 5988.



CURVE	DELTA	RADIUS	LENGTH
C1	15°42'16"	250.00'	68.52'
C2	21°19'43"	985.00'	262.42'
C3	22°35'18"	250.00'	93.06'
C4	10°29'11"	650.00'	118.96'
C5	22°01'17"	800.00'	307.48'
C6	18°35'47"	800.00'	259.65'
C7	18°01'17"	800.00'	251.63'
C8	03°12'12"	800.00'	44.73'
C9	14°49'05"	800.00'	206.90'
C10	07°51'07"	275.00'	37.69'
C11	21°34'36"	60.00'	22.60'
C12	141°58'53"	50.00'	123.90'
C13	04°58'54"	50.00'	4.35'
C14	66°32'04"	50.00'	58.06'
C15	66°52'43"	50.00'	58.36'
C16	03°35'12"	50.00'	3.13'
C17	26°07'42"	60.00'	27.36'
C18	10°48'12"	960.00'	181.01'
C19	02°47'53"	960.00'	46.88'
C20	04°25'34"	960.00'	74.16'
C21	03°34'45"	960.00'	59.97'
C22	10°12'31"	225.00'	40.09'
C23	11°53'30"	1,010.00'	209.62'
C24	06°12'06"	1,010.00'	109.32'
C25	05°41'24"	1,010.00'	100.30'
C26	10°28'56"	680.00'	124.41'
C27	07°11'23"	680.00'	85.33'
C28	03°17'33"	680.00'	39.08'
C29	20°55'42"	830.00'	303.17'
C30	07°06'05"	830.00'	102.87'
C31	04°52'26"	830.00'	70.60'
C32	04°48'45"	830.00'	69.72'
C33	04°08'26"	830.00'	59.98'
C34	24°37'18"	60.00'	25.78'
C35	25°05'58"	50.00'	222.62'
C36	06°43'47"	50.00'	5.87'
C37	57°55'55"	50.00'	50.56'
C38	47°09'23"	50.00'	41.15'
C39	47°09'23"	50.00'	41.15'
C40	60°17'11"	50.00'	52.61'
C41	35°50'19"	50.00'	31.28'
C42	31°29'03"	60.00'	32.97'
C43	27°35'10"	60.00'	28.89'
C44	147°06'22"	50.00'	128.37'
C45	24°52'55"	50.00'	21.71'
C46	68°36'08"	50.00'	59.87'
C47	53°37'19"	50.00'	46.79'
C48	29°01'41"	60.00'	30.40'
C49	11°24'31"	60.00'	11.95'
C50	17°37'10"	60.00'	18.45'
C51	18°35'47"	830.00'	269.39'
C52	03°30'15"	830.00'	50.76'
C53	04°04'49"	830.00'	59.11'
C54	03°44'14"	830.00'	54.14'
C55	07°16'29"	830.00'	105.38'
C56	11°12'05"	770.00'	150.54'
C57	09°40'42"	770.00'	130.07'
C58	01°31'23"	770.00'	20.47'
C59	19°54'33"	275.00'	95.56'
C60	11°08'25"	275.00'	53.47'
C61	08°46'08"	275.00'	42.09'
C62	90°00'00"	50.00'	78.54'
C63	11°37'57"	50.00'	10.15'
C64	53°37'24"	50.00'	46.80'
C65	24°44'39"	50.00'	21.59'
C66	17°21'38"	50.00'	150.70'
C67	12°12'30"	50.00'	10.65'
C68	57°22'10"	50.00'	50.06'
C69	56°04'45"	50.00'	48.94'
C70	47°02'13"	50.00'	41.05'
C71	21°06'16"	225.00'	82.88'
C72	21°41'40"	770.00'	291.55'
C73	18°35'47"	770.00'	249.92'
C74	03°27'53"	830.00'	50.19'
C75	04°19'25"	620.00'	46.79'



3/4" IRON PIPE, 12" UP, WITH BRASS TAG, STAMPED LS 2854, AS BEING THE NORTHEAST CORNER OF PARCEL 3 OF PARCEL MAP NO. 5988 (DESTROYED DURING CONSTRUCTION). THE MONUMENT OF RECORD WAS A 2 1/2" IRON PIPE, STAMPED LS 2854.
SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED RCE 26996.

LEGEND:

- MONUMENT FOUND AND ACCEPTED AS NOTED
- ⊙ SET 2" BRASS CAP, STAMPED R.C.E. 26996, IN CONCRETE, FLUSH WITH PAVEMENT.
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED RCE 26996, OR AS NOTED.
- () RECORD DATA AS PER PARCEL MAP NO. 5988, RECORDED IN BOOK 41 OF PARCEL MAPS, AT PAGE 22, FRESNO COUNTY RECORDS.
- △ PUBLIC STREET EASEMENT, RECORDED _____, 2020 AS DOC. NO. 2020-_____, OFFICIAL RECORDS OF FRESNO COUNTY.
- △ PREVIOUSLY DEDICATED FOR PUBLIC STREET AND UTILITY PURPOSES AS PER THE MAP OF TRACT NO. 4968, RECORDED IN VOLUME 88 OF PLATS, AT PAGES 1 THROUGH 8, FRESNO COUNTY RECORDS.
- △ EASEMENT FOR PUBLIC STREET PURPOSES PER DEED DOC. NO. 2018-0059095, OFFICIAL RECORDS OF FRESNO COUNTY.
- ▲ OFFERED FOR DEDICATION FOR PUBLIC USE.
- ▲▲▲▲ INDICATED RELINQUISHMENT OF DIRECT ACCESS RIGHTS.
- PUE PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.
- R INDICATES RADIAL BEARING TO CURVE
- INDICATES THE LIMITS OF THIS SUBDIVISION

NOTE:

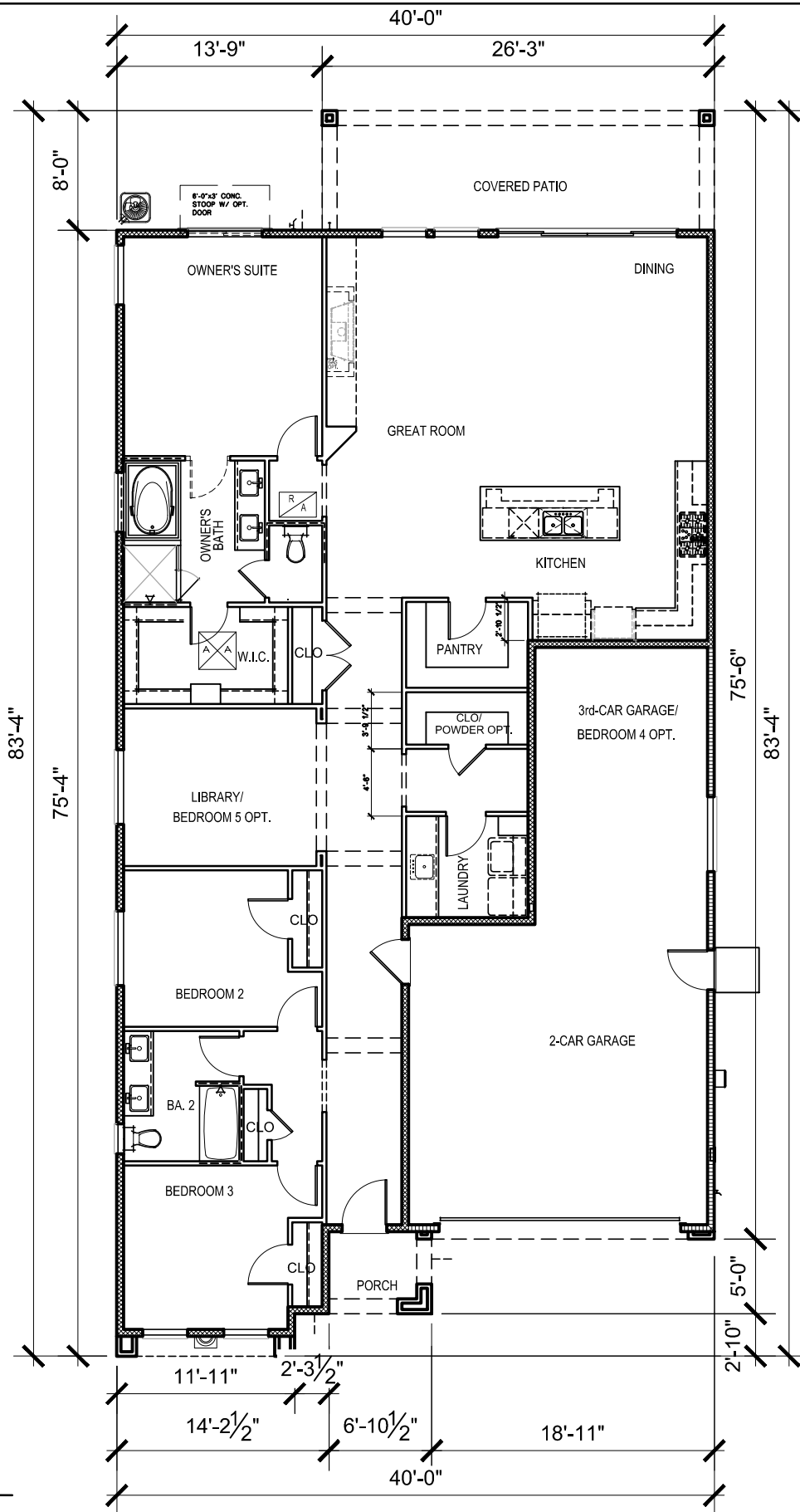
- SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED RCE 26996 AT ALL LOT CORNERS, ANGLE POINTS AND CURVE POINTS.
 - OUTLOT A AND OUTLOT B TO BE DEEDED TO THE COUNTY SERVICE AREA 34 G.
 - OUTLOT A IS FOR PROTECTED CULTURAL RESOURCE PURPOSES. OUTLOT B IS FOR DESIGNATED WETLAND PURPOSES.
 - OUTLOT C FOR FUTURE DEVELOPMENT.
- PUBLIC UTILITY EASEMENT RECORDED MAY 18, 2018 AS DOC. NO. 2018-0059096, F.C.R. AND TEMPORARY EASEMENT RECORDED MAY 17, 2018 AS DOC. NO. 2018-0058406, F.C.R.

LINE	BEARING	DISTANCE
L1	N 16°30'59" E	23.12'
L2	N 88°44'54" W	140.61'
L3	N 88°44'54" W	30.36'
L4	N 88°44'54" W	110.25'
L5	N 01°15'06" E	14.99'
L6	N 89°19'24" W	38.59'
L7	N 20°39'07" W	46.77'
L8	N 66°43'37" W	69.75'
L9	N 46°10'34" E	28.10'
L10	N 59°02'57" E	28.05'
L11	N 43°56'32" W	28.41'
L12	N 46°03'28" E	28.16'
L13	N 43°50'31" W	28.45'
L14	N 68°29'13" E	28.39'
L15	N 43°45'07" W	28.50'
L16	N 46°01'54" E	28.18'
L17	N 43°58'06" W	28.39'
L18	N 50°43'55" E	25.75'
L19	N 43°56'32" W	28.41'
L20	N 46°03'28" E	28.16'
L21	N 45°59'25" E	28.13'
L22	N 44°19'24" W	28.28'
L23	N 89°19'24" W	13.59'
L24	N 29°05'24" E	25.90'
L25	N 47°47'31" E	27.22'
L26	N 65°20'05" W	30.27'
L27	N 44°00'35" W	28.44'
L28	N 46°03'28" E	28.16'
L29	N 43°56'32" W	28.41'
L30	N 45°59'25" E	28.13'
L31	N 44°00'35" W	28.44'
L32	N 46°03'28" E	28.16'
L33	N 43°56'32" W	28.41'
L34	N 45°59'25" E	28.13'
L35	N 44°00'35" W	28.44'
L36	N 46°03'28" E	28.16'
L37	N 69°00'05" E	126.44'
L38	N 69°00'05" E	52.67'

RADIAL	DIRECTION
R1	N 14°08'29" W
R2	N 89°11'17" W
R3	N 81°20'10" W
R4	S 77°05'14" W
R5	S 82°04'08" W
R6	N 31°23'48" W
R7	N 35°28'55" E
R8	N 39°04'07" E
R9	S 12°56'25" W
R10	S 10°08'32" W
R11	S 05°42'58" W
R12	S 02°08'13" W
R13	S 54°58'29" E
R14	S 62°09'52" E
R15	S 65°27'25" E
R16	S 16°10'18" W
R17	S 11°17'52" W
R18	S 06°29'07" W
R19	S 02°20'41" W
R20	N 78°58'46" W
R21	S 13°57'47" W
R22	S 07°45'41" W
R23	S 02°04'17" W
R24	S 23°22'12" E
R25	N 16°38'25" W
R26	N 41°17'30" E
R27	N 88°26'53" E
R28	S 44°23'44" E
R29	S 15°53'27" W
R30	S 51°43'46" W
R31	N 20°14'43" E
R32	N 63°13'33" E
R33	S 88°06'28" W
R34	N 23°17'24" W
R35	N 30°19'55" E
R36	S 18°55'24" W
R37	N 00°50'47" W
R38	N 10°31'29" W
R39	N 70°46'03" E
R40	N 81°54'28" E
R41	S 77°41'27" E
R42	S 24°04'03" E
R43	S 12°53'06" W
R44	S 70°15'16" W
R45	N 53°39'59" W
R46	N 06°37'46" W
R47	N 69°34'20" E
R48	S 17°20'41" E
R49	S 10°04'12" E
R50	S 06°19'58" E
R51	S 02°15'09" E
R52	S 59°05'02" E
R53	S 69°34'13" E
R54	N 17°20'41" W
R55	N 13°52'54" W
R56	S 68°36'09" E
R57	S 64°16'44" E
R58	S 22°56'46" W

PREPARED BY:
GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590

60" TEMPORARY DRAINAGE EASEMENT, RECORDED _____, 20___ AS DOC. NO. _____ OFFICIAL RECORDS OF FRESNO COUNTY.
SET 3/4" IRON PIPE, 30" LONG, 6" DOWN, TAGGED RCE 26996.
TEMPORARY DRAINAGE EASEMENT, RECORDED _____, 20___ AS DOC. NO. _____ OFFICIAL RECORDS OF FRESNO COUNTY.



FLOOR PLAN

ANNIE

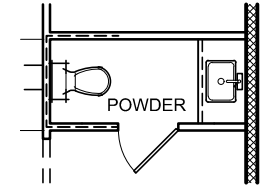
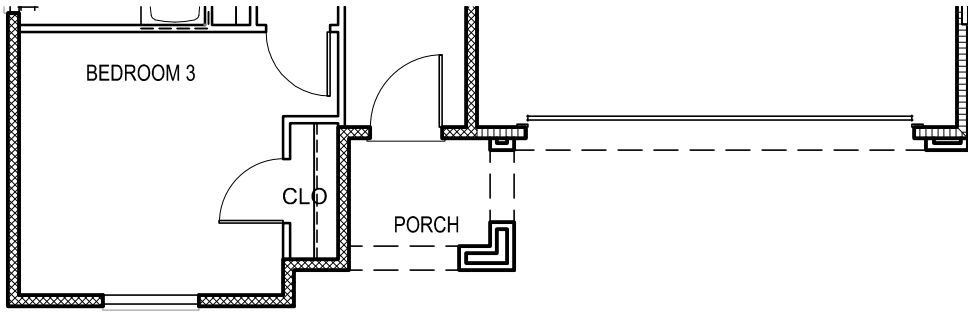
2,133-2,355 sq. ft.
 2-3 CAR GARAGE
 3-5 BED, 2-3.5 BATH

PAGE 1 OF 3

Date: 04.30.2020
 Drawn by: LC
 SCALE: 3/32" = 1'-0"

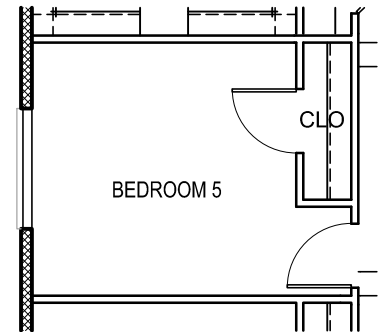
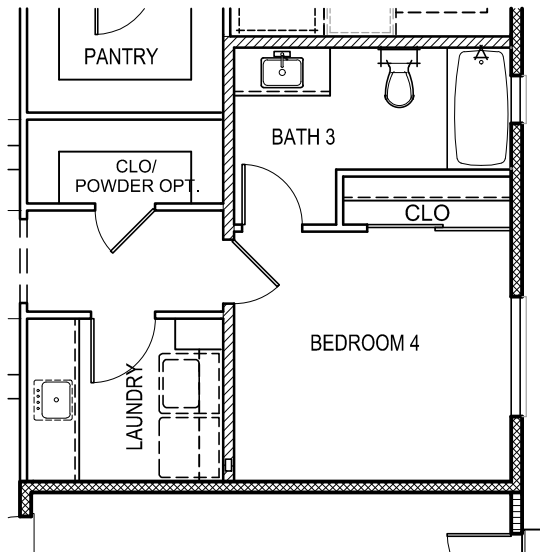
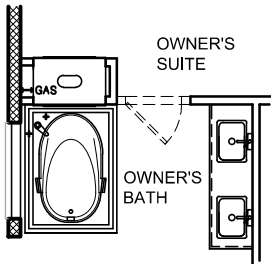


1396 W. Herndon, suite 101, Fresno, CA, 93711
 business phone (559)436-0900 LIC # 586845



TUSCAN ELEVATION OPT

POWDER BATH OPT



OWNER'S FIREPLACE OPT

BEDROOM 4 OPT

BEDROOM 5 OPT

MATRIX FOR STANDARD PLAN OPTIONS

	A1.0	A2.0	A3.0	A3.1	A3.2	A4.0	A4.1	AD1-AD3	S1.0	S1.1	S2.0	S2.1	S2.2	S3.0	SD1-SD6	E1.0	E1.1	M1.0	M2.0	P1-P3	S01-S03	L1-L2B	C1
SPANISH ELEVATION		•	•					•	•		•			•	•	•		•	•	•			
BEDROOM 4 OPT		•							•														
BEDROOM 5 OPT		•						•	•		•			•			•	•	•	•			
POWDER ROOM OPT																							
TUSCAN ELEVATION		•		•		•		•	•				•		•	•		•	•	•			

* THIS MATRIX TABLE SHOWS WHICH SHEETS ARE AFFECTED BY OPTIONS

ANNIE

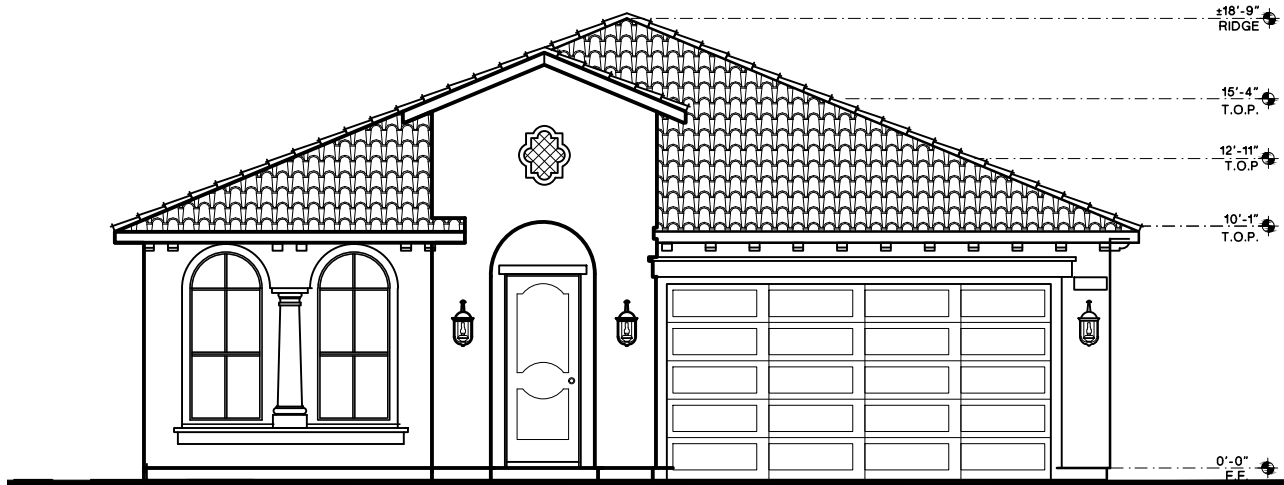
2,133-2,355 sq. ft.
2-3 CAR GARAGE
3-5 BED, 2-3.5 BATH

PAGE 2 OF 3

Date: 04.30.2020
Drawn by: LC
SCALE: 1/8" = 1'-0"



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business phone (559)436-0900 LIC # 586845



SPANISH ELEVATION



TUSCAN ELEVATION

ANNIE

2,133-2,355 sq. ft.
2-3 CAR GARAGE
3-5 BED, 2-3.5 BATH

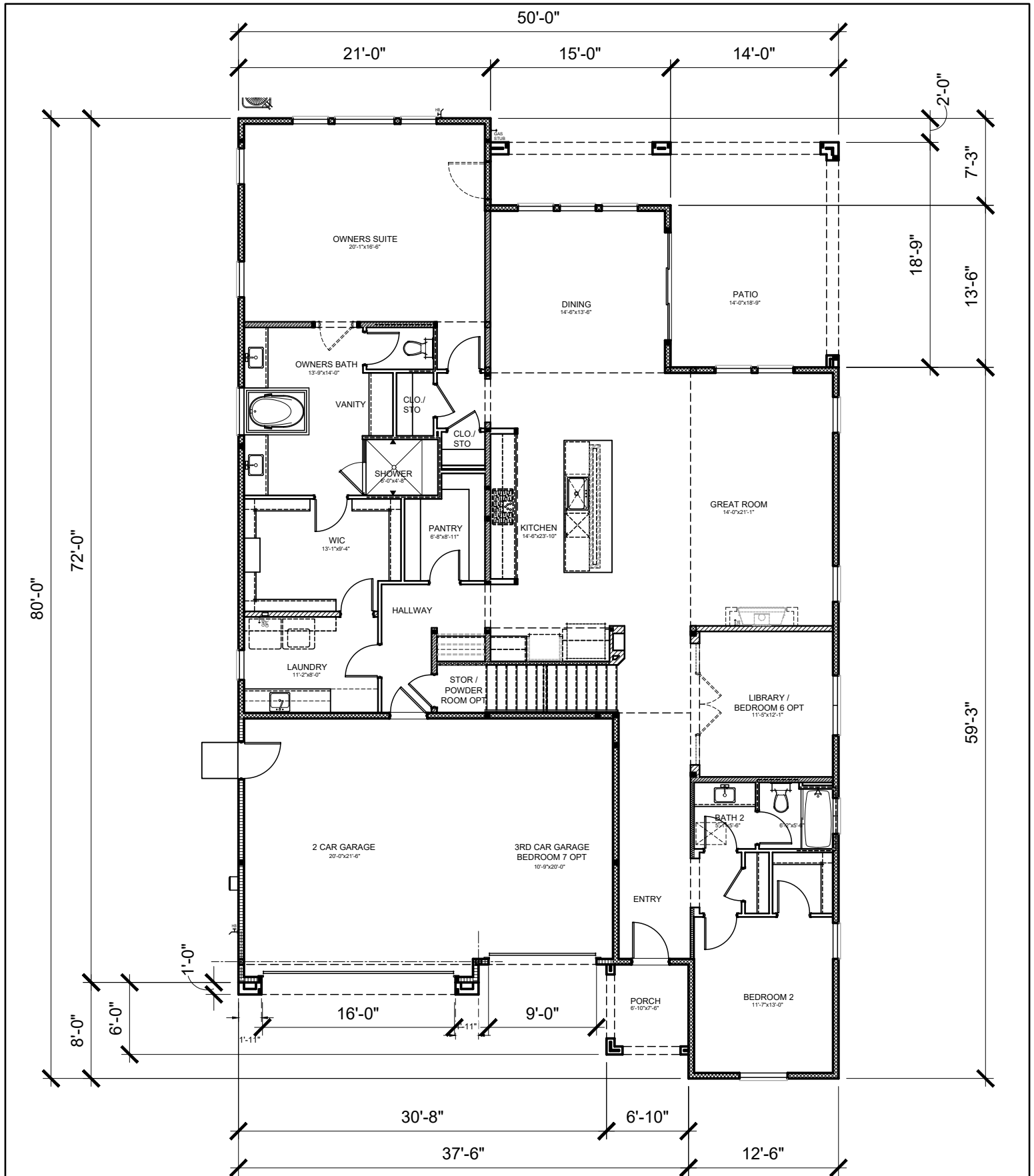
ELEVATIONS

PAGE 3 OF 3

Date: 04.30.2020
Drawn by: LC
SCALE: 1/8" = 1'-0"



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business phone (559)436-0900 LIC # 586845



1st FLOOR PLAN
SPANISH

ARIA

3,951 - 4,172 sq. ft.
 2-3 CAR GARAGE
 4-7 BED, 3-4.5 BATH

PAGE 1 OF 6

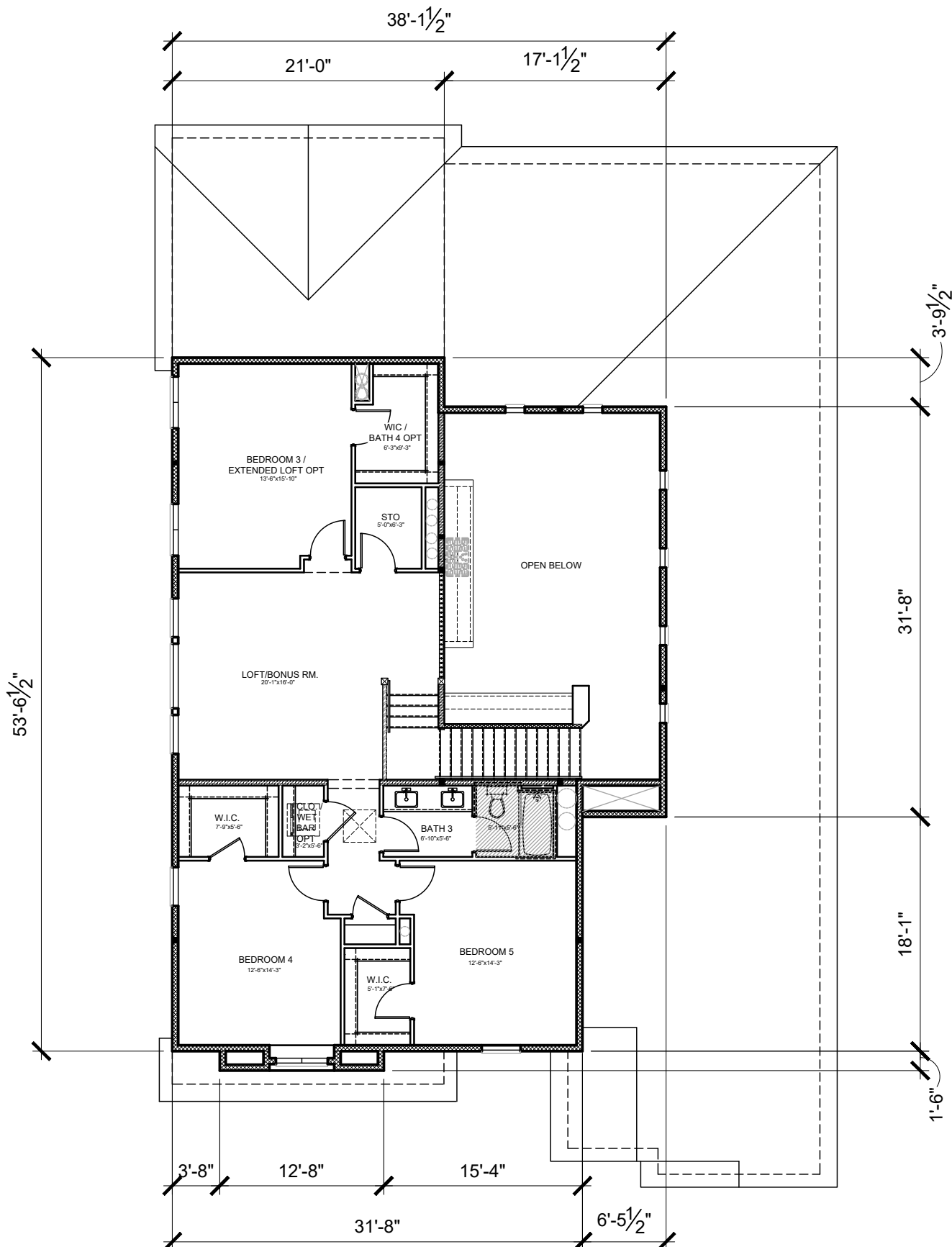
Date: 03.13.2020

Drawn by: ML

SCALE: 3/32" = 1'-0"



1396 W. Herndon, suite 101, Fresno, CA, 93711
 business phone (559)436-0900 LIC # 586845



2nd FLOOR PLAN
SPANISH

ARIA

3,951 - 4,172 sq. ft.
2-3 CAR GARAGE
4-7 BED, 3-4.5 BATH

PAGE 2 OF 6

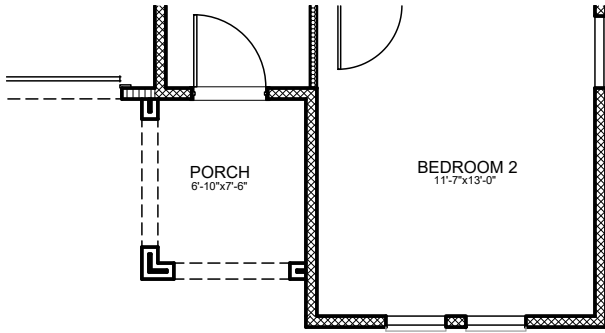
Date: 03.13.2020

Drawn by: ML

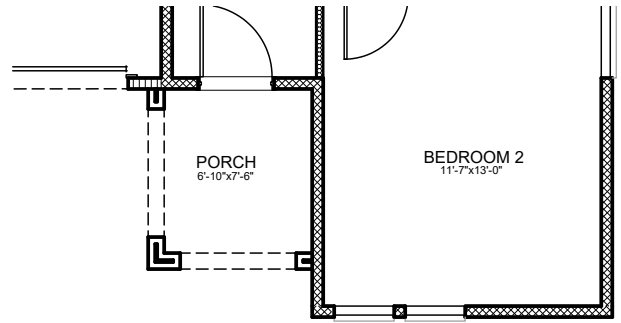
SCALE: 3/32" = 1'-0"



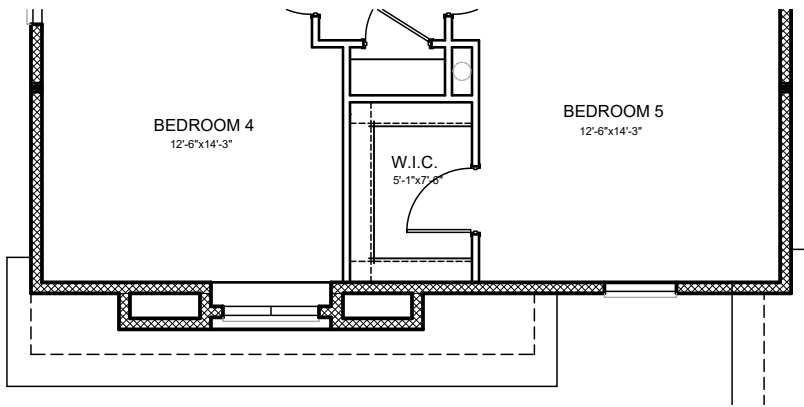
1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



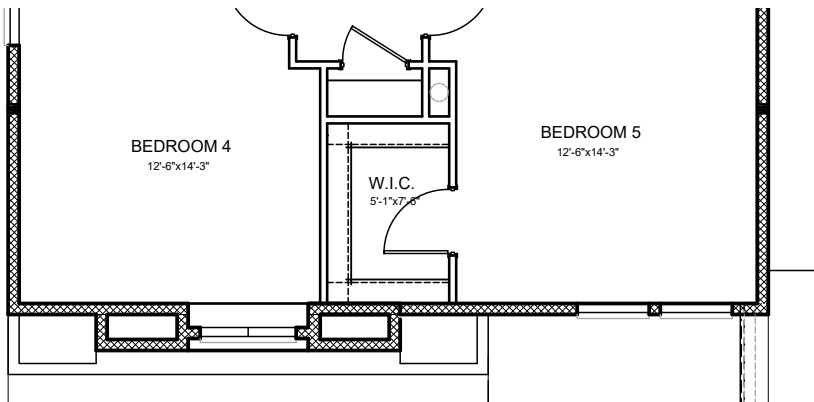
PARTIAL 1st FLOOR PLAN
FORMAL ITALIAN



PARTIAL 2nd FLOOR PLAN
TRANSITIONAL



PARTIAL 2nd FLOOR PLAN
FORMAL ITALIAN



PARTIAL 2nd FLOOR PLAN
TRANSITIONAL

ARIA

3,951 - 4,172 sq. ft.

2-3 CAR GARAGE

4-7 BED, 3-4.5 BATH

PAGE 3 OF 6

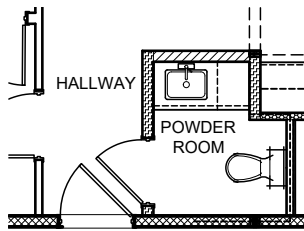
Date: 03.13.2020

Drawn by: ML

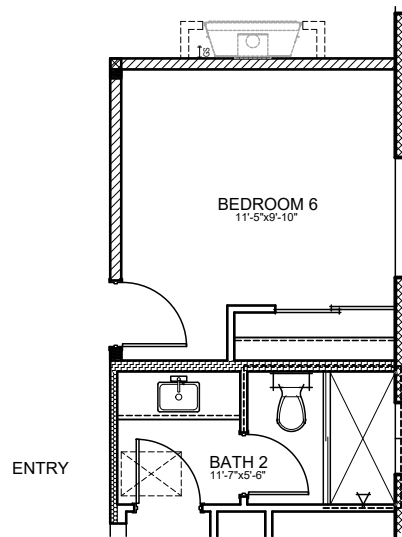
SCALE: 1/8" = 1'-0"

GRANVILLE

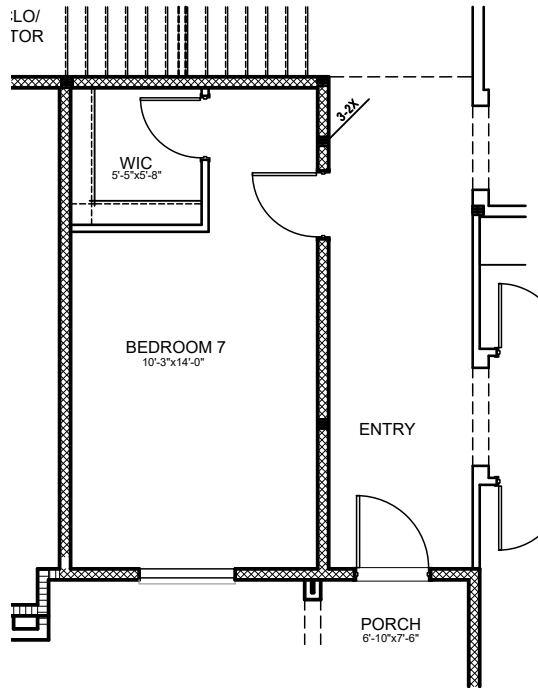
1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



POWDER ROOM OPT.
@ CLO UNDER STAIRS



BEDROOM 6 OPT.
@ LIBRARY



BEDROOM 7 OPT.
@ 3rd CAR GARAGE

ARIA

3,951 - 4,172 sq. ft.

2-3 CAR GARAGE

4-7 BED, 3-4.5 BATH

PAGE 4 OF 6

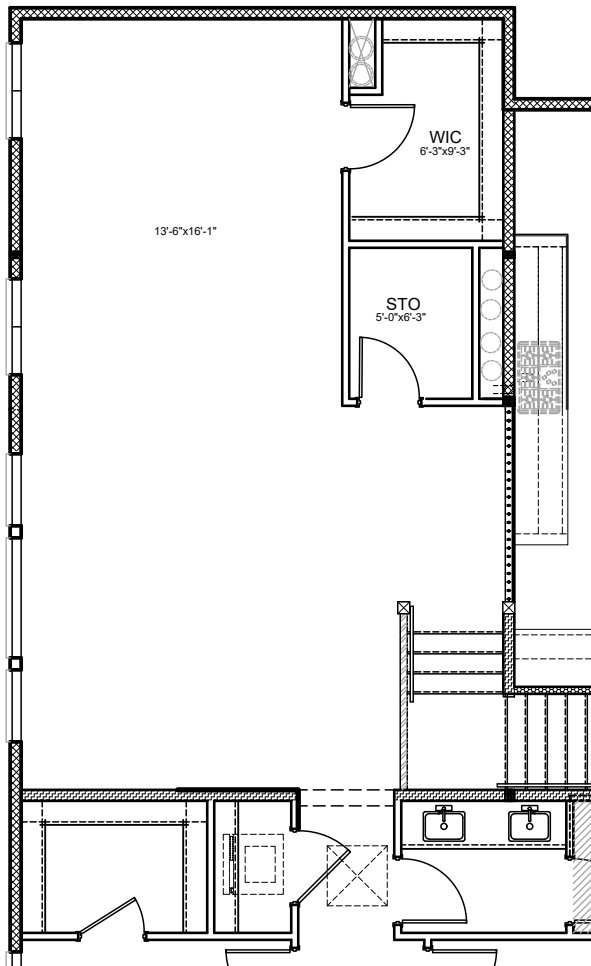
Date: 03.13.2020

Drawn by: ML

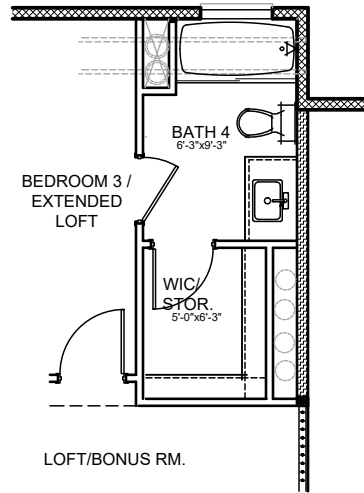
SCALE: 1/8" = 1'-0"

GRANVILLE

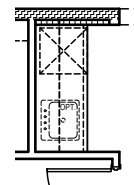
1396 W. Herndon, suite 101, Fresno, CA, 93711
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EXTENDED LOFT/BONUS ROOM OPT.
@ 2nd FLOOR



BATH 4 OPT.
@ BED3 / EXTENDED LOFT



WET BAR OPT.
@ LOFT

MATRIX FOR STANDARD PLAN OPTIONS

	A1.0	A2.0 THRU A2.1	A2.2	A2.3	A3.0 THRU A3.1	A3.2	A4.0 THRU A4.1	S1.0	S2.0	S3.0 THRU S3.1	S4.0 THRU S4.1	SD1.0 THRU SD4.0	E-1 THRU E-2	E-3	M3.0 THRU M3.1	P-1 THRU P-2	P-3 THRU P-4	P-5	SO-1.0 THRU SO-3.1
SPANISH ELEV. (BASE)	●	●			●		●	●	●	●	●	●	●		●	P-1	P-3	●	●
FORMAL ITALIAN ELEV.			●		●			●	●	●	●								●
TRANSITIONAL ELEV.			●		●			●	●	●	●								●
BEDROOM 6				●										●					
BEDROOM 7				●										●		P-2			
BATH 4				●										●		P-2	P-4		
EXT. LOFT/BONUS RM.				●										●		P-2			
POWDER RM.				●										●					
WET BAR				●										●					

× THIS MATRIX TABLE SHOWS WHICH SHEETS ARE AFFECTED BY OPTIONS

ARIA

3,951 - 4,172 sq. ft.
2-3 CAR GARAGE
4-7 BED, 3-4.5 BATH

PAGE 5 OF 6

Date: 03.13.2020
Drawn by: ML
SCALE: 1/8" = 1'-0"

GRANVILLE

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SPANISH



FORMAL ITALIAN



TRANSITIONAL

ARIA

3,951 - 4,172 sq. ft.
 2-3 CAR GARAGE
 4-7 BED, 3-4.5 BATH

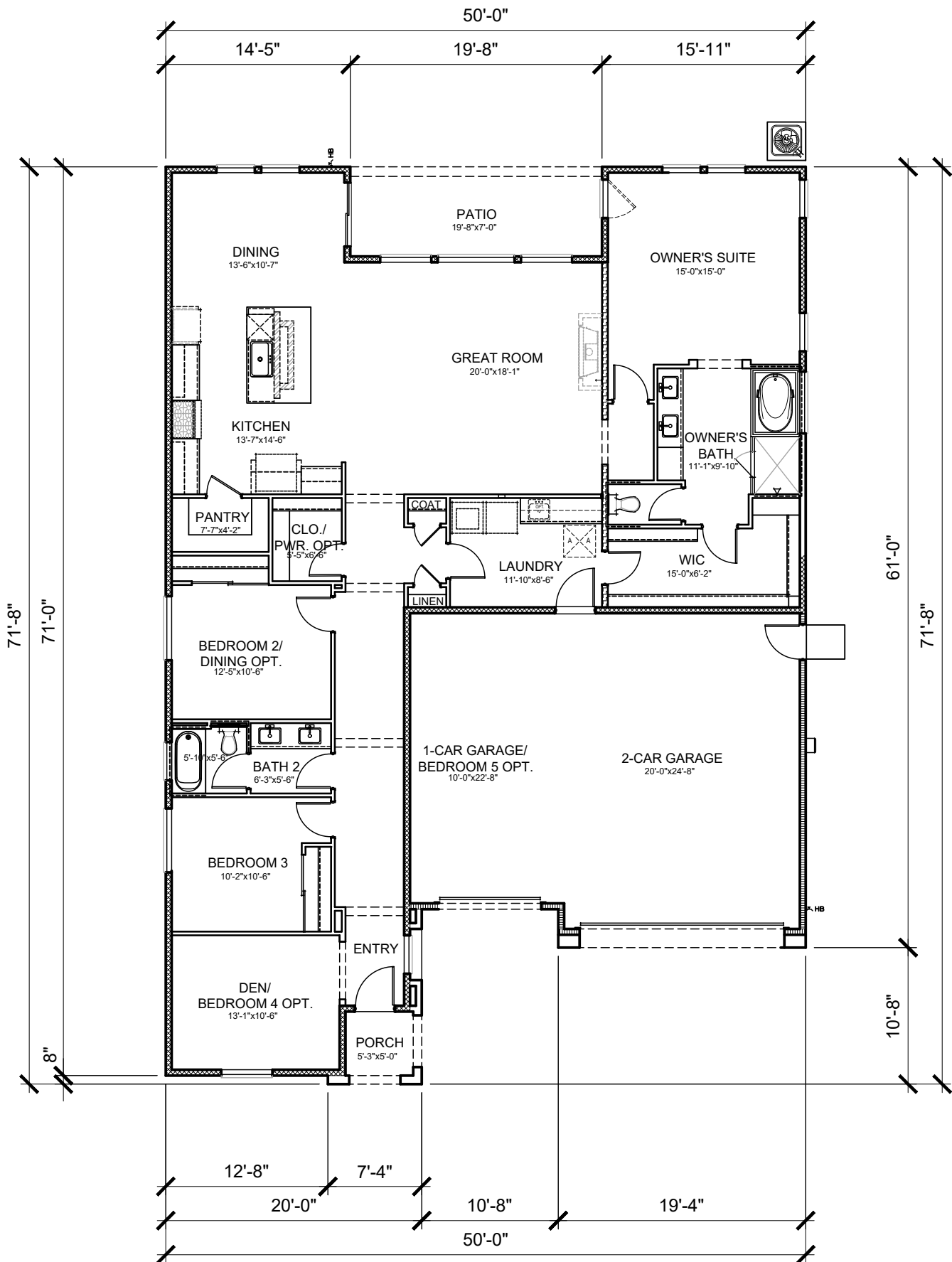
ELEVATIONS

PAGE 6 OF 6


Date: 03.13.2020
 Drawn by: ML
 SCALE: 3/32" = 1'-0"

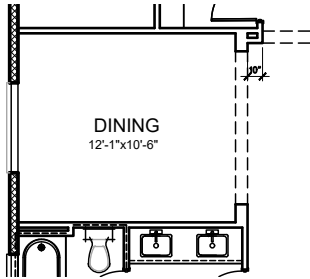


1396 W. Herndon, suite 101, Fresno, CA, 93711
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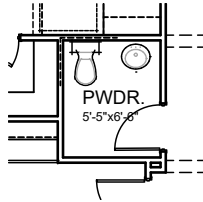


FLOOR PLAN - SPANISH

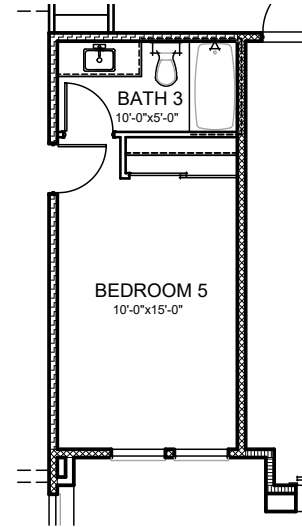
AVERY 2,278 - 2,522 sq. ft. 2-3 CAR GARAGE 3-5 BED, 2-3.5 BATH	PAGE 1 OF 3	 <small>1396 W. Herndon, suite 101, Fresno, CA, 93711 business phone (559)436-0900 LIC # 586845</small>
	Date: 03.10.20	
	Drawn by: ML	
	SCALE: 3/32" = 1'-0"	



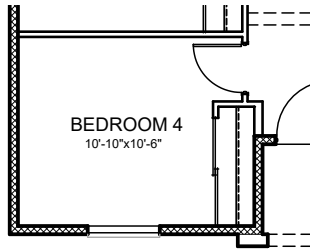
DINING ROOM OPTION
@ BEDROOM 2



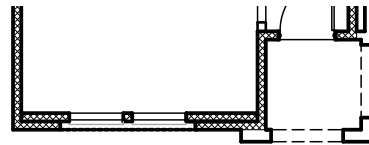
POWDER OPTION
@ CLOSET



BEDROOM 5 / BATH 3 OPTION
@ 1 CAR GARAGE



BEDROOM 4 OPTION
@ DEN



MODERN PRAIRIE OPTION

MATRIX FOR STANDARD PLAN OPTIONS

	A1.0	A2.0	A2.1	A3.0	A3.1	A3.2	A4.0	AD-1 THRU AD-3	S1.0	S2.0	S2.1	S3.0	SD1.0 THRU SD3.1	E1.0	E1.1	M1	M2	M3.0 THRU M3.1	P1	P2	P3			
SPANISH ELEV (BASE)	•	•		•			•	•	•	•		•	•	•		•		•	•	•				
MODERN PRAIRIE ELEV			•		•		•		•		•	•												
MODERN TRADITIONAL (ELEV)		•				•	•		•	•		•												
FORMAL DINING (OPTION)			•												•		•			•				
BEDROOM 4 (OPTION)			•												•		•			•				
BEDROOM 5 / BATH 3 (OPTION)			•	•	•	•	•		•	•					•		•	•	•	•				
POWDER (OPTION)			•												•		•			•	•			

* THIS MATRIX TABLE SHOWS WHICH SHEETS ARE AFFECTED BY OPTIONS

AVERY

2,278 - 2,522 sq. ft.

2-3 CAR GARAGE

3-5 BED, 2-3.5 BATH

PAGE 2 OF 3

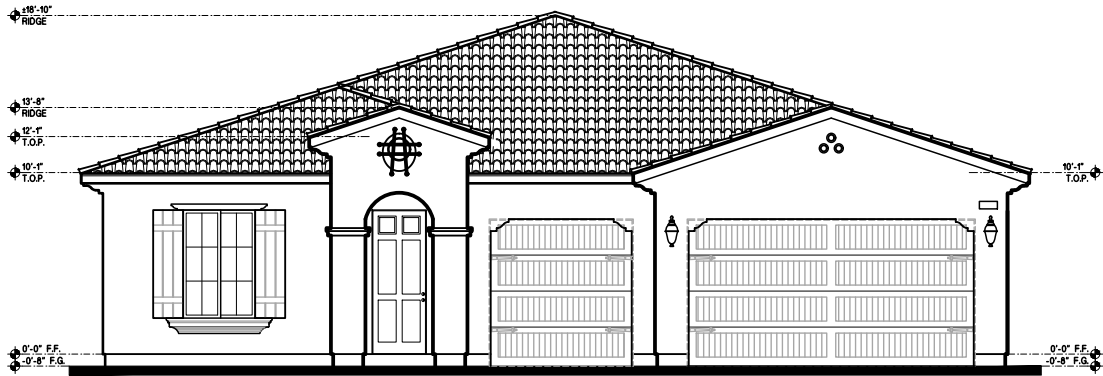
Date: 03.10.20

Drawn by: ML

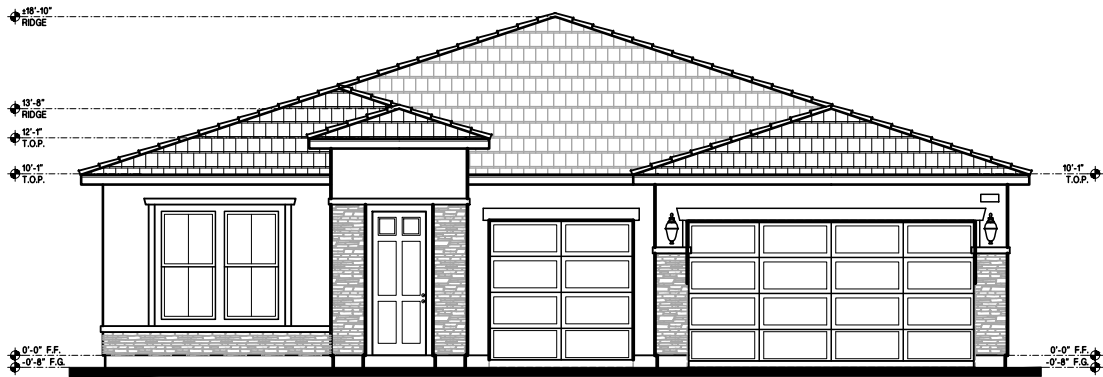
SCALE: 3/32" = 1'-0"

GRANVILLE

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business phone (559)436-0900 LIC # 586845



SPANISH



MODERN PRAIRIE



MODERN TRADITIONAL

AVERY

2,278 - 2,522 sq. ft.
2-3 CAR GARAGE
3-5 BED, 2-3.5 BATH

ELEVATIONS

PAGE 3 OF 3

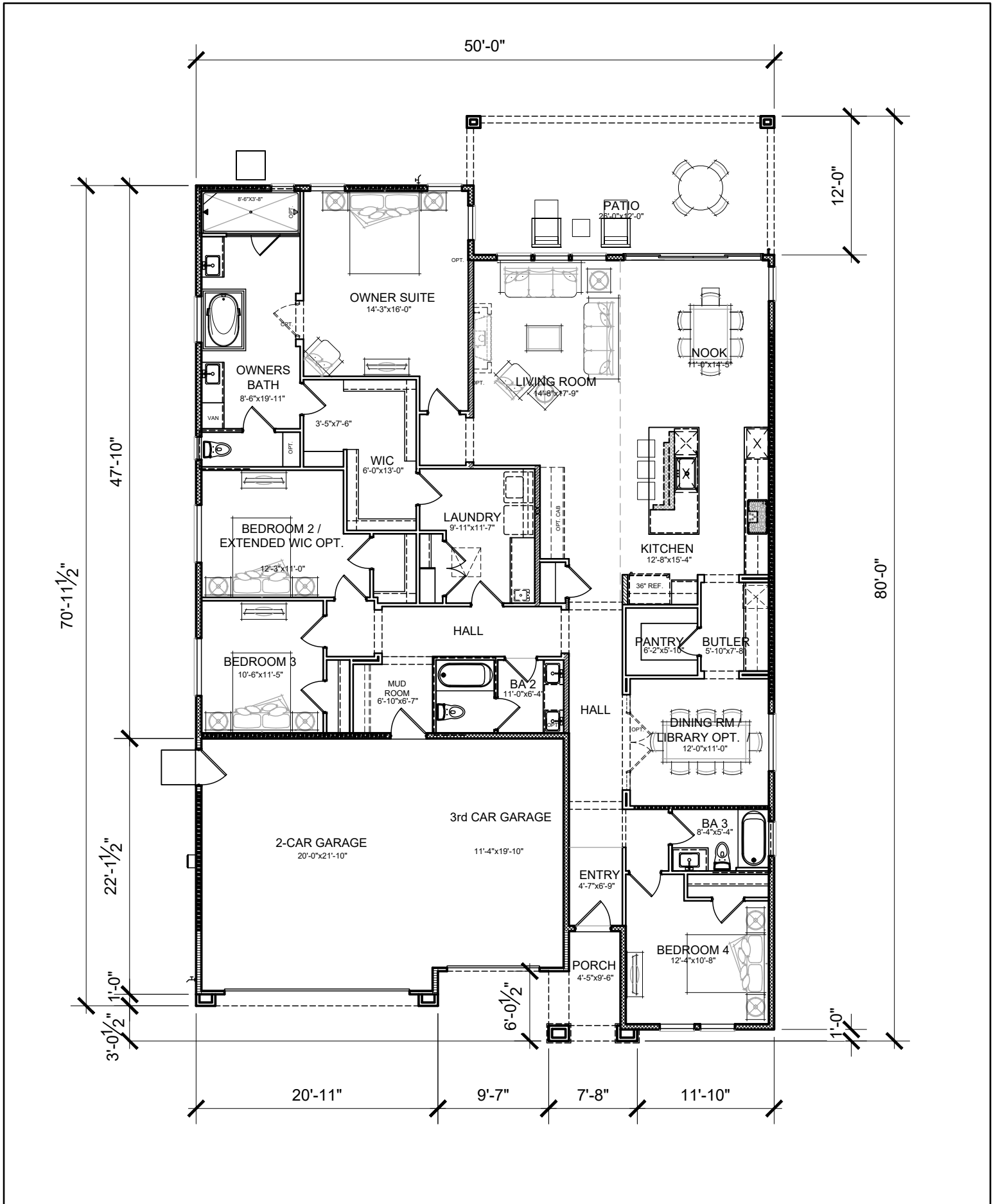
Date: 03.10.20

Drawn by: ML

SCALE: 3/32" = 1'-0"

GRANVILLE

1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845




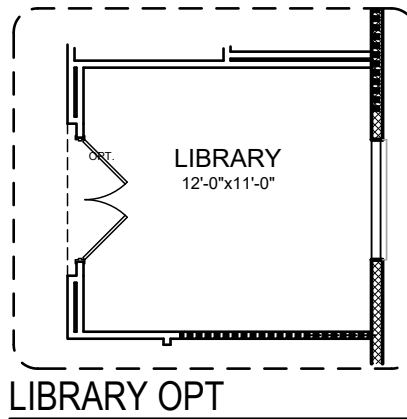
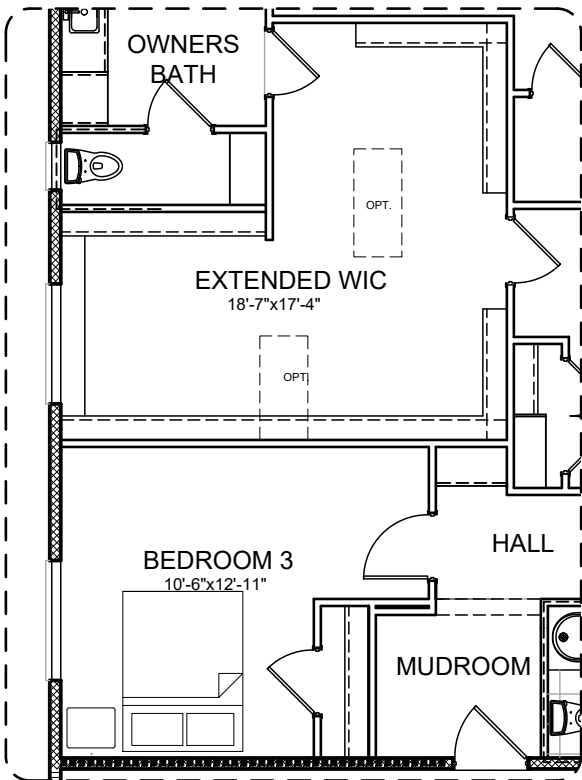
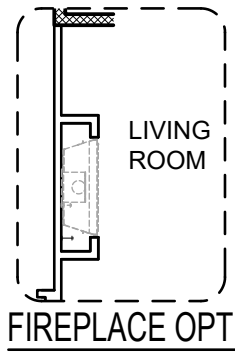
<h1>BELLA</h1>	PAGE 1 OF 3	 <p>1396 W. Herndon, suite 101, Fresno, CA, 93711 business phone (559)436-0900 LIC # 586845</p>
2,652 sq. ft.	Date: 07.20.2020	
3 CAR GARAGE	Drawn by: LC	
3-4 BED, 3 BATH	SCALE: 3/32" = 1'-0"	

Exhibit 5, Page 15



EXTENDED WALK IN CLOSET OPT

LIBRARY OPT

MATRIX FOR STANDARD PLAN OPTIONS

	A1.0	A2.0	A2.1	A3.0	A3.1	A3.2	A3.3	A4.0	A4.1	S1.0	S1.1	S2.0	S2.1	S2.2	S3.0	E1.0	E1.1	M1.0	M2.0	M2.1	P1	P2	P3	P4
SPANISH ELEV. (BASE)	•	•		•	•	•		•		•		•			•	•		•			•	•	•	•
TRADITIONAL ELEV.	•	•		•	•	•		•		•		•	•		•	•		•			•	•	•	•
MODERN FARMHOUSE ELEV.	•	•		•	•			•	•	•				•	•	•		•	•		•	•	•	•
MODERN FARMHOUSE 2 ELEV.	•	•					•		•	•				•	•	•		•	•		•	•	•	•
STUDY	•		•	•		•	•	•		•		•					•	•	•	•	•	•	•	•
LIBRARY	•		•	•	•	•	•									•	•	•	•	•	•	•	•	•
EXTENDED WALK IN CLOSET	•		•	•	•	•	•									•	•	•	•	•	•	•	•	•
EXTENDED PATIO OPTION	•		•	•	•	•	•				•		•	•			•							

* THIS MATRIX TABLE SHOWS WHICH SHEETS ARE AFFECTED BY OPTIONS

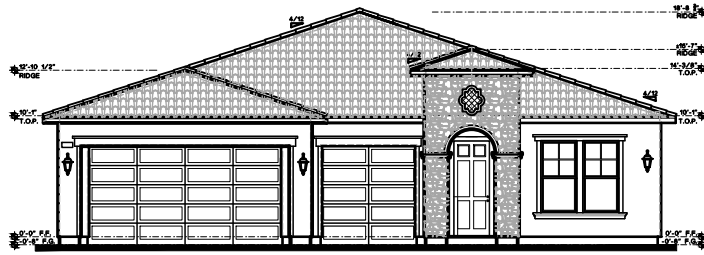
BELLA

2,652 sq. ft.
3 CAR GARAGE
3-4 BED, 3 BATH

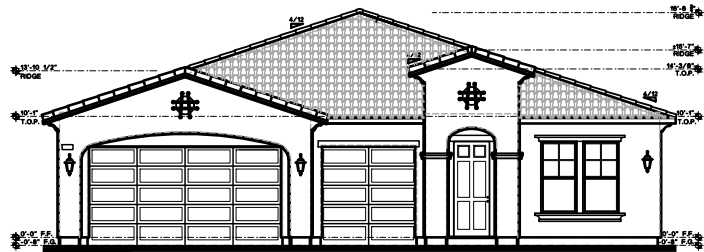
PAGE 2 OF 3

Date: 07.20.2020
Drawn by: LC
SCALE: 1/8" = 1'-0"





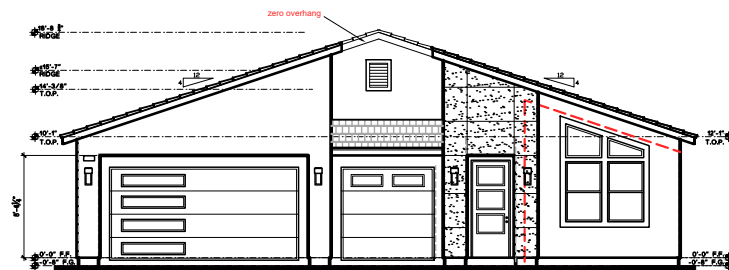
TRADITIONAL



SPANISH



MODERN FARMHOUSE



CONTEMPORARY

BELLA

2,652 sq. ft.
3 CAR GARAGE
3-4 BED, 3 BATH

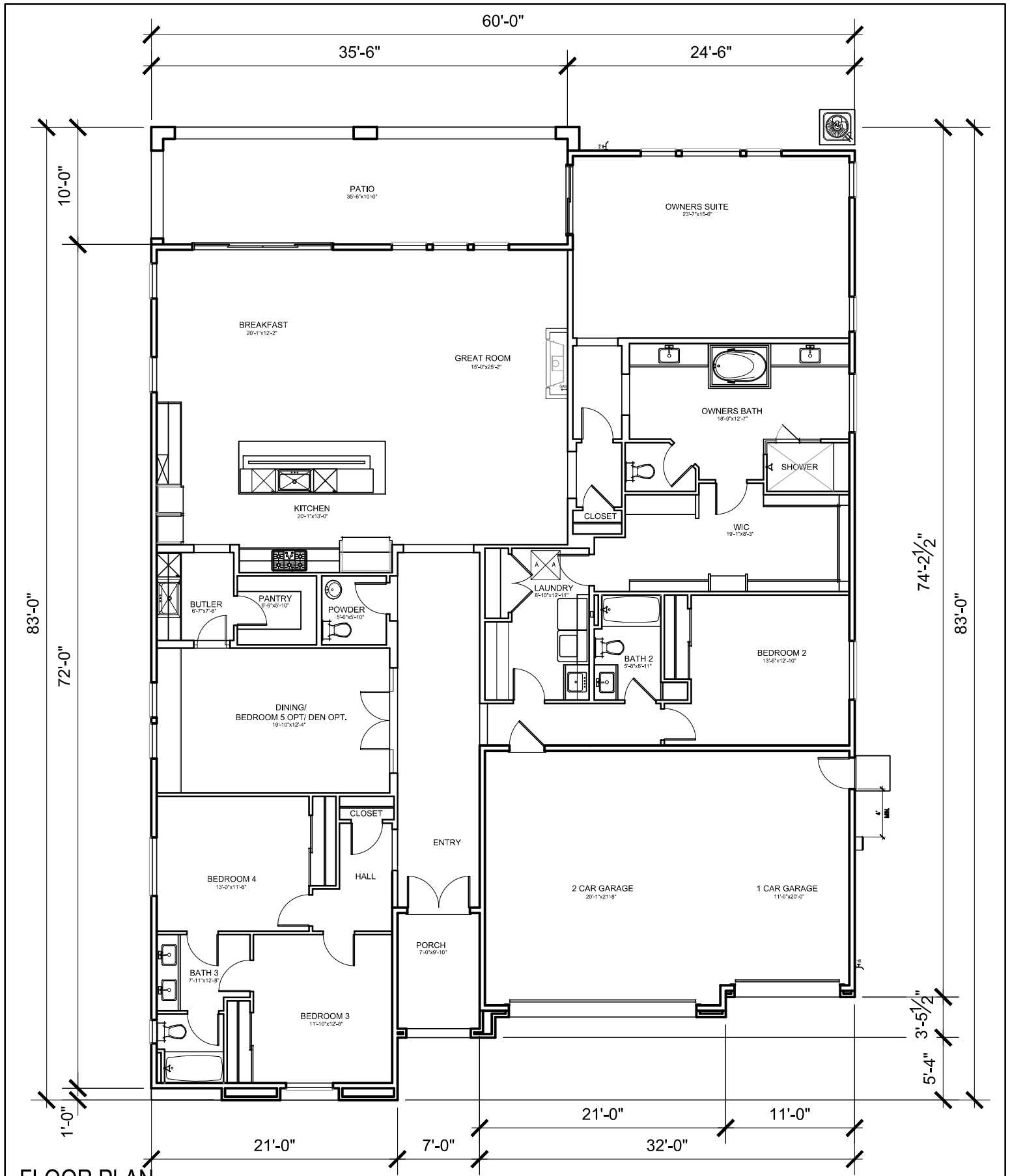
ELEVATIONS

PAGE 3 OF 3

Date: 07.20.2020
Drawn by: LC
SCALE: 1/16" = 1'-0"



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FLOOR PLAN
SPANISH

BENTON

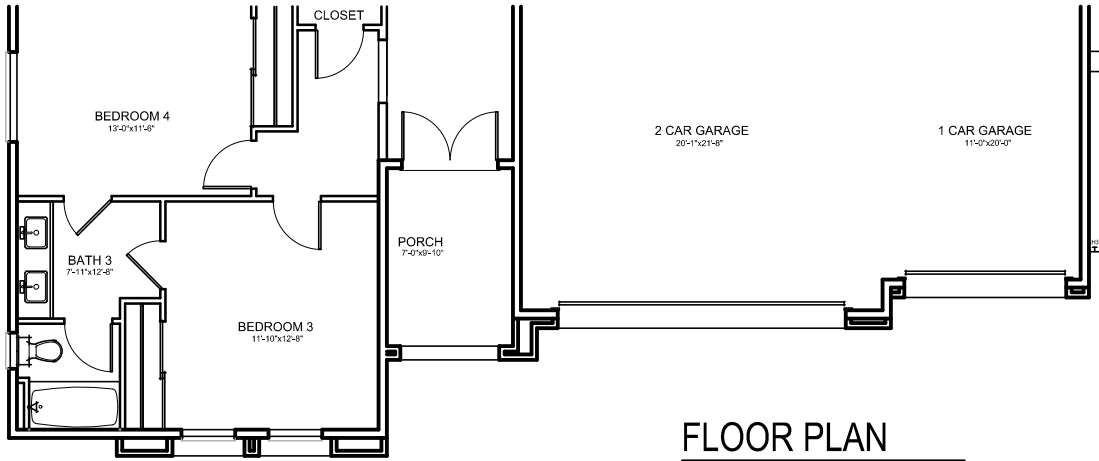
3,522 sq. ft.
3 CAR GARAGE
3-5 BED, 2.5-4 BATH

PAGE 1 OF 5

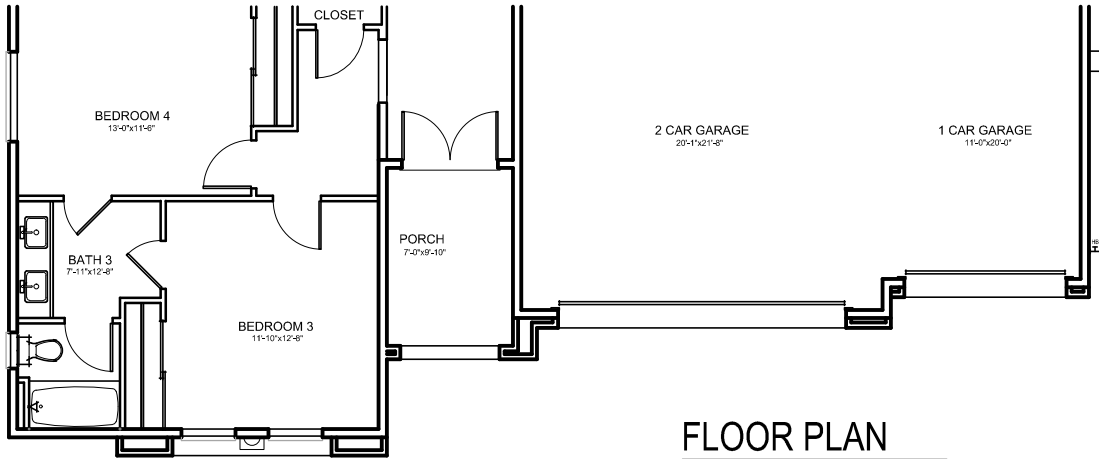
Date: 09.23.19
Drawn by: ML
SCALE: 3/32" = 1'-0"



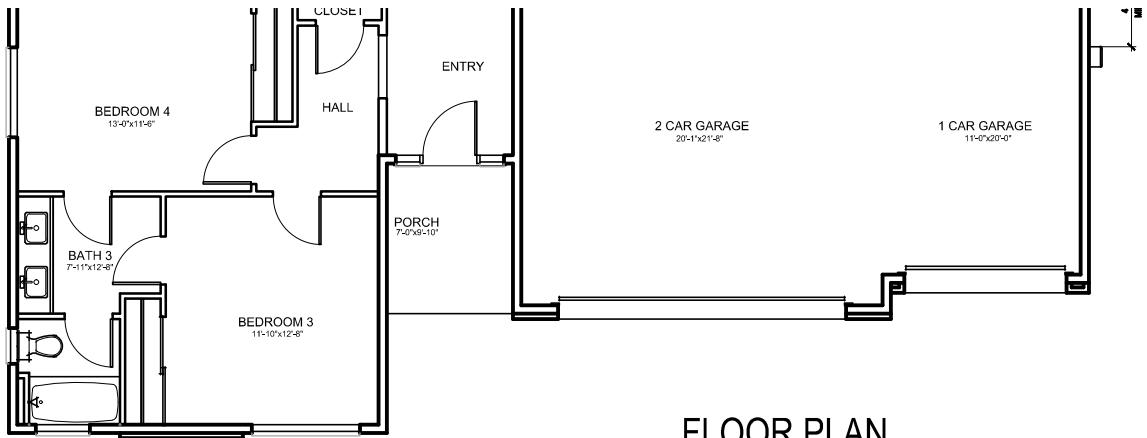
1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



FLOOR PLAN
MODERN PRAIRIE



FLOOR PLAN
FORMAL ITALIAN



FLOOR PLAN
MID-CENTURY

BENTON

3,522 sq. ft.

3 CAR GARAGE

3-5 BED, 2.5-4 BATH

PAGE 2 OF 5

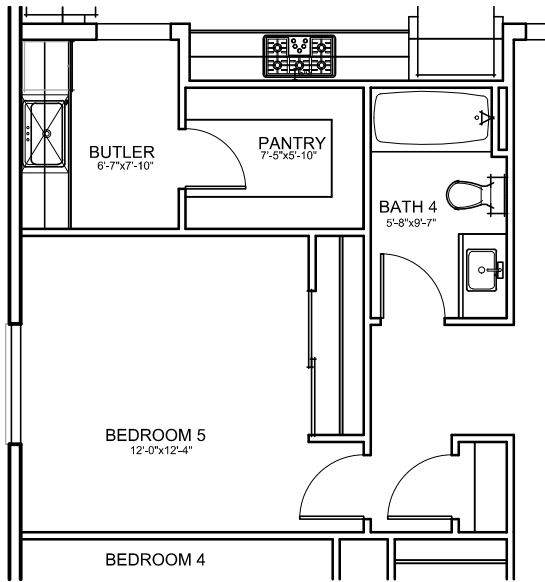
Date: 09.23.19

Drawn by: ML

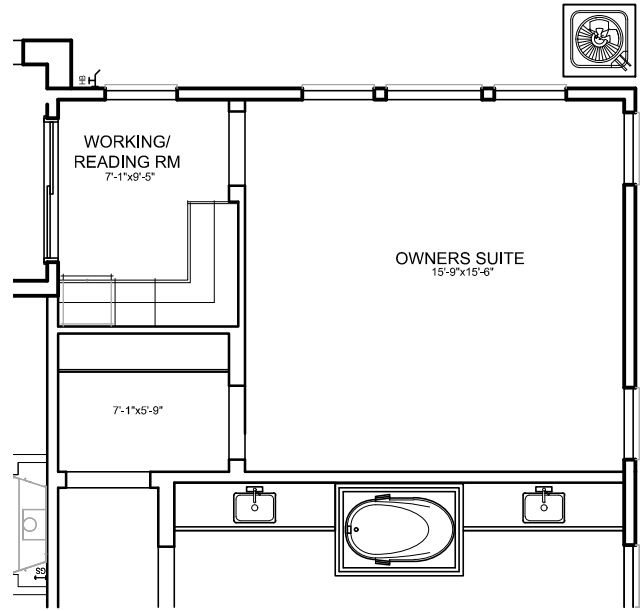
SCALE: 3/32" = 1'-0"



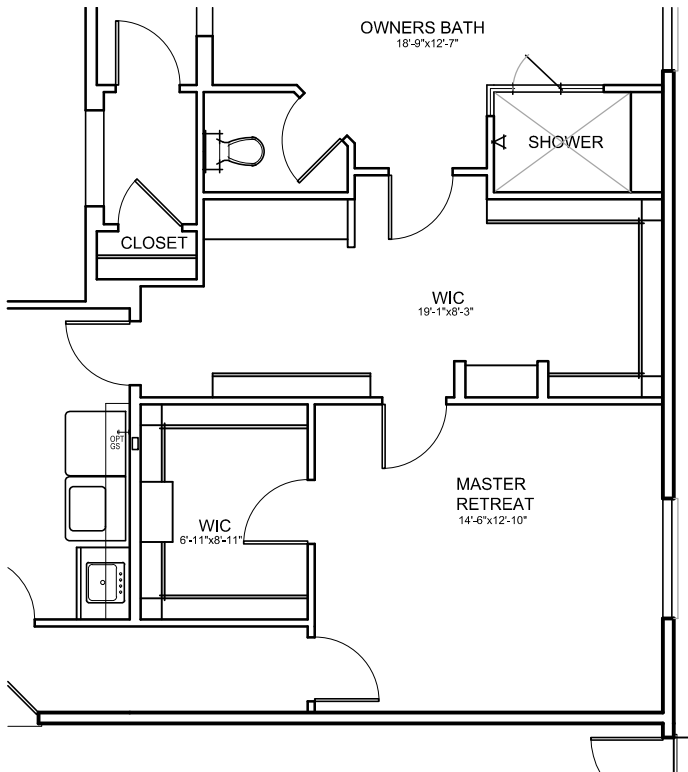
1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



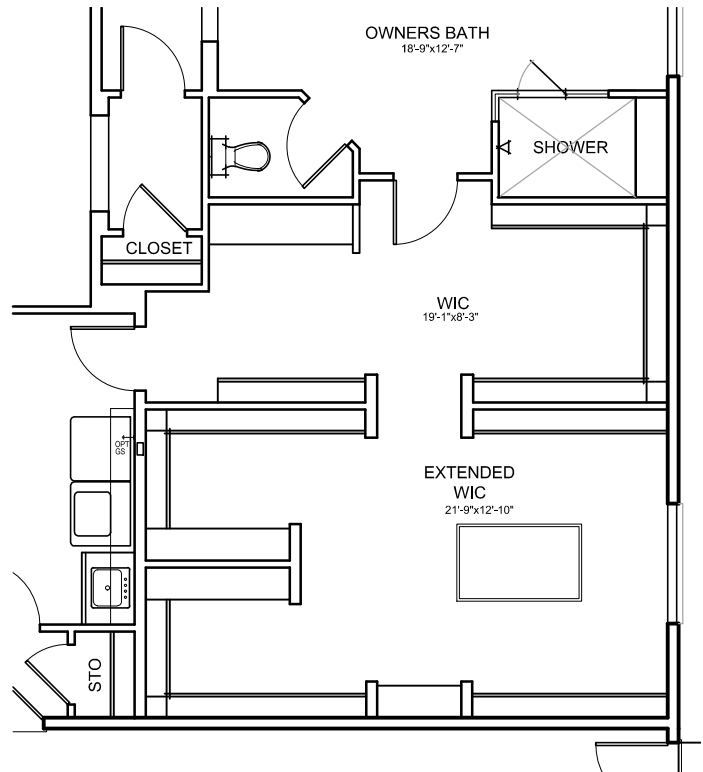
**BEDROOM 5 OPT.
@ DINING**



**OWNER'S STUDY
@ OWNER'S SUITE**



**MASTER RETREAT OPT.
@ BEDROOM 2**



**EXTENDED WIC OPT.
@ BEDROOM 2**

BENTON

3,522 sq. ft.

3 CAR GARAGE

3-5 BED, 2.5-4 BATH

PAGE 3 OF 5

Date: 09.23.19

Drawn by: ML

SCALE: 1/8" = 1'-0"

**GRANVILLE
HOMES**

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business phone (559)436-0900 LIC # 586845



SPANISH



FORMAL ITALIAN

BENTON

3,522 sq. ft.

3 CAR GARAGE

3-5 BED, 2.5-4 BATH

ELEVATIONS

PAGE 4 OF 5

Date: 09.23.19

Drawn by: ML

SCALE: 1/8" = 1'-0"



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MODERN PRAIRIE



MID-CENTURY

BENTON

3,522 sq. ft.

3 CAR GARAGE

3-5 BED, 2.5-4 BATH

ELEVATIONS

PAGE 5 OF 5

Date: 09.23.19

Drawn by: ML

SCALE: 1/8" = 1'-0"



1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845

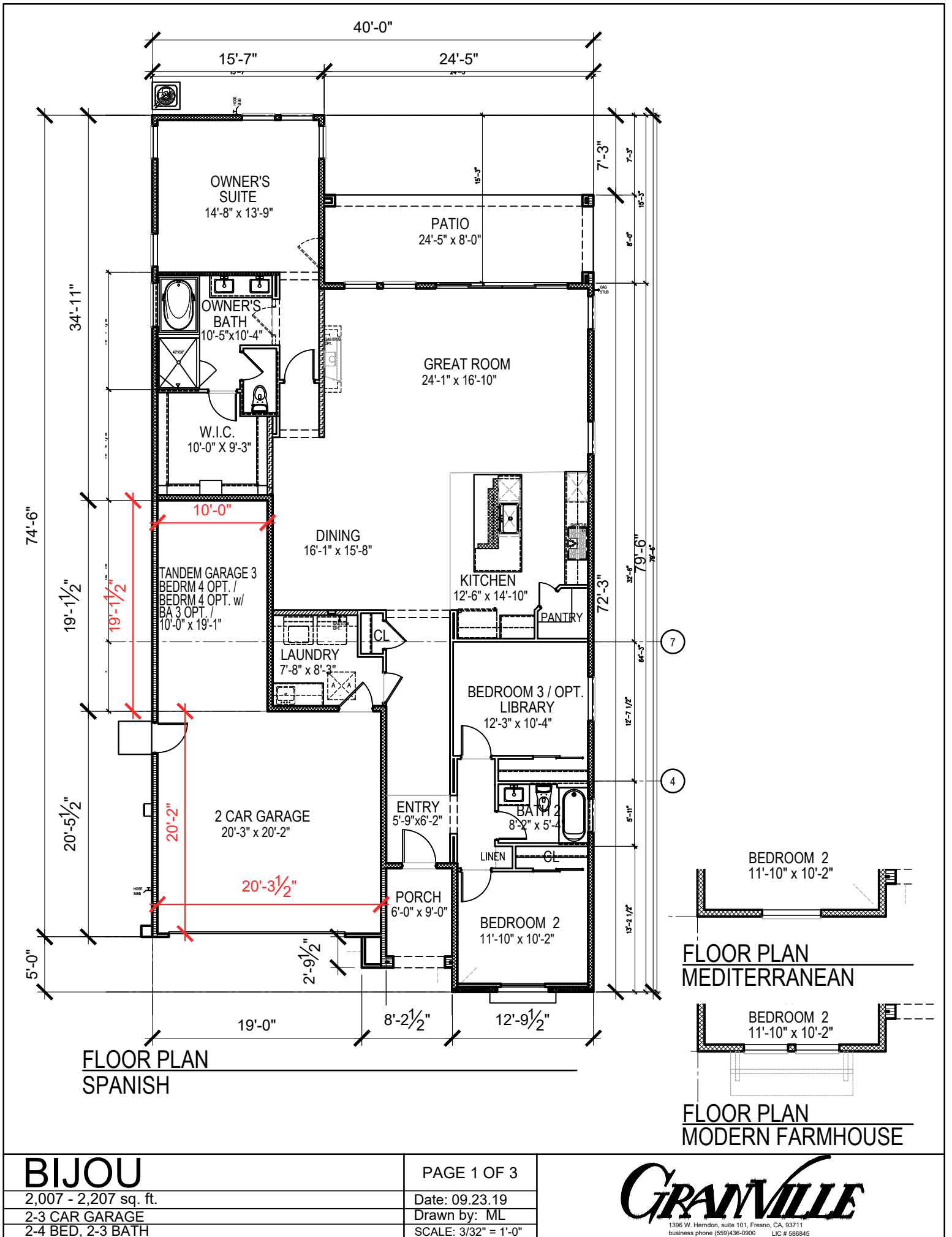
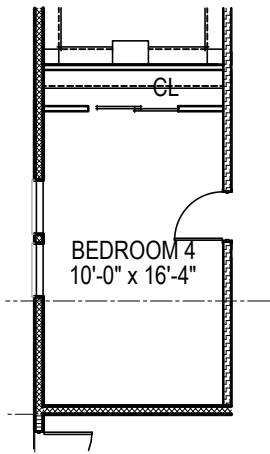
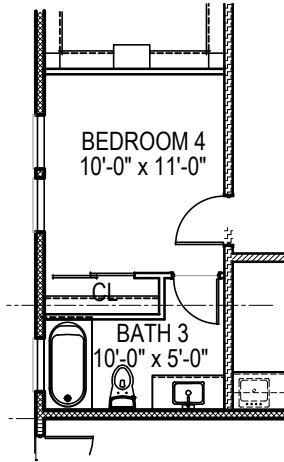


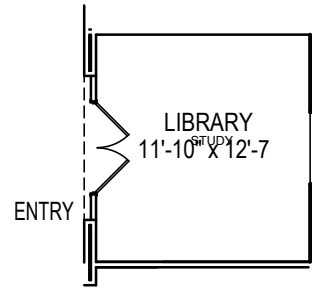
Exhibit 5, Page 23



BEDROOM 4 OPT.



BEDROOM 4 / BA 3 OPT.



LIBRARY OPT.

MATRIX FOR STANDARD PLAN OPTIONS

	A1.0	A2.0	A2.1	A3.0	A3.1	A3.2	A3.3	A4.0	A4.1	AD-1 THRU AD-3	S1.0	S1.1	S2.0	S2.1	S2.2	S3.0	S3.1	SD1.0 THRU SD3.1	E-1.0	E-1.1	M-1.0	M-1.1	M2.0 THRU M2.2	P-1	P-2	P-3
MEDITERRANEAN ELEVATION	•	•		•	•	•		•		•	•		•			•		•	•		•	•	•	•	•	•
SPANISH ELEVATION	•	•		•	•	•		•		•	•		•	•		•		•	•		•	•	•	•	•	•
MODERN FARMHOUSE	•	•						•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	•	•
LIBRARY	•		•								•	•	•				•	•	•	•		•	•			•
BEDROOM 4 & BATH 3	•		•		•	•					•	•	•				•	•		•	•		•			•
BEDROOM 4	•		•		•	•					•	•	•				•	•		•	•		•			

BIJOU

2,007 - 2,207 sq. ft.

2-3 CAR GARAGE

2-4 BED, 2-3 BATH

PAGE 2 OF 3

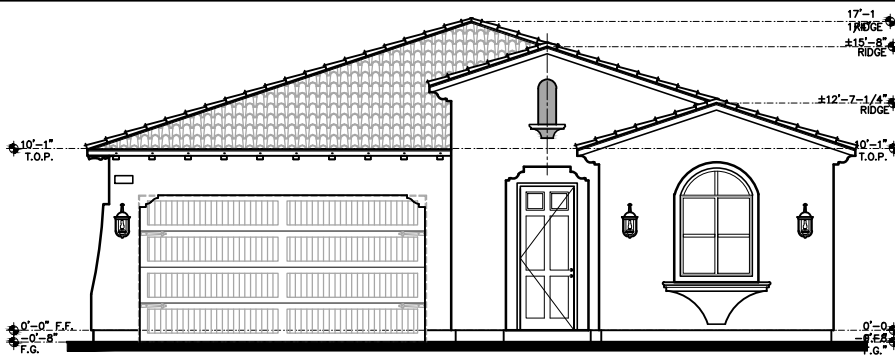
Date: 09.23.19

Drawn by: ML

SCALE: 3/32" = 1'-0"

GRANVILLE

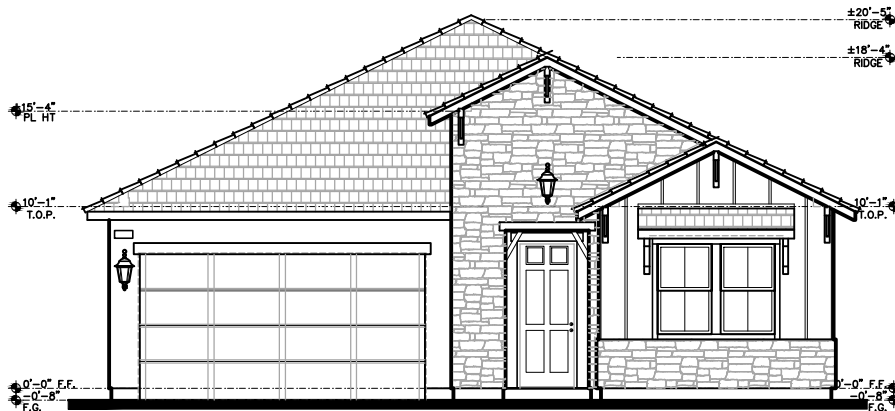
1396 W. Herndon, suite 101, Fresno, CA, 93711
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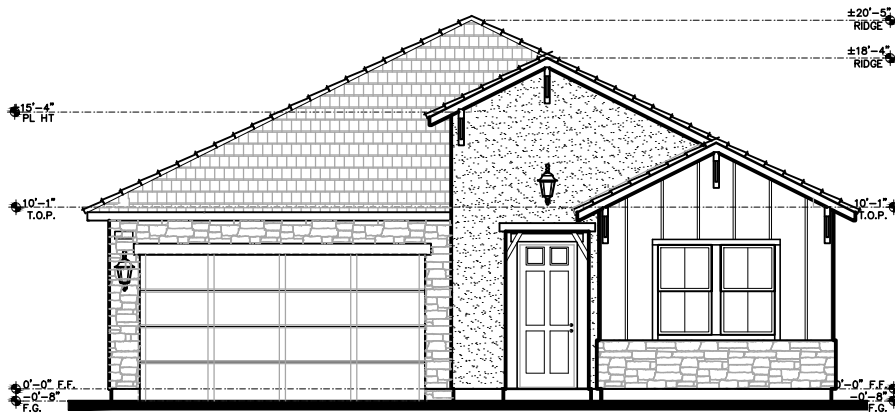
SPANISH



MEDITERRANEAN



MODERN FARMHOUSE



MODERN FARMHOUSE 2 w/STONE

BIJOU

2,007 - 2,207 sq. ft.
 2-3 CAR GARAGE
 2-4 BED, 2-3 BATH

ELEVATIONS

PAGE 3 OF 3

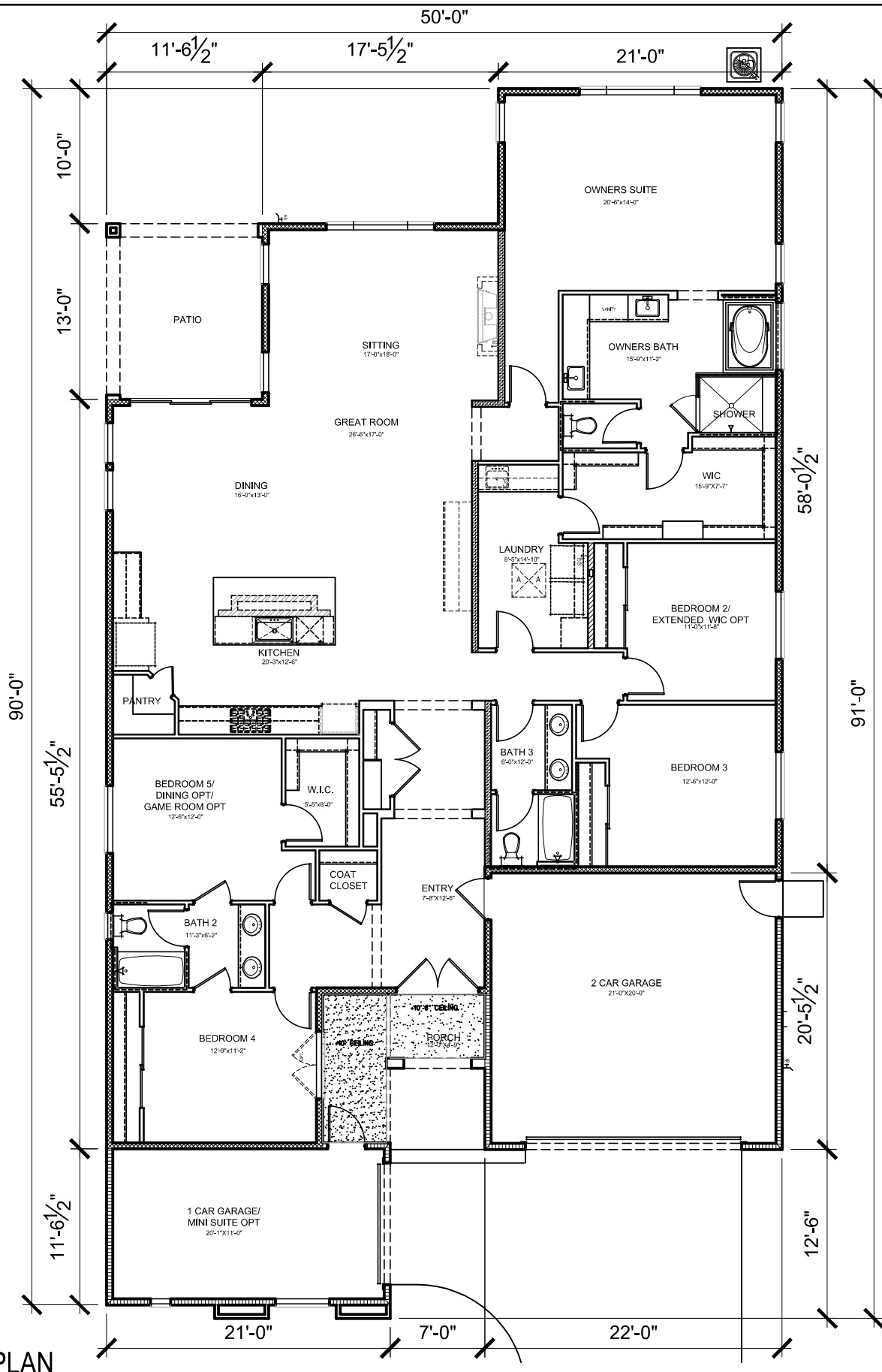
Date: 09.23.19

Drawn by: ML

SCALE: 3/32" = 1'-0"



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 business phone (559)436-0900 LIC # 586845



**FLOOR PLAN
SPANISH**

CALI

2,900 - 3,145 sq. ft.
2-3 CAR GARAGE
4-5 BED, 3 BATH

PAGE 1 OF 4

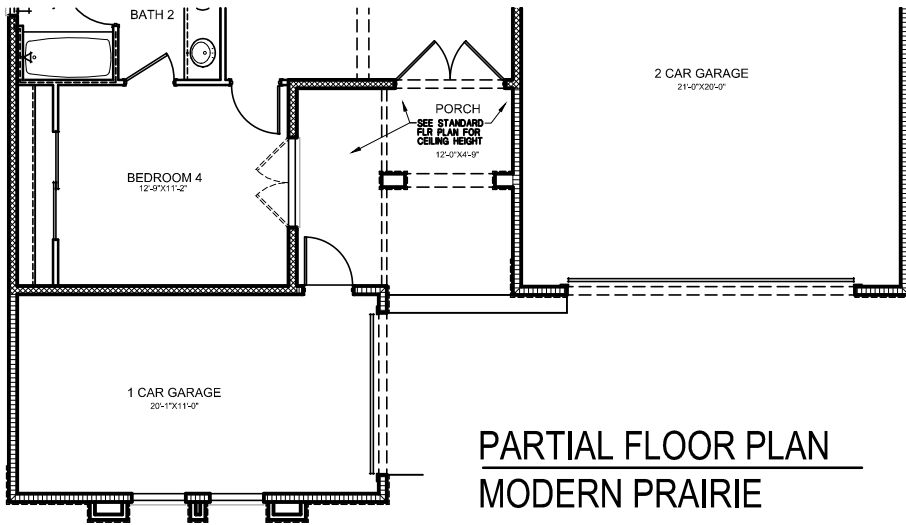
Date: 07.10.20

Drawn by: LC

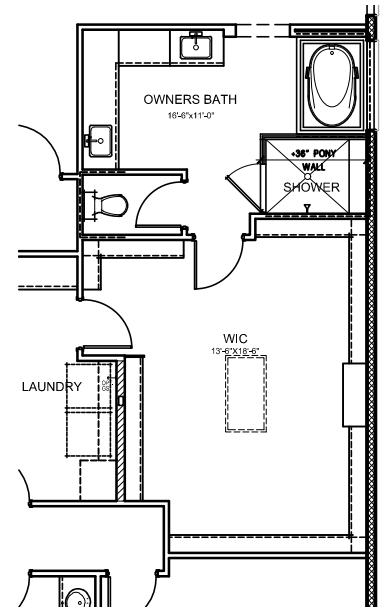
SCALE: 3/32" = 1'-0"



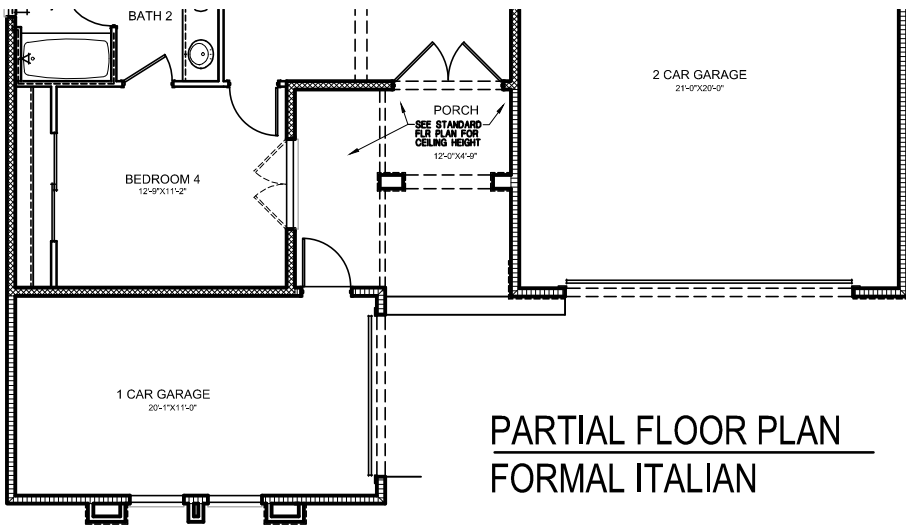
1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



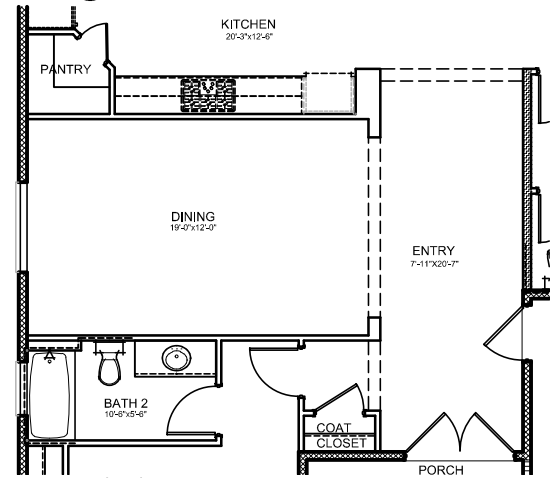
**PARTIAL FLOOR PLAN
MODERN PRAIRIE**



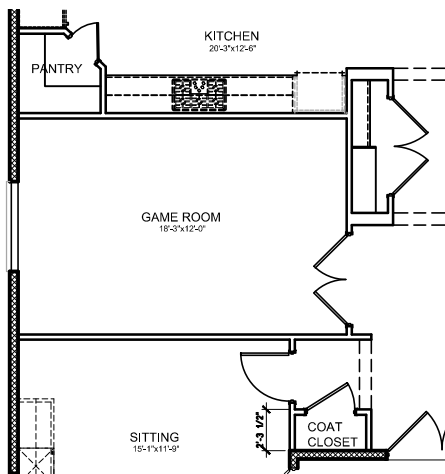
**EXTENDED WIC CLOSET OPT
@BEDROOM 2**



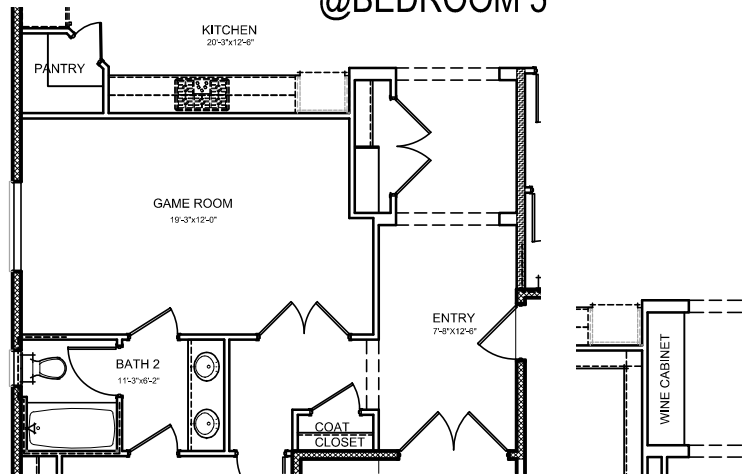
**PARTIAL FLOOR PLAN
FORMAL ITALIAN**



**DINING OPT
@BEDROOM 5**



**GAME ROOM OPT. w/MINI SUITE
@BEDROOM 5**



**GAME ROOM OPT
@BEDROOM 5**

**WINE CABINET OPT.
@ENTRY**

CALI

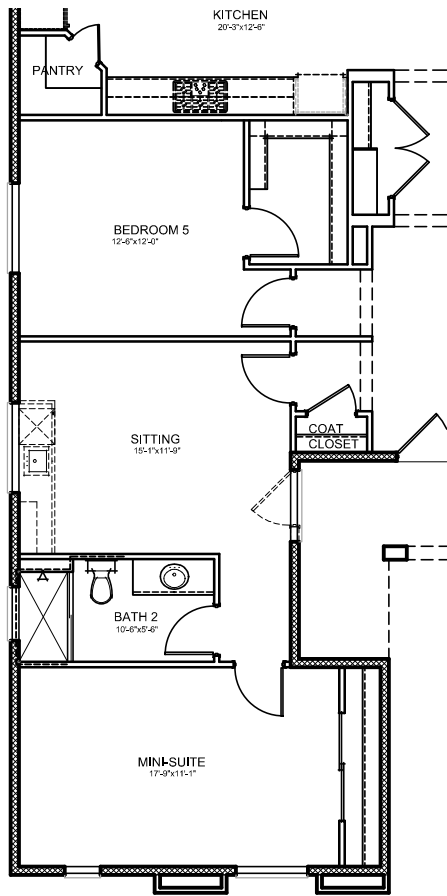
2,900 - 3,145 sq. ft.
2-3 CAR GARAGE
4-5 BED, 3 BATH

PAGE 2 OF 4

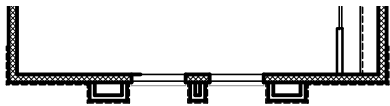
Date: 07.10.20
Drawn by: LC
SCALE: 3/32" = 1'-0"

GRANVILLE

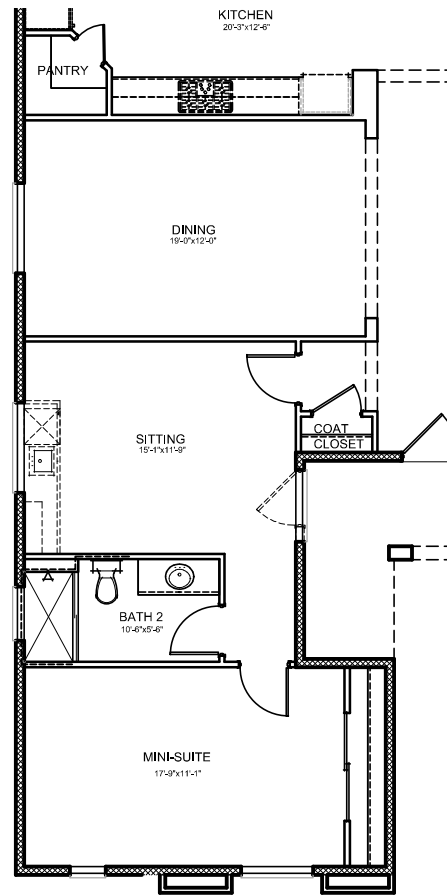
1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



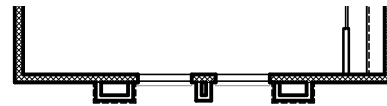
MINI SUITE w/ BED 5 OPT-SPANISH
@ 1 CAR GARAGE



MINI SUITE OPTION
MODERN PRAIRIE



MINI SUITE w/ DINING OPT-SPANISH
@ 1 CAR GARAGE



MINI SUITE OPTION
FORMAL ITALIAN

MATRIX FOR STANDARD PLAN OPTIONS

	A1.0	A2.0	A2.1	A2.2	A3.0	A3.1	A3.2	A4.0	S1.0	S2.0	S2.1	S3.0	E1.0	E1.1	M1	M2	P1	P2	SO-1 THRU SO-3.1	C1.0		
SPANISH ELEVATION		•			•			•	•	•		•	•		•		•	•	•	•		
MODERN PRAIRIE ELEV			•			•			•		•	•		•	•		•	•	•	•	•	
FORMAL ITALIAN			•				•		•		•	•		•	•		•	•	•	•	•	
FORMAL DINING			•	•										•		•	•	•	•			
EXTENDED WALK-IN CLOSET			•											•		•	•	•	•			
MINI SUITE				•					•					•	•	•	•	•	•			

* THIS MATRIX TABLE SHOWS WHICH SHEETS ARE AFFECTED BY OPTIONS

CALI

2,900 - 3,145 sq. ft.
2-3 CAR GARAGE
4-5 BED, 3 BATH

PAGE 3 OF 4

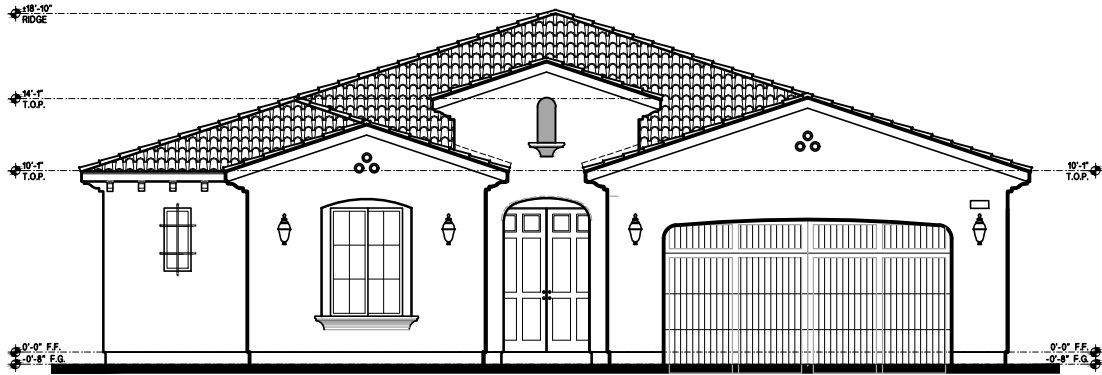
Date: 07.10.20

Drawn by: LC

SCALE: 3/32" = 1'-0"

GRANVILLE

1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



SPANISH



MODERN PRAIRIE



FORMAL ITALIAN

CALI

2,900 - 3,145 sq. ft.
2-3 CAR GARAGE
4-5 BED, 3 BATH

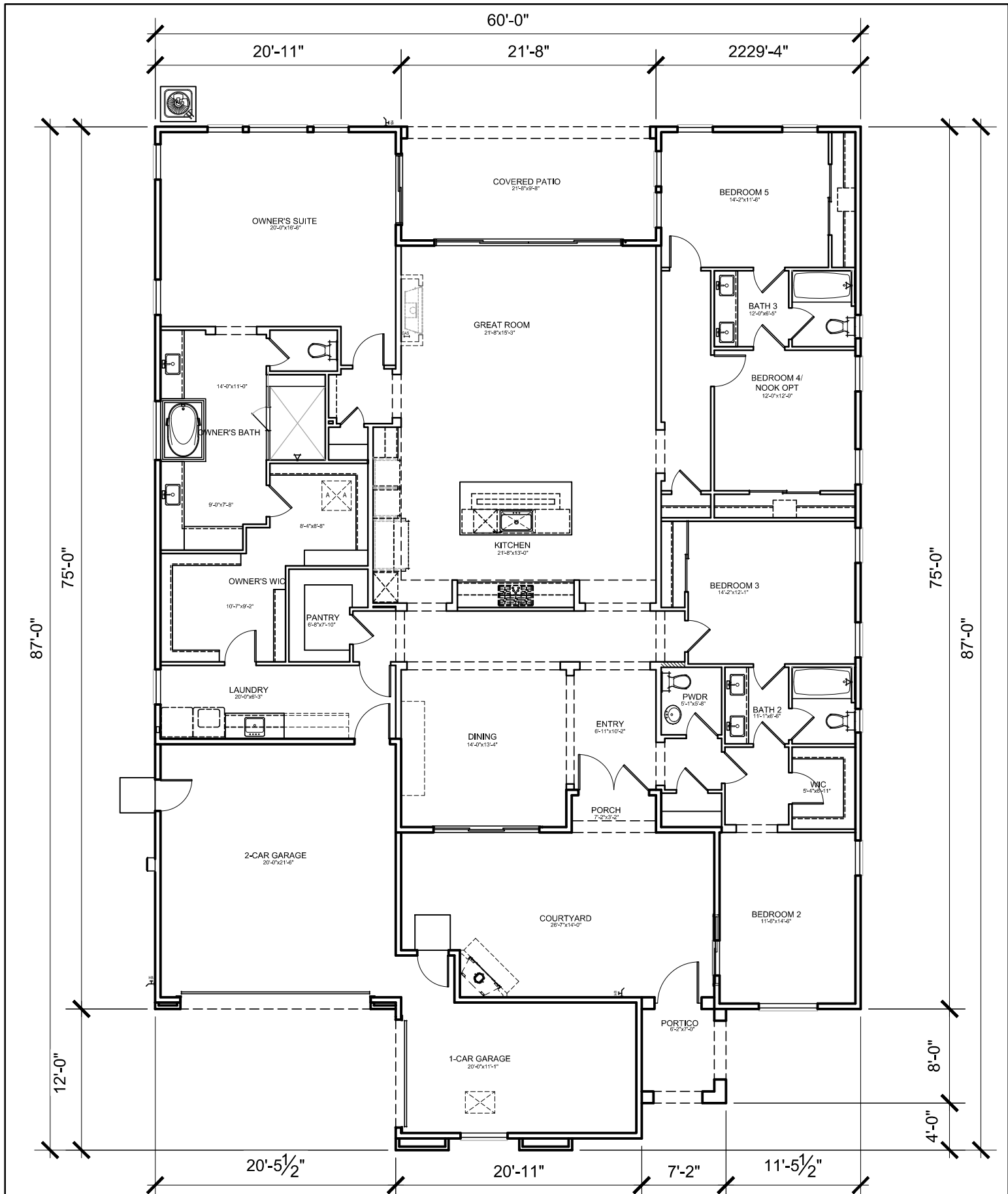
ELEVATIONS

PAGE 4 OF 4

Date: 07.10.20
Drawn by: LC
SCALE: 3/32" = 1'-0"



1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



FLOOR PLAN

PARKER

3,400 sq. ft.
 3 CAR GARAGE
 4-5 BED, 3.5 BATH

PAGE 1 OF 3

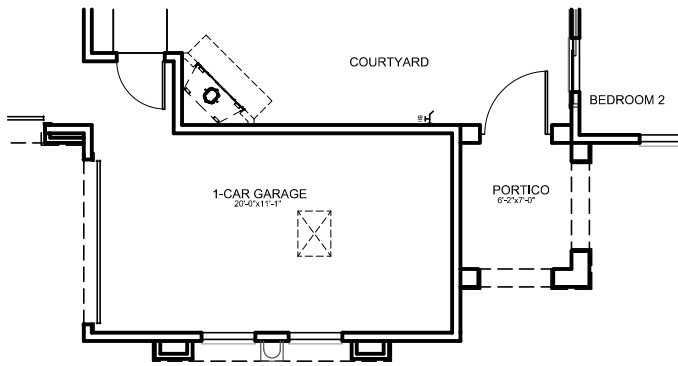
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Drawn by: LC

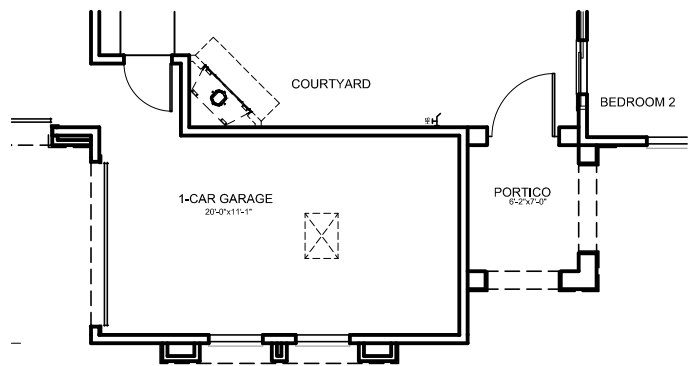
SCALE: 3/32" = 1'-0"



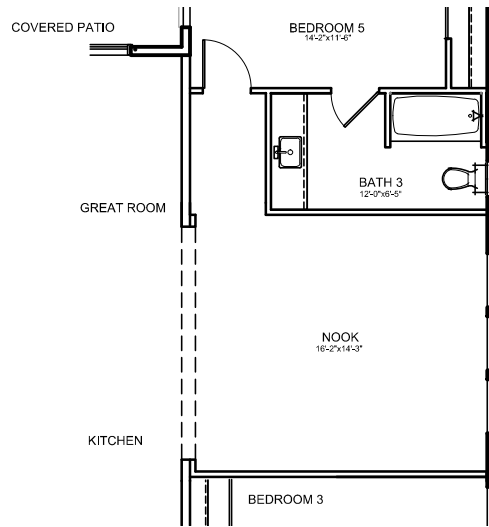
1396 W. Herndon, suite 101, Fresno, CA, 93711
 business phone (559)436-0900 LIC # 586845



FORMAL ITALIAN OPTION



MODERN PRAIRIE OPTION



NOOK OPTION @ BED 4

MATRIX FOR STANDARD PLAN OPTIONS

	A1.0	A2.0	A2.1	A3.0	A3.1	A4.0	AD-1 THRU AD-3	S1.0	S2.0	S3.0	SD1.0 THRU SD3.1	E1.0	M1	M3.0	P-1 THRU P-3	PV1 THRU PV8	L1	C1.0		
SPANISH ELEV (BASE)	•	•		•		•	•	•	•	•	•	•	•	•	•	•				
FORMAL ITALIAN ELEV			•		•	•		•	•	•		•				•				
MODERN PRAIRIE ELEV			•		•	•		•	•	•		•				•				
NOOK OPTION			•		•	•		•	•						•					

× THIS MATRIX TABLE SHOWS WHICH SHEETS ARE AFFECTED BY OPTIONS

PARKER

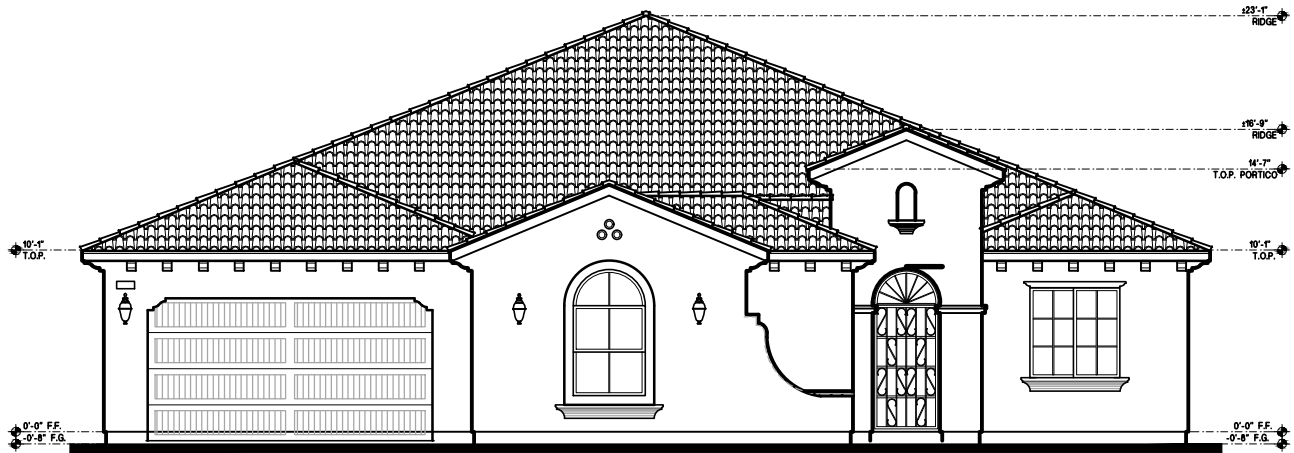
3,400 sq. ft.
3 CAR GARAGE
4-5 BED, 3.5 BATH

PAGE 2 OF 3

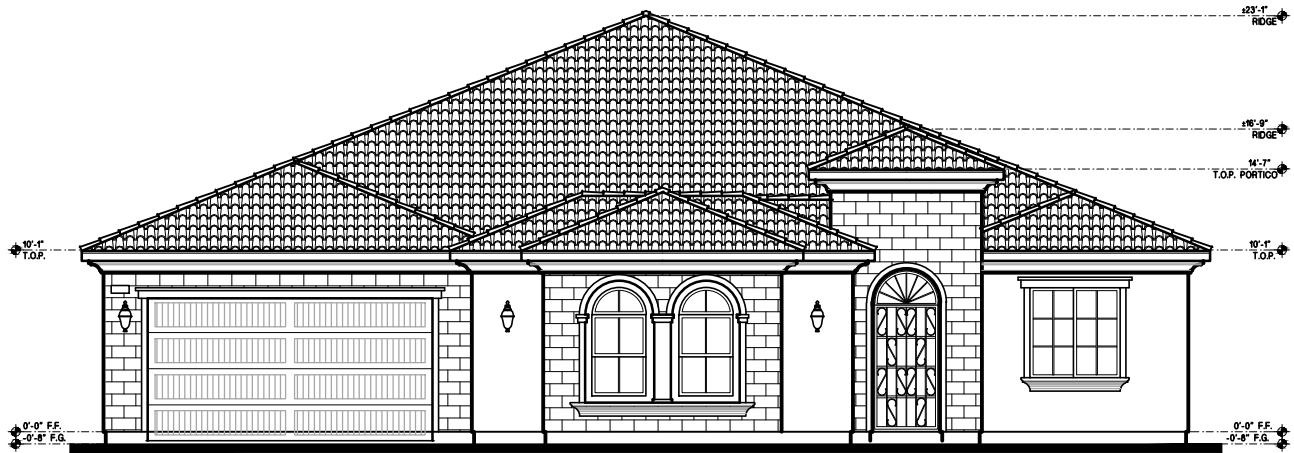
Date: 10.01.2020
Drawn by: LC
SCALE: 3/32" = 1'-0"

GRANVILLE
HOMES

1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



SPANISH



FORMAL ITALIAN



MODERN PRAIRIE

PARKER

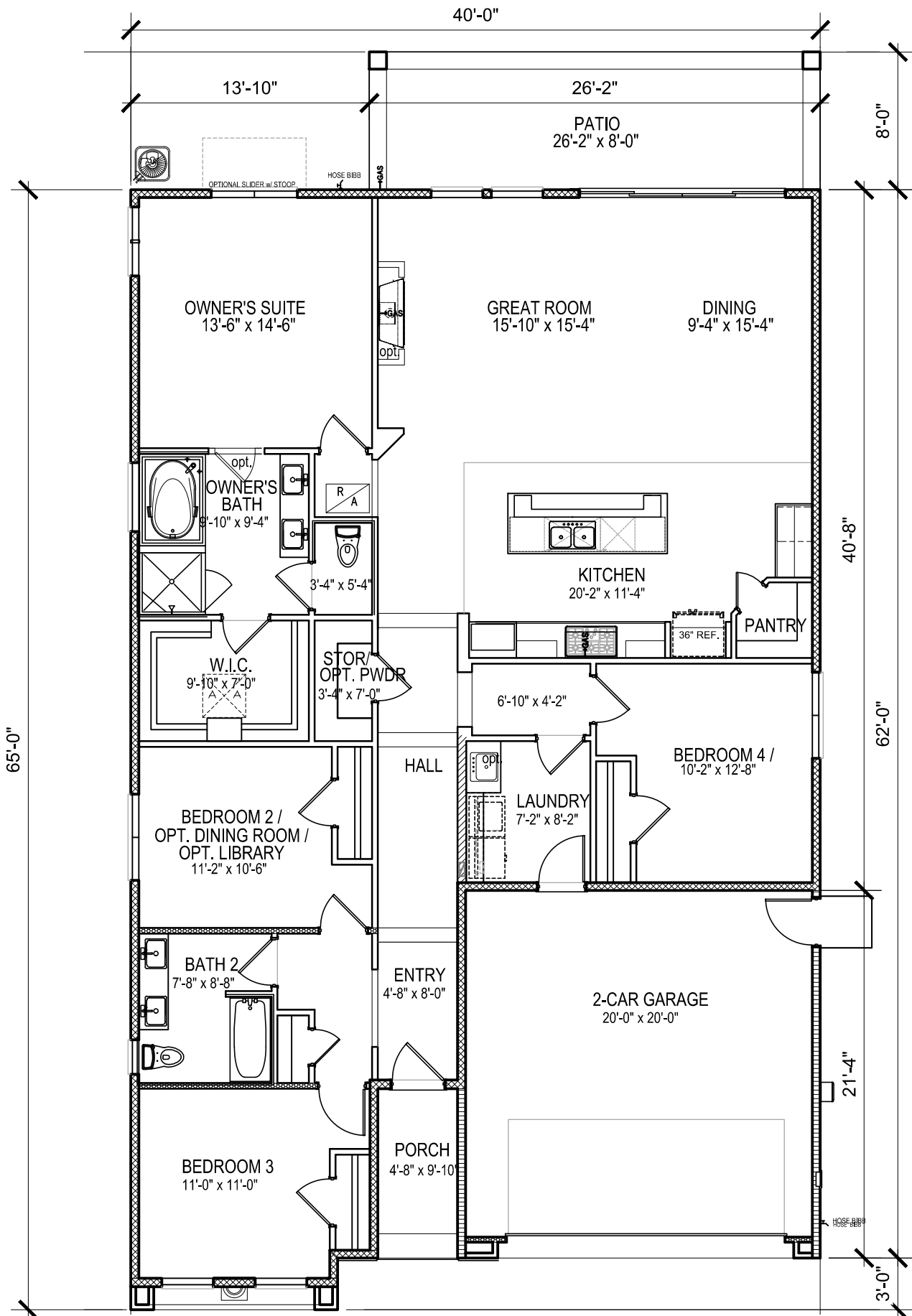
3,400 sq. ft.
3 CAR GARAGE
4-5 BED, 3.5 BATH

ELEVATIONS

PAGE 3 OF 3

Date: 10.01.2020
Drawn by: LC
SCALE: 1/8" = 1'-0"





PASATIEMPO

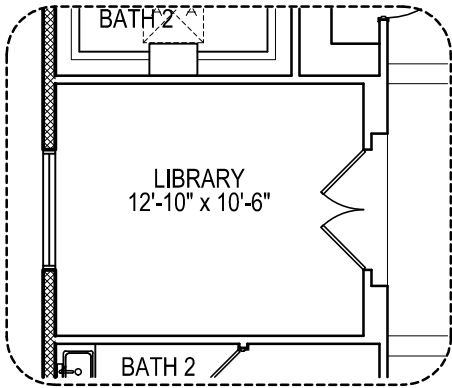
2,032 sq. ft.
 2-3 CAR GARAGE
 3-4 BED, 2-2.5 BATH

PAGE 1 OF 4

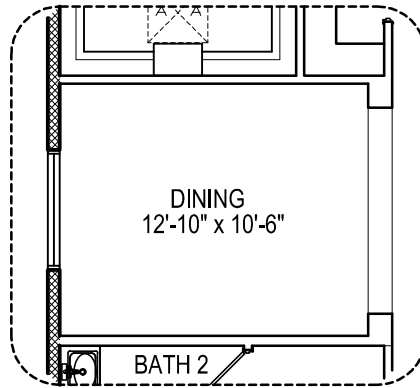
Date: 12.14.2020
 Drawn by: LC
 SCALE: 1/8" = 1'-0"



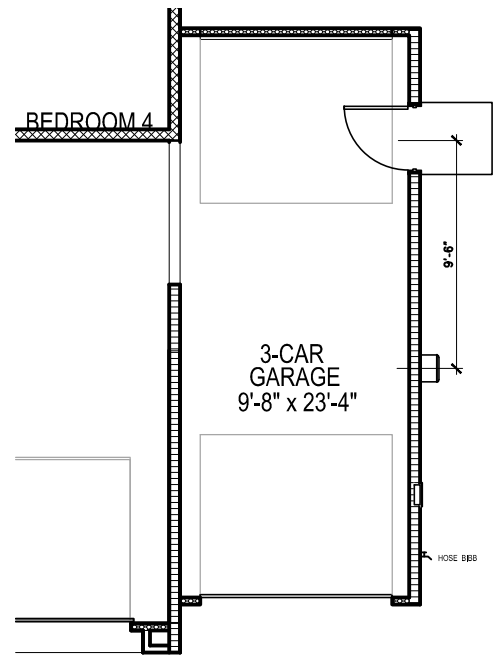
1396 W. Herndon, suite 101, Fresno, CA, 93711
 business phone (559)436-0900 LIC # 586845



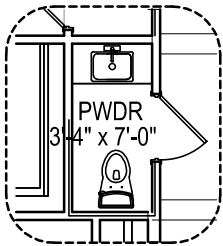
LIBRARY OPT



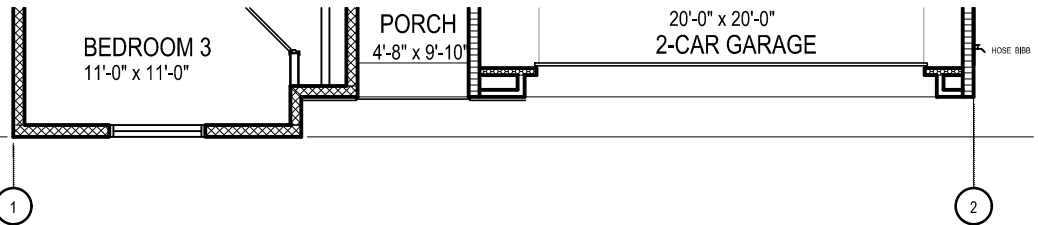
DINING ROOM OPT



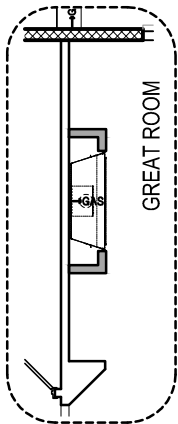
THIRD CAR GARAGE OPT



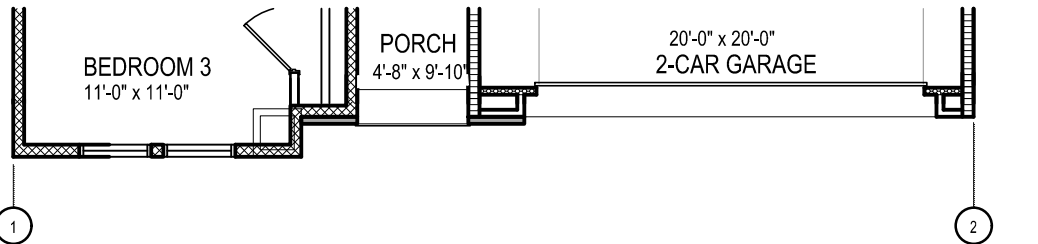
POWDER BATH OPT



TUSCAN/MODERN FARMHOUSE ELEVATION OPT



FIREPLACE OPT



MODERN SPANISH ELEVATION OPT

MATRIX FOR STANDARD PLAN OPTIONS

	A1.0	A2.0	A2.1	A3.0	A3.1	A3.2	A4.0	A4.1	AD1-AD3	S1.0	S1.1	S2.0	S2.1	S2.2	S3.0	SD1-SD6	E1.0	E1.1	M1.0	M2.0	P1-P3	SO1-SO3	L1-L2B	C1
SPANISH ELEVATION		•		•					•	•		•			•	•			•	•	•			
TRADITIONAL ELEVATION		•		•					•	•		•			•	•	•		•	•	•			
LIBRARY			•						•	•		•			•				•	•	•			
DINING ROOM			•						•	•		•			•				•	•	•			
3-CAR GARAGE	•		•				•		•	•		•			•	•			•	•	•			
TUSCAN/MODERN FARMHOUSE ELEV.		•			•		•		•	•				•		•			•	•	•			
MODERN SPANISH ELEV.		•			•		•		•	•				•		•			•	•	•			

x THIS MATRIX TABLE SHOWS WHICH SHEETS ARE AFFECTED BY OPTIONS

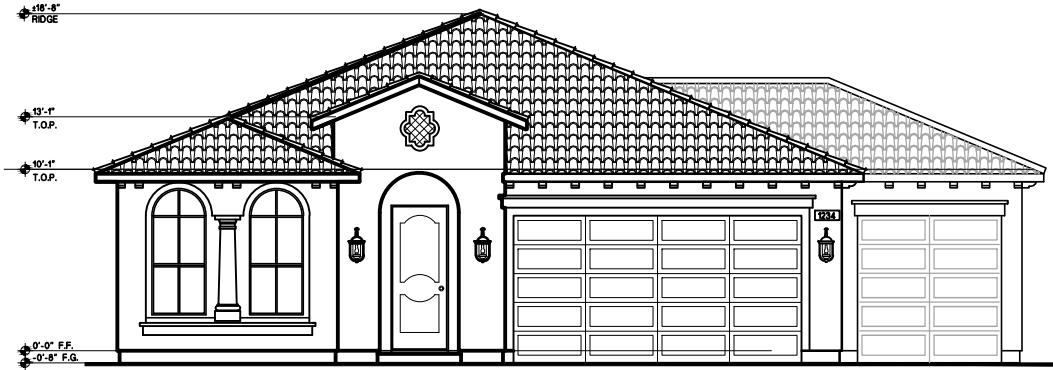
PASATIEMPO

2,032 sq. ft.
2-3 CAR GARAGE
3-4 BED, 2-2.5 BATH

PAGE 2 OF 4

Date: 12.14.2020
Drawn by: LC
SCALE: 1/8" = 1'-0"

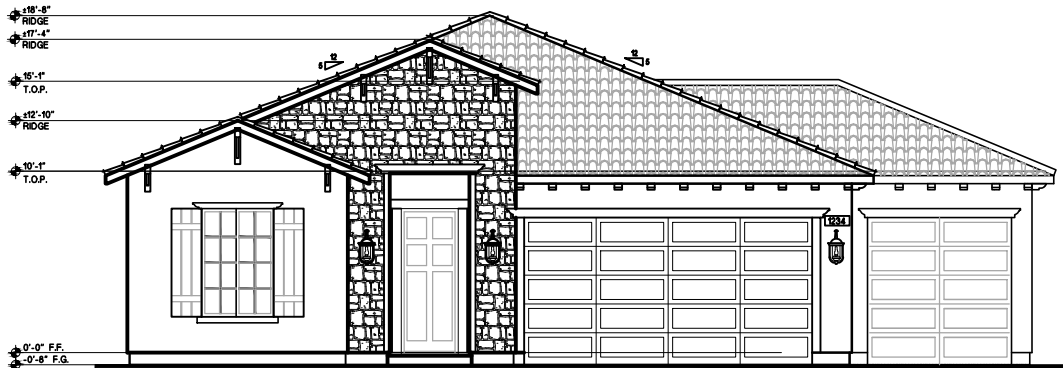
GRANVILLE
1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



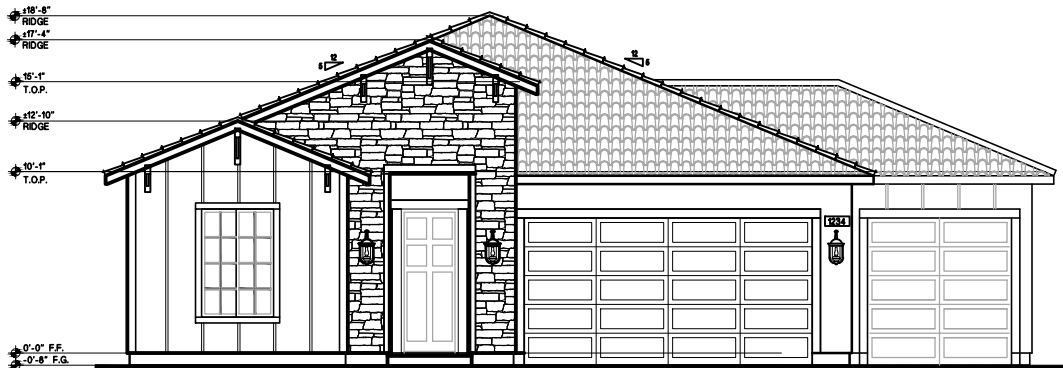
SPANISH (BASE) - FRONT ELEVATION



TRADITIONAL - FRONT ELEVATION



TUSCAN - FRONT ELEVATION



FARMHOUSE - FRONT ELEVATION w/ stone

PASATIEMPO

2,032 sq. ft.

ELEVATIONS

2-3 CAR GARAGE

3-4 BED, 2-2.5 BATH

PAGE 3 OF 4

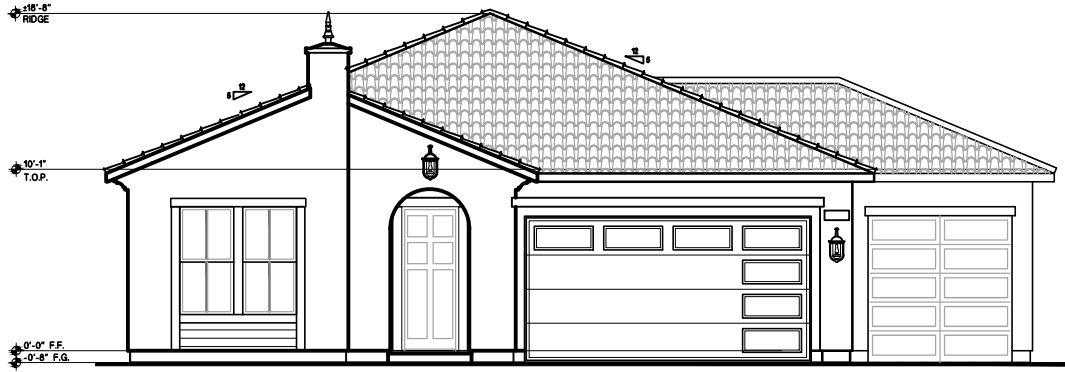
Date: 12.14.2020

Drawn by: LC

SCALE: 3/32" = 1'-0"

GRANVILLE

1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



MODERN SPANISH - FRONT ELEVATION

PASATIEMPO

2,032 sq. ft.

ELEVATIONS

2-3 CAR GARAGE

3-4 BED, 2-2.5 BATH

PAGE 4 OF 4

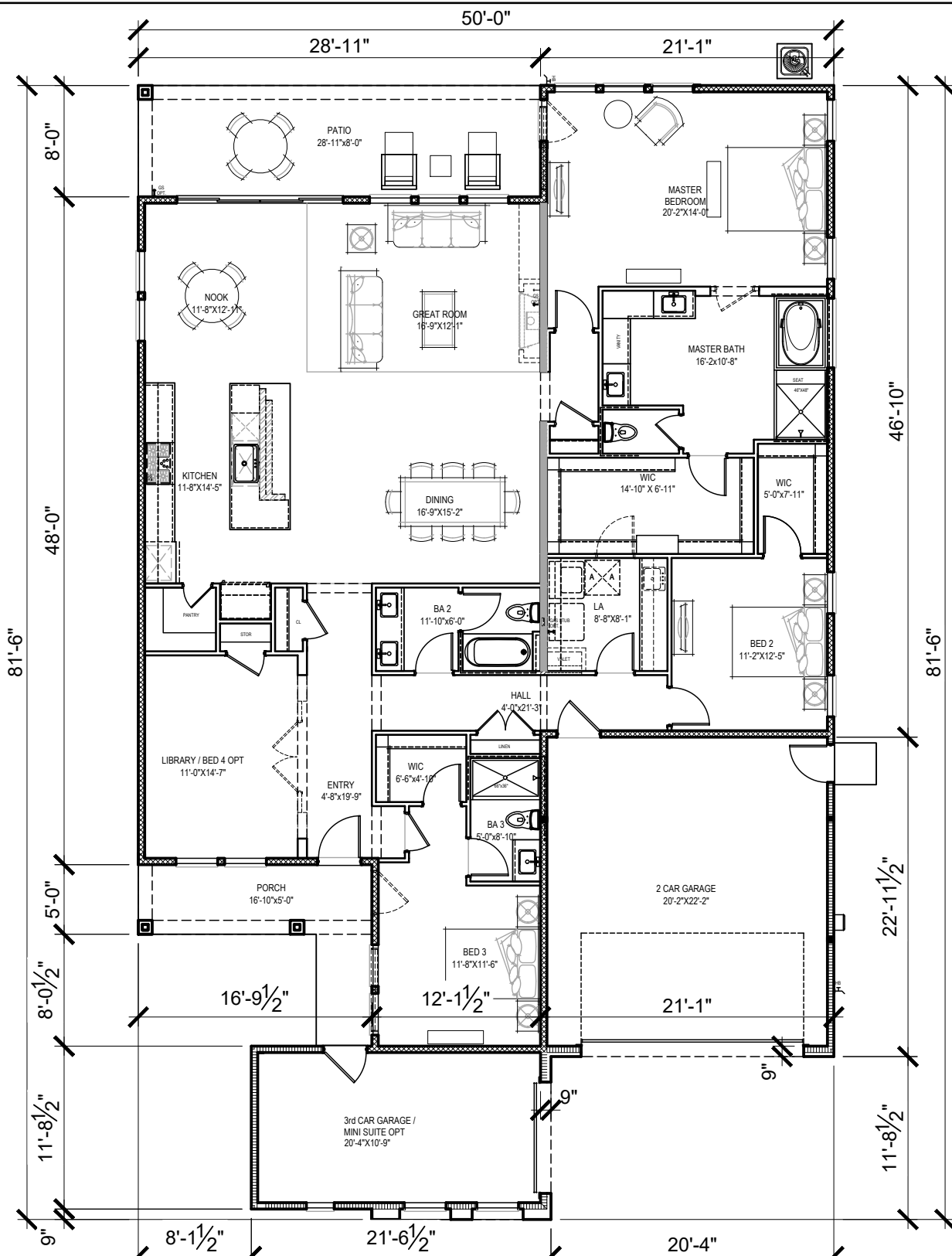
Date: 12.14.2020

Drawn by: LC

SCALE: 3/32" = 1'-0"

GRANVILLE

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business phone (559)436-0900 LIC # 586845



FLOOR PLAN
SPANISH

FLOOR PLAN
MODERN FARMHOUSE

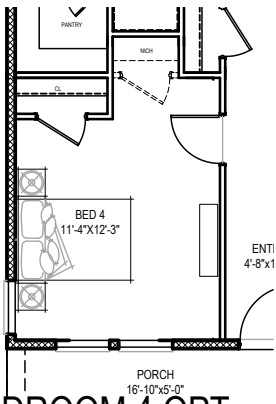
SOFIE

2,550 - 2,806 sq. ft.
 2-3 CAR GARAGE
 3-5 BED, 3-4 BATH

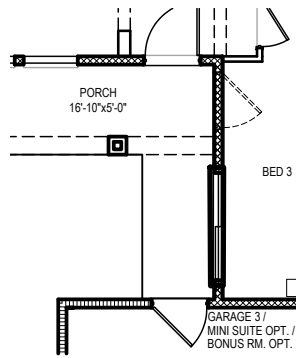
PAGE 1 OF 3

Date: 03.16.20
 Drawn by: ML
 SCALE: 3/32" = 1'-0"

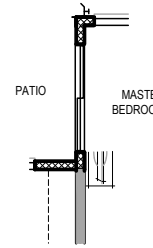




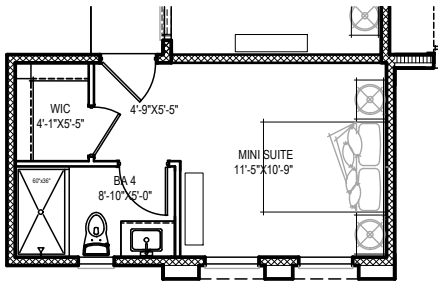
BEDROOM 4 OPT.
SPANISH /
MODERN FARMHOUSE



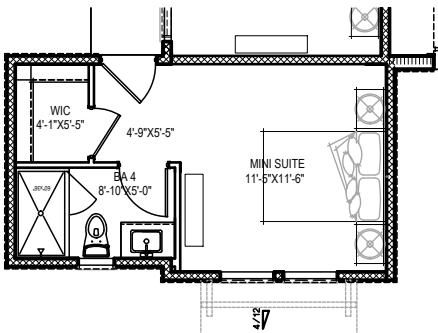
SLIDER OPT. @ BEDRM 3
SPANISH /
MODERN FARMHOUSE



SLIDER OPT. @ OWNER
SPANISH /
MODERN FARMHOUSE



MINI SUITE OPT.
SPANISH



MINI SUITE OPT.
MODERN FARMHOUSE

MATRIX FOR STANDARD PLAN OPTIONS

	A1.0	A2.0 THRU A2.1	A2.2	A3.0 THRU A3.1	A3.2 THRU A3.3	A4.0 THRU A4.1	AD-1 THRU AD-3	S1.0	S2.0	S3.0 THRU S3.0	SD-1.0 THRU SD-3.0	E1.0 THRU E2.0	M1.0	M2.0	M2.1	P-1	P-2	P-3	C1	SO-1 THRU SO-3.1
MODERN FARMHOUSE ELEV	●	●	●		●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BEDROOM 4		●	●				●	●	●	●	●	●	●	●						
MINI SUITE		●					●	●	●	●	●	●	●		●	●	●	●		
6' SLIDER @ PORCH/BED 3			●	●	●		●	●	●	●	●	●	●							
6' SLIDER @ PATIO/M BED			●	●	●		●	●	●	●	●	●	●							

SOFIE

2,550 - 2,806 sq. ft.
 2-3 CAR GARAGE
 3-5 BED, 3-4 BATH

PAGE 2 OF 3

Date: 03.16.20

Drawn by: ML

SCALE: 3/32" = 1'-0"



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SPANISH



MODERN FARMHOUSE

SOFIE

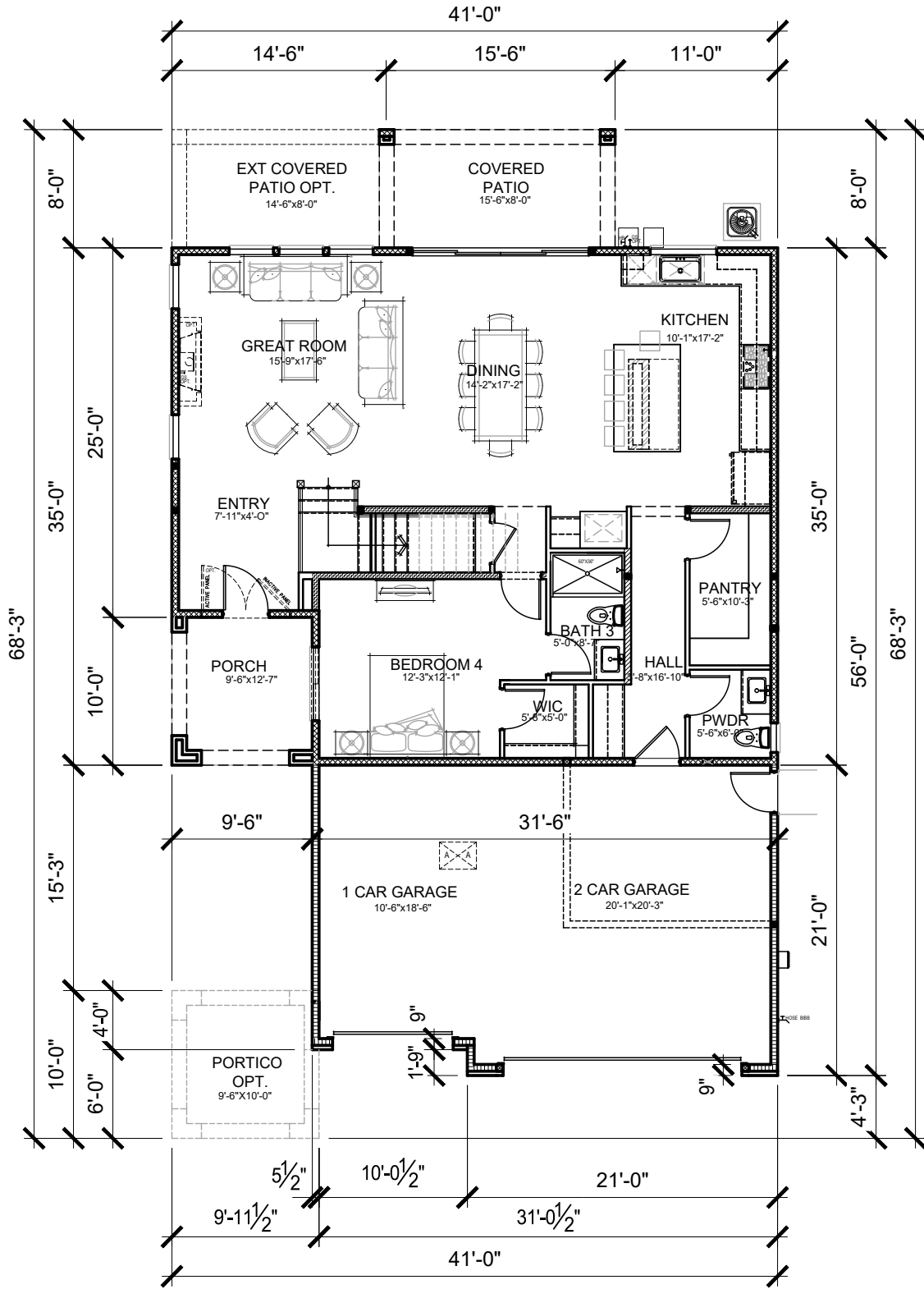
2,550 - 2,806 sq. ft.
 2-3 CAR GARAGE
 3-5 BED, 3-4 BATH

ELEVATIONS


PAGE 3 OF 3

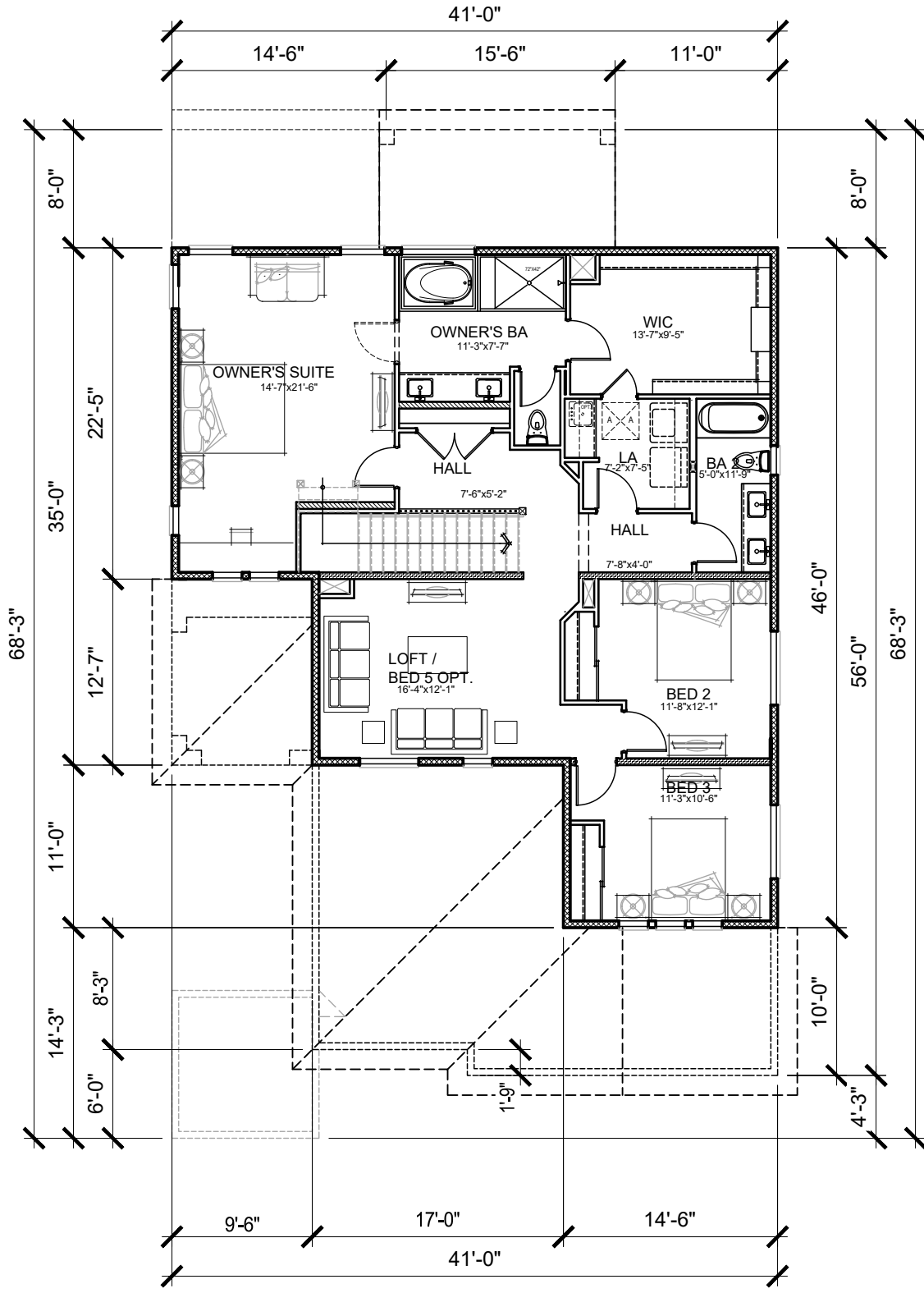
Date: 03.16.20
 Drawn by: ML
 SCALE: 3/32" = 1'-0"





1ST FLOOR PLAN
SPANISH / MODERN FARMHOUSE

ZOIE 2,782 sq. ft. 3 CAR GARAGE 3-5 BED, 2.5-3.5 BATH	PAGE 1 OF 4	 <small>1396 W. Herndon, suite 101, Fresno, CA, 93711 business phone (559)436-0900 LIC # 586845</small>
	Date: 04.30.2020	
	Drawn by: LC	
	SCALE: 3/32" = 1'-0"	



2ND FLOOR PLAN
SPANISH / MODERN FARMHOUSE

ZOIE

2,782 sq. ft.

3 CAR GARAGE

3-5 BED, 2.5-3.5 BATH

PAGE 2 OF 4

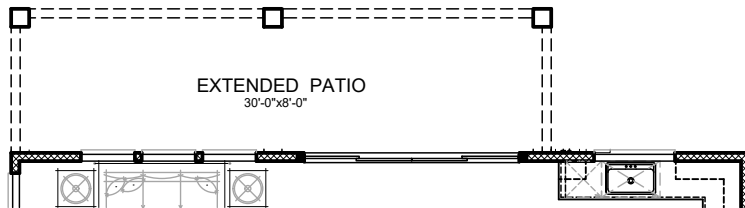
Date: 04.30.2020

Drawn by: LC

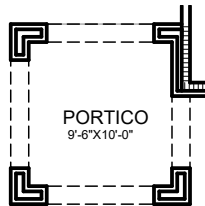
SCALE: 3/32" = 1'-0"

GRANVILLE

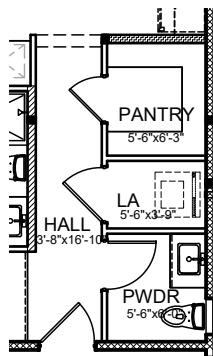
1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



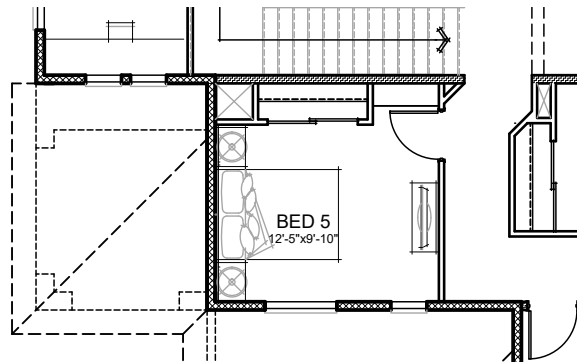
EXTENDED PATIO OPT.
SPANISH /
MODERN FARMHOUSE



PORTICO OPT.



DOWNSTAIRS LAUNDRY OPT.
SPANISH /
MODERN FARMHOUSE



BEDROOM 5 OPT.
SPANISH /
MODERN FARMHOUSE

MATRIX FOR STANDARD PLAN OPTIONS

	A1.0	A2.0 THRU A2.1	A2.2	A3.0 THRU A3.1	A3.2 THRU A3.3	A4.0 THRU A4.1	AD-1 THRU AD-3	S1.0	S2.0	S3.0	SD-1.0 THRU SD-3.0	E1.0 THRU E2.0	M1	M2	M3	P-1	P-2	P-3	C1	SO-1 THRU SO-3.1
MODERN FARMHOUSE ELEV	●	●			●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
BEDROOM 5		●	●				●	●	●	●	●	●		●	●	●	●	●		
DOWNSTAIRS LAUNDRY			●				●	●	●	●	●	●	●		●					
EXTENDED PATIO			●	●	●		●	●	●	●	●	●	●		●					
PORTICO		●	●	●	●		●	●	●	●	●	●			●					

ZOIE

2,782 sq. ft.

3 CAR GARAGE

3-5 BED, 2.5-3.5 BATH

PAGE 3 OF 4

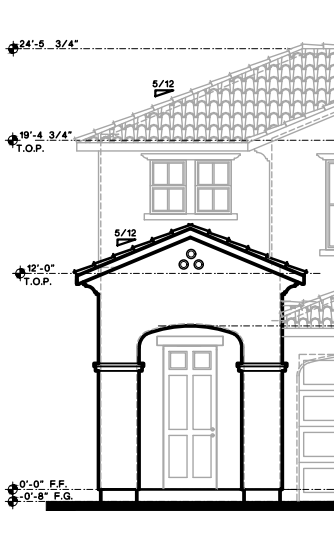
Date: 04.30.2020

Drawn by: LC

SCALE: 3/32" = 1'-0"

GRANVILLE

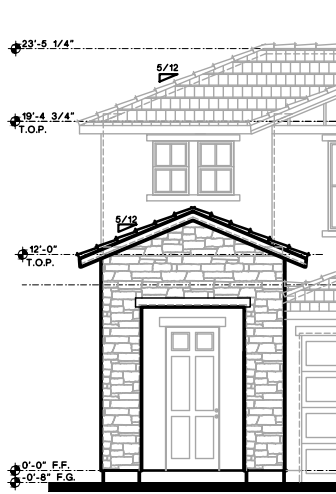
1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845



SPANISH
PORTICO OPT. FRONT



SPANISH



MODERN FARMHOUSE
PORTICO OPT. FRONT



MODERN FARMHOUSE

ZOIE

2,782 sq. ft.

3 CAR GARAGE

3-5 BED, 2.5-3.5 BATH

ELEVATIONS

PAGE 4 OF 4

Date: 04.30.2020

Drawn by: LC

SCALE: 3/32" = 1'-0"

GRANVILLE

1396 W. Herndon, suite 101, Fresno, CA, 93711
business phone (559)436-0900 LIC # 586845

EXHIBIT 6

Tentative Tract 6189
Exception Request
March 3, 2021

Applicant

3B Development, Inc.

Representative

Gary G. Giannetta
Consulting Civil Engineer
1119 S Street
Fresno, CA 93721

CUP 3706
RECEIVED
COUNTY OF FRESNO
MAR 11 2021
DEPARTMENT OF PUBLIC WORKS
AND PLANNING
DEVELOPMENT SERVICES DIVISION

Property Location

Tentative Tract 6189

Background

Final Tract Map 6189 is a phase of Vesting Tentative Tract Map No. 4968, Conditional Use Permit Application 2956 and Site Plan Review Application 7082. The map area is 36.75 acres located at the southeast corner of Lakeridge Drive and Morningside Way and on the west side of Goldfinch Drive in the Millerton Specific Plan Area. It consists of 133 single family residential lots and three outlots. Two outlots to be deeded to the County Service Area 34 and the third designated for future development.

The application is a request to amend CUP 2956 to allow for an increase of the maximum lot coverage to 50 percent and reduction of the rear yard setback to 15 feet.

The following are responses to the required findings.

Exception Findings

1. *There are exceptional or extraordinary circumstances or conditions that affect said property or the reasonable use there of:*

The project is on property that had an existing elevation change of 60 feet. The lot widths are between 66 and 68 feet, but due to the large variation of lot elevations, the lot depths vary between 116 to 140 feet. The shallower lots were required to provide area for fill slopes into the back of the adjacent lower lots creating the need for this amendment.

2. That the exception is necessary for the preservation of a substantial property right and permit the enjoyment thereof:

The granting of this amendment will preserve the right of the home buyer to purchase the house they want to buy on the lot they choose.

3. That the granting of the exception will not be materially detrimental to the public safety, health and welfare:

The granting of this amendment will not be detrimental to the public and has no effect on the safety, height and welfare of the public.

4. That the granting of the exception will not be injurious to or prevent the logical development of property in the immediate area:

The granting of this amendment will have no effect on development of property in the immediate area. Both the west and south boundaries of the project have lots that back up to the adjacent properties. The north boundary has lots that backup to or side onto a street that has a landscape buffer. The east boundary has lots the side onto a local street with the exception of lots 60, 61 62, 63, and 64, that are large lots and will not require the requested amendment.

EXHIBIT 7



Inter Office Memo

DATE: December 14, 2000
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 11554 – INITIAL STUDY APPLICATION NO. 4665,
VESTING TENTATIVE TRACT MAP NO. 4968, CLASSIFIED CONDITIONAL
USE PERMIT APPLICATION NO. 2956, SITE PLAN REVIEW APPLICATION
NO. 7082

APPLICANT: Westcal Inc.

REQUEST: Allow a planned residential development consisting of 308 single-family homesites on 146 acres of land in the R-1-C(c) (Single-Family Residential, 9,000 square-foot minimum parcel size, Conditional), R-2(c) (Single-Family Residential, 6,600 square-foot minimum parcel size, Conditional), R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional), and O(c) (Open Conservation, Conditional) Districts.

LOCATION: Within the Millerton Specific Plan on the south side of Millerton Road, between the Brighton Crest Subdivision and the Friant-Kern Canal, approximately 2.5 miles east of the unincorporated community of Friant. (SUP. DIST: 5) (APN: 300-340-09s, 10s, 11s, 13s, 14s, & 300-061-01s, 02s)

PLANNING COMMISSION ACTION:

At its hearing of December 14, 2000, the Commission considered the Staff Report and testimony (summarized on Exhibit "A").

A motion was made by Commissioner Tokmakian and seconded by Commissioner Price to determine that previously certified Environmental Impact Report No. 84051400 is adequate for the project, adopt the recommended findings of fact in the Staff Report and Subdivision Review Committee Report, and approve Vesting Tentative Tract Map No. 4968, Classified Conditional Use Permit Application No. 2956, and Site Plan Review Application No. 7082,

subject to the recommended conditions, except for the deletion of Conditional Use Permit Staff Report Conditions No. 12-16, as detailed on Exhibit "B".

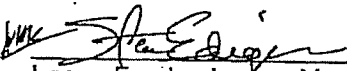
This motion passed on the following vote:

VOTING: Yes: Commissioners Tokmakian, Price, Eaton, Johnson, Molen, Moore, Peters

No: None

Absent: Commissioner Ferguson

CAROLINA JIMENEZ-HOGG, Director
Planning & Resource Management Department
Secretary-Fresno County Planning Commission

By: 
for Leona Franke James, Manager
Development Services Division

- NOTES:
1. The Planning Commission action is final unless appealed to the Board of Supervisors within 15 days of the Commission's action.
 2. The approval of Vesting Tentative Tract Map No. 4968 will expire two years from the date of approval unless a final map is recorded. When circumstances beyond the control of the applicant do not permit compliance with this time limit, the Commission may grant an extension not to exceed one additional year. Application for such extension must be filed with the Planning & Resource Management Department before the expiration of the Vesting Tentative Tract Map.

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EXHIBIT "A"

Staff: The Fresno County Planning Commission accepted the Subdivision Review Committee Report and other Staff Report dated December 14, 2000, without a presentation.

Applicant: The applicant's representative presented information in support of the project as summarized below:

- This is the fifth and final application of the first phase of Millerton New Town.
- This project will allow us to finance the wastewater treatment plant and related infrastructure, a new school site, and other amenities needed to move forward.
- We have had discussions with the Fire Agency to remove Conditions No. 12 ~ 16, since the Mitigation Measures Matrix deals with fire protection issues.

Others: A member of the Friant Chamber of Commerce presented information in support of the project as summarized below.

- We support this project in the Millerton Specific Plan. It will help the viability of businesses in Friant.

EXHIBIT "B"

Conditions of Approval

Classified Conditional Use Permit Application No. 2956

1. Development shall be in accordance with the site plan and project description as it pertains to property development standards, landscaping, fencing, lighting, circulation, grading, infrastructure, except as may be modified below.
2. The conditions of the Subdivision Review Committee Report for Vesting Tentative Subdivision Map No. 4968 shall be complied with.
3. This permit shall be tied to Vesting Tentative Subdivision Map No. 4968; if the tract is denied or expires, the Conditional Use Permit shall also expire.

NOTE: In accordance with Section 873 – 1 of the Zoning Ordinance, a conditional use permit to authorize a tentative subdivision map automatically assumes the life span of the tract map.

4. For those areas zoned R-1-C, R-2, and R-1 the property development standards of the R-1-C, R-2, and R-1 District shall apply except as follows:
 - a. Front yard setback – Minimum 20 feet for structures minimum 15 feet for porches.
 - b. Side yard setback – Minimum five feet; on corner lots, the side yard abutting the street shall be not less than ten feet in width; on reverse corner lots, the side yard setback abutting the street will be 12 feet.
 - c. Off street parking – There shall be at least two covered parking spaces.
 - d. Lot width – interior lot width minimum 60 feet width, corner lot width minimum 65 feet.
- *5. All mitigation measures listed in the Mitigation Measures and Monitoring Program Matrix for the Millerton Specific Plan EIR (Exhibit 6) that are applicable to the proposed development shall be complied with unless the Fresno County Ordinance Code or Improvement Standards requires a higher standard, in which case the higher standard shall be met. Prior to any development, the applicant shall enter into an agreement with Fresno County for the purpose of reimbursing the County for all costs incurred by the County in complying with the mitigation and monitoring requirements of CEQA (Public Resources Code Section 21081.6). These costs shall include, but are not limited to, staff and consultant services.

6. An Infrastructure Plan for water, sewer, and drainage that addresses the policies in Sections 806-07:5.01, 5.02, 5.03, and 5.04 of the Millerton Specific Plan, together with the terms of the Use and Allocation of Capacities and Reimbursement Agreement dated January 29, 1991, shall be adopted by Fresno County prior to approval of a Final Map. All appropriate infrastructure required for this project by the approved Infrastructure Plan shall be constructed and accepted by County Service Area No. 34 prior to issuance of building permits.
7. The grading standards specified in Section 806-04:2.03d of the Millerton Specific Plan shall be met.
8. Prior to approval of a Final Map, drainage plans shall demonstrate compatibility with adjacent properties in the sub-watershed. Off-site control measures may be required to mitigate drainage impacts. The drainage standards specified in Section 806-04:3.02a, b, and c shall be complied with.
9. The water conservation standards specified in Section 806-04:6.03a-d and g-j of the Millerton Specific Plan shall be met.
10. Traffic and Circulation standards shall be provided as required by Section 806-02:1.03 of the Millerton Specific Plan and as set forth in the Mitigation Measures and Monitoring Program Matrix as Item 2a through 2i and 2k.
11. Fire protection measures and facilities shall be provided as required by Section 806-05:3.03 of the Millerton Specific Plan, and as set forth in items 6.a through 6.e of the Mitigation Measures and Monitoring Program Matrix as subject to a determination of applicability by the fire district having jurisdiction of the area. All structures and infrastructure related to this project shall comply with Fresno County Ordinance 91-025, Fire Safe Regulations.

Vesting Tentative Tract Map Application No. 4968

1. WATER, SEWER, AND STORM WATER COLLECTION:

All community water, sewer, and storm water collection systems shall be designed according to the standards specified in the Millerton Specific Plan and in addition, shall be implemented according to the provisions specified in the Millerton New Town Infrastructure Plan currently under review by Fresno County.

2. ROADS:

a. MILLERTON ROAD:

1. Millerton Road shall be constructed to a 45 M.P.H. public road standard in accordance with County Improvement Standards and the Millerton Specific Plan.

2. All landscape setbacks and bike lanes for Millerton Road shall be in accordance to Fresno County Standards and the Millerton Specific Plan.
 3. A non-access barrier acceptable to the Director of the Department of Public Works shall be provided for Millerton Road.
 4. Millerton Road is classified as an Arterial with 30' of existing road right-of-way south of the centerline. This project shall provide an additional 23' or road right-of-way south of the existing south right-of-way.
 5. Millerton Road is a County maintained road. Records indicate this section of Millerton Road has an ADT of 5800, pavement width of 26.7' and structural section of 0.37' AC, 1.30' IB. The existing road is centered on right-of-way and will need to be replaced with the arterial road standard shown in the Millerton Specific Plan.
 6. Millerton Road shall be improved to a four-lane divided road along the tract's Millerton frontage. Improvements to Millerton road shall be in accordance to Fresno County improvement Standards and the Millerton Specific Plan.
 7. Left and right turn lanes shall be constructed on Millerton Road at all intersections within the Specific Plan area.
- b. AVENUE "J" (SAUBRICE AVENUE):
1. Saubrice Avenue shall be constructed with a 60' right-of-way and a 45 M.P.H. design speed in accordance with the Millerton Specific Plan and Fresno County Standards.
 2. Saubrice Avenue shall provide on-site turnarounds for all lots accessing Saubrice Road.
 3. Saubrice Avenue shall provide right-of-way, utility easements and landscape easements in accordance with the Millerton Specific Plan.
 4. Saubrice Avenue shall provide a temporary turnaround at the south end of the road.
 5. Saubrice Avenue shall provide for the relinquishment of direct access for all abutting lots.
 6. Saubrice Avenue shall provide for the relinquishment of direct access along Saubrice Road for all abutting double frontage lots.
 7. A non-access barrier acceptable to the Director of the Department of Public Works shall be provided for Saubrice Avenue.

8. All local road connections with Saubrice Road must intersect at right angles' and curb returns must have a 30' radius.
9. Saubrice Avenue shall provide bicycle and hiking trails throughout the project area in accordance with the Millerton Specific Plan.

c. AVENUE "E" (LAKERIDGE DRIVE):

1. Lakeridge Drive shall be constructed with a 60' right-of-way and a 45 M.P.H. design speed in accordance with Fresno County Standards.
2. Lakeridge Drive shall provide right-of-way, utility easements and landscape easements in accordance with the Millerton Specific Plan.
3. Lakeridge Drive shall be intersected by all roads as near to right angles as practicable in accordance with the County Improvement Standards.
4. Thirty-foot by thirty-foot corner cutoffs shall be provided at all intersections.
5. Lakeridge Drive shall provide a temporary turnaround at the south end of the road.
6. Lakeridge Drive shall provide for the relinquishment of direct access for all abutting double frontage and corner lots.
7. A non-access barrier acceptable to the Director of the Department of Public Works shall be provided.
8. On site turnarounds shall be provided for all lots fronting on Lakeridge Drive.
9. Lakeridge Drive shall provide bicycle and hiking trails including sidewalks throughout the project area in accordance with the Millerton Specific Plan.

d. AVENUE "U" (CAPTAINS HILL ROAD):

1. Captains Hill Road shall be constructed with a 60' right-of-way and a 25 M.P.H. design speed in accordance with Fresno County Standards.
2. On site turnarounds shall be provided for all lots fronting on Captains Hill Road.
3. Captains Hill Road shall be intersected by all roads as near to right angles as practicable in accordance with the County Improvement Standards.

4. Captains Hill Road shall provide a temporary turnaround at the south end of the road.
5. Captains Hill Road shall provide for the relinquishment of direct access for all abutting double frontage and corner lots.
6. Captains Hill Road shall provide bicycle and hiking trails throughout the project area in accordance with the Millerton Specific Plan.

e. INTERIOR ROADS:

1. Avenue "O" shall be constructed to an interior road standard.
2. Shall be constructed to a 25 M.P.H. public road standard in accordance with County Improvement Standards and the Millerton Specific Plan (36 feet of base and pavement between curbs).
3. Shall provide right-of-way, utility easements and landscape easements in accordance with the Millerton Specific Plan.
4. A County Standard B-2 rural residential cul-de-sac shall be provided at the end of each road.
5. Shall provide Proposed County Improvement Standard A-26 knuckles at lots 152 and 197.
6. Shall intersect as near to right angles as practicable in accordance with the County Improvement Standards.
7. Shall provide adequate sight distance at all intersections together with necessary property corner cutoff rights-of-way (20-foot by 20-foot minimum).

f. ROADS GENERAL:

1. An engineered grading plan will be required.
2. Slope easements shall be provided out-side of the right-of-way where necessary.
3. Asphalt dikes shall be provided where necessary for erosion control.
4. Warning signs, markers, guardrails, and barricades shall be included in the design in accordance with County Improvement Standards.
5. A one-foot restricted access strips shall be provided at the end of the stub roads.

6. Bicycle and pedestrian paths shall be developed in accordance with the Millerton Specific Plan.
7. Direct access or easements for driveways shall be provided for all lots to the new roads and adequate sight distance shall be provided for the driveways for those lots requiring onsite turnarounds. It will be the duty of a registered civil engineer to certify compliance with this provision prior to recordation of the final map.
8. All roads shall provide for un-adopted Improvement Standard A-26 (Knuckle).

3. DRAINAGE AND EROSION CONTROL:

- a. Hydrologic and hydraulic analyses shall be prepared and submitted for approval in accordance with standard engineering practices to demonstrate that the proposed tract will not result in any increase in flood levels or significantly change the existing drainage characteristics of those parcels adjacent to the development.
- b. All storm water run-off generated by the proposed development shall be retained on-site within drainage ponds or other facilities acceptable to the Director of Public Works. Any detention facilities within the natural drainage courses will need to be reviewed and approved by California State Department of Fish and Game and State Water Resources Control Board.
- c. Ponds in excess of eighteen inches in depth shall be fenced.
- d. Provide erosion control measures to all exposed slopes in accordance with County Improvement Standards.
- e. If natural drainage swales are piped, easements for the pipelines and a maintenance organization to maintain the pipelines will be required.
- f. Perennial streams traverse the subject property according to the USGS QUAD maps. Drainage control measures shall be provided to collect and divert runoff to prevent erosion and siltation of natural drainage channels in such a manner as to maintain natural drainage characteristics down stream of the project.

4. FUTURE DEVELOPMENT:

Easements shall be provided for future roads and emergency access where such routes traverse proposed lots and common future areas.

5. FLOOD PRONE AREAS:

- a. The tract lies partially within a flood hazard area. Any development within the areas identified as flood prone shall be in accordance with Fresno County

Flood Hazard Ordinance.

- b. Property subject to inundation from the 1% flood shall be identified by the hydrologic study and shall be indicated on an additional map sheet of the final map.
- c. Lots or portions thereof within the limits of inundation shall be provided with a minimum of 3,000 square feet of building area above the Base Flood elevation.

6. MAINTENANCE:

- a. A Zone of Benefit in County Service Area 34 or other method acceptable to the Director of the Department of Public Works shall be provided for the maintenance of the new roads and drainage facilities.
- b. The subdivider will be required to secure the maintenance of the new roads for a period of two years after the acceptance thereof.

7. FIRE PROTECTION:

- a. Fire protection facilities shall be designed according to the standards specified in the Millerton Specific Plan and in addition, shall be implemented according to the provisions specified in the Millerton New Town Infrastructure Plan currently under review by Fresno County.
- b. The design of the fire protection water system with location and number of fire hydrants together with the size of the water mains shall conform to County Standards and shall be approved by the Director of the Public after consideration of the recommendations of the fire district having jurisdiction of the area.
- c. Fire access roads, fuel breaks, and fuel modification zones shall be approved by the Director of Public Works in collaboration with the Fresno County Fire Protection District.

8. EMERGENCY ACCESS ROADS:

- a. Shall be contained within easements and shall connect to public roads.
- b. Shall be improved to a standard to provide traversability for emergency equipment as determined by the Director of the Public Works Department after consideration of the recommendations of the fire district having jurisdiction of the area.
- c. Crash gates shall be provided at both ends of the easements.

9. OTHER IMPROVEMENTS:

All other improvements shall be in accordance with adopted Fresno County Improvement Standards.

10. GENERAL:

Where standards are unspecified in the Millerton Specific Plan or Millerton New Town Infrastructure Plan, the standards used shall be in accordance with the Fresno County Improvement Standards.

11. UTILITIES

- a. All utilities shall be placed underground in accordance with the provisions of the Subdivision Ordinance.
- b. Any existing utilities within or adjacent to this tract not in conformance with these requirements shall be removed or placed underground.

12. STREET NAMES

The streets within the subdivision shall be named. The subdivider shall submit names to the Street Names Committee for review and approval prior to approval of the Final Map.

13. OUTLOTS

- a. The landscape areas shall be designated on the final map as Outlots for landscaping and open space purposes. The outlots shall be conveyed to CSA No. 34 or another public entity acceptable to the County and provision shall be made for their perpetual maintenance.
- b. The use of all Outlots shall be designated on the recorded map.

14. OTHER CONDITIONS

- a. All conditions of Classified Conditional Use Permit Application No. 2956 shall be complied with.
- *b. All mitigation measures listed in the Mitigation Measures and Monitoring Program Matrix for the Millerton Specific Plan EIR (Exhibit 6) that are applicable to the proposed development shall be complied with unless the Fresno County Ordinance Code or Improvement Standards requires a higher standard, in which case the higher standard shall be met. Prior to any development, the applicant shall enter into an agreement with Fresno County for the purpose of reimbursing the County for all costs incurred by the County in complying with the mitigation and monitoring requirements

of CEQA (Public Resources Code Section 21081.6). These costs shall include, but are not limited to, staff and consultant services.

- c. Prior to recordation of the final map, a zone of benefit within County Service Area 34 shall be established for the project.
- d. Prior to recordation of the final map, an agreement between the developer and the CSA shall be entered in which the developer is responsible for all costs associated with the operation, maintenance, and administration of the CSA until such time as these costs can be met by the CSA through assessments or fees. This agreement shall be recorded.
- e. Prior to recordation of the final map, all services proposed to be provided by the CSA, the level of each service and the proposed rate of each service shall be identified in a Service Plan prepared by an engineer.

NOTE: In order to discourage the over use of water, a tiered rate structure must be included for review and approval. The tiered rate structure must be significantly tiered to encourage water conservation.

- f. Prior to recordation of the final map, the tiered rate structures for the use of water for domestic and landscape/irrigation purposes shall be submitted for review and approval. The tiered rate structure for landscape/irrigation water shall be significantly tiered to discourage over-use of landscape/irrigation water and shall also outline when the landscape/irrigation water shall be disconnected and the procedures to be implemented for disconnection and enforcement.
 - g. Prior to recordation of the final map, a preliminary budget shall be completed for the operation and maintenance of the CSA including contingencies and reserves. An estimate of these costs shall be prepared by the developer's engineer and will be subject to review by the County.
 - h. The water and wastewater facilities shall be designed and constructed in accordance with the approved Infrastructure Plans.
 - i. Prior to issuance of any building permit, the wastewater and water facilities shall be completed and accepted by the Resources Division of the Planning & Resource Management Department.
- NOTE: If the Brighton Crest Wastewater treatment facility is to be utilized, the approval of a conditional use permit will be required.
- j. All rights to groundwater beneath the subdivision shall be dedicated to the County Service Area subject to development by the subdivider or his assignee.

*MITIGATION MEASURE - Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document. A change in the condition may affect the validity of the current environmental document, and a new or amended environmental document may be required.

**STAFF REPORT
TO
THE FRESNO COUNTY PLANNING COMMISSION
Classified Conditional Use Permit Application No. 2956
Initial Study Application No. 4665
December 14, 2000**

Project Analyst: David Deel (559) 262-4321

Applicant: Westcal, Inc.

Request: Allow a planned residential development consisting of 308 single-family homesites on 146 acres of land.

Location: The south side of Millerton Road, between the Brighton Crest Subdivision and the Friant-Kern Canal, approximately 2.5 miles east of the unincorporated community of Friant (see Location Map, Exhibit 1).

Present Zoning: R-1-C(c) (Single-Family Residential, 9,000 square-foot minimum parcel size, Conditional), R-2(c) (Single-Family Residential, 6,600 square-foot minimum parcel size, Conditional), R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional), O(c) (Open Conservation, Conditional) Districts.

A. AREA, EXISTING LAND USE, SURROUNDING ZONING, AND PUBLIC NOTICING

1. Approximate Area: 146 acres
2. Use of Subject Property: Grazing, vacant
3. Use of Surrounding Area: Grazing, rural homesites, single-family residences, golf course, casino, Lake Millerton State Park (See Existing Land Use Map, Exhibit 2).
4. Surrounding Zoning: AL-40, O(c), R-1-B(c), R-1-C(c), R-1(c), R-2(c), C-4(c), C-6(c) (See Existing Zone Map, Exhibit 3).

5. City Limits: The unincorporated community of Friant is located approximately 2.5 miles to the west.
6. Noticing: Notices were sent to 12 property owners within one-quarter mile of the subject property, and six special interest groups.

B. BACKGROUND

The Millerton Specific Plan was originally approved in December of 1984, as a "New Town" as provided for in the Sierra-North Regional Plan policies. The Specific Plan was amended in 1999, adding approximately 440 additional acres to the plan area. Millerton New Town is a planned community on 1,260 acres planned to accommodate a population of 8,000 to 10,000 in approximately 3,500 residential units. The Plan provides for commercial and public facilities, recreation areas and open space, and describes standards and implementation methods to be used to develop the site.

Since the adoption of the Specific Plan in 1984, and the most recent Specific Plan Amendment in 1999, a number of land use entitlements have been approved within the Specific Plan area. Classified Conditional Use Permit Application No. 2865 was approved in 1999, authorizing a three-par golf and exercise course, a Planned Commercial Development including a hotel/conference center, a service station/convenience store, and 8,400 square feet of retail space. On February 3, 2000, Classified Conditional Use Permit Application No. 2905, Site Plan Review No. 6970, and Vesting Tentative Tract No. 4870 were approved authorizing a Planned Residential Development consisting of 165 single-family homesites. On September 7, 2000, Conditional Use Permit Application No. 2935, Vesting Tentative Tract No. 4934, and Site Plan Review No. 7044 were approved authorizing a Planned Residential Development consisting of 200 single-family homesites. On September 7, 2000, Conditional Use Permit Application No. 2942, was approved authorizing an 18-hole golf course and related golf shop, and allowing application of treated wastewater on the 172-acre parcel. On November 30, 2000, the Planning Commission approved Conditional Use Permit Application No. 2955, Vesting Tentative Subdivision Map No. 4976, and Site Plan Review No. 7081 authorizing a Planned Residential Development consisting of 184 single-family homesites.

Classified Conditional Use Permit Application No. 2956 is now being considered concurrently with Vesting Tentative Subdivision Map No. 4968 and Site Plan Review Application No. 7082, to divide the subject property into a maximum of 308 lots with a minimum lot size of 6,800 square feet. The conditional use permit may only be approved if the above-referenced tentative subdivision map is also approved.

C. PROJECT DESCRIPTION

The project description submitted by the applicant for this project is included as Exhibit 4.

D. SITE PLAN

The site plan submitted by the applicant is the map for Vesting Tentative Subdivision No. 4968 (See Exhibit 5). The map, consisting of two sheets, shows the following major features:

1. The subject 146 acres project site located on the south side of Millerton Road between the Brighton Crest Subdivision and the Friant-Kern Canal within the Millerton Specific Plan.
2. The proposed subdivision consisting of 308 single-family residential lots with a minimum lot size of 6,800 square feet.
3. Proposed Saubrice Avenue (Avenue "J") extending from Millerton Road along the western boundary of the proposed subdivision.
4. Proposed Lakeridge Drive (Avenue "E") extending east from proposed Saubrice Avenue connecting to Marine Drive of the proposed subdivision.
5. Proposed Captains Hill Road (Avenue "U") extending from Millerton Road south to proposed Lakeridge Drive along the eastern boundary of the proposed subdivision.
6. Two points of access into the proposed subdivision from Saubrice Avenue and Captains Hill Road connecting to interior roads within the development.
7. Three outlots (A, B and D) located along the northern boundary of the development that are proposed for common / open space buffers.

E. ENVIRONMENTAL ANALYSIS

An Environmental Impact Report (EIR) and Mitigation Measures & Monitoring Program Matrix (See Exhibit 6) was certified as having been prepared and considered by the decision-making body in accordance with the California Environmental Quality Act (CEQA) when the Specific Plan was adopted in 1984. Several additional environmental studies have been prepared in the interim; the most recent being in December 1999.

Section 15162 of the CEQA Guidelines provides that a new EIR is not required for a project unless specified events have occurred.

An Initial Study (Initial Study No. 4665) was prepared for the project under the provisions of CEQA to determine if the existing EIR is adequate for the current project. In accordance with Sections 15162 and 15183 of the Guidelines, the purpose of the Initial Study was to identify environmental effects peculiar to the parcel or project which were not addressed as significant effects in the EIR or provide substantial new information showing that these effects would be more significant than described in the EIR. Within the context of the review, the Initial

Study did not identify any significant effects nor was any new information submitted showing the previously identified effects to be more significant. Based on this assessment, Staff has concluded that preparation of a subsequent EIR, supplement or addendum to the Millerton Specific Plan EIR is not required and that the existing EIR, is adequate for the project.

F. STAFF ANALYSIS/RECOMMENDED FINDINGS OF FACT

A Conditional Use Permit Application may be approved only if four findings specified in Zoning Ordinance Section 873-F are made by the Planning Commission. The following analysis addresses each of the required findings:

Finding 1: *That the site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping and other features required by the Zoning Ordinance to adjust said use with land and uses in the neighborhood.*

The subject parcel is 146 acres in size. Under this request, the applicant is proposing to subdivide the parcel into 308 single-family residential lots with a minimum lot size of 6,800 square feet. Analysis of the tentative tract map submitted by the applicant indicates that the subject parcel is adequate to accommodate the proposed 308 single-family residential lots with a minimum lot size of 6,800 square feet, the interior roads serving the subdivision, and the six open space outlots.

Except for the six open space outlots, which serve as a landscape buffers, there is no common open space or recreation area proposed in this subdivision. However, each single-family lot is large enough to provide considerable private yard area. In addition, the Millerton Specific Plan, of which this subdivision is a part, has designated various community open space and recreation areas for use by residents of the Specific Plan.

The project will be served by community water system from an existing treatment plant operated by County Service Area No. 34. The source of water will be surface water from Millerton Lake with groundwater as an emergency back-up source. Waste water treatment facilities for the project will be located at the site of the existing Brighton Crest Subdivision treatment plant. Therefore, on-site area requirements in regard to water and sewer facilities are not a consideration.

Based on the above information, Staff believes that the subject 146 acres is adequate in size and shape to accommodate the proposed development; and that all setbacks required by the Zoning Ordinance and Millerton Specific Plan are satisfied.

Finding 2: *That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.*

Access to the project site will be from Millerton Road via proposed Saubrice Avenue (Avenue "J") and Captains Hill Road (Avenue "U"). Millerton Road is classified as an Arterial and is currently a two-lane road. Lakeridge Drive, Saubrice Avenue and Captains Hill Road are classified as Collectors on the Transportation Circulation Element of the General Plan and the Millerton Specific Plan and have not yet been constructed. The Specific Plan states that Saubrice Avenue and Captains Hill Road shall be developed in accordance with special standards, appropriate to their classification, as a major road and as an entryway to the proposed development and community. The Plan further states that Lakeridge Drive shall be constructed as a two-lane road in a 60-foot right-of-way, with provisions for sidewalks and shall terminate at Marine Drive. According to the tentative subdivision map and project description submitted by the applicant, Lakeridge Drive, Saubrice Avenue and Captains Hill Road will be constructed in accordance with the standards set forth in the Specific Plan. Conditions have been recommended on both Classified Conditional Use Permit Application No. 2956 and Vesting Tentative Subdivision Map No. 4968 to ensure that the above standards are met.

All the interior roads within the project will have to be constructed to serve the proposed residential development. The interior roads are proposed to be local roads and will be constructed to County standards in accordance with the Specific Plan. Conditions have been placed on concurrent Vesting Tentative Subdivision Map No. 4968 to ensure that the roads are designed as required and are adequately maintained.

The Design Division of the Fresno County Public Works Department reviewed the proposed project and indicated that the previous traffic studies in 1998, and 1999, address impacts on the existing road system and determined the project's pro-rata share of the costs for traffic improvements. The Mitigation Measures and Monitoring Program Matrix for the Millerton Specific Plan specifies a number of mitigation measures that must be met prior to recordation of a final map. Among these mitigation measures are provisions requiring that this project be reviewed to determine the essential circulation system improvements to be installed both in terms of the local street system and the area wide improvements as identified in the Traffic Analysis Studies prepared by Valley Research and Planning Associates VRPA. Also, there are provisions requiring that the developer participate on a pro-rata basis in the funding for future improvements of Millerton Road, Marina Drive extensions, and Auberry Road.

If all the aforementioned roads are improved and constructed as specified in the Specific Plan and as set forth in the mitigation measures and by the conditions recommended below and in Vesting Tentative Subdivision Map No. 4968, then the circulation system within and outside of the project boundaries will be adequate to accommodate the proposed development.

Finding 3: *That the proposed use will have no adverse impact on the abutting property and surrounding neighborhood or permitted use thereof.*

The subject property is located within the low foothills just south of Millerton Lake

at elevations ranging from approximately 600 to 770 feet above sea level. Physical features for the subject property include two hills with peaks at the 770-foot elevation and 710-foot elevation along the northern portion of the development contained within outlots "D" and "B" respectively. Surrounding parcels range in size from under one acre to over 100 acres in size. The subject property is vacant and occasionally used for grazing. Surrounding land uses include grazing to the north, west, and south. To the east is the developing Brighton Crest Subdivision and Golf Course. Farther to the east approximately three fourths of a mile from the project site is the Table Mountain Casino.

The appropriateness of urban development at this location and its relationship with surrounding land uses were assessed during the adoption of the Millerton Specific Plan. Discussion under this finding focuses on the relationship of the planned uses within the Plan boundary.

The proposed project will contain 308 single-family residences on parcels with a minimum lot size of 6,800 square feet. According to topographical information, the project site varies in elevation between 600 feet and 770 feet with two prominent hill peaks along the northerly edge of the subject development as noted above. In accordance with the Specific Plan Land Use Element, the design of the project includes two outlots "D" and "B" as common / open space buffers which will preserve these two natural features. This open space easement will serve as a buffer for the single-family lots that will back up to these hillsides.

The applicant is proposing that the project be served by a community water system relying on surface water from Millerton Lake that is delivered through facilities operated by County Service Area No. 34. The EIR prepared for the Specific Plan includes mitigation measures requiring that prior to recordation of a final map that an adequate water supply be provided to CSA No. 34 with the acquisition costs to be paid by the developer; and that prior to issuance of building permits the developer construct the water infrastructure facilities required to serve the development and that these facilities be accepted by CSA No. 34. There are also mitigation measures requiring that water conservation measures be incorporated into the project.

The applicant indicates that the proposed subdivision will be served by a tertiary level community wastewater treatment facility to be constructed at the site of the current Brighton Crest Subdivision (Tract 4048) facility at the southerly portion of the Specific Plan area. In the interim, it is proposed that the wastewater be treated by the existing treatment plant serving the Brighton Crest Subdivision, subject to approval by the Regional Water Quality Control Board. To ensure that there are adequate sewage facilities, mitigation measures have been adopted as part of the Specific Plan requiring that sewage infrastructure facilities to serve the proposed development be constructed prior to issuance of building permits.

Fire protection services for the proposed development will be provided by the Fresno County Fire Protection District. The District indicated during the 1999 Specific Plan update that development of the area will increase demand on fire

protection resources in the area and that funding for the construction of a new fire station, maintenance and replacement costs for the station and equipment, and for staffing need to be addressed. Various fire protection measures specified in the Specific Plan and in the Mitigation Measures and Monitoring Program Matrix will be required for the proposed project. Also included in the mitigation measures is a requirement that prior to recordation of a final map, a funding mechanism be established for the maintenance and replacement of fire equipment and staffing of the Millerton New Town Fire Station when it can be shown that the funding will provide a greater level of fire protection service to the affected property.

The San Joaquin Valley Unified Air Pollution Control District reviewed the proposed project and indicated that the level of emissions associated with the project exceeds the District's thresholds of significance for adverse air quality impacts. The air quality effects of development in the Specific Plan area have been previously analyzed in the EIR prepared for the Millerton Specific Plan. As a result, mitigation measures were approved which will reduce the impacts to air quality to a level not considered significant. Various air quality mitigation measures specified in the Specific Plan and in the Mitigation Measures and Monitoring Program Matrix will be required for the proposed project.

Impacts related to the destruction of wetlands area, loss and degradation of plant and wildlife habitat including vernal pools within the Specific Plan area were previously identified by the California Department of Fish and Game, the State Department of Parks and Recreation, the Natural Resources Conservation District, and the Sierra Resource Conservation District. A mitigation measure which requires development of a Wetland and Open Space Mitigation and Management Plan and a Monitoring Program prior to recordation of a final map or Site Plan Review will be required for the proposed project as outlined in the Mitigation Measures and Monitoring Program Matrix. In addition, mitigation measures that address the concerns raised by the above agencies, which are applicable to the proposed development, will be required for this project.

In addition to the above reference impacts, the EIR for the Specific Plan also identified potential impacts relating to geology and soils, hydrology, drainage and flooding, and historic and cultural resources. Mitigation measures were developed to reduce these impacts to less than significant levels. Conditions imposed on the Conditional Use Permit and Vesting Tentative Subdivision Map will ensure compliance with those mitigation measures that are applicable to the proposed development.

Based on the information above and with the conditions and mitigation measures noted imposed on the project, staff believes the proposed development will not have an adverse effect on surrounding properties.

Finding 4: *That the proposed development is consistent with the General Plan.*

The project site lies within the boundaries of the Millerton Specific Plan, which states that all residential development shall be by planned residential development.

The Specific Plan area encompasses 1,260 acres and is intended to be developed as a planned community accommodating a population of 8,000 to 10,000 with a variety of housing types, commercial and public facilities, recreation areas, and open space for community residents.

Under this request, the applicant is proposing 308 residential lots on approximately 146 acres that is designated for Medium Low, Medium and Medium High Density Residential. Of the 308 proposed lots, 106 would be developed on approximately 58 acres that is designated Medium High Density Residential, 63 lots would be developed on approximately 53 acres designated for Medium Density Residential and 139 lots would be developed on approximately 40 acres designated for Medium Low Density Residential. This would result in a density of 1.8 units per gross acre for the Medium High Density Residential designation, 1.1 units per gross acre for the Medium Density Residential designation and 3.5 units per gross acre for the Medium Low Density Residential designation which is consistent with the densities specified by the Specific Plan.

The policies of the General Plan which pertain to planned residential developments allow for the reduction or waiver of property development standards, except for density, provided a more functional and desirable site or building environment will result, and there is not adverse impact on adjoining properties. These policies also indicate that common open space free of buildings, streets, driveways, or parking areas shall be provided as a part of the planned development. The open space areas are to be designed and located to be easily accessible to all residents of the project and usable for open space and recreational uses.

According to information provided by the applicant, each residential lot will be a minimum of 6,800 square feet with a number of larger lots. The applicant will develop the lots with production housing prior to being sold to individual buyers. The subdivision will have public streets, and the applicant is proposing that the property development standards of the R-1-C, R-2 and R-1 Districts apply except for the following deviations:

R-1-C, R-2 and R-1 District:

The minimum front yard setback will be 20 feet for a structure, 15 feet for a porch.

R-1-C District:

1. The minimum side yard setback will be five feet.
2. On corner lots, the side yard setback abutting the street will be ten feet.
3. On reverse corner lots, the side yard setback abutting the street will be 12 feet.
4. The minimum interior lot width will be 60 feet.

5. The minimum corner lot width will be 65 feet.
6. There shall be at least two covered parking spaces.

The deviations in the setbacks will allow for greater flexibility to design the project around the topography of those portions of the site with greater slopes. These deviations will also allow grading work to be minimized thus helping to minimize erosion. The result of these deviations will be a reduction for interior lot widths in the R-1-C District from 70-feet to 60-feet, for corner lot widths from 80-feet to 65-feet, in the front yard setback from 25 feet to 20 feet, in the side yard setback from seven feet to five feet, and in the side yard abutting the street for corner lots from 15 feet to ten feet. This should not be a concern since the average lot size proposed in the R-1-C district of 9,542 square feet can be considered relatively large (minimum lot size 9,000 square feet), which will avoid a sense of overcrowding. These proposed deviations should therefore provide a more desirable and functional building environment. The deviation in the number of covered parking spaces is more stringent than the Zoning Ordinance standard, which only requires one covered space.

The policies of the Specific Plan indicate that common open space free of buildings, streets, driveways, or parking areas shall be provided as a part of the planned development. The open space areas are to be designed and located to be easily accessible to all residents of the project and usable for open space and recreational uses. The Plan requires that a minimum of three percent of the area not over 30 percent slope shall be left in natural open space. As previously noted, the project proposes six outlots, totaling 38 acres, which comprises approximately 26 percent of the project site. In addition, this development is part of the Millerton Specific Plan, which provides for substantial community-wide open space and recreation areas to be developed for the residents of the Specific Plan area including those of the proposed project. Components of this open space and recreation system will include a village green, community parks, a golf course, and recreation corridors. Staff believes this meets the intent of this standard.

The Specific Plan requires that development within the Plan boundaries shall be served by a community water system and a community waste water treatment and disposal facility. In addition, the Plan requires that urban services and related infrastructure be implemented in accordance with an approved infrastructure plan to be financed by property owners within its boundaries.

Although projects could be initially approved, the Specific Plan requires that an infrastructure plan for water, sewer, and drainage be adopted before a final tract map is recorded, a site plan review is approved, or building permits are issued. Currently, the County has not adopted an infrastructure plan. One has been submitted for the County's consideration and is under review. Although a site for the wastewater treatment and water treatment facilities has been designated and facilities do exist, they have only been designed to serve the adjacent Brighton Crest subdivision to the east. Also, it should be noted that in order to expand these facilities to serve the proposed residential development or to construct a new facility,

a conditional use permit would need to be approved. In order to ensure that the infrastructure requirements of the Specific Plan are met, Staff is recommending that a condition be imposed requiring that an infrastructure plan in accordance with the policies of the Specific Plan be adopted prior to recordation of a final map and that the appropriate infrastructure required for this project be constructed prior to issuance of a building permit.

The School Facilities Policy of the General Plan requires that new residential development not be approved unless adequate school facilities are available to serve the development. The subject property is located within the Clovis Unified School District. Comments received from the District indicate that the proposed project could generate an estimated 233 students at full buildout and add incrementally to the need for more buses in the area. The District has adopted a resolution requiring the payment of a construction fee. The County, in accordance with State law, which authorizes the fee, will not issue a building permit without certification from the school district that the fees have been paid.

Based on the considerations discussed above, staff believes that the proposed project is consistent with the Fresno County General Plan and the Millerton Specific Plan.

G. STAFF RECOMMENDATION

Staff believes that the required findings can be made and, therefore, recommends approval of Classified Conditional Use Permit Application No. 2956, subject to the following conditions:

1. Development shall be in accordance with the site plan and project description as it pertains to property development standards, landscaping, fencing, lighting, circulation, grading, infrastructure, except as may be modified below.
2. The conditions of the Subdivision Review Committee Report for Vesting Tentative Subdivision Map No. 4968 shall be complied with.
3. This permit shall be tied to Vesting Tentative Subdivision Map No. 4968; if the tract is denied or expires, the Conditional Use Permit shall also expire.

NOTE: In accordance with Section 873 – I of the Zoning Ordinance, a conditional use permit to authorize a tentative subdivision map automatically assumes the life span of the tract map.

4. For those areas zoned R-1-C, R-2, and R-1 the property development standards of the R-1-C, R-2, and R-1 District shall apply except as follows:
 - a. Front yard setback – Minimum 20 feet for structures; minimum 15 feet for porches.

- b. Side yard setback – Minimum five feet; on corner lots, the side yard abutting the street shall be not less than ten feet in width; on reverse corner lots, the side yard setback abutting the street will be 12 feet.
 - c. Off street parking – There shall be at least two covered parking spaces.
 - d. Lot width – interior lot width minimum 60 feet width, corner lot width minimum 65 feet.
5. All mitigation measures listed in the Mitigation Measures and Monitoring Program Matrix for the Millerton Specific Plan EIR (Exhibit 6) that are applicable to the proposed development shall be complied with unless the Fresno County Ordinance Code or Improvement Standards requires a higher standard, in which case the higher standard shall be met. Prior to any development, the applicant shall enter into an agreement with Fresno County for the purpose of reimbursing the County for all costs incurred by the County in complying with the mitigation and monitoring requirements of CEQA (Public Resources Code Section 21081.6). These costs shall include, but are not limited to, staff and consultant services.
6. An Infrastructure Plan for water, sewer, and drainage that addresses the policies in Sections 806-07:5.01, 5.02, 5.03, and 5.04 of the Millerton Specific Plan, together with the terms of the Use and Allocation of Capacities and Reimbursement Agreement dated January 29, 1991, shall be adopted by Fresno County prior to approval of a Final Map. All appropriate infrastructure required for this project by the approved Infrastructure Plan shall be constructed and accepted by County Service Area No. 34 prior to issuance of building permits.
7. The grading standards specified in Section 806-04:2.03d of the Millerton Specific Plan shall be met.
8. Prior to approval of a Final Map, drainage plans shall demonstrate compatibility with adjacent properties in the sub-watershed. Off-site control measures may be required to mitigate drainage impacts. The drainage standards specified in Section 806-04:3.02a, b, and c shall be complied with.
9. The water conservation standards specified in Section 806-04:6.03a-d and g-j of the Millerton Specific Plan shall be met.
10. Traffic and Circulation standards shall be provided as required by Section 806-02:1.03 of the Millerton Specific Plan and as set forth in the Mitigation Measures and Monitoring Program Matrix as item 2a through 2i and 2k.

11. Fire protection measures and facilities shall be provided as required by Section 806-05:3.03 of the Millerton Specific Plan, and as set forth in items 6.a through 6.e of the Mitigation Measures and Monitoring Program Matrix as subject to a determination of applicability by the fire district having jurisdiction of the area. All structures and infrastructure related to this project shall comply with Fresno County Ordinance 91-025, Fire Safe Regulations.
12. A wildland fuels reduction plan shall be prepared by a Registered Professional Forester that is experienced in wildland fuels reduction projects.
13. The wildland fuel reduction efforts specified within the Plan developed under condition no. 12 above shall be completed for the entire project area prior to the initiation of development activities.
14. The project developer shall establish a legally binding mechanism to maintain fuel reduction efforts specified within the fuel reduction plan created under condition no. 12 above, for all designated greenbelt areas in perpetuity.
15. Roadways constructed within the development shall be located in such a way as to separate homes and other structures from undeveloped wildlands. This would specifically apply on the perimeter of the development and roadways adjacent to any designated greenbelts.
16. Both the developer and future owners/residents would be prohibited from constructing fences with combustible materials that would exacerbate wildland flammable vegetation.

NOTE:

The following notes reference various mandatory requirements of Fresno County or other agencies and is provided as information to the project applicant if approved.

1. The Clovis Unified School District in which you are proposing construction has adopted a resolution requiring the payment of a construction fee. The County, in accordance with State Law, which authorizes the fee, may not issue a building permit without certification from the school district that the fee has been paid. The County will provide an official certification form when application is made for a building permit.
2. There may be short term localized noise impacts to noise sensitive receivers caused by the operation of construction equipment. Construction specifications for the project shall require that all construction equipment is maintained according to the manufacture specifications and that noise generating construction equipment is equipped with mufflers.

**SUBDIVISION REVIEW COMMITTEE REPORT
TO
THE FRESNO COUNTY PLANNING COMMISSION
Vesting Tentative Subdivision Map No. 4968
Initial Study Application No. 4665
February 3, 2000**

Project Analyst: David Deel (559) 262-4321

Date Filed: September 9, 1999

Date of Subdivision Review
Committee Meeting: November 20, 2000

Subdivider: Westcal, Inc.

Engineer: Les Peterson

Location: South side of Millerton Road between
the Brighton Crest Subdivision and the
Friant-Kern Canal within the Millerton
Specific Plan

Nearest City Limits: The unincorporated community of Friant
is located approximately 2.5 miles to the
west.

Number of Acres: 146

Number of Lots: 308

Minimum Lot Size: 6,800 square feet

Proposed Source of Water: Community water system (County
Service Area No. 34)

Proposed Means of Sewage Disposal: Community sewer system (County
Service Area No. 34)

<u>Drainage:</u>	Roads and Pipelines to natural channels
<u>Zoning on Subject Property:</u>	R-1-C(c) (Single-Family Residential, 9,000 square-foot minimum parcel size, conditional), R-2(c) (Single-Family Residential, 6,600 square-foot minimum parcel size, conditional), R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, conditional), O(c) (Open Conservation, conditional) Districts.
<u>Proposed Zoning:</u>	None
<u>Surrounding Zoning:</u>	AL-40, O(c), R-1-B(c), R-1-C(c), R-1(c), R-2(c), C-4(c), C-6(c)
<u>Proposed Use:</u>	Single-family residences
<u>Land Use on Subject Property:</u>	Grazing, vacant
<u>Surrounding Land Use:</u>	Grazing, rural homesites, single-family residences, golf course, casino, Lake Millerton State Park
<u>Noticing:</u>	Notices were sent to 12 property owners within one-quarter mile of the subject property, and six special interest groups.

BACKGROUND

The Millerton Specific Plan was originally approved in December of 1984, as a "New Town" as provided for in the Sierra-North Regional Plan policies. The Specific Plan was amended in 1999, adding approximately 440 additional acres to the plan area. Millerton New Town is a planned community on 1,260 acres planned to accommodate a population of 8,000 to 10,000 in approximately 3,500 residential units. The Plan provides for commercial and public facilities, recreation areas and open space, and describes standards and implementation methods to be used to develop the site.

Since the adoption of the Specific Plan in 1984, and the most recent Specific Plan Amendment in 1999, a number of land use entitlements have been approved within the Specific Plan area. Classified Conditional Use Permit Application No. 2865 was approved in 1999, authorizing a three-par golf and exercise course, a Planned Commercial Development including a hotel/conference center, a service station \ convenience store, and 8,400 square feet of retail space. On February 3, 2000, Classified Conditional Use Permit Application No. 2905, Site Plan Review No. 6970,

and Vesting Tentative Tract No. 4870 were approved authorizing a Planned Residential Development consisting of 165 single-family homesites. On September 7, 2000, Conditional Use Permit Application No. 2935, Vesting Tentative Tract No. 4934, and Site Plan Review No. 7044 were approved authorizing a Planned Residential Development consisting of 200 single-family homesites. On September 7, 2000, Conditional Use Permit Application No. 2942 was approved authorizing an 18-hole golf course and related golf shop, and allowing application of treated wastewater on the 172-acre parcel. On November 30, 2000, the Planning Commission approved Conditional Use Permit Application No. 2955, Vesting Tentative Subdivision Map No. 4976, and Site Plan Review No. 7081 authorizing a Planned Residential Development consisting of 184 single-family homesites.

Vesting Tentative Subdivision Map No. 4968 is now being considered concurrently with Classified Conditional Use Permit Application No. 2956 and Site Plan Review Application No. 7082, to divide the subject property into a maximum of 308 lots with a minimum lot size of 6,800 square feet. The tentative subdivision map may only be approved if the above-referenced conditional use permit is also approved.

ENVIRONMENTAL ANALYSIS

An Environmental Impact Report (EIR) and Mitigation Measures & Monitoring Program Matrix (See Exhibit 6) was certified as having been prepared and considered by the decision-making body in accordance with the California Environmental Quality Act (CEQA) when the Specific Plan was adopted in 1984. Several additional environmental studies have been prepared in the interim; the most recent being in December 1999.

Section 15162 of the CEQA Guidelines provides that a new EIR is not required for a project unless specified events have occurred.

An Initial Study (Initial Study No. 4665) was prepared for the project under the provisions of CEQA to determine if the existing EIR is adequate for the current project. In accordance with Sections 15162 and 15183 of the Guidelines, the purpose of the Initial Study was to identify environmental effects peculiar to the parcel or project which were not addressed as significant effects in the EIR or provide substantial new information showing that these effects would be more significant than described in the EIR. Within the context of the review, the Initial Study did not identify any significant effects nor was any new information submitted showing the previously identified effects to be more significant. Based on this assessment, the Environmental Analysis Staff has concluded that preparation of a subsequent EIR, supplement or addendum to the Millerton Specific Plan EIR is not required and that the existing EIR, is adequate for the project.

STAFF ANALYSIS OF REQUIRED FINDINGS

Finding 1: General Plan Consistency

The subject property is 146 acres in size and is located within the Millerton Specific Plan. Under this request, the applicant is proposing to subdivide subject property into 308 residential lots having a minimum parcel size of 6,800 square feet. There will be a six outlots totaling 38 acres, which will remain as common /open space. Approximately 56 acres of the proposed subdivision within the northeast portion of the subject property is designated Medium High Density Residential and is zoned R-1(c) and R-2(c). Approximately 53 acres within the northwest portion is designated Medium Density Residential and is zoned R-1(c) and R-2(c). The remaining approximately 37 acres in the southwest corner of the proposed subdivision is designated Medium Low Density Residential and is zoned R-1-C(c). The R-1 and R-2, zoning is consistent with the Medium and Medium High Density Residential and R-1-C zoning is consistent with Medium Low Density Residential land use designation, respectively.

The Millerton Specific Plan contains policies, standards and criteria that must be addressed through the design of the subdivision or through conditions of approval and mitigation measures. These policies, standards and criteria are addressed in the following discussion:

Land Use Element

The Specific Plan indicates that areas designated Medium Low Density Residential shall be developed at a density not to exceed one dwelling unit per 10,000 square feet (net) or 3.5 units per acre (gross). Areas designated Medium Density Residential shall be developed at a density not to exceed one dwelling unit per 6,000 square feet (net) or seven units per acre (gross). Areas designated Medium High Density Residential shall be developed at a density not to exceed one dwelling unit per 2,400 square feet (net) or ten units per acre (gross).

Under this request, the applicant is proposing 308 residential lots on approximately 146 acres that is designated for Medium Low, Medium and Medium High Density Residential. Of the 308 proposed lots, 106 would be developed on approximately 58 acres that is designated Medium High Density Residential, 63 lots would be developed on approximately 53 acres designated for Medium Density Residential and 139 lots would be developed on approximately 40 acres designated for Medium Low Density Residential. This would result in a density of 1.8 units per gross acre for the Medium High Density Residential designation, 1.1 units per gross acre for the Medium Density Residential designation and 3.5 units per gross acre for the Medium Low Density Residential designation which is consistent with the densities specified by the Specific Plan.

The policies of the Specific Plan indicate that common open space free of buildings, streets, driveways, or parking areas shall be provided as a part of the planned development. The open space areas are to be designed and located to be easily accessible to all residents of the project and usable for open space and recreational uses. The Plan requires that a minimum of three percent of the area not over 30 percent slope shall be left in natural open space. As previously noted, the project proposes six outlots, totaling 38 acres, which comprises approximately 26 percent of the project site. In addition, this development is part of the Millerton Specific Plan, which provides for substantial community-wide open space and recreation areas to be developed for the residents of the Specific Plan area including those of the proposed project. Components of this open space and recreation system will include a village green, community parks, a golf course, and recreation corridors. Staff believes this meets the intent of this standard.

Transportation Element

The standards and criteria of the Transportation Element set specific design standards for the interior roads within the subdivision, as well as the system of primary and secondary roads designed to carry local traffic within the Millerton townsite and to connect with the existing County road network. The Plan requires that all road improvements be constructed in accordance with Fresno County Improvement Standards, except if modified by the Plan. The Plan has established special standards for Lakeridge Drive (Avenue "E") appropriate to its classification as a collector that have been incorporated into the proposed project or have been recommended as conditions of approval. All interior roads of the subdivision will be constructed to County public road standards in accordance with the Specific Plan and provision made for their maintenance.

As discussed in Finding 2 of the Staff Report for Classified Conditional Use Permit No. 2956, the increased traffic generated by the proposed development will have an impact on the circulation system outside the project boundary. In order to address the impact, mitigation measures specified in the EIR for the Millerton Specific Plan will be applied to this development requiring that prior to recordation of a final map, the project will be reviewed to determine the essential circulation system improvements to be installed both in terms of the local street system and the area wide improvements. In addition, the developer will be required to participate on a pro-rata basis in the funding for future improvements of Millerton Road, Marina Drive extensions, and Auberry Road.

Environmental Resources Management Element

The Environmental Resources Management Element of the Millerton Specific Plan addresses land resources, flooding and drainage, open space and recreation, recreation corridors, water conservation, energy conservation, archaeological resources, habitat preservation, and air quality. The policies, standards and criteria relating to these topics provide guidance in the developing the community's overall semi-rural character and are intended to reinforce those other elements of the Specific

Plan such as Land Use, Transportation, Community Design, and Public Facilities. The policies, standards and criteria in this section of the Plan that are applicable to the proposed subdivision have either been addressed by being incorporated in the project design, recommended as conditions of approval, or are mitigation measures of the EIR.

The policies and standards relating to land resources ensure that there will be a proper grading design by requiring that a detailed erosion and drainage control program be developed and that certain grading standards be met. Flooding and drainage policies require that prior to recordation of a final map, drainage plans be submitted that demonstrates compatibility with adjacent properties within the sub-watershed. Open space and recreation policies require that each proposed planned development contain open space free of buildings, streets, driveways, or parking areas. As previously noted, in addition to individual lot yard area, open space will be provided through six outlots totaling 38 acres.

Policies, standards, and mitigation measures relating to water and energy conservation, in part, will require that water conservation devices be used and water meters be provided for all residences and that site planning and building design provide for solar access and a street tree planting program. Wildlife habitat and resources occur in the project area that are potentially significant and should be protected. A mitigation measure requires that prior to recordation of a final map, a wetland and open space mitigation and management plan and monitoring program be prepared by the developer and approved by the County in consultation with the California Department of Fish and Game for those areas identified in a report by Hartesvelt Ecological Consulting Services dated September 16, 1998 and dated December 22, 1998. Mitigation measures for the Specific Plan also have been imposed which will address air quality impacts.

Public Facilities Element

The proposed project will require community facilities and services including a community water system, a community sewer system, fire protection, schools, and law enforcement. The Specific Plan requires that urban services and related infrastructure be implemented in accordance with an approved infrastructure plan to be financed by property owners within its boundaries.

Although projects such as the proposed subdivision can be initially approved, the Specific Plan requires that an infrastructure plan for water, sewer, and drainage be adopted before a final tract map is recorded or a building permit is issued. Currently, an infrastructure plan has been completed and submitted to the County for review, but has not been adopted. Although a site for the wastewater treatment and water treatment facilities have been designated and facilities do exist, they have only been designed to serve the adjacent Brighton Crest subdivision to the east. It should be noted that in order to expand these facilities to serve the proposed residential development, or to construct a new facility, a conditional use permit will need to be approved. In order to ensure that the infrastructure requirements of the Specific Plan are met, Staff is recommending that a condition be imposed on concurrent Classified Conditional Use

Permit No. 2956 requiring that an infrastructure plan in accordance with the policies of the Specific Plan be adopted prior to recordation of a final map and the appropriate infrastructure required for this project be constructed prior to issuance of building permits. In addition, the policies, standards, and EIR mitigation measures relating to the community water and sewer facilities ensure that the facilities will be adequately designed, operated, and maintained. The water and sewer facilities will be required to be designed and operated in accordance with state and local standards. Also, both systems will be required to be operated and maintained by County Service Area No. 34.

Fire protection services for the proposed development will be provided by the Fresno County Protection District. The District has indicated that the proposed project will increase demand on fire protection resources in the area and that funding for the construction of a new fire station, maintenance and replacement costs for the station and equipment and for staffing need to be addressed. Various fire protection measures specified in the Specific Plan will be required as condition of approval. In addition, a mitigation measure of the Millerton Specific Plan EIR requires that prior to recordation of a final map a funding mechanism be established for the maintenance and replacement of fire equipment and staffing of the Millerton New Town Fire Station when it can be shown that the funding will provide a greater level of fire protection service to the affected property.

The standards and criteria regarding police protection indicate that the Sheriff's Department should be consulted during site planning and building design to ensure that adequate provisions for police protection and burglary prevention are designed into projects. Mitigation measures of the EIR also require that prior to recordation of a final map that a pro-rata fee be established for the cost of a Sheriff's substation in the government center and that this fee be paid prior to issuance of building permits; and that a funding mechanism be established through CSA No. 34 to support on-going costs for sheriff's protection services, when it can be shown that the funding will provide extended police protection service to the affected properties.

Community Design Element

The policies and standards regarding the community design are intended to help enhance the natural features which contribute to the scenic qualities of the Plan area, including preserving the visual quality of prominent ridgelines; and to strengthen the individuality of and enhance overall community identity of Millerton New Town. The policies and standards specifically requires site planning and building design that will preserve the natural character of ridgelines, and that an Architectural Review Committee be formed to establish and implement standards for architecture, lighting, fencing, and signage. The Community Design Element also includes policies and standards relating to undergrounding of utilities, landscaping, use of drought resistant trees and plants, lighting, signage, and structure characteristics. The tentative map submitted by the applicant indicates that the project has been designed so that the proposed lots will be located in a relatively level area below the small ridgeline that runs along the southerly edge of the property.

The project description submitted by the applicant indicates that the homes proposed for the development will have a contemporary theme, which the Plan deems appropriate for Millerton New Town. The building form, materials, and earth-tone color scheme for the housing will blend with the surrounding landscape. According to the project description, the homes will range in size from 1,100 square feet to 2,400 square feet and the proposed floor plans will allow for variety of setbacks, which will create a staggered effect along the street. Front yard landscaping will also be provided for each home as required by the Plan. Provided the development occurs as specified in the project description, the proposed project will be consistent with policies and standards of the Community Design Element.

Finding 2: Suitability of Site

The subject property is located within the low foothills just south of Millerton Lake at elevations ranging from approximately 600 to 770 feet above sea level. Physical features for the subject property include two prominent hill peaks along the northern boundary with rolling hills throughout the property. The area that is proposed to be subdivided generally has gentle slopes with only a few areas of moderately steep incline that approach 20 percent. The soils consist of Sesame Sandy Loam. According to EIR prepared for the Millerton Specific Plan, there are possible geological, grading, and erosion impacts associated with development that could occur on the project site. Mitigation measures have been imposed, which will address slope stability, erosion, and other potential geologic hazards.

According to the FEMA maps, a small portion of the proposed subdivision will be located within the 100-year floodplain that coincides with White Fox Creek. Increased runoff is unavoidable due to the proposed development, however, the Specific Plan states that off-site flows shall not exceed predevelopment levels. Minor drainage courses running through the Millerton Specific Plan area. To ensure that these channels are preserved and that maintenance is provided, the Development Engineering Section of the Public Works Department is recommending that provisions be made to maintain the natural drainage throughout the development in a manner that will not significantly change the existing drainage characteristics of those parcels adjacent to the development.

Provisions must also be made to retain all stormwater generated from this tract on-site. To ensure this will occur, Development Engineering is recommending that a condition be imposed requiring that all additional runoff generated from this development be retained within drainage ponds or other acceptable facility. In addition, the Specific Plan requires that before initial residential or commercial development occurs, an Infrastructure Plan that includes a drainage element must be approved, the infrastructure in place, and County Service Area No. 34 ready to provided service.

The proposed project and the rest of the Millerton Specific Plan area will be served by a community water system. The source of water will be surface water from Millerton Lake with groundwater as an emergency back-up source. The area has basic water

allocations from Millerton Lake and additional surface water allocations through contracts will avoid significant impacts particularly those related to draw down of groundwater. Hydrological impacts will be further reduced with the implementation of mitigation measures which include the adoption of an Infrastructure Plan that includes a water element, the construction of water infrastructure facilities necessary to serve the development, the completion of finalized agreements whereby the project proponent provides an adequate water supply to CSA No. 34, and the adoption of various water conservation measures.

Based on the above factors, the project site can be considered suitable for the proposed development.

Finding 3: Environmental Effects

The Subdivision Ordinance requires that a tentative map be denied if a finding is made that the design of the subdivision or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project site is located in a foothill setting within the Millerton Specific Plan. Millerton Lake is located approximately a mile and a half north of the subject property. Surrounding parcels range in size from under one acre to over 100 acres in size. The subject property is vacant and occasionally used for grazing. Surrounding land uses include grazing to the north, west, and south. To the east is the developing Brighton Crest Subdivision and Golf Course. Farther to the east approximately three fourths of a mile from the project site is the Table Mountain Casino.

An Environmental Impact Report was originally prepared for the Millerton Specific Plan and was certified by the Board of Supervisors at the time the Specific Plan was approved in 1984. More recently in April 1999, an Addendum to the EIR was approved for amendments to the Specific Plan to include the subject property and additional land (440-acres) to the west and south.

An extensive list of mitigation measures was incorporated into both the EIR and the Addendum to the EIR to address the environmental impacts resulting from development within the Specific Plan. Specifically, the mitigation measure requires development of a Wetland and Open Space Mitigation and Management Plan and a Monitoring Program prior to recordation of a Final Map or Site Plan Review. The mitigation measures of the EIR and the Addendum to the EIR have been incorporated into the project and will be imposed as conditions of approval. Based on this, the subdivision or proposed improvements are not likely to cause substantial environmental damage or substantially and unavoidably injure fish and wildlife or their habitat. For further discussion of the environmental effects refer to Findings 2 and 3 of the staff report for Classified Conditional Use Permit Application No. 2956.

Finding 4: Public Utilities and Easements

The Subdivision Ordinance requires that a finding be made that the design of the subdivision and the type of improvements proposed by this project will not conflict with any easements required by the public at large for access through or use of the property. There are no known public easements traversing the subject property. All proposed utilities will be required to be placed underground in accordance with County requirements and easements for these utilities will be required as a condition of this map.

Finding 5: Public Health

Neither the design of the subdivision nor the type of improvements that are proposed is likely to cause any serious health problems. Both community water and sewer facilities will be provided for this development. These facilities will be designed and constructed in accordance with County requirements, and will be owned and operated by a County Service Area or other public entity acceptable to the County. Fire protection facilities will be required according to Fresno County standards based on the recommendations of the Fresno County Fire Protection District. Specific requirements are also included in the Millerton Specific Plan and as mitigation measures in the EIR prepared for the Specific Plan. Additional discussion concerning these facilities is included in the staff report for Classified Conditional Use Permit Application No. 2956.

STAFF RECOMMENDATION

Staff recommends approval of Vesting Tentative Subdivision Map No. 4968, subject to the following conditions:

1. WATER, SEWER, AND STORM WATER COLLECTION:

All community water, sewer, and storm water collection systems shall be designed according to the standards specified in the Millerton Specific Plan and in addition, shall be implemented according to the provisions specified in the Millerton New Town Infrastructure Plan currently under review by Fresno County.

2. ROADS:

a. MILLERTON ROAD:

1. Millerton Road shall be constructed to a 45 M.P.H. public road standard in accordance with County Improvement Standards and the Millerton Specific Plan.
2. All landscape setbacks and bike lanes for Millerton Road shall be in accordance to Fresno County Standards and the Millerton Specific Plan.

3. A non-access barrier acceptable to the Director of the Department of Public Works shall be provided for Millerton Road.
4. Millerton Road is classified as an Arterial with 30' of existing road right-of-way south of the centerline. This project shall provide an additional 23' of road right-of-way south of the existing south right-of-way.
5. Millerton Road is a County maintained road. Records indicate this section of Millerton Road has an ADT of 5800, pavement width of 26.7' and structural section of 0.37' AC, 1.30' IB. The existing road is centered on right-of-way and will need to be replaced with the arterial road standard shown in the Millerton Specific Plan.
6. Millerton Road shall be improved to a four-lane divided road along the tract's Millerton frontage. Improvements to Millerton road shall be in accordance to Fresno County improvement Standards and the Millerton Specific Plan.
7. Left and right turn lanes shall be constructed on Millerton Road at all intersections within the Specific Plan area.

b. AVENUE "J" (SAUBRICE AVENUE):

1. Saubrice Avenue shall be constructed with a 60' right-of-way and a 45 M.P.H. design speed in accordance with the Millerton Specific Plan and Fresno County Standards.
2. Saubrice Avenue shall provide on-site turnarounds for all lots accessing Saubrice Road.
3. Saubrice Avenue shall provide right-of-way, utility easements and landscape easements in accordance with the Millerton Specific Plan.
4. Saubrice Avenue shall provide a temporary turnaround at the south end of the road.
5. Saubrice Avenue shall provide for the relinquishment of direct access for all abutting lots.
6. Saubrice Avenue shall provide for the relinquishment of direct access along Saubrice Road for all abutting double frontage lots.
7. A non-access barrier acceptable to the Director of the Department of Public Works shall be provided for Saubrice Avenue.

8. All local road connections with Saubrice Road must intersect at right angles' and curb returns must have a 30' radius.
9. Saubrice Avenue shall provide bicycle and hiking trails throughout the project area in accordance with the Millerton Specific Plan.

c. AVENUE "E" (LAKERIDGE DRIVE):

1. Lakeridge Drive shall be constructed with a 60' right-of-way and a 45 M.P.H. design speed in accordance with Fresno County Standards.
2. Lakeridge Drive shall provide right-of-way, utility easements and landscape easements in accordance with the Millerton Specific Plan.
3. Lakeridge Drive shall be intersected by all roads as near to right angles as practicable in accordance with the County Improvement Standards.
4. Thirty-foot by thirty-foot corner cutoffs shall be provided at all intersections.
5. Lakeridge Drive shall provide a temporary turnaround at the south end of the road.
6. Lakeridge Drive shall provide for the relinquishment of direct access for all abutting double frontage and corner lots.
7. A non-access barrier acceptable to the Director of the Department of Public Works shall be provided.
8. On site turnarounds shall be provided for all lots fronting on Lakeridge Drive.
9. Lakeridge Drive shall provide bicycle and hiking trails including sidewalks throughout the project area in accordance with the Millerton Specific Plan.

d. AVENUE "U" (CAPTAINS HILL ROAD):

1. Captains Hill Road shall be constructed with a 60' right-of-way and a 25 M.P.H. design speed in accordance with Fresno County Standards.
2. On site turnarounds shall be provided for all lots fronting on Captains Hill Road.

3. Captains Hill Road shall be intersected by all roads as near to right angles as practicable in accordance with the County Improvement Standards.
4. Captains Hill Road shall provide a temporary turnaround at the south end of the road.
5. Captains Hill Road shall provide for the relinquishment of direct access for all abutting double frontage and corner lots.
6. Captains Hill Road shall provide bicycle and hiking trails throughout the project area in accordance with the Millerton Specific Plan.

e. INTERIOR ROADS:

1. Avenue "O" shall be constructed to an interior road standard.
2. Shall be constructed to a 25 M.P.H. public road standard in accordance with County Improvement Standards and the Millerton Specific Plan (36 feet of base and pavement between curbs).
3. Shall provide right-of-way, utility easements and landscape easements in accordance with the Millerton Specific Plan.
4. A County Standard B-2 rural residential cul-de-sac shall be provided at the end of each road.
5. Shall provide Proposed County Improvement Standard A-26 knuckles at lots 152 and 197.
6. Shall intersect as near to right angles as practicable in accordance with the County Improvement Standards.
7. Shall provide adequate sight distance at all intersections together with necessary property corner cutoff rights-of-way (20-foot by 20-foot minimum).

f. ROADS GENERAL:

1. An engineered grading plan will be required.
2. Slope easements shall be provided out-side of the right-of-way where necessary.
3. Asphalt dikes shall be provided where necessary for erosion control.

4. Warning signs, markers, guard rails, and barricades shall be included in the design in accordance with County Improvement Standards.
5. A one-foot restricted access strips shall be provided at the end of the stub roads.
6. Bicycle and pedestrian paths shall be developed in accordance with the Millerton Specific Plan.
7. Direct access or easements for driveways shall be provided for all lots to the new roads and adequate sight distance shall be provided for the driveways for those lots requiring onsite turnarounds. It will be the duty of a registered civil engineer to certify compliance with this provision prior to recordation of the final map.
8. All roads shall provide for un-adopted Improvement Standard A-26 (Knuckle).

3. DRAINAGE AND EROSION CONTROL:

- a. Hydrologic and hydraulic analyses shall be prepared and submitted for approval in accordance with standard engineering practices to demonstrate that the proposed tract will not result in any increase in flood levels or significantly change the existing drainage characteristics of those parcels adjacent to the development.
- b. All storm water run-off generated by the proposed development shall be retained on-site within drainage ponds or other facilities acceptable to the Director of Public Works. Any detention facilities within the natural drainage courses will need to be reviewed and approved by California State Department of Fish and Game and State Water Resources Control Board.
- c. Ponds in excess of eighteen inches in depth shall be fenced.
- d. Provide erosion control measures to all exposed slopes in accordance with County Improvement Standards.
- e. If natural drainage swales are piped, easements for the pipelines and a maintenance organization to maintain the pipelines will be required.

- f. Perennial streams traverse the subject property according to the USGS QUAD maps. Drainage control measures shall be provided to collect and divert runoff to prevent erosion and siltation of natural drainage channels in such a manner as to maintain natural drainage characteristics down stream of the project.

4. FUTURE DEVELOPMENT:

Easements shall be provided for future roads and emergency access where such routes traverse proposed lots and common future areas.

5. FLOOD PRONE AREAS:

- a. The tract lies partially within a flood hazard area. Any development within the areas identified as flood prone shall be in accordance with Fresno County Flood Hazard Ordinance.
- b. Property subject to inundation from the 1% flood shall be identified by the hydrologic study and shall be indicated on an additional map sheet of the final map.
- c. Lots or portions thereof within the limits of inundation shall be provided with a minimum of 3,000 square feet of building area above the Base Flood elevation.

6. MAINTENANCE:

- a. A Zone of Benefit in County Service Area 34 or other method acceptable to the Director of the Department of Public Works shall be provided for the maintenance of the new roads and drainage facilities.
- b. The subdivider will be required to secure the maintenance of the new roads for a period of two years after the acceptance thereof.

7. FIRE PROTECTION:

- a. Fire protection facilities shall be designed according to the standards specified in the Millerton Specific Plan and in addition, shall be implemented according to the provisions specified in the Millerton New Town Infrastructure Plan currently under review by Fresno County.
- b. The design of the fire protection water system with location and number of fire hydrants together with the size of the water mains shall conform to County Standards and shall be approved by the Director of the Public after consideration of the recommendations of the fire district having jurisdiction of the area.

- c. Fire access roads, fuel breaks, and fuel modification zones shall be approved by the Director of Public Works in collaboration with the Fresno County Fire Protection District.

8. EMERGENCY ACCESS ROADS:

- a. Shall be contained within easements and shall connect to public roads.
- b. Shall be improved to a standard to provide traversability for emergency equipment as determined by the Director of the Public Works Department after consideration of the recommendations of the fire district having jurisdiction of the area.
- c. Crash gates shall be provided at both ends of the easements.

9. OTHER IMPROVEMENTS:

All other improvements shall be in accordance with adopted Fresno County Improvement Standards.

10. GENERAL:

Where standards are unspecified in the Millerton Specific Plan or Millerton New Town Infrastructure Plan, the standards used shall be in accordance with the Fresno County Improvement Standards.

11. UTILITIES

- a. All utilities shall be placed underground in accordance with the provisions of the Subdivision Ordinance.
- b. Any existing utilities within or adjacent to this tract not in conformance with these requirements shall be removed or placed underground.

12. STREET NAMES

The streets within the subdivision shall be named. The subdivider shall submit names to the Street Names Committee for review and approval prior to approval of the Final Map.

13. OUTLOTS

- a. The landscape areas shall be designated on the final map as Outlots for landscaping and open space purposes. The outlots shall be conveyed to CSA No. 34 or another public entity acceptable to the County and provision shall be made for their perpetual maintenance.

- b. The use of all Outlots shall be designated on the recorded map.

14. OTHER CONDITIONS

- a. All conditions of Classified Conditional Use Permit Application No. 2905 shall be complied with.
- b. All mitigation measures listed in the Mitigation Measures and Monitoring Program Matrix for the Millerton Specific Plan EIR (Exhibit 6) that are applicable to the proposed development shall be complied with unless the Fresno County Ordinance Code or Improvement Standards requires a higher standard, in which case the higher standard shall be met. Prior to any development, the applicant shall enter into an agreement with Fresno County for the purpose of reimbursing the County for all costs incurred by the County in complying with the mitigation and monitoring requirements of CEQA (Public Resources Code Section 21081.6). These costs shall include, but are not limited to, staff and consultant services.
- c. Prior to recordation of the final map, a zone of benefit within County Service Area 34 shall be established for the project.
- d. Prior to recordation of the final map, an agreement between the developer and the CSA shall be entered in which the developer is responsible for all costs associated with the operation, maintenance, and administration of the CSA until such time as these costs can be met by the CSA through assessments or fees. This agreement shall be recorded.
- e. Prior to recordation of the final map, all services proposed to be provided by the CSA, the level of each service and the proposed rate of each service shall be identified in a Service Plan prepared by an engineer.

NOTE: In order to discourage the over use of water, a tiered rate structure must be included for review and approval. The tiered rate structure must be significantly tiered to encourage water conservation.

- f. Prior to recordation of the final map, the tiered rate structures for the use of water for domestic and landscape/irrigation purposes shall be submitted for review and approval. The tiered rate structure for landscape/irrigation water shall be significantly tiered to discourage over-use of landscape/irrigation water and shall also outline when the landscape/irrigation water shall be disconnected and the procedures to be implemented for disconnection and enforcement.

- g. Prior to recordation of the final map, a preliminary budget shall be completed for the operation and maintenance of the CSA including contingencies and reserves. An estimate of these costs shall be prepared by the developer's engineer and will be subject to review by the County.
- h. The water and wastewater facilities shall be designed and constructed in accordance with the approved Infrastructure Plans.
- i. Prior to issuance of any building permit, the wastewater and water facilities shall be completed and accepted by the Resources Division of the Planning & Resource Management Department.

NOTE: If the Brighton Crest Wastewater treatment facility is to be utilized, the approval of a conditional use permit will be required.

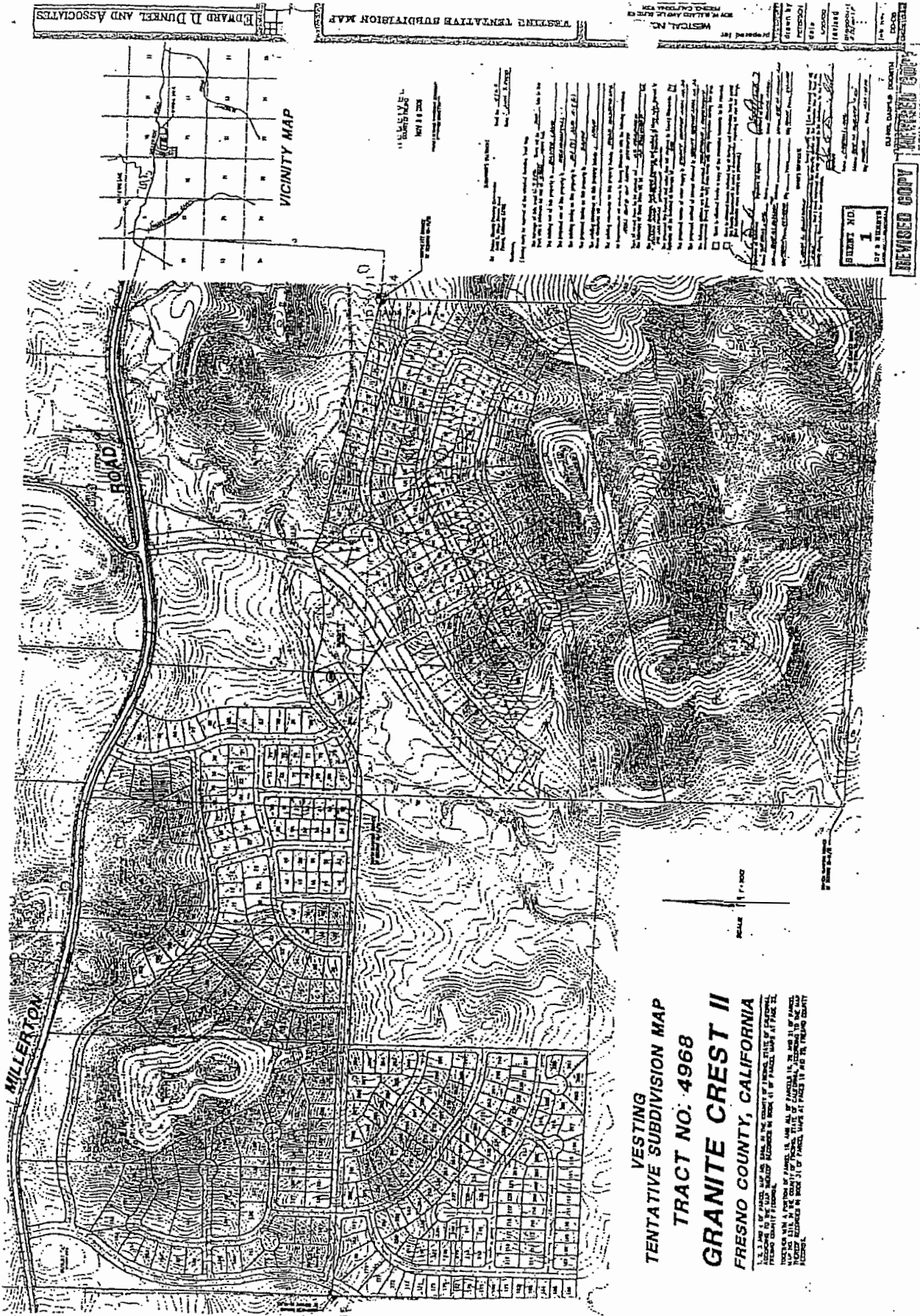
- j. All rights to groundwater beneath the subdivision shall be dedicated to the County Service Area subject to development by the subdivider or his assignee.

NOTES:

The following note(s) reference various mandatory requirements of Fresno County or other agencies and is provided as information to the project applicant if approved.

1. The Clovis Unified School District in which you are proposing construction has adopted a resolution requiring the payment of a construction fee. The County, in accordance with State Law, which authorizes the fee, may not issue a building permit without certification from the school district that the fee has been paid. The County will provide an official certification form when application is made for a building permit.
2. There may be short term localized noise impacts to noise sensitive receivers caused by the operation of construction equipment. Construction specifications for the project shall require that all construction equipment is maintained according to the manufacture specifications and that noise generating construction equipment is equipped with mufflers.

EXHIBIT 5



VESTING
TENTATIVE SUBDIVISION MAP
TRACT NO. 4968
GRANITE CREST II
FRESNO COUNTY, CALIFORNIA

THIS MAP IS A TENTATIVE MAP AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO SHOW THE GENERAL LAYOUT OF THE TRACT. THE TRACT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO SHOW THE GENERAL LAYOUT OF THE TRACT. THE TRACT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN TO SHOW THE GENERAL LAYOUT OF THE TRACT.

EDWARD D. DUNKEL AND ASSOCIATES

WESTING TENTATIVE SUBDIVISION MAP

WESTCAL, INC.
1000 N. MILLER AVENUE, SUITE 100
FRESNO, CALIFORNIA 93701

REVISION COPY

REVISION NO. 1

DATE: 11/15/2008

BY: [Signature]

FOR: [Signature]

APPROVED BY: [Signature]

DATE: 11/15/2008

EDWARD D. DONNEL AND ASSOCIATES
 VESTING TENTATIVE SUBDIVISION MAP
 PREPARED BY
 WESTCAT, INC.
 100 MILLER AVENUE, SUITE 100
 WESTCAT, N.C.
 SHEET NO. 2 OF 2 SHEETS
 DATE OF PREPARATION
 DATE OF RECORDATION
 SCALE 1" = 400'

