



Inter Office Memo

DATE: October 6, 2016
TO: Board of Supervisors
FROM: Planning Commission
SUBJECT: RESOLUTION NO. 12596 – TWO-YEAR TIME EXTENSION FOR
TENTATIVE TRACT MAP NO. 4968

APPLICANT: John Bonadelle, Jr.

OWNER: JPJ, Inc.

REQUEST: Allow a two-year time extension to exercise Vesting Tentative Tract Map No. 4968 per Assembly Bill (AB) 1303 (Map Act Section 66452.25). Vesting Tentative Tract Map No. 4968 authorizes the division of approximately 149 acres of land into 308 lots with a minimum lot size of 6,800 square feet. The project site is located in the R-1(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional), R-2(c) (Single-Family Residential, 6,600 square-foot minimum parcel size, Conditional), R-1-C(c) (Single-Family Residential, 9,000 square-foot minimum parcel size, Conditional) and O(c) (Open Conservation, Conditional) Zone Districts.

LOCATION: The project site is located within the Millerton Specific Plan on the south side of Millerton Road between the Brighton Crest Subdivision and the Friant-Kern Canal, approximately two and one-half miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-340-11s, 13s, 14s, 26s; 300-540-04s, 05s).

PLANNING COMMISSION ACTION:

At its hearing of October 6, 2016, the Commission, after pulling this item from its Consent Agenda, considered the Staff Report. The item was pulled from the Consent Agenda for discussion by Commissioner Mendes and following discussion and clarification from the County staff as to who would bear the cost of fixing water supply infrastructure and public testimony expressing concern with the extension request, a motion was made by Commissioner Lawson and seconded by Commissioner Abrahamian to approve the requested two-year time extension for Tentative Tract No. 4968 with correction to the application filing date in the staff report.

EXHIBIT "A"

Tentative Tract No. 4968
Time Extension under AB 1303

Staff: After pulling the item from the Consent Agenda, the Fresno County Planning Commission considered the Staff Report dated October 6, 2016.

Applicant: The Applicant concurred with the Staff Report and offered the following information:

- The subject application is for time extension only.
- We have spent millions of dollars on the project; final tract map for the project is nearing County approval.
- We have built the existing sewer plant but not the pumps for current water supply infrastructure for the Millerton New Town developments.
- We will upgrade the existing pumps and install new pumps in Millerton Lake to improve functionality of the current system and to minimize breakdowns.
- The cost of fixing the pumps will be born by Bonadelle Neighborhoods, Table Mountain Rancheria, Granville Homes and the Ewell Group.
- We will not allow people to move into the proposed subdivision before pumps are repaired/installed.
- Table Mountain Casino/golf course uses a majority of the water provided by the existing water supply system.
- Homeowners in the Millerton Specific Plan pay monthly tax assessments for maintenance of the system and for capital improvements to allow for future repairs of the wastewater treatment system.

Others: Two individuals presented information in opposition to the time extension request. They stated that the cost of fixing the existing water supply infrastructure shall be born by the developer and the effluent from the wastewater treatment facility shall be used in public benefit for which the homeowners are currently paying for and not by the developer who will use it to grow and sell pistachios for profit. A staff member from the County Service Area (CSA) stated that the County is working with the developer for short term and long term solutions to improve the current water supply system and wouldn't issue a will-serve letter for the proposed development until the system is fixed by the developer.

One individual from Granville Homes which also owns land in the Millerton Specific Plan presented information in support of the application by stating that the water supply system for the current and future developments will be fixed as noted by the Applicant.

Correspondence: No letters were presented to the Planning Commission in support of or in opposition to the application.



County of Fresno

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

November 7, 2016

John Bonadelle, Jr.
7030 N. Fruit Avenue #101
Fresno Ca 93711

Dear Applicant:

Subject: Resolution No. 12596 – Tentative Tract Map No. 4968
(Two-Year Time Extension per AB 1303)

On October 6, 2016, the Fresno County Planning Commission granted your extension request. A copy of the Planning Commission Resolution is enclosed.

If you have any questions, please contact me at eahmad@co.fresno.ca.us or at 559-600-4204.

Sincerely,

Ejaz Ahmad, Planner
Development Services Division

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Enclosure