



Inter Office Memo

DATE: September 15, 2016

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12593 – TIME EXTENSION FOR TENTATIVE TRACT NO. 4934

APPLICANT: John Bonadelle

OWNER: JPJ, Inc.

REQUEST: Allow a two-year time extension to exercise Vesting Tentative Tract Map No. 4934 per Assembly Bill (AB) 1303 (Map Act Section 66452.25). Vesting Tentative Tract No. 4934 authorizes the division of 77.80 acres into 200 lots with a minimum lot size of 7,260 square feet in the R-1-C(c) (Single-Family Residential, 6,000 square-foot minimum parcel size, Conditional) and O(c) (Open Conservation, Conditional) Zone Districts.

LOCATION: The subject site is located within the Millerton Specific Plan area, south of Millerton Road between Winchell Cove Drive and the Friant-Kern Canal, approximately two miles east of the unincorporated community of Friant (SUP. DIST. 5) (APN 300-542-13).

PLANNING COMMISSION ACTION:

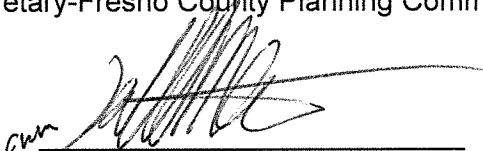
At its hearing of September 15, 2016, the Commission, after pulling this item from its Consent Agenda, considered the Staff Report. The item was pulled from the Consent Agenda for discussion by Commissioner Borba and following discussion as to the number of remaining time extension opportunities, the scarcity of water in the vicinity of the Millerton Specific Plan Area, and public testimony expressing concern with the extension request, a motion was made by Commissioner Borba and seconded by Commissioner Lawson to approve the requested two-year time extension for Tentative Tract No. 4934.

RESOLUTION # 12593

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Borba, Lawson, Abrahamian, Chatha, Egan, Eubanks, Mendes, Pagel, Woolf
	No:	None
	Absent:	None
	Abstain:	None

STEVEN E. WHITE, DIRECTOR
Department of Public Works and Planning
Secretary-Fresno County Planning Commission

By: 

William M. Kettler, Manager
Development Services Division

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NOTE: Approval of this time extension will extend the expiration date of Tentative Tract No. 4934 to September 26, 2018.

EXHIBIT "A"

Tentative Tract No. 4934
Time Extension under AB 1303

- Staff: After pulling the item from the Consent Agenda, the Fresno County Planning Commission considered the Staff Report dated September 15, 2016.
- Applicant: The Applicant concurred with the Staff Report and offered the following information:
- There have been several environmental hurdles to obtaining permits for construction, but we expect to break ground on this application during the time granted by this time extension request.
 - Brighton Crest Golf Course is tied to the subject application through Millerton Lake. The Ewells put pumps in the bottom of the lake which connect to a surface water treatment plant, which was built by the Applicant.
 - Table Mountain Casino uses a majority of the water.
 - Currently, we are under construction of the next phase and we will be required to provide a permanent solution to the existing water-scarcity problem, probably by providing new pumps at the bottom of the lake.
 - No one will move into the proposed subdivision before the water problem is solved.
 - No lake water is used during construction.
- Others: Two individuals presented information in opposition to the time extension request, stating concerns that there would not be enough water to support additional homes in the area. No other individuals presented information in support of or in opposition to the application.
- 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

October 3, 2016

John Bonadelle
7030 N. Fruit Avenue #101
Fresno CA 93711

Dear Applicant:

Subject: Resolution No. 12593 – Tentative Tract No. 4934
(AB 1303 Two-Year Time Extension)

On September 15, 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 cmonfette@co.fresno.ca.us or at 559-600-4245.

Sincerely,

Christina Monfette, Planner
Development Services Division

CMM:ksn
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Enclosure