



# County of Fresno

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

DATE: April 17, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, Attn: Attn: James Anders,  
Principal Planner  
Development Services and Capital Projects, Current/Environmental  
Planning, Attn: David Randall, Senior Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Mohammad Khorsand, Senior Planner  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager  
Water and Natural Resources Division, Attn: Roy Jimenez, Senior Planner  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner/Darren Findley, Senior Engineering  
Technician/Brody Hines, Planner  
Water and Natural Resources Division, Community Development, Attn:  
Yvette Quiroga, Principal Planner  
Design Division, Attn: Mohammad Alimi, Division Manager;  
Erin Haagenon, Principal Staff Analyst  
Resources Division, Attn: Daniel Amann, Interim Division Manger  
Resources Division, Special Districts, Attn: Christopher Bump, Principal  
Staff Analyst,  
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,  
Supervising Engineer  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist;  
Agricultural Commissioner, Attn: Melissa Cregan  
Sheriff's Office, Attn: Captain Ryan Hushaw, Lt. Brandon Pursell, Lt. Kathy Curtice  
U.S. Fish and Wildlife Service, San Joaquin Valley Division, Attn Matthew Nelson  
CA Department of Fish and Wildlife, Attn: R4CEQA@wildlife.ca.gov  
CA Regional Water Quality Control Board, Attn:  
centralvalleyfresno@waterboards.ca.gov  
State Water Resources Control Board, Division of Drinking Water, Attn: Cinthia Reyes  
Sierra Resource Conservation District, Attn: Kelly Kucharski

Fresno County Fire Protection District, Attn: FKU.Prevention-Planning@fire.ca.gov  
San Joaquin Valley Unified Air Pollution Control District (PIC-CEQA Division)  
Attn: Michael Corder, Senior Air Quality Specialist, Patia Siong, Air Quality  
Specialist  
Highway 168 Fire Safe Council, Attn: Pat Gallegos, Coordinator  
Southern California Edison Company, Attn: Jeff Clark

FROM: Alyce Alvarez, Planner  
Development Services and Capital Projects Division

SUBJECT: Tentative Tract Map Application No. 5991 Fifth One-Year Time Extension

APPLICANT: Jeffrey T. Roberts

DUE DATE: **May 2, 2024**

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposing to allow a fifth, one-year discretionary time extension to exercise Tentative Tract Map Application No. 5991, which authorized the creation of a 68-lot planned residential development on a 25.04-acre parcel in the R-1-C (Single Family Residential, 9,000 square-foot minimum parcel size) Zone District.

The project site is located on the north side of Shaver Forest Road, approximately 530 feet northeast of its intersection with State Route 168 (Tollhouse Road), within the unincorporated community of Shaver Lake (APN: 130-031-39) (Sup. Dist. 5).

Approval of a time extension request is appropriate if circumstances pertaining to the mandatory findings have not changed since the date of the original approval. **It is important, therefore, that you limit your review to identifying any circumstances or factors that may have changed since the original approval.** We cannot request new conditions of approval unless there are significant changes to the project's circumstances that would affect public Health and or safety and warrant amending the conditions of approval.

We must have your comments by **May 2, 2024**.

**If you do not have comments, please provide a "NO COMMENT" response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions to Alyce Alvarez, Planner, Current Planning Unit, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or contact me at (559) 600-9669, or email alyalvarez@fresnocountyca.gov.

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*Activity Code (Internal Review):2362*

Enclosures



Date Received: \_\_\_\_\_  
 \_\_\_\_\_  
 (Application No.)

**Fresno County Department of Public Works and Planning**

**MAILING ADDRESS:**  
 Department of Public Works and Planning  
 Development Services Division  
 2220 Tulare St., 6<sup>th</sup> Floor  
 Fresno, Ca. 93721

**LOCATION:**  
 Southwest corner of Tulare & "M" Streets, Suite A  
 Street Level  
 Fresno Phone: (559) 600-4497  
 Toll Free: 1-800-742-1011 Ext. 0-4497

**APPLICATION FOR:**

- Pre-Application (Type) \_\_\_\_\_
- Amendment Application  Director Review and Approval
- Amendment to Text  for 2<sup>nd</sup> Residence
- Conditional Use Permit  Determination of Merger
- Variance (Class )/Minor Variance  Agreements
- Site Plan Review/Occupancy Permit  ALCC/RLCC
- No Shoot/Dog Leash Law Boundary  Other \_\_\_\_\_
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for Tentative Tract No. 5991

**DESCRIPTION OF PROPOSED USE OR REQUEST:**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**CEQA DOCUMENTATION:**  Initial Study  PER  N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. **Attach Copy of Deed, including Legal Description.**

LOCATION OF PROPERTY: No side of Shaver Forest Road  
 between northeast of and State Route 168

Street address: \_\_\_\_\_  
 APN: 130-031-39 Parcel size: 25.04 Ac. Section(s)-Twp/Rg: S \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E

ADDITIONAL APN(s): \_\_\_\_\_

I, [Signature] (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Shaver Forest Development Inc.  
 Owner (Print or Type) Address City Zip Phone

Jeffrey T. Roberts  
 Applicant (Print or Type) Address City Zip Phone

Jeffrey T. Roberts, 5260 N. Palm #421, Fresno, Ca. 93704  
 Representative (Print or Type) Address City Zip Phone

CONTACT EMAIL: jroberts@assemigroup.com (559) 440-8308/28-0688

**OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)**

Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
Application Type / No.:	Fee: \$
PER/Initial Study No.:	Fee: \$
Ag Department Review:	Fee: \$
Health Department Review:	Fee: \$
Received By: _____ Invoice No.:	TOTAL: \$

**UTILITIES AVAILABLE:**

WATER: Yes  / No   
 Agency: \_\_\_\_\_  
 SEWER: Yes  / No   
 Agency: \_\_\_\_\_

**STAFF DETERMINATION:** This permit is sought under Ordinance Section:

Related Application(s): \_\_\_\_\_  
 Zone District: \_\_\_\_\_  
 Parcel Size: \_\_\_\_\_

Sect-Twp/Rg: \_\_\_\_ - T \_\_\_\_ S/R \_\_\_\_ E  
 APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
 APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
 APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_  
 APN # \_\_\_\_ - \_\_\_\_ - \_\_\_\_

## Jeff Roberts

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**Subject:** Tentative Tract No. 5991 ( Time Extension Request )

Request for Time Extension:

The owners of the property known at Tentative Tract No. 5991 request an extension of time. The main factor causing the request is the condition of the housing market in Fresno County. The high interest rates affect the future home buyers ability to qualify for home mortgages and this has affected the entire County and State of California.



Jeffrey T. Roberts | Entitlement Director

**T:** (559) 440-8308 | **M:** (559)288-0688 | **F:** (559) 436-1659 | **X:**308

**E:** [jroberts@assemigroup.com](mailto:jroberts@assemigroup.com)

**W:** [www.assemigroup.com](http://www.assemigroup.com)

5260 N. Palm Ave., Ste. 421, Fresno, CA 93704



## Inter Office Memo

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DATE: March 23, 2023

TO: Board of Supervisors

FROM: Planning Commission

SUBJECT: RESOLUTION NO. 12986 – FOURTH ONE-YEAR TIME EXTENSION FOR TENTATIVE TRACT NO. 5991

APPLICANT: Jeffrey T. Roberts

OWNER: Assemi Group

REQUEST: Grant a fourth one-year time extension to exercise Tentative Tract Map No. 5991, which authorizes the creation of a 68-lot planned residential development in the R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size) Zone District.

LOCATION: The subject property is located on the north side of Shaver Forest Road, approximately 530 feet northeast of its intersection with State Route 168 (Tollhouse Road), within the unincorporated community of Shaver Lake (APN: 130-031-39) (Sup. Dist. 5).

### PLANNING COMMISSION ACTION:

At its hearing of March 23, 2023, the Commission, as part of its Consent Agenda, considered the Staff Report and determined that the requested one-year time extension was warranted.

A motion was made by Commissioner Chatha and seconded by Vice-Chair Hill to approve the requested fourth one-year time extension for Tentative Tract No. 5991.

This motion passed on the following vote:

VOTING:	Yes:	Commissioners Chatha, Hill, Arabian, Abrahamian, Carver, and Zante
	No:	None
	Absent:	Commissioners Ewell and Woolf
	Abstain:	None
	Recuse:	None

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

By:   
 \_\_\_\_\_  
 William M. Kettler, Manager  
 Development Services and Capital Projects Division

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NOTE: Approval of this time extension will extend the expiration date of Tentative Tract Map No. 5991 to April 12, 2024. If 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 Department of Public Works and Planning before the expiration of the Tentative Tract Map.

**Mitigation Monitoring and Reporting Program  
(Including Conditions of Approval and Project Notes)**

Initial Study Application No. 6405, Classified Conditional Use Permit Application No. 3326,  
Tentative Tract Map Application No. 5991

Mitigation Measures					
Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
*1.	Aesthetics	All outdoor lighting shall be hooded and directed as to not shine towards adjacent properties and public streets.	Applicant	Applicant/Fresno County	Once; during Construction Phase
*2.	Biological	<p>The following shall be implemented by the Applicant/subdivider and shall be recorded as a Covenant and Agreement, subject to a \$243.50 Document Preparation Fee, running with the land prior to recordation of any subsequent Parcel Map associated with the subject property and included on an additional map sheet of any subsequent Parcel Map to address potential impacts to sensitive species:</p> <ul style="list-style-type: none"> <li>a. Removal of existing trees and snags shall be avoided to the extent possible with consideration given to necessary hazard and fire protection fuel reduction.</li> <li>b. The use of impenetrable fencing on individual parcels, excluding home yard areas, shall be avoided to not unduly restrict wildlife movement across the properties. Any fencing, excluding home yard fencing, shall comply with the "wildlife friendly" specifications of the California Department of Fish and Game (CDFG) which generally means no fences greater than 42 inches in height. The bottom of the fence shall be no less than 18 inches from the ground (if using wire, it shall be smooth), and if using wire, the distance between the top two wires shall be no less than 14 inches to prevent deer entanglement. Fence height and spacing will need to be</li> </ul>	Applicant	Applicant/CA Dept. of Fish and Game/US Fish and Wildlife	Once; during specified Mitigation Phase

**Mitigation Measures**

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		<p>adjusted depending on the slope of the ground.</p> <ul style="list-style-type: none"> <li>c. All outdoor lighting shall be hooded to reduce glare and the frightening of wildlife. Such hooding shall comply with the CDFG recommended standards.</li> <li>d. To the extent feasible, landscaping shall consist of native plant varieties.</li> <li>e. An informational brochure developed for purchasers and potential purchasers of property shall be distributed by the developer/Applicant containing the following information:                             <ul style="list-style-type: none"> <li>i. Suggested suitable native plant varieties for landscaping.</li> <li>ii. Potential conflicts between domesticated canine and feline species and sensitive wildlife and steps property owners may consider to avoid such conflicts.</li> <li>iii. Appropriate fencing type for wildlife friendly fencing.</li> </ul> </li> </ul> <p>The brochure shall be submitted to and approved by the Mapping Section of the Fresno County Department of Public Works and Planning, Development Services Division, prior to recordation of the Final Map.</p> <p>If project-related activities occur during the bird breeding season (February through September 15), prior to starting such activities each year, a qualified Biologist shall conduct surveys to determine the location of bird nests. Active bird nests shall be protected with a no-disturbance buffer that is clearly delineated on the ground until the young have fledged and are no longer reliant on the nest or parental care for survival. No-disturbance buffers shall be one half-mile around nests of listed species, 500 feet around nests of non-listed raptor species,</p>			



**Mitigation Measures**

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		250 feet around nests of migratory birds, and 150 feet around other bird species.			
*3.	Cultural Resources	In the event that cultural resources are unearthed during grading or construction activity, all work shall be halted in the area of the find, and an Archeologist shall be called to evaluate the findings and make any necessary mitigation recommendations. If human remains are unearthed during construction, no further disturbance is to occur until the Fresno County Coroner has made the necessary findings as to origin and disposition. If such remains are Native American, the Coroner must notify the Native American Commission within 24 hours.	Applicant	Applicant/Fresno County Coroner/Native American Commission	Once; during specified Mitigation Phase
*4.	Hydrology and Water Quality	Water facilities to serve the proposed community water system shall be designed and installed in accordance with County Improvement Standards and meet all state and federal regulations for a community water system. An Engineer's evaluation must demonstrate acceptable operations parameters and capacity based upon the proposed development. Two copies of Engineered Plans for these facilities shall be submitted to the Development Engineering Section of the Fresno County Department of Public Works and Planning, Development Services Division, for review and approval.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*5.	Hydrology and Water Quality	All water facilities and associated property shall be deeded to Fresno County Water Works District (WWD) No. 41. All well sites shall meet a 50-foot radius control zone as required in Title 22 California Code of Regulations (CCR) 64560.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*6.	Hydrology and Water Quality	All irrigation shall comply with State and County water conservation regulations and efficient landscape requirements. This	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase

**Mitigation Measures**

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		requirement shall be recorded as a Covenant running with the land and shall be noted on the Final Map.			
*7.	Hydrology and Water Quality	All rights to groundwater beneath the proposed tract shall be dedicated to the County of Fresno.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*8.	Hydrology and Water Quality	All on-site wells serving the development shall be equipped with supervisory control and data acquisition (SCADA) controls as required by the County, or funding for the SCADA controls may be deposited with the County for future installation.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*9.	Hydrology and Water Quality	The developer shall construct well sites in such a manner as to minimize noise from equipment and aesthetically minimize the impact to residents within the vicinity of the well sites.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*10.	Hydrology and Water Quality	Fifty-one Equivalent Dwelling Units (EDUs) of water are being transferred from Site Plan Review (SPR) No. 7175 which was previously counted towards the 2,000 EDU limit in Township 10. As such, this proposal is not required to acquire its EDUs upon recordation of the Final Map. As SPR No. 7175 will transfer entitlement of 119 EDUs to this proposal and Tentative Tract (TT) Map Application No. 5990, SPR No. 7175 cannot develop until an alternative water source is provided.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*11.	Hydrology and Water Quality	Based upon the hydrology report dated July 2010, Timberwine (T) wells T-19 (25 EDUs), T-24 (7 EDUs) and T-30 (30 EDUs) are being considered for use with this proposed subdivision. Further, based upon a hydrology report dated January 2006, Timberline (T) well T-31 (6 EDUs) is also being considered for use with this proposed	Applicant	Applicant/Fresno County	Applicant/Fresno County

**Mitigation Measures**

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		subdivision. The Fresno County Department of Public Works and Planning has been in contact with the California Department of Public Health (CDPH) regarding a revision of the CDPH permit issued to Fresno County Water Works District (WWD) No. 41 which requires all new developments to have 0.5 gallons per minute per EDU. Should CDPH not change this requirement, the Applicant shall provide an additional water source or re-allocate additional EDUs.			
*12.	Hydrology and Water Quality	Any variation on the allocation of T wells shall require written approval from the Fresno County Department of Public Works and Planning prior to any re-allocation of EDUs to other projects.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*13.	Hydrology and Water Quality	Water quality data must pass State Health requirements referenced within Title 22 or additional tests required by the State Department of Public Health in order for the County of Fresno to accept the wells into the Fresno County WWD No. 41 distribution system. If the State requires any treatment of the water source, the Applicant shall fund the necessary improvements.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*14.	Hydrology and Water Quality	All wells must have a minimum 50-foot seal. The existing water wells have been constructed using the Tubex method which does not meet State requirements. Additional monitoring will be required by the State to ensure the source is not influenced by surface water. The County will require a three-year agreement with the developer to ensure that if the source is influenced by surface water during the term of the agreement that an alternative source or treatment be provided at the developer's cost. Any additional monitoring costs as included in the Project Implementation	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase

**Mitigation Measures**

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		Agreement, due to the Tubex method being used, will be borne by the developer during the three-year term.			
*15.	Hydrology and Water Quality	Access roads to well sites shall be built to County Standards by the Applicant and must be approved by the County prior to approval of the Final Map.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*16.	Hydrology and Water Quality	A Project Implementation Agreement shall be entered into by the Applicant to fund the review of the Water/Wastewater Facility Plans, coordination of any approvals with the State on the well source, and other coordination activities to process, finalize and approve the proposed water/wastewater connections. The Applicant has executed a Project Implementation Agreement and provided an initial deposit of funds (\$1,000.00). The Applicant shall provide future deposits for all actual costs.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*17.	Hydrology and Water Quality	The Applicant's Engineer shall provide the Design and Improvement Plans for all elements of the sewer system to the County for review and approval.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*18.	Hydrology and Water Quality	All proposed sewer facility improvements shall be constructed in accordance with Fresno County Improvement Standards and the Shaver Lake Sewer and Water Master Plan requirements. If a sewer lift station is required, backup power supply shall be provided with automatic transfer of power in the event of disruption of electrical service.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*19.	Hydrology and Water Quality	Currently there is no permanent sewer capacity available. Accordingly, the Applicant shall expand sewer treatment and disposal capacity for units within TT No. 5991 or by the next reasonable increment. If at some time excess capacity is determined, the	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase

**Mitigation Measures**

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		Applicant shall pay applicable costs as determined by the County.			
*20.		Prior to Final Map approval, the Applicant shall provide an Engineering Study evaluating the collection system for capacity issues from additional flows anticipated by this and future developments within this collection area. The potential ultimate loading shall be addressed with consideration of the other planned developments and of the Shaver Lake Sewer and Water Master Plan. Estimated sewer flow shall be calculated at 220 gallons per day per single-family residence.	Applicant	Applicant/Fresno County	Once; during specified Mitigation Phase
*21.	Noise	All noise generating construction activities shall be limited to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday and 7:00 a.m. to 5:00 p.m. Saturday and Sunday.	Applicant	Applicant/Fresno County Department of Public Health	Once; during specified Mitigation Phase
*22.	Public Services	Prior to recordation of a Final Map, a funding mechanism shall be established through a Community Facilities District or Districts under the Mello-Roos Community Facilities Act of 1982, or other appropriate funding mechanism to be determined by the County, to support cost for Sheriff protection services to achieve a ratio of two sworn officers per 1,000 residents for the affected properties. In addition, the project proponents shall pay for any cost associated with the establishment of the referenced funding mechanism.	Applicant	Applicant/Fresno County Department of Public Works and Planning/Fresno County Sheriff	Prior to Recordation of Final Map
*23.	Traffic	To mitigate potential impacts to the County maintained roads, a pro-rata share of cost in the amount of \$102,062.00 shall be required as defined in items 'a' through 'd' below. This fee shall either be paid prior to recordation of the final map or a Covenant shall be recorded on each lot providing notice that issuance of building permits is subject to	Applicant	Applicant/Fresno County	Prior to Issuance of Building Permit

**Mitigation Measures**

Mitigation Measure No.	Impact	Mitigation Measure Language	Implementation Responsibility	Monitoring Responsibility	Time Span
		payment of a Public Facilities Fee. If the Applicants opts for the latter, the fee shall be collected no later than the date of final inspection or the date of issuance of a certificate of occupancy, whichever comes first. a. Signalization at the intersection of Auberry Road and Millerton Road. The project's maximum share is 0.3% or \$845.00. b. Signalization at the intersection of Auberry Road and Copper Avenue. The project's maximum share is 0.2% or \$503.00. c. Signalization at the intersection of Auberry Road and Winchell Cove/Marina Drive. The project's maximum share is 0.2% or \$659.00. d. Road improvements for the road segment of Auberry Road between Copper Avenue and Millerton Road. The project's maximum share is 0.2% or \$100,055.00.			
*24.	Utilities and Service Systems	The HOA shall provide the County with easements in proposed open space areas for the drilling of additional wells for use by a community water system.	Applicant	Applicant/Fresno County	Prior to Issuance of Building Permit
*MITIGATION MEASURE – Measure specifically applied to the project to mitigate potential adverse environmental effects identified in the environmental document, Conditions reference recommended Conditions for the project, and project Notes reference mandatory requirements of Fresno County for the project.					

**Conditions of Approval**

1.	Conditional Use Permit (CUP) No. 3326 shall be tied to Tentative Tract (TT) Map No. 5991; if the Tract is denied or expires, the CUP shall also expire.  NOTE: In accordance with Section 873 – I of the Zoning Ordinance, a CUP to authorize a Tentative Subdivision Map automatically assumes the life span of the Tract Map.
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**Conditions of Approval**

2.	All Conditions of the Subdivision Review Committee Report for TT Map Application No. 5991 shall be complied with.
3.	All roads shall be developed in accordance with the Shaver Lake Forest Specific Plan and shall be constructed to appropriate County of Fresno Improvement Standards with an exception to permit a forty-foot right-of-way for interior roads.
4.	The proposed private roadway 32-foot width complies with the Standard for this density of development. The roadway structural section shall be that of public roads for this level of traffic, but shall not be less than two inches of Asphalt Concrete over four inches of Class II Aggregate Base. An Exception to Standards has been applied to enable use of 40-foot wide rights-of-way where 60 feet is required, with an additional 20-foot wide easement to be provided along each side for slope maintenance, utilities, snow storage and drainage facilities.
5.	All roadways shall be constructed to have drainage contained on the paved and diked roadway shoulders and directed to off-road drainage structures. There shall be no run-off flow across the roadways that could result in travel-way ice formation.
6.	The private roadways entrance gate call box shall be set back from Shaver Lake Forest Road a distance determined by statistical analysis using the "queuing theory" sufficient to ensure that there is a one percent or less chance of a waiting vehicle extending onto Shaver Lake Forest Road. A 25-foot length shall be provided for each such vehicle in determining the required setback.
7.	The gated entry shall be designed so that vehicles denied access are able to exit the entrance in a continuous forward motion.
8.	A Fresno County Improvement Standard B-2 rural residential cul-de-sac turn-around shall be provided at the end of all cul-de-sac roads.
9.	Roadway design speed shall be 25 miles per hour, except for intersections and corner turns.
10.	Twenty-by-twenty-foot corner cutoffs shall be provided for all intersections.
11.	Roadway intersections shall be as near as practicable to a right angle.
12.	Cul-de-sac streets, depending upon length for fire hydrant requirement, shall have either a fire hydrant or a blow off valve at the end.
13.	Street and regulatory signs and markings shall be included in the required work of improvement and shall comply with Fresno County Standards.
14.	Engineered Plans for the subdivision improvements shall be submitted to the County of Fresno for review and approval. The initial submittal shall include a Soils Report, which shall identify the soils R-value, which, together with the development determined Traffic Index, shall be used for the pavement structural section design to public road standard. Upon grading of the roadways, R-value shall be obtained for the verification of the roadway structural section design.
15.	As a gated community with private roads, a homeowner's association (HOA) shall provide maintenance for all interior streets.
16.	Provisions for parking are provided within the employed Roadway Standard (32-foot pavement width) and the Zone District requirement for off-street parking on each lot.
17.	Hydrologic and hydraulic analysis 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

**Conditions of Approval**

	those parcels adjacent to the development. Sizes and locations for culverts and/or relocated drainage facilities shall be based upon this analysis.
18.	<p>Increased storm water runoff generated by the proposed development shall be retained on-site for metered release within drainage ponds to not cause greater stream flow rate than historically experienced (for a like precipitation event), or directed to other facilities acceptable to the Director of the Department of Public Works and Planning. Detention facilities proposed within stream courses will require review and approval of a Streambed Alteration Permit by the California Department of Fish and Game (CDFG).</p> <p>Note: A storm water metered release detention facility is proposed between Lots 17 and 48. The metered release detention basin shall be sized using the formula <math>V_s = 0.28CA</math>. Basins with water depth in excess of 18 inches shall be fenced with fencing type to be chain link or other form that would discourage public access.</p>
19.	A Grading and Drainage Plan shall be prepared and submitted to the Development Engineering Section of the Fresno County Department of Public Works and Planning, Development Services Division, for review and approval prior to commencement of the work of improvement. Easements for cut and fill slopes are provided for by the additional 20-foot easement width along each side of the roadways.
20.	Drainage courses (existing and additional) shall be maintained so as to not significantly change the existing drainage characteristics on parcels adjacent to the development.
21.	The centerline of any natural watercourses shall be shown and dimensioned at the lot lines on an additional map sheet.
22.	The Applicant shall obtain an National Pollutant Discharge Elimination System (NPDES) Permit prior to construction or grading activities. A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board with a copy of the Notice provided to the County prior to commencement of any grading activity.
23.	The Applicant shall develop a Stormwater Pollution Prevention Plan (SWPPP) and incorporate the Plan into the construction Improvement Plans. The SWPPP shall be submitted to the County prior to commencement of any grading activity.
24.	All cut and fill slopes shall comply with the submitted Soils Report.
25.	Proposed graded pathways (Recreation Trails) must be identified with appropriate signage and appropriately constructed acceptable for pedestrian use (hiking/walking). A trail detail/cross-section shall be shown on the Improvement Plans.
26.	A HOA shall provide maintenance of the interior roadways (with snow removal), common open space, trails and drainage facilities. The HOA shall, proportionate to use, maintain Shaver Forest Road along the project frontage length including snow removal and shall contribute proportionately to snow removal costs for that length of Shaver Forest Road back to State Route 168 (Tollhouse Road). Upon extension of Shaver Forest Road to Dinkey Creek Road and acceptance into the County-maintained road system by the Board of Supervisors, the responsibility of the HOA may cease.
27.	The subdivider will be required to secure the maintenance of the new roads for two contiguous one-year maintenance periods after acceptance of construction (County inspection at one-year periods for subdivider directed maintenance performance).
28.	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 Department of Public Works and Planning after consideration of the



**Conditions of Approval**

	recommendations of the fire district having jurisdiction of the area.
29.	Fire hydrants shall be installed with the bolted flange and break off ring approximately four inches above the top of the adjacent roadway dike. An asphalt concrete or Portland Cement concrete apron five feet wide shall be provided from the roadway dike to one-foot behind the fire hydrant and be at grade and slope to drain over the top of the roadway dike.
30.	Fire hydrants shall be located on the uphill side of the roadway wherever practicable for avoid fill slope stability and access issues. The fire hydrant valve shall be installed on the water main tee serving the fire hydrant for ease of location during snow conditions.
31.	A galvanized steel marker post acceptable to the fire district having jurisdiction for fire hydrant identification shall be installed with a concrete footer approximately one-foot behind the fire hydrant with a height of six feet above the apron slab with attached sign "Fire Hydrant" together with a blue reflector attached three inches below the pole top.
32.	Sewer service is to be provided by the community system of Fresno County Waterworks District (WWD) No. 41. The Applicant's Engineer shall provide the design and Improvement Plans for all elements of the system to the County for review and approval.
33.	All proposed sewer facility improvements shall be constructed in accordance with Fresno County Improvement Standards and the Shaver Lake Sewer and Water Master Plan requirements. If a sewer lift station is required, backup power supply shall be provided with automatic transfer of power in the event of disruption of electrical service.
34.	Currently there is no permanent sewer capacity available. Accordingly, the Applicant shall expand sewer treatment and disposal capacity for units within TT No. 5991 or by the next reasonable increment. If at some time excess capacity is determined, the Applicant shall pay applicable costs as determined by the County.
35.	Prior to Final Map approval, the Applicant shall provide an Engineering Study evaluating the collection system for capacity issues from additional flows anticipated by this and future developments within this collection area. The potential ultimate loading shall be addressed with consideration of the other planned developments and of the Shaver Lake Sewer and Water Master Plan. Estimated sewer flow shall be calculated at 220 gallons per day per single-family residence.
36.	The internal roads within the subdivision shall be named. The subdivider shall obtain approval of names from the Street Names Committee prior to Final Map approval. Street signs shall be paid for by the developer and installed by the County of Fresno.
37.	Emergency Access Roads shall be contained within emergency access easements and improved to a standard to provide traversability for emergency equipment, as determined by the Director of the Department of Public Works and Planning after consideration of the recommendations of the fire district having jurisdiction of the area.
38.	Crash gates shall be provided at both ends of the emergency access easement.
39.	A Soils Investigation Report prepared in accordance with the County's Improvement Standards (Section II-H) shall be required for the subdivision as a Condition of the Final Map.
40.	All utilities shall be placed underground in accordance with the provisions of the Subdivision Ordinance.

**Conditions of Approval**

41.	All run-off generated from resultant development shall be retained on the subject site or other facility acceptable to the Director of the Department of Public Works and Planning. Areas designated for storm water retention shall be shown on the Final Map.
42.	Development of the subject Planned Residential Development shall be in substantial compliance with TT Map Application No. 5991 and the Operational Statement.
44.	<p>All existing property Development Standards of the R-1-C (Single-Family Residential, 9,000 square-foot minimum parcel size) Zone District listed in the Zoning Ordinance shall apply except for the following deviations:</p> <p><u>Minimum Lot Depth:</u> The minimum lot depth for any resultant parcel shall be 100 feet (minimum lot depth permitted: 110 feet).</p> <p><u>Minimum Cul-de-Sac Lot Depth:</u> The minimum cul-de-sac lot depth for any resultant parcel shall be 90 feet (minimum cul-de-sac lot depth permitted: 110 feet).</p> <p><u>Minimum Front Yard Setback:</u> The minimum front yard setback for any resultant parcel shall be 20 feet (minimum front yard setback permitted: 25 feet).</p> <p><u>Minimum Curve/Cul-de-Sac Lot Front Yard Setback:</u> The minimum curve/cul-de-sac lot front yard setback for any resultant parcel shall be 20 feet (minimum curve/cul-de-sac lot front yard setback permitted: 25 feet).</p> <p><u>Minimum Side Yard Setback:</u> The minimum side yard setback for any resultant parcel shall be five feet (minimum side yard setback permitted: seven feet).</p>

**Notes**

1.	The Sierra 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.	<p>The Applicant shall adhere to the following rules and regulations set by the San Joaquin Air Pollution District:</p> <ul style="list-style-type: none"> <li>A. Regulation VIII – Fugitive PM10 Prohibitions</li> <li>B. Rule 4102 – Nuisance</li> <li>C. Rule 4601 – Architectural Coatings</li> <li>D. Rule 4641 – Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations</li> <li>E. Rule 4002 – National Emission Standards for Hazardous Air Pollutants</li> </ul>
3.	The proposal shall comply with the 2007 California Code of Regulations Title 24 Fire Code. The Applicant shall submit three Site Plans, stamped "reviewed" or "approved" from the Fresno County Department of Public Works and Planning, to the Fresno County Fire Department for their review and approval. The Applicant shall submit evidence that their Plan was approved by the Fire Department, and all fire protection

Notes

	improvements shall be installed, prior to occupancy.
4.	The proposed development is located within Community Facility District (CFD) No. 1 and is listed as a Class 2 sewer participant in accordance with Fresno County Sewer Ordinance 85-020. As such, all development shall be consistent with the Shaver Lake Sewer and Water Master Plan.
5.	If construction associated with this proposal disturbs more than one-acre, compliance with the NPDES General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity shall be required. Before construction begins, the Applicant shall submit to the State Water Resources Control Board a Notice of Intent to comply with said Permit, a SWPPP, a Site Plan, and appropriate fees. The SWPPP shall contain all items listed in Section A of the General Permit, including descriptions of measures taken to prevent or eliminate unauthorized non-storm water discharges, and best management practices (BMP) implemented to prevent pollutants from discharging with storm water into waters of the United States.
6.	The approval of Classified Conditional Use Permit No. 3326 is tied to Tentative Tract Map No. 5991 and will expire upon expiration of the Tentative Tract Map. A provision is made that the Classified Conditional Use Permit may be extended in conjunction with an extension request of the Tentative Tract Map.
7.	The approval of this project 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. Application for such extension must be filed with the Department of Public Works and Planning before the expiration of the Tentative Tract Map.

NOTES:  
 1. THERE ARE NO EXISTING IMPROVEMENTS ON THE PROPERTY.  
 2. THE MAP DESIGN PROVIDES, TO THE EXTENT FEASIBLE, THROUGH PRESERVATION OF THE COVER, FOR PASSIVE AND NATURAL COOLING OPPORTUNITIES.

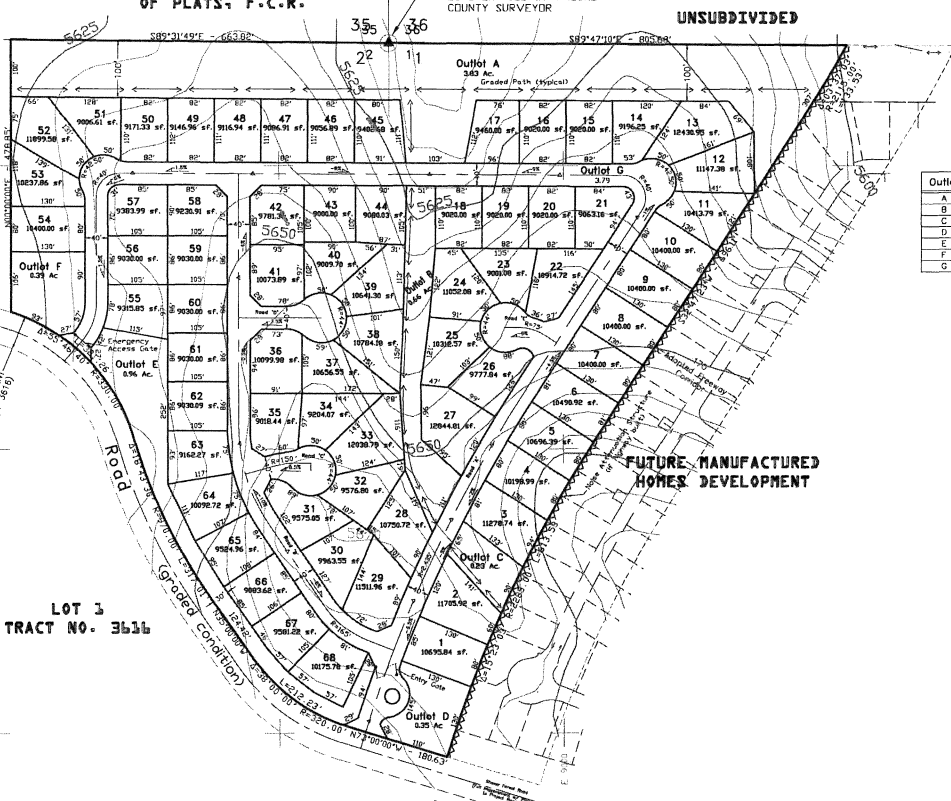
TRACT 3782  
 VOL. 22, PG. 57  
 OF PLATS, F.C.R.

SECTION CORNER, T. 10S, R. 24E,  
 M.D.B. & M. - FOUND 1 1/2" I.P. V.V.  
 BRASS CAP L.S. 2931 6" UP IN  
 ROCK MOUND - CORNER RECORD  
 2576 DN FILE V.V. FRESNO  
 COUNTY SURVEYOR

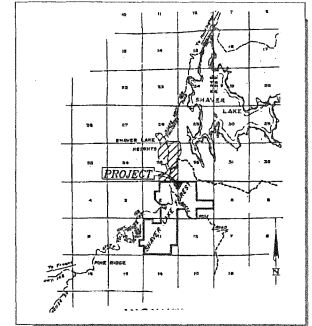
TENTATIVE TRACT MAP  
 No. 5991

SILVERTIP VILLAGE  
 SUBDIVISION  
 TRACT NO. 3714

TRACT 3214  
 VOL. 35, PG. 73  
 OF PLATS, F.C.R.



Outlot	Proposed Usage
A	Open Space & Walking Trails
B	Open Space
C	Open Space
D	Open Space
E	Open Space
F	Open Space
G	Roadways



VICINITY MAP

Legal Description

Lot 1 of Tract 3615, Shaver Lake Forest No. 8, as recorded in Volume 41 of Plats on Pages 93-94, Fresno County Records.  
 Excepting therefrom a strip of land 170.00 feet wide lying along the Easterly boundary of said lot 1.  
 Also excepting therefrom Tract 3714 as recorded in Volume 48 of Plats on Pages 14-17, Fresno County Records.

SUBDIVIDER'S STATEMENT

TO: Fresno County Planning Commission  
 2220 Tubas St. 6th Floor  
 Fresno, California 93721

Tract No. 5991  
 Date 02-2-2011

Cartesian:

I hereby apply for approval of the attached Tentative Tract Map.  
 The acreage of this tract is 25.73 There will be 66 lots in this tract with a minimum lot size of 3,000.00 square feet.  
 The existing use of this property is Forest - Residential Reserve  
 The proposed use of this property is Single Family Residential  
 The existing zoning on this property is R-1C  
 The proposed zoning on this property is R-1C  
 The existing structures on this property include None  
 The existing easements on this property include None  
 All improvements will conform to County standards with the following exceptions: None

Type of street trees to be planted are None (Forest setting to remain)  
 The retention of these trees will be None  
 The proposed design, flood control measures and methods of storm water disposal: Concretization to existing natural drainage courses  
 The proposed fire hydrant and water flow will conform to County Standards. Fire hydrants will be installed at intervals of not more than 500 feet.  
 The proposed source of water supply is Community System - FCWD No. 41  
 The proposed method of sewage disposal is Community System - FCWD No. 41  
 The following utilities are to be provided: Electric, Telephone  
 arrangements (none) have not been made with utility companies serving this area.  
 There is attached hereto a copy of the restrictive covenants to be recorded.  
 There is attached hereto sufficient Log of Burings and Percussion tests to permit the Health Department to make a determination regarding lot size and design. (Not applicable when sewers are proposed).

Signature of Subdivider: *[Signature]*  
 Name: Strahm Family, L.P. Name: Strahm Engineering Associates, Inc.  
 Address: 5100 N. Sixth St. # 117 Address: 5100 N. Sixth St. # 117  
 City: Fresno Phone: 227-9880 City: Fresno Phone: (559) 227-9890

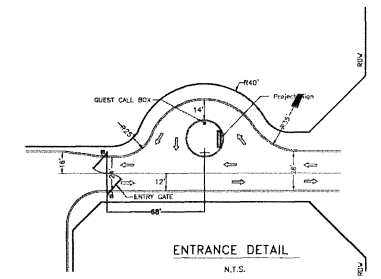
OWNER'S CERTIFICATE

I, the undersigned, hereby certify that I (am the record owner of) (own, possess or control or purchase) the property shown on the Tentative Map of Tract No. 5991, and that I have examined the map and consent to its submission to the Fresno County Planning Commission for consideration.

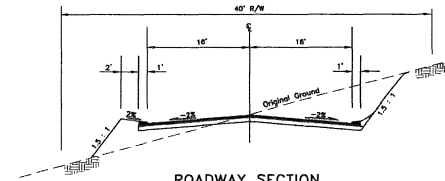
Signature: *[Signature]*  
 Name: Strahm Family, L.P.  
 Address: 5100 N. Sixth St. # 117  
 City: Fresno phone: 227-9880

PREPARED FOR:  
 STRAHM FAMILY, L.P.  
 5100 N. Sixth St. # 117  
 Fresno, CA 93710  
 Ph. (559)227-9890 Fax (559)227-9880

PREPARED BY:  
 STRAHM ENGINEERING ASSOCIATES, INC.  
 5100 N. Sixth St. # 117, FRESNO CA. 93710  
 PH. (559) 227-9890 FAX (559) 227-9880

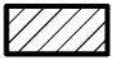


ENTRANCE DETAIL  
 N.T.S.

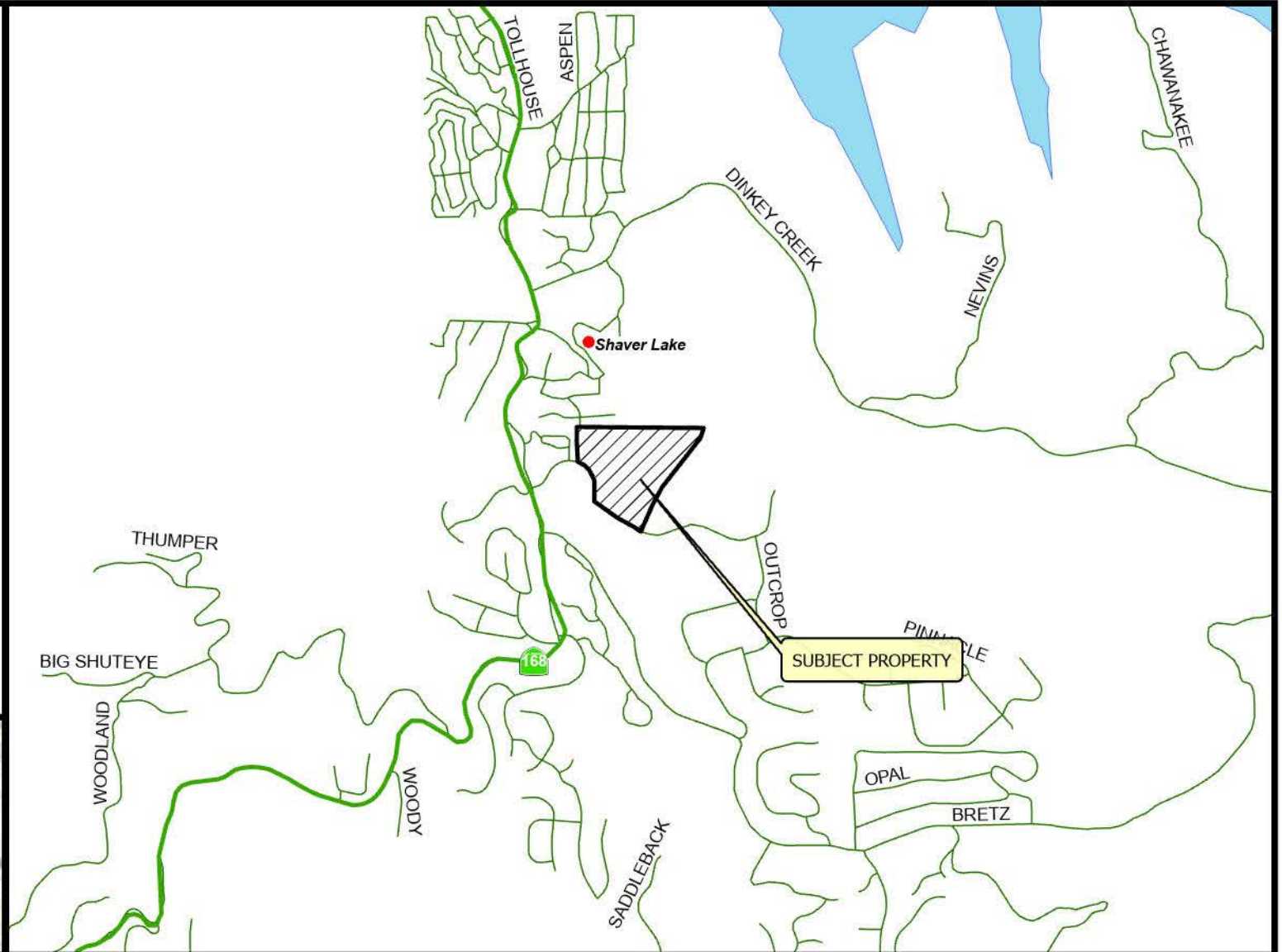


ROADWAY SECTION  
 N.T.S.

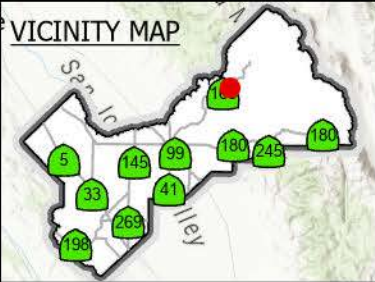
**Legend**



Subject Property



**VICINITY MAP**

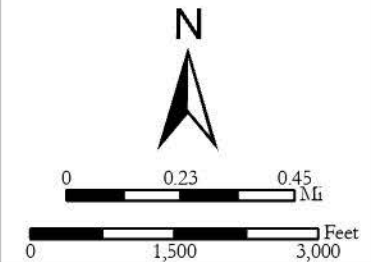


# LOCATION MAP

## TT 5991 EXT 5

## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
Person Prepared by : mayang  
On Date : 4/17/2024

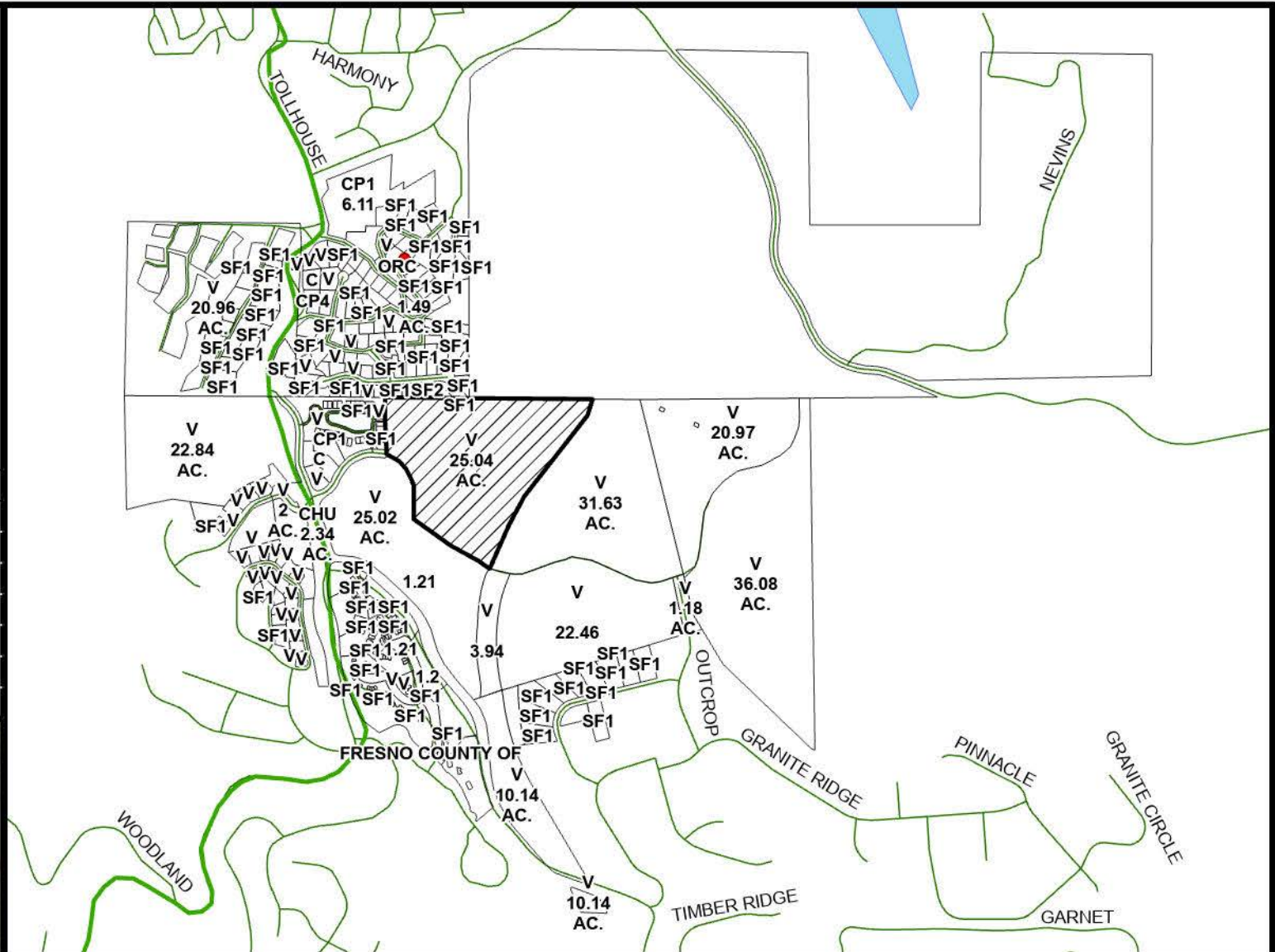
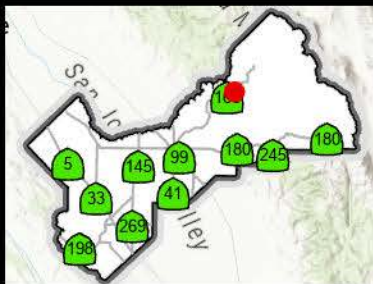


**LEGEND:**

 Subject Property

**LEGEND**

- SF# - SINGLE FAMILY RESIDENCE
- V - VACANT
- C - COMMERCIAL
- CP# - OFFICE COMM./PROF
- ORC - ORCHARD
- CHU - CHURCH
- AP1 - APARTMENT

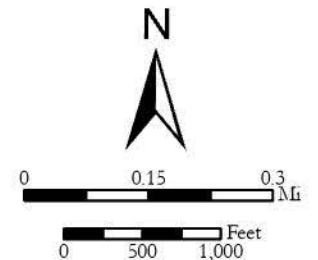


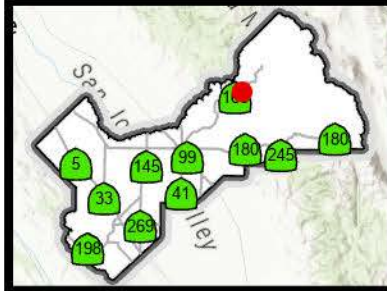
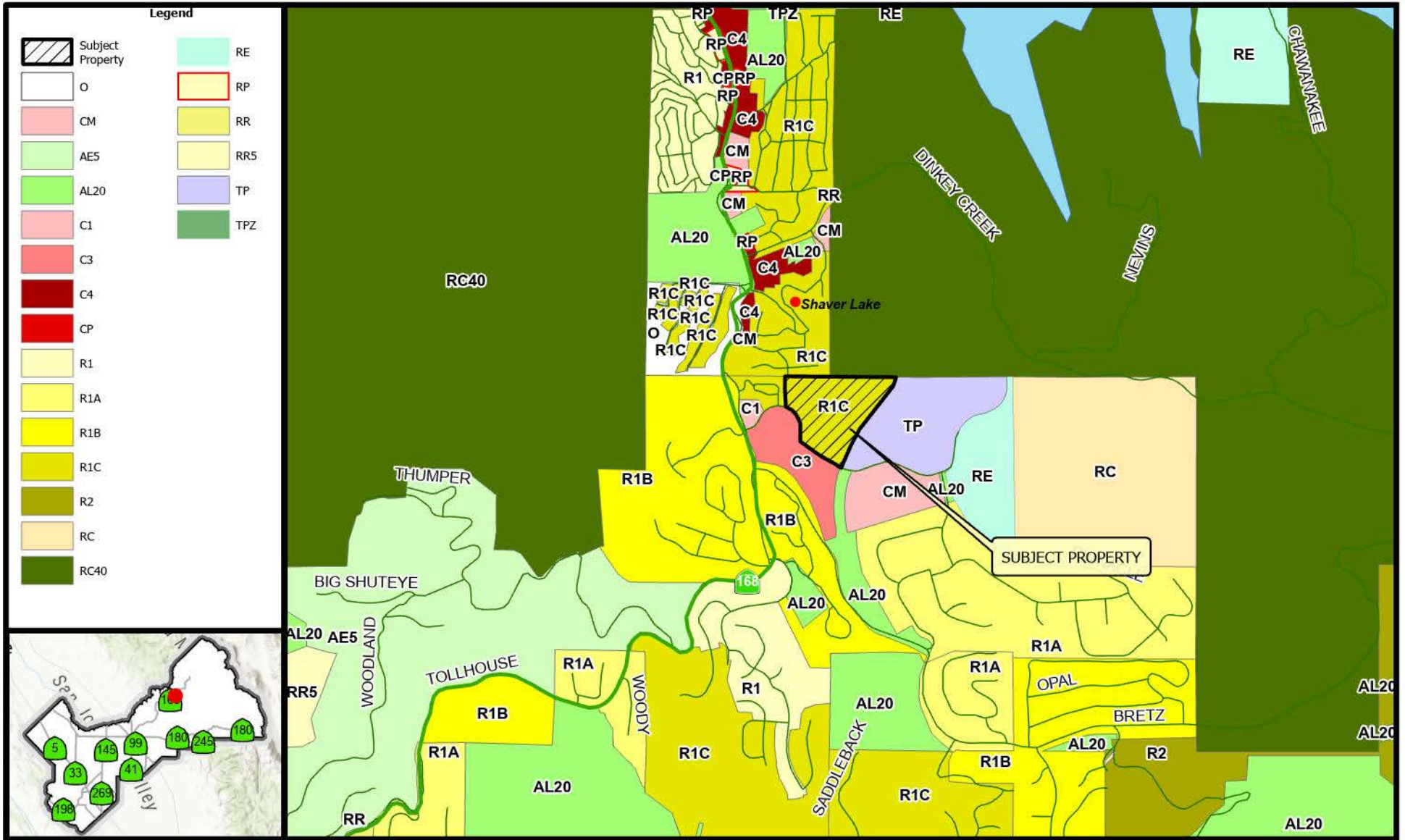
# Existing Land Use Map

## TT 5991 EXT 5

## 2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mayang  
 On Date : 4/17/2024





# Existing Zoning Map

TT 5991 EXT 5  
STR 1 - 10S / 24E

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division  
 Person Prepared by : mayang  
 On Date : 4/17/2024

