



Community and Economic Development Planning Division

Jamie Bax
Deputy Director



- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970

PLANNING COMMISSION DATE: May 19, 2020

AGENDA ITEM: #2

S	#2006-007	Time Extension for a Tentative Subdivision Map
APN	070-111-022	Applicant/Owner: The Pines Resorts of California
CEQA	#2007-025	Mitigated Negative Declaration

REQUEST:

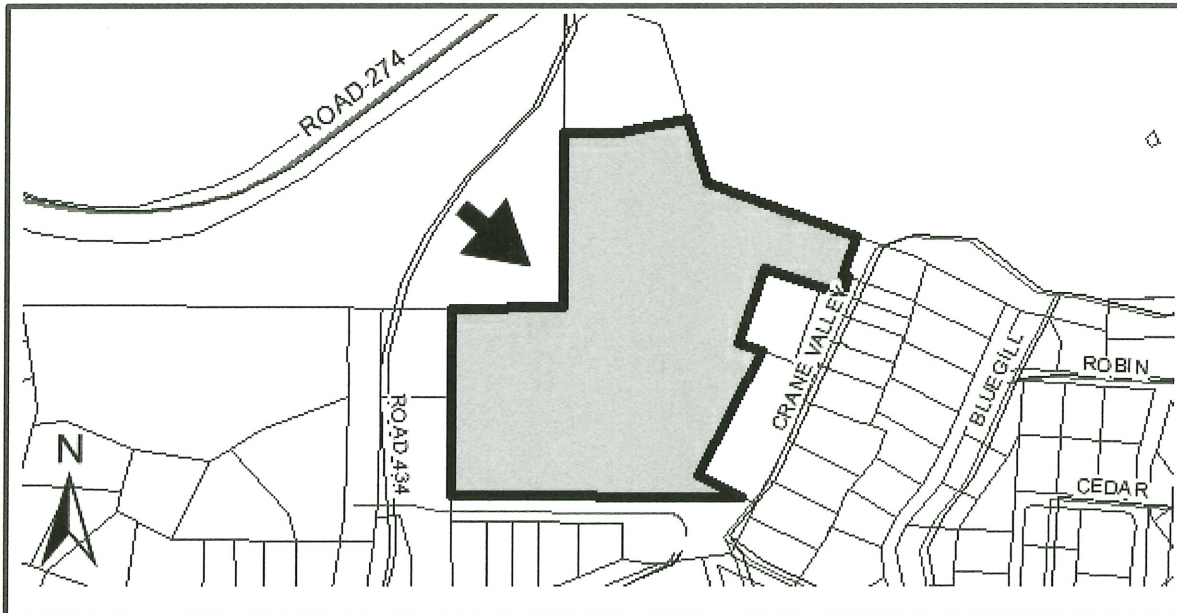
This request is for the third one-year time extension for a Tentative Subdivision Map that would divide 10.82 acres into 67 residential lots and three (3) outlots.

LOCATION:

The property is located on the east side of Road 432, approximately 0.1 mile south of its intersection with Road 274 (no situs), Bass Lake.

ENVIRONMENTAL ASSESSMENT:

Mitigated Negative Declaration (MND #2007-025) was previously adopted by the Board of Supervisors on July 1, 2008.



RECOMMENDATION: Approval of the time extension.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: LDR (Low Density Residential) Designation

SURROUNDING: CC (Community Commercial), LDR (Low Density Residential), and HDR (High Density Residential) Designations

ZONING (Exhibit B):

SITE: RRM (Residential Rural Multiple Family), CUM (Commercial Urban Median), and PDD (Planned Development) Districts

SURROUNDING: POS (Public, Open, Space), RMS (Residential, Mountain, Single Family) and RRM (Residential, Rural, Multiple Family) Districts

LAND USE

SITE: The project site is predominately vacant with some storage buildings being used by the County.

SURROUNDING: Parcels to the northwest and south consist of residential uses and the parcels to the north and east are Forest Service land.

SIZE OF PROPERTY: 10.82 acres

ACCESS: The property is accessed from the west via County Road 432 and from the east via Crane Valley Road, Bass Lake.

WILLIAMSON ACT:

The property involved in this proposal is not subject to a Williamson Act (Agricultural Preserve) contract.

BACKGROUND AND PRIOR ACTIONS:

On March 5, 2019, a second one year time extension was approved by the Planning Commission.

On December 5, 2017, a one year time extension was approved by the Planning Commission.

On July 1, 2008 S #2006-007 to divide 10.82 acres into 67 residential lots and three (3) outlots, General Plan Amendment #2006-015, Rezone #2007-043 and Mitigated Negative Declaration #2007-25 was approved by the Planning Commission upon direction of the Board of Supervisors.

PROJECT DESCRIPTION:

The Pines Resorts of California is requesting a one year time extension for Tentative Subdivision Map S #2006-007 that would divide 10.82 acres into 67 residential lots and three (3) outlots.

ORDINANCES/POLICIES:

California Government Code Title 7 (Subdivision Map Act).

Section 17.20.120 of the Madera County Zoning Ordinance outlines the procedures for Extension of Time for filing of a Final Map.

ANALYSIS:

The Pines Resorts of California is requesting a one-year time extension for Tentative Subdivision Map S #2006-007 that would divide 10.82 acres 67 residential lots and three (3) outlots.

Under the provisions of the Subdivision Map Act (Map Act), State of California Government Code §66452.6, prior to the expiration of an approved or conditionally approved tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved. The Map Act also stated that a Tentative Subdivision Map may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years.

The Tentative Map has been reviewed and it has been determined that no changes have occurred that would change the manner in which a new Subdivision Map application would be considered. Therefore, the original Conditions of Approval and Mitigation Monitoring Reporting Program placed on the Tentative Subdivision Map (S #2006-007) remain in full effect. However, the Planning Division will revise the date of Tentative Map Expiration on the Conditions of Approval, if the one-year time extension is approved.

RECOMMENDATION:

The analysis provided in this report supports approval of the third one-year time extension for a Tentative Subdivision map that would divide 10.82 acres into 67 residential lots and three (3) outlots.

ATTACHMENTS:

1. EXHIBIT A, General Plan Map
2. EXHIBIT B, Zoning Map
3. EXHIBIT D, Tentative Subdivision Map
4. EXHIBIT E, Aerial Map
5. EXHIBIT F, Topographical Map

CONDITIONS:

Engineering Department - Exhibit #L

1. The preliminary map is satisfactory. The final map shall be prepared in accordance with the provisions of the Madera County Code and the Subdivision Map Act, 2000 revisions.
2. Prior to the commencement of any work on the site, the applicant shall submit to the Department of Engineering and General Services a detailed grading plan, prepared and signed by a registered Civil Engineer, for the entire development. This plan must specify roadway locations and geometry, storm drainage conveyance, or retention facilities. Grading or construction shall not begin until the Department of Engineering and General Services, issues appropriate building and/or grading permits. Grading plans shall show accommodation of existing drainage swales, and shall make provisions to limit post-development storm runoff to pre-development levels. This may include construction of detention basins or other drainage structures. Grading plans shall show existing and proposed contours, at a 5-foot contour intervals (maximum) together with identification of all ridge and valley lines and sufficient spot elevations to allow for accurate review and construction. A notice of intent (NOI) is required to be obtained along with NPDES permits, and a SWPPP for the site prior to a grading permit being issued. Each individual parcel shall adhere to the NPDES requirements regardless of the size of construction or when construction begins. Grading or construction shall not begin until appropriate building and/or grading permits are issued by the Engineering and Building Departments.

If the applicant chooses to construct the improvements in phases, he shall submit a map of the proposed phasing to the Planning Department, together with conceptual grading and utility plans demonstrating the feasibility of the proposed phasing. All of the following requirements will apply to each phase of the development as well as the whole.

3. Plans for construction of improvements shall be submitted on 24"x36" or 30"x42" sheets at a scale not smaller than 1"=40'. Profiles shall be provided for roads and all pipelines. Grade conflicts shall be identified and resolved on the plans. Horizontal alignments shall be in accordance with the Madera County Standards.
4. This subdivision is not, within or adjacent to, a County maintained Maintenance District. Therefore, the applicant will not be required to connect to a maintenance district. According to the preliminary map the water service will be from individual wells and the sewer will be by individual septic systems.

17.48.010 Water systems.

For subdivisions and parcel maps located above the five hundred-foot contour, a water system shall be installed in all land divisions with lots less than three acres in size (gross acreage). Water systems in subdivisions shall be operated as a public utility as authorized by the Public Utilities Commission of the state, or be served by a district or public agency for which the board of supervisors is the board of directors and which is authorized by law to provide the water needs.

Alternatives to county maintenance districts will be allowed subject to obtaining approved infrastructure plans by the planning commission and board of supervisors. Water supply information acceptable to a certified hydrogeologist is required for all land divisions with parcel sizes three acres or larger. If adequate existing water supply information is not available, well drilling and testing may be required on parcels specified by the environmental health department. (Ord. 278N ?10(part), 2004).

17.48.020 Sewage systems.

The applicability, design and construction of all sewage disposal facilities shall be in accordance with the provisions of state law and Article II of Title 13 of this code; provided, that in addition to any and all of said requirements, all proposed subdivisions in the county west of the elevation line designated as the "five hundred-foot contour line" in the foothills of the county shall have installed community sewer disposal systems or an executed contract with an adjoining community sewer system, to which all of the lots within the proposed subdivision shall connect. The county strongly recommends community sewer systems for all subdivisions within the county, but subdivisions proposed east of said five hundred-foot contour line will be considered as to the appropriate installation of septic tanks for each lot therein, when such installation is not in conflict with the sewer ordinance of the county. (Ord. 278N ?10(part), 2004).

5. Applicant shall submit to the Engineering Department a drainage study and plan, prepared and signed by a registered Civil Engineer, which considers runoff from residential parcels and roadways. Storm drainage collection and conveyance and disposal facilities shall be developed using industry-accepted methods of engineering design.
6. Collection structures and conveyance facilities shall be constructed in accordance with Madera County Standards.
7. Storm Drainage detention basins or alternative systems shall be sized to hold a 100 year 48 hour storm event, pre versus post construction. Side slopes shall be not steeper than 5:1. Basins shall be fenced, and shall have a minimum 10-foot level area inside the perimeter of the fence. Basins shall be hydro-seeded at the time of construction and shall be irrigated using reclaimed water. Basin bottoms shall slope at least one percent (1%) to a low-flow area, which shall be separately fenced and shall be the location of all discharge structures.
8. The identified parcels are shown on the Flood Insurance Rate Maps (FIRM) as being within Flood Zone 'D', an area where flood hazards are undetermined.

Road Department - Exhibit M

1. Prior to the recordation of the Final Map, the applicant shall offer for dedication a road right of way from Crain Valley Road to Road 274. This will be used as a second access road as required by the General Plan. This road shall be designed and constructed to meet current County Road Standards.
2. As a condition of approval, Crane Valley Road, as shown on the plans shall be offered to meet local County Road Standards as designated by the General Plan. This road shall be constructed to meet current County Road Standards.
3. Prior to recordation, the applicant shall offer, design and construct the second access point to County standards. The second access point as indicated on the latest map revision is shown as accessing onto Rd 274 at a close proximity to the

intersection of Rd 274 and Rd 434. Intersection improvements shall be required at said intersection. Design and construction of intersection and second access point shall meet minimum design standards.

4. Maximum dead end road length can be no longer than 800 feet.
5. Prior to the recordation of the subdivision map, the developer must either construct or post security to construct at a later date all roads and all road related improvements. In either case, proposed construction shall be approved by the Road Commissioner (MCC 17.32.040, ST-2). According to County Standards, a Class V standard is required for public roadways adjoining high density or heavy use zoning. All interior roadways shall be designed and constructed to meet minimum design standards applicable to such development.
6. Prior to the recordation the Traffic Study will be completed.
7. All internal roads shall be maintained by the Project through a maintenance mechanism acceptable to the Road Department.
8. All proposed roadway centerline information must be shown on the map. The existing as well as all proposed roads shall comply with all applicable County Codes and standards, and be designed to meet CALTRANS or AASHTO standards.
9. Prior to any road construction where such construction is proposed within an existing public right-of-way, the developer shall apply for an Encroachment and Construction Permit at the Road Department. These permits must be approved prior to any construction (MCC 17.72.040.A).
10. The application materials will include a plan and profile for all proposed road structure, or related improvements drawn to a scale approved by the Road Department, copies of R value tests, calculation of storm drainage facilities, calculations of cut and fill, and an engineer's cost estimate. The plans will include: existing and proposed property lines, topographic contours at intervals of 20 feet, existing fences, buildings, and any infrastructure. A vicinity map, typical cross sections and construction details, proposed improvements, and any other information deemed appropriate by the Road Commissioner or his designee (MCC 17.32.040.C).
11. The design and construction of all roads and road appurtenances will be the responsibility of the developer, who will employ a California registered civil engineer and/or a California registered land surveyor to do all survey work, and a California registered civil engineer to do all road and road appurtenance design, construction supervision, and inspections (MCC 17.72.050).
12. Documentation of all road and road appurtenance construction will include: a written statement signed and stamped by a California registered civil engineer, which attests to the fact that the road and all road appurtenances were designed and constructed in accordance with county code and adopted standards (either CALTRANS or AASHTO), copies of compaction tests and inspection logs and reproducible AS-BUILT plans, sign and stamped by a California registered Civil engineer or California licensed land surveyor (MCC 17.32.060), All construction documentation must be submitted for review and approved by the Road Department prior to the recordation of the final map except when a bond or other acceptable form of security is offered (MCC 17.32.070).

13. All required road improvement shall be constructed in accordance with the approved plans and specifications, subject to inspection and acceptance by the County Road Department. Inspection costs incurred will be paid by the subdivider as provided in section 17.24.300 (Ord. 278.A, sec 16, 1964 & Ord. 278 sec 802f.1, 1963) (MCC 17.44.050).
14. All appurtenances, such as fences, private signs...shall be located outside the proposed public right-of-way.
15. Prior to the recordation of the Final Map, the applicant shall pay the appropriate fees for the fabrication and installation of all road signs required.
16. As a condition of approval, the second access point shall be made available to the surrounding community in the event of an emergency where immediate evacuation / emergency access is needed.

Fire Department - Exhibit N

1. The above referenced project is protected by the Madera County Fire Department. Prior to any construction occurring on any parcel, the applicant shall contact the fire department for verification of current fire protection development requirements. All new construction shall comply with existing California Fire Code requirements and all applicable statues, codes, ordinances.
2. Water systems designed to meet the required fire flow of this development shall be approved by the fire department. The developer shall furnish the fire department with two (2) copies of the water system improvement plan for approval. Water system shall be operational and approved by the fire department prior to any framing construction occurring. Required fire flow is 1000gallons per minute at 20 residual psi for 2 hours duration per Appendix IIIA, and 901.3 CFC. Private systems shall meet all NFPA 24 & 25 standards.
3. Prior to building permit, approved fire hydrants shall be installed. Fire hydrants shall be six (6) inch in diameter with a minimum of one (1) four and one half (4 1/2) inch and two (2) two and one half (2 1/2) inch connection as specified by the fire department. The design of the fire hydrant and fire hydrant pavement marker shall be approved by the fire department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post three feet from the hydrant. Hydrants required for this project are to be determined at the Building Permit / Water System Permit stage. Location to be approved by Madera County Fire Department prior to installation per CFC Appendix III B.
4. Prior to any framing construction occurring, all flammable vegetation shall be removed from each building site a minimum distance of thirty (30) feet from any flammable building material, including finished structure.
5. Fire apparatus access roads required for this project per (CFC 901 & 902).
6. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. (902.2.2.4 CFC) Driveways and roads shall not exceed maximum 16% grade.
7. The development shall have two (2) points of ingress and egress per CFC 902 and Madera County General Plan. Roads shall be constructed to county

standards-Class III. Parking shall not be permitted on any of the interior roadways. All roads less than 35 feet in width shall be limit parking to one side only. Where Roads are less than 28 feet in width, parking shall not be permitted on either side. Approved No Parking-fire Lane signs shall be prominently posted throughout the project. Prior to project final, a parking enforcement plan shall be completed as part of the HOA CC&Rs. Fire lanes shall be marked per California Vehicle Code per Section 22500.

8. The street address shall be posted with a minimum of three (3) inch numbers. Posted numbers shall contrast with their background and shall be legible from the street in accordance with the Uniform Fire Code (901 CFC). Where building setbacks exceed one hundred (100) feet from the roadway, additional contrasting three (3) inch numbers shall be displayed at the property access.
9. Every chimney used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel is used shall be maintained with an approved spark arrestor visible from the ground and as identified in the California Fire Code. (1109.7 CFC)
10. Fire extinguishers are required in accordance with California Fire Code Standard 10-1.
11. Gates are not permitted.
12. An automatic fire extinguishing system is required as follows:
 - a. Entire building (CFC 1003) All fire extinguishing systems, including automatic sprinkler systems, Classes I, II, and III combined standpipes, clean agent systems, and other special automatic extinguishing systems, and basement pipe inlets shall be approved by both the fire department and the Office of Building and Safety prior to installation. Said systems shall meet the appropriate standard whether NFPA or CBC. The Fire Department shall witness all systems tests. Systems shall be operational prior to occupancy.
13. The requirements and conditions of approval noted above have been established based on the information submitted for review. Additional and/or modified conditions may be applied at such time as final development plans (including construction drawings for building permits) are submitted, or if any changes are made to the project. Please submit construction plans and final plot plans to ensure the proper application of codes.
14. A comprehensive Fire Protection Plan prepared by an experienced Wildland Interface Fire Protection Professional and approved by the Fire Marshal shall be required for all new subdivision developments within State Responsible Areas designated as Wildland Urban Interface. The Fire Protection Plan shall include mitigation measures resulting from the location, topography, geology, flammable vegetation, and climate of the proposed site. The Fire Protection Plan shall address water supply, access, building ignition and resistance fire protection systems and equipment, defensible space and vegetation management. The Fire Protection Plan shall be submitted to the County Fire Marshal for approval prior to acceptance of the Final Map.
15. Ignition resistive construction is required on all structures.
16. All structures shall be fire sprinklered to mitigate the lack of fire protection. As

the design and density of this project would exceed the threshold of operational significance of the Madera County Fire Department as to the Department's ability to control a structure fire in this development due to limited staffing, Residential fire sprinkler systems conforming to NFPA 13D are required for all buildings in this subdivision.

17. Construction: All buildings within the scope of this project shall be constructed utilizing "ignition resistant" construction materials as required in Chapter 7A of the California Building Code. This is to include, but not limited to, Class A roof assemblies, protected eaves, protected attic venting, ignition resistant exterior siding and decking materials.
18. Propane Gas Supplies: Due to the density of this project, a common LPG tank serving all buildings in this development is required in lieu of individual propane tanks on each lot.

Environmental Health Department - Exhibit O

1. Mandatory refuse collection with sorting for green, recycle, and garbage is strongly recommended.
2. Prior to construction of food facilities and pool and SPA facilities, plans and permits must be reviewed and approved by the Environmental Health Department (EH). Report all Hazardous materials to the CUPA Division of EH. Applications and forms are available on the County website.

Planning Department

19. An application for rezoning to PRD (Planned Residential Development) District, with fees, shall be submitted and approved prior to final map recordation.
20. An application for site plan review, with fees, shall be submitted simultaneously with the rezoning application. The site plan review will include the design and location of all dwelling units.
21. If multiple final maps are filed, the rezoning(s) shall be come effective with the approval and recording of each final map.
22. Any conditions of the rezoning shall be a condition of map approval.
23. Minor alterations to the site plan shall be subject to Planning Department review and approval.
24. Any conditions of the site plan review shall be a condition of map approval.
25. The proposed division lines shall be clearly indicated on the tentative and final maps with respect to roadways and drainage courses, if any.
26. Property boundaries to be removed in conjunction with this proposal shall be indicated on the tentative and final maps by means of a distinctive symbol composed of a dash, two dots, a dash, etc. (i.e., -·-·-·-).
27. Proposed names for all roads within the proposed subdivision shall be shown on the tentative map. These names are subject to review and approval by the County of Madera.
28. The tentative subdivision map shall be submitted on sheets eighteen inches by

twenty-six inches (18" x 26") in size. Multiple sheets may be necessary. An index or key map is required.

29. The final map shall comply with the provisions of Public Resources Code 4290 (Fire-Safe Guidelines). All work performed to meet the requirements of Section 4290 is subject to inspection and approval.
30. The final maps shall be processed in accordance with Title 7 of the California Government Code and Title 17 of the Madera County Code.
31. As per the Park Dedication Ordinance in the Madera County Zoning Ordinance, the final maps shall show area to be developed as a park.
32. The proposed park will be annexed into the park maintenance district and/or pay fees for park improvement or recreational purposes.
33. The applicant's engineer shall submit the construction plans for all improvements (i.e., water, sewer, drainage, roads, etc.) required for this subdivision to the Planning Department simultaneously with the final subdivision map filing.
34. All construction plans shall be reviewed and approved by all Subdivision Committee members (Planning, Road, Fire, Environmental Health, and Road Departments) prior to issuance of any and all construction permits from a department or departments.
35. The applicant's engineer after Subdivision Committee member approval of all construction plans shall submit a reproducible copy of said construction plans to the Planning Department for signature by all Subdivision Committee members authorized agents prior to issuance of any or all construction permits.
36. Relocation of all existing utility lines, if any, shall not be at the County's expense. The relocation shall be completed prior to final map approval. If bonding is utilized, inclusion of the relocation cost(s) shall be included in the cost estimate and certified as acceptable by the appropriate public utility(ies).
37. All improvements (water, sewer, roads, street signs, hydrants, utilities, vegetation clearing, etc.), including any necessary easements, required by the appropriate governmental agencies and/or public utilities shall be installed to each lot, unless bonded, prior to final map approval. Written certification that each improvement has been installed or will be bonded shall be submitted to the Planning Department by the responsible permitting agency/utility.
38. If bonding is to be used, the following shall be submitted simultaneously with the final subdivision map:
 - a. A cost estimate for each improvement to be bonded. The cost estimate shall include 100% improvement costs, 100% faithful performance, and an amount equal to 15% of the total cost for contingencies. These figures will be transmitted by the Planning Department to the Engineering, Environmental Health, and Road Departments for review and written acceptance.
 - b. An improvement security (irrevocable instrument of credit) in an amount equal to the total improvement costs and contingency.

- c. An insurance policy(ies), in an amount and nature acceptable to the County Administrative Officer.
- d. A legal description encompassing the entire property to be divided.
- e. A bonding fee per improvement contract.

Upon acceptance by the County departments, this matter shall be transmitted to the office of the County Counsel for review and preparation of the Board of Supervisor's resolution and the improvement agreement. After acceptance by the County Counsel, the Planning Department will obtain the necessary agreement signatures and prepare the required documents for transmittal to the Clerk of the Board of Supervisors for scheduling on the Board's agenda.

- 39. A Maintenance District shall be established to maintain, at the minimum, the road system, [fire-safe features, and drainage pond(s)].
- 40. A Homeowner's Association shall be established to maintain at minimum common area and parking area. The Covenants, Conditions, and Restrictions (CC&R's) must provide for annual maintenance, repair and the mechanism for collection of lot owner fees for said maintenance.
- 41. Covenants, Conditions and Restrictions (CC&R's) shall be established for this project and shall be submitted to the County of Madera for review and approval simultaneously with the final map. The following items, at the minimum, shall be included or otherwise addressed in the CC&R's:
 - a. No travel trailer, or other recreational vehicle is to be used as a residence, except on a temporary basis, not to exceed one year during construction of a permanent dwelling. Such use is subject to the approval of the County of Madera and, as a prerequisite, requires that application for the building permit for the residence be obtained.
 - b. No redivision of lots within the subdivision is to be permitted, except as a such redivision complies with the provisions of the Madera County Code Title 17.
 - c. No relocated structures are to be permitted.
 - d. Use of the outlot(s) and common area(s) is restricted to the specific use(s) indicated on the final map and approved site plan. Any deviation will require the approval of the County of Madera.
 - e. Use of the ponding basin(s) is limited to storm drainage ponding. With specific approval of the County of Madera, this area may be improved as a combination ponding basin and playground.
- 42. Each lot shall be designated by numerical value beginning with the number 1. Each outlot shall be designated by an alphabetic value beginning with the letter A; its specific usage; and "not a building site" (i.e., "Outlot A, Water Lot; Not a Building Site"). Common areas shall be so labeled as common area only with no numerical and/or alphabetic values.
- 43. The gross and net acreages or square footages for each lot shall be indicated on the final map.

44. All road name and traffic control signs shall be installed or bonded prior to final map approval. Written confirmation shall be supplied to the Planning Department by the Road Department.
45. On-street parking will not be allowed on the narrower streets and smaller cul-de-sacs. The subject roadways shall be posted accordingly.
46. Two nine foot by nineteen foot (9' x 19'), minimum, off-street enclosed parking spaces shall be provided for each residential unit.
47. Guest parking shall be provided at a ratio of one nine foot by nineteen foot (9' x 19'), minimum, space for each four residential units.
48. The final map shall consist of multiple sheets as necessary. A written and graphic scale of 1" = 100' shall be used and shall be indicated on each sheet. Each sheet shall be labeled "Sheet _____ of _____ Sheets". Sheet size shall be eighteen inches by twenty-six inches (18" x 26") with a completely blank one-inch border on all sides. A space for the tract number shall be provided for each sheet.
49. The first sheet of the final map shall contain the necessary certificates, signatures, vicinity map, index to map sheets, and a space for tract number i.e., Tract No. ____).
50. Pursuant to the California Government Code (Subdivision Map Act), the signature(s) of the beneficiary(ies) and/or trustee(s) under deed(s) of trust, if any, must be provided on the map and on any necessary documents required by the map process, such as offers of dedication.
51. Pursuant to the California Government Code (Subdivision Map Act), public utilities or public entities whose easements are affected by this map have thirty (30) days to determine if the map will unreasonably interfere with the free and complete exercise of the easements. A copy of the map and the easement(s) must be sent by certified mail to the affected public utility or entity by your project surveyor/engineer. Either a copy of the surveyor/engineer's notice to the utility/entity with a copy of the dated certified return receipt of a letter of consent to the recording of the map from the utility/entity must be provided to the Planning Department prior to final map approval.
52. The final subdivision map shall require written approvals and Certificates of Acceptability from the Madera County Fire, Road, and Environmental Health Departments.
53. The final subdivision map shall require the signature of the Madera County Engineer/Surveyor and his Certificate of Acceptability.
54. A Land Division Guarantee, current within 30 days, shall be provided to the Planning Department simultaneously with the final map.
55. Payment of all current, supplemental, pending supplemental, delinquent, and estimated taxes, as applicable, shall be made prior to approval of the final subdivision map.
56. A recording fee, based upon the number of final map sheets, shall be provided to the Planning Department for use in final map recordation.

57. A fee in the amount of ten dollars (\$10.00) for the recording of the Right-to-Farm Notice required in conjunction with this proposal shall be provided to the Planning Department.
58. Corrective comments pertinent to the final map may be stipulated upon review of the final map for compliance with State law, County ordinance and conditions of approval.
59. Each addressable structure shall have its address posted on it. If the posted address is not visible from the roadway to which the address is issued, the address shall also be posted at the intersection of that roadway and the driveway serving the structure. Multiple addresses shall be posted on the same post.
60. Meters for water and sewer usage shall be installed.

Development Review Committee - Exhibit K

1. Should unanticipated cultural resource remains be encountered during construction or land modification activities, work must stop and the appropriate Lead Agency shall be contacted immediately to determine measures to mitigate adverse impacts to the discovered resources. Cultural resource remains may include artifacts, shell, bone, altered soils, features, foundations, trash pits and privies, etc.
2. If human remains are discovered during land modification activities, then the procedures describe in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission must be notified by telephone within 24 hours. Section 5097.94 and 5097.98 of the Public Resource Code describe the procedures to be followed after the notification of the Native American Heritage Commission.
3. Any lighting related to the properties shall be hooded and directed away from neighboring residences and riparian corridors.

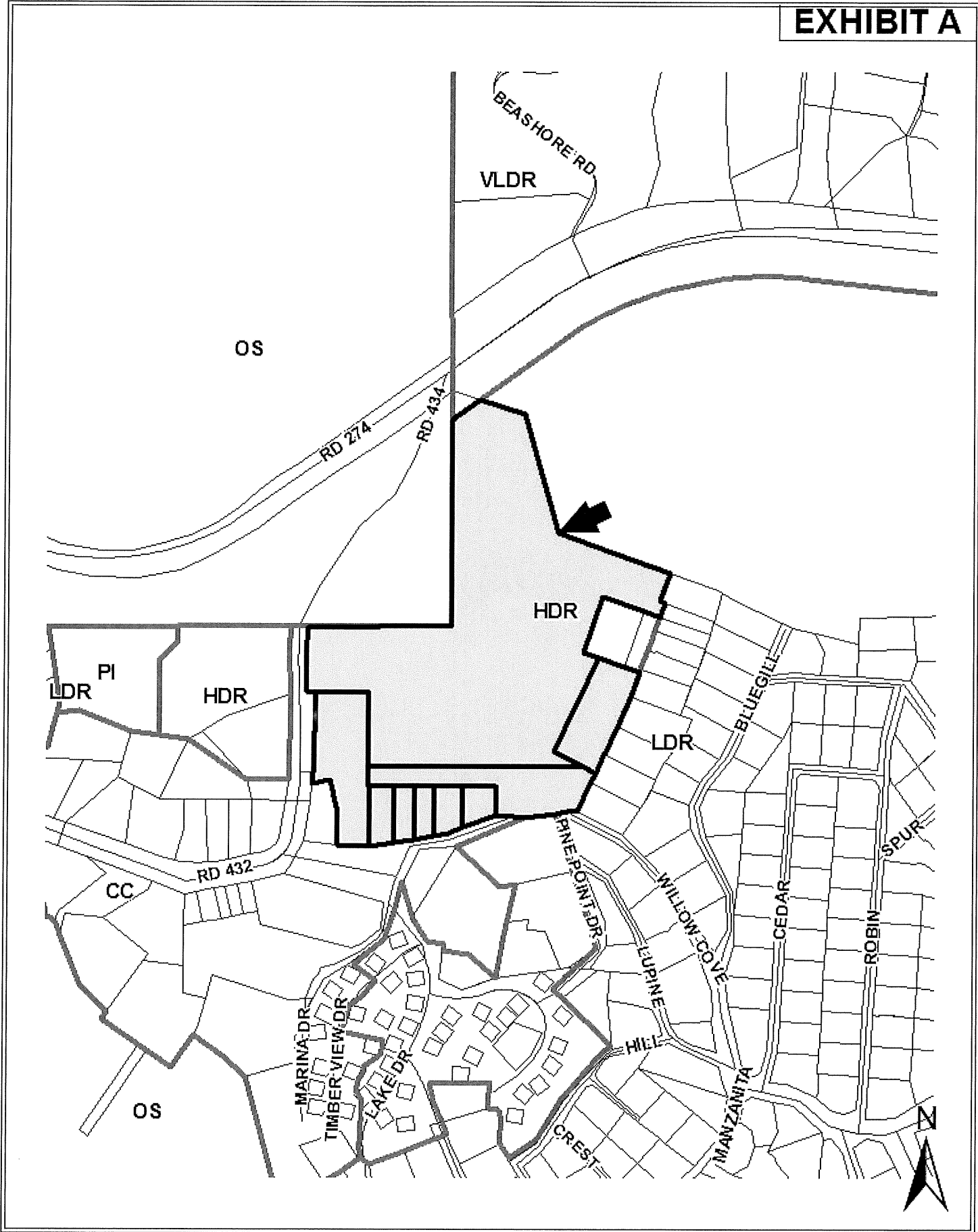
San Joaquin Valley Unified Air Pollution Control District - Exhibit P

1. The construction phase of the project could be subject to District Regulation VIII, administered by the San Joaquin Unified Air Pollution Control District, and may be subject to permitting requirements of the Air District. The applicant shall consult with the Air District to determine how this regulation will be implemented for this project.
2. The construction phase of the project could be subject to District Regulation 4102, administered by the San Joaquin Unified Air Pollution Control District, and may be subject to permitting requirements of the Air District. The applicant shall consult with the Air District to determine how this regulation will be implemented for this project.
3. The construction phase of the project could be subject to District Regulation 4103, administered by the San Joaquin Unified Air Pollution Control District, and may be subject to permitting requirements of the Air District. The applicant shall consult with the Air District to determine how this regulation will be implemented for this project.

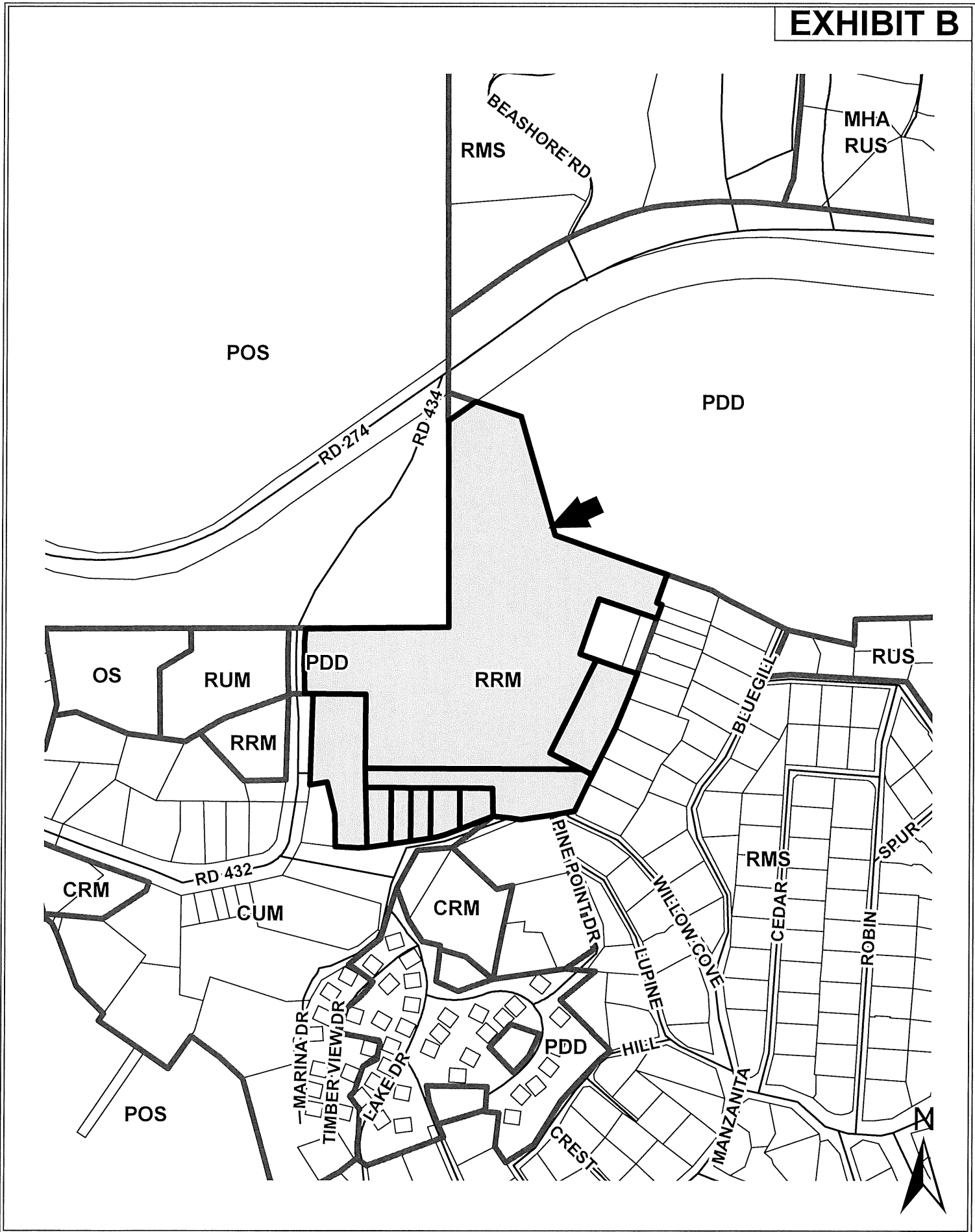
4. The construction phase of the project could be subject to District Regulation 4601, administered by the San Joaquin Unified Air Pollution Control District, and may be subject to permitting requirements of the Air District. The applicant shall consult with the Air District to determine how this regulation will be implemented for this project.
5. The construction phase of the project could be subject to District Regulation 4641, administered by the San Joaquin Unified Air Pollution Control District, and may be subject to permitting requirements of the Air District. The applicant shall consult with the Air District to determine how this regulation will be implemented for this project.
6. The construction phase of the project could be subject to District Regulation 4901, administered by the San Joaquin Unified Air Pollution Control District, and may be subject to permitting requirements of the Air District. The applicant shall consult with the Air District to determine how this regulation will be implemented for this project.
7. Curtail or consider suspending construction related heavy equipment usage during San Joaquin Valley Air Pollution Control District declared "Spare The Air" days.

California Department of Fish and Game - Exhibit Q

1. For the Bald Eagle, prohibit construction activities with ¼ mile of each perch during period when eagles are normally present (November through April).
2. For the Bald Eagle, prohibit all disturbances of the actual perching trees.
3. For the Great Grey Owl, prohibit disturbances to wet, moist and dry meadows within breeding territories.
4. For the Great Grey Owl, prohibit major disturbances (i.e. clear cutting) to forests bordering meadows.
5. For the Great Grey Owl, prohibit disturbances to any nest tree that has been active within the last 3 years and is still suitable for nesting. Five hundred (500) foot setback to each nesting tree.
6. For the Foothill Yellow Legged Frog, a 250-foot no disturbance buffer from the high water outside edge around all vernal pools and swales.
7. For the Foothill Yellow Legged Frog, the riparian vegetation along waterways should be protected with a 200-foot no-disturbance buffer from the high water mark.
8. The mitigation measures just described (Foothill Yellow Legged Frog) apply to the Western Pond Turtle as well.
9. Removal of valley and blue oaks from the specified property is strongly discouraged. Any oaks that must be removed should be replaced at the ratios specified by the California Department of Fish and Game according to the recently implemented oak conservation legislation (Section 21083.4 of the Public Resource Code).
10. All activities (excavation, paving, watering, etc.) should be strictly limited under



GENERAL PLAN MAP



ZONING MAP

TENTATIVE SUBDIVISION MAP

For

THE PINES VILLAGE HOMES

BEING A DIVISION OF A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 7 SOUTH, RANGE 22 EAST, MARIANA, MARIANA COUNTY, CALIFORNIA.

A.P.N. 070-111-002/008 & 070-109-000/000/002/006/008/006

CONTAINING 5082 ACRES OF LAND

OWNER
THE PINE HOMES OF CALIFORNIA, LLC

DEVELOPER
PINES VILLAGE HOMES, LLC
THE PINE HOMES OF CALIFORNIA, LLC
10000 W. 10TH AVE., SUITE 100
DENVER, CO 80202

PROPOSED LAND USE - RESIDENTIAL

PROPOSED LOTS
- 5082 RESIDENTIAL LOTS
- 10000 S.F. PER LOT
- 10000 S.F. PER LOT
- 10000 S.F. PER LOT

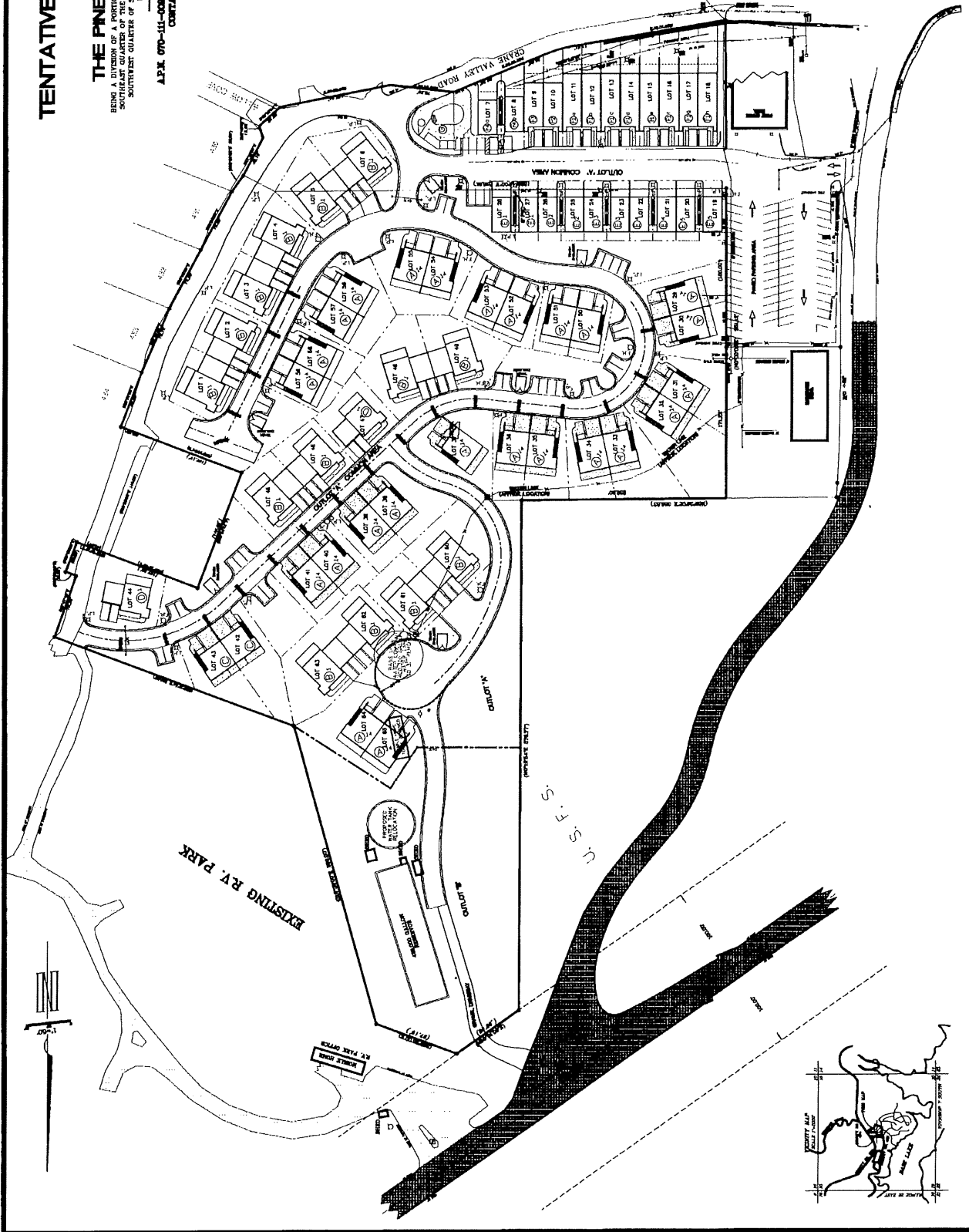
ROADS
ROADS TO BE CONSTRUCTED BY THE DEVELOPER UNDER A PERMIT FROM THE CALIFORNIA HIGHWAY PATROL AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.

UTILITIES

WATER - PINE HILLS WATER TREATMENT PLANT
SEWER - SAN JOAQUIN VALLEY TREATMENT PLANT
GAS - SAN JOAQUIN VALLEY TREATMENT PLANT
ELECTRICITY - CALIFORNIA ELECTRIC COMPANY

GENERAL NOTES

1. THIS TENTATIVE SUBDIVISION MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY REAL ESTATE.
2. ALL INFORMATION SHOWN ON THIS MAP IS BASED ON THE RECORDS OF THE COUNTY OF MARIANA, CALIFORNIA.
3. THE DEVELOPER ASSUMES ALL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.
4. THE DEVELOPER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.
5. THE DEVELOPER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP.



DATE: JANUARY 15, 2007

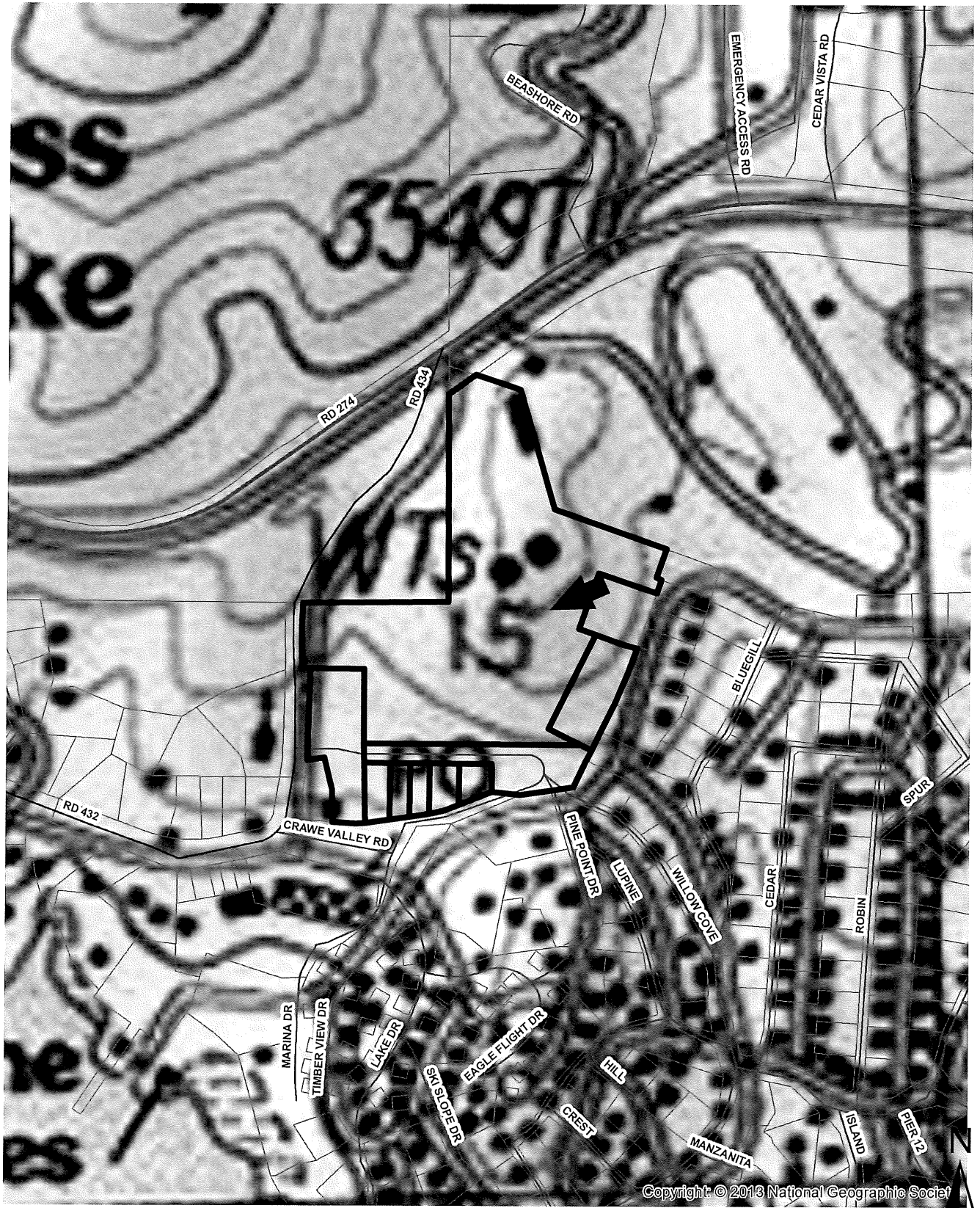
FOR NO. 06-071

EXHIBIT E



AERIAL MAP

EXHIBIT F



TOPOGRAPHICAL MAP