

FINAL

GUNNER RANCH WEST
AREA PLAN

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GUNNER RANCH WEST AREA PLAN

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1.0 PROJECT OVERVIEW

1.1 Background

Early in 1990, the County of Madera realized a mechanism was needed to control sprawling development in the southeastern portion of the County. The only mechanism in place at that time for the County was the outdated 1969 General Plan. A General Plan update for the County was completed in October, 1995 and provided the framework necessary for orderly, logical growth in Madera County. Along with the General Plan update, the County decided that a master plan for the Rio Mesa area was needed to place controls on planning, guide development activity, and more specifically address identified issues for the Rio Mesa area.

Interest in development of the Rio Mesa area was spurred by a number of factors. These included the development goals of the private land owners, the then proposed relocation of the Children's Hospital Central California (CHCC) (formerly Valley Children's Hospital), and the then pending proposal for a future University of California.

Following the initiation of the Rio Mesa Area Plan study in early 1992, it became apparent that the portion of the Rio Mesa study area east of Highway 41 involved relatively long term planning with much less detail than the portion west of Highway 41. In addition, the Children's Hospital Central California project had an accelerated schedule for relocation, project approval, and development.

As a result of these factors, the Hospital and the primary landowners for approximately 1,135 acres on the west side of Highway 41 requested that the County separate this area from the balance of the Rio Mesa Area Plan study and create a separate Area Plan. The County concurred with this request and in late 1992 authorized the preparation of the 1,135 acre Gunner Ranch West Area Plan (GRWAP)¹.

Adopted in December of 1994 by the Madera County Board of Supervisors, the GRWAP and associated Environmental Impact Report (EIR) augmented the Madera County General Plan by establishing policies regarding land use, circulation, community design, and infrastructure for approximately 1,135 acres. A program EIR for the Area Plan was prepared as a separate volume in accordance with the adopted guidelines of the California Environmental Quality Act (CEQA) and the County of Madera. The Program EIR was tiered, covering the policies of the Gunner Ranch West Area Plan, and included a broad impact analysis of land use, circulation and access, population and housing, growth and cumulative effects, infrastructure, and alternatives to the project. The Program EIR provides identification of sensitive impact issues and direction for more detailed analysis concurrent with site-specific development proposals.

The 1994 GRWAP and EIR redesignated approximately 1,135 acres of land from agricultural to institutional, commercial, residential and open space land uses. The GRWAP and EIR provided for the following:

- 3,014 residential units ranging from very low density to high-density and mixed use development; and

¹ State Clearinghouse Nos. 92112034 and 92112035

- 3.95 million square feet of nonresidential and public development, including:
 - 44,000 Square feet of community facilities,
 - 751,000 square feet of office,
 - A little over two million square feet of retail, and
 - 1.1 million square feet for the Children’s Hospital Central California.

In conjunction with the approval of the 1994 GRWAP, the County of Madera adopted zoning amendments for a portion of Gunner Ranch West encompassing 540 acres northeast of the intersection of Road 40 ½ and Avenue 9, which included residential, commercial, institutional, and open space designations. The remaining 595 acres of the Gunner Ranch West Area Plan remained zoned as Agricultural, Rural, Exclusive, Forty Acre District (ARE-40), permitting a variety of agricultural uses along with single family dwellings in permanent structure.

With increasing pressure to expand CHCC facilities, the County of Madera approved an amendment to the GRWAP in 2005 allowing an additional 136,000 square feet of hospital facilities as part of the original 1994 GRWAP Phase I approvals, subject to the mitigation measures called for in Mitigated Negative Declaration # 2004-57. As a condition of the amendment, an Infrastructure Master Plan (IMP) must be approved prior to permitting any further development beyond that allowed in Phase I of the amended GRWAP. In addition, the conditions of approval reiterated that the Area Plan developer construct a fire station within the government center of the project in order to provide services to the area at the time of development.

The improvements permitted as part of Phase I include the CHCC improvements (the hospital facility and related medical office buildings), related major roadways (including Children’s Boulevard and the SR 41 interchange at Children’s Boulevard) and supporting utilities (water tank, two water wells, a water booster pumping station, a package wastewater treatment plant, an electrical substation, and drainage basins to the east of the CHCC complex). These Phase I improvements are mostly located in the northeast area of the project and have been substantially completed. The GRWAP Phase I approvals permitted a total of 670,000 square feet for development of the CHCC and associated medical related land uses.²

The Children’s Hospital Central California and the uses on the surrounding medical campus are recognized as significant job-generating uses for the County. However, the capacity of the infrastructure and service systems can not support additional expansion of the hospital and surrounding medical campus beyond what was approved under Phase I of the 1994 Area Plan and subsequent 2005 amendment. As discussed in the 2005 amendment (Appendix A) any development beyond Phase I (as amended) shall require the development of an IMP and construction of a fire station within the government center of the project. The IMP must be submitted to the County and other responsible agencies, and approved prior to permitting any further construction other than allowed in Phase I of the amended Area Plan.

² GRWAP Phase I approvals also permitted an unspecified number of square feet for the development of the Ronald McDonald House and the Rotary House, also referred to as the Children’s Center.

On October 30, 2010 the Madera County Board of Supervisors approved a general plan text amendment of the Gunner Ranch West Area Plan (GP #2009-009) to provide alternatives for the proposed fire station. Initiated by the County of Madera, the Area Plan text amendment changed the preferred location of the fire station from the Government Center of the Plan to an area in close proximity to the intersection of Highway 41 and Avenue 12, outside of the Gunner Ranch West Area Plan. This new preferred location allows for a collaborative fire station to be constructed which allows for a larger service area due to increased accessibility. In the event that a site cannot be obtained at the preferred location (vicinity of the intersection of Avenue 12 and Highway 41) the fire station may be constructed in the Gunner Ranch West Area Plan Government Center.

1.2 Purpose Authority and Scope

1.2.1 Purpose

The Gunner Ranch West Area Plan is intended to give overall definition and guidelines to the development of the approximate 1,135 acre project area and to facilitate preparation of developer-initiated site specific planning, subdivision maps and other entitlement requests.

The text and maps contained within the Area Plan augment those contained within the Madera County General Plan. Accordingly, the Area Plan is consistent with, but provides a greater level of detail and study, than the General Plan.

Within this document, policies regarding land use, circulation, community design and infrastructure are established to assure the area is developed in a coordinated and cohesive manner with adequate public facilities and quality of design. Subsequent developer-initiated site specific plans and zone changes will conform to and build upon the policies in this document to define specific regulations for development within the project area.

It is important to recognize that an Area Plan is a refinement of the General Plan and as such is not an implementation tool. It will provide guidance to the development of subsequent implementation actions and entitlements such as tentative maps, re-zonings, site plan approvals, etc.

The Gunner Ranch West Specific Plan is intended to serve as the General Plan implementation tool for the development of the Gunner Ranch West project area. The Specific Plan will provide the link between the broad-based policies provided in the General Plan and Area Plan and the framework necessary for site specific planning, design, and development.

1.2.2 Authority and Scope

Area Plans are not specifically mentioned by California statutes. They are, however, implicitly authorized under California Government Code Section 65301(b), which allows individual sections of the General Plan to be devoted to a particular subject or geographic area. They are also allowed as optional elements

or subjects under Section 65303. In either case, area plans focus on local or neighborhood concerns in greater detail than does the General Plan. Like a community plan, an area plan is a component of and must be internally consistent with the General Plan.

"Area plan" and "community plan" are terms for specialized plans that address a particular region or community within the overall planning area. An area or community plan is adopted in the same manner as a General Plan amendment. It refines the policies of the General Plan as they apply to a smaller area and is implemented by local ordinances such as those regulating land use and subdivision. Area and community plans also provide forums for resolving local conflicts among competing interests.

The scope of the Gunner Ranch West Area Plan contains the following major components:

- Refinement of the proposed General Plan Land Use allocations and circulation system.
- Identification of goals and policies to guide subsequent development implementation decisions.
- Establishment of the essential components such as land use types and intensities, circulation, community design, infrastructure, and open space, needed to accommodate development.
- Identification of the general locations and types of public facilities such as schools, parks, fire stations, etc., needed to support residential and non-residential growth.

2.0 PLANNING FRAMEWORK

2.1 Project Location

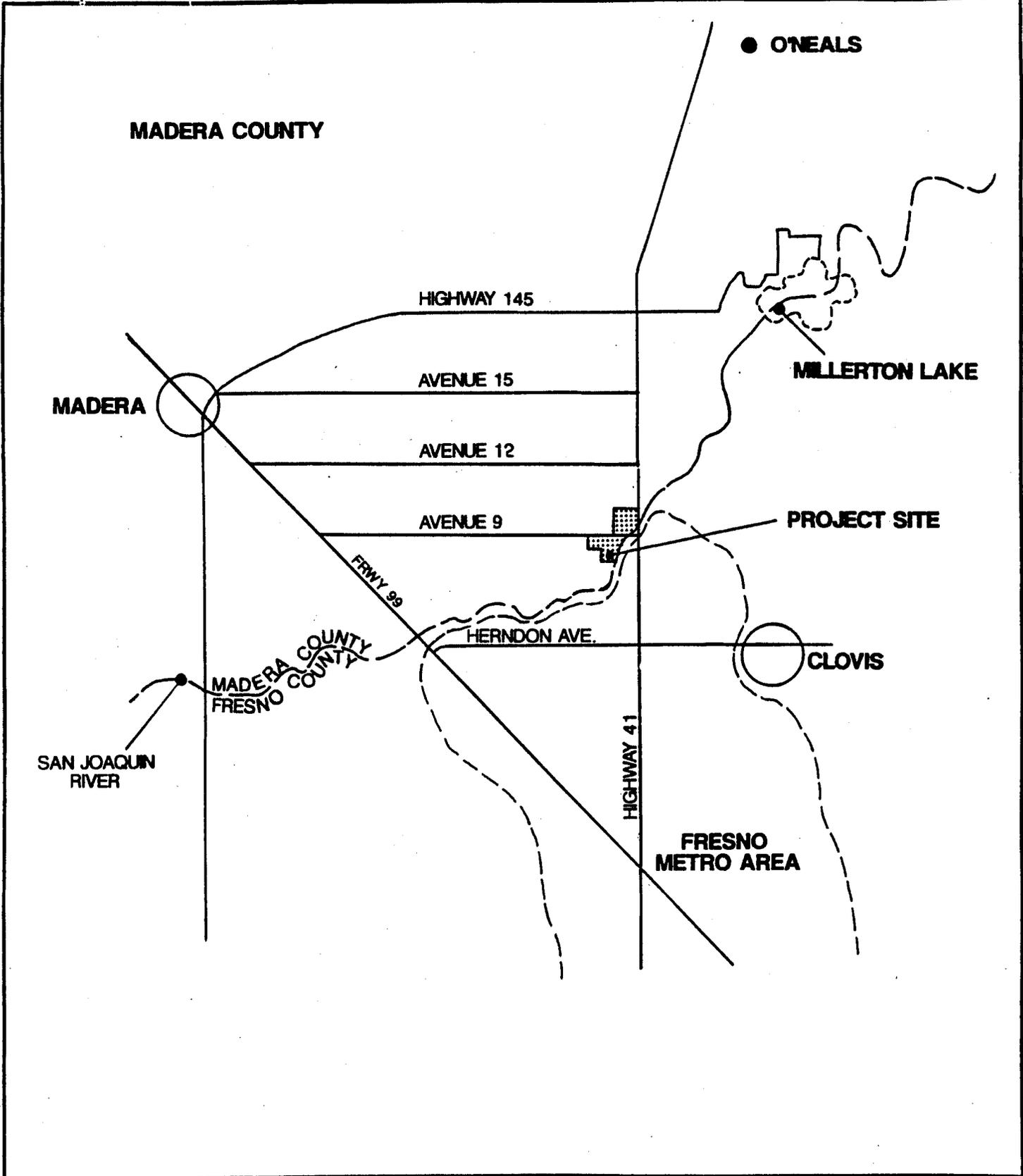
The Gunner Ranch project is located in an unincorporated area of southern Madera County, along State Highway 41 and adjacent to the San Joaquin River which also serves as the Fresno County/Madera County boundary (See Location Map, Exhibit 1).

The approximately 1,135 acre site is bounded on the north by Avenues 9 and 10, on the east by Highway 41, on the south by Avenues 8 and 8½, on the southeast by the San Joaquin River, and on the west by Roads 39½ and 40.

From the project's central San Joaquin Valley location, the City of Madera and Freeway 99 are located 20 minutes to the west, the Sierra Nevada foothills are 30 minutes east, Fresno's Central Business District is 15 minutes south, and the southern entrance to Yosemite National Park is 1 hour to the north.

2.2 Issues and Objectives

Identifying and understanding the issues, goals and objectives with regard to the orderly and systematic development of the Gunner Ranch West community is an important first step in the planning program.



Location Map

GUNNER RANCH WEST AREA PLAN
MADERA COUNTY, CALIFORNIA

EXHIBIT 1



The determination of issue areas was based on a review of the County's General Plan in addition to meetings with County staff, consultants and property owners. The following list of five issue areas was formulated:

- Need for a balanced community
- Ensuring adequate utilities, services and infrastructure
- Land use transition
- Adequate water supply
- Establishment of area plan identity

Goals and policies were then formulated in response to identified issues. The goals define statements of intent to address each of the issues; the policies provide direction for action to achieve the goals. These goals and policies are listed within the Area Plan components they relate to in Chapter 3.0 of this document.

2.3 Project Setting

2.3.1 Physical Setting

The site is surrounded mostly by agricultural land uses. Tree and vine crops or field and row crops are cultivated on properties to the north, west, southwest and east. A small residential development, Rolling Hills, is located directly to the northeast across Avenue 10. Adjacent to the residential community along Highway 41 is a strip of commercial land uses. Sand and gravel extraction operations occur in the River channel immediately south of the site. A portion of the northern project boundary abuts the approved Gateway Village master planned community, which at the time this Area Plan was amended remained undeveloped.

2.3.2 Infrastructure and Services Setting

A. Infrastructure

Limited infrastructure systems serve the Gunner Ranch West project area. Water supply and distribution systems are comprised of facilities that serve the Children's Hospital Central California complex and include a system of two wells, a water storage tank, and a looped network of 10-inch to 14-inch water mains. Wastewater treatment facilities include an interim wastewater treatment package plant located on Goodwin Way between Peck Boulevard and Randall Way. This treatment plant is nearing capacity and will require additional facilities to accommodate future development.

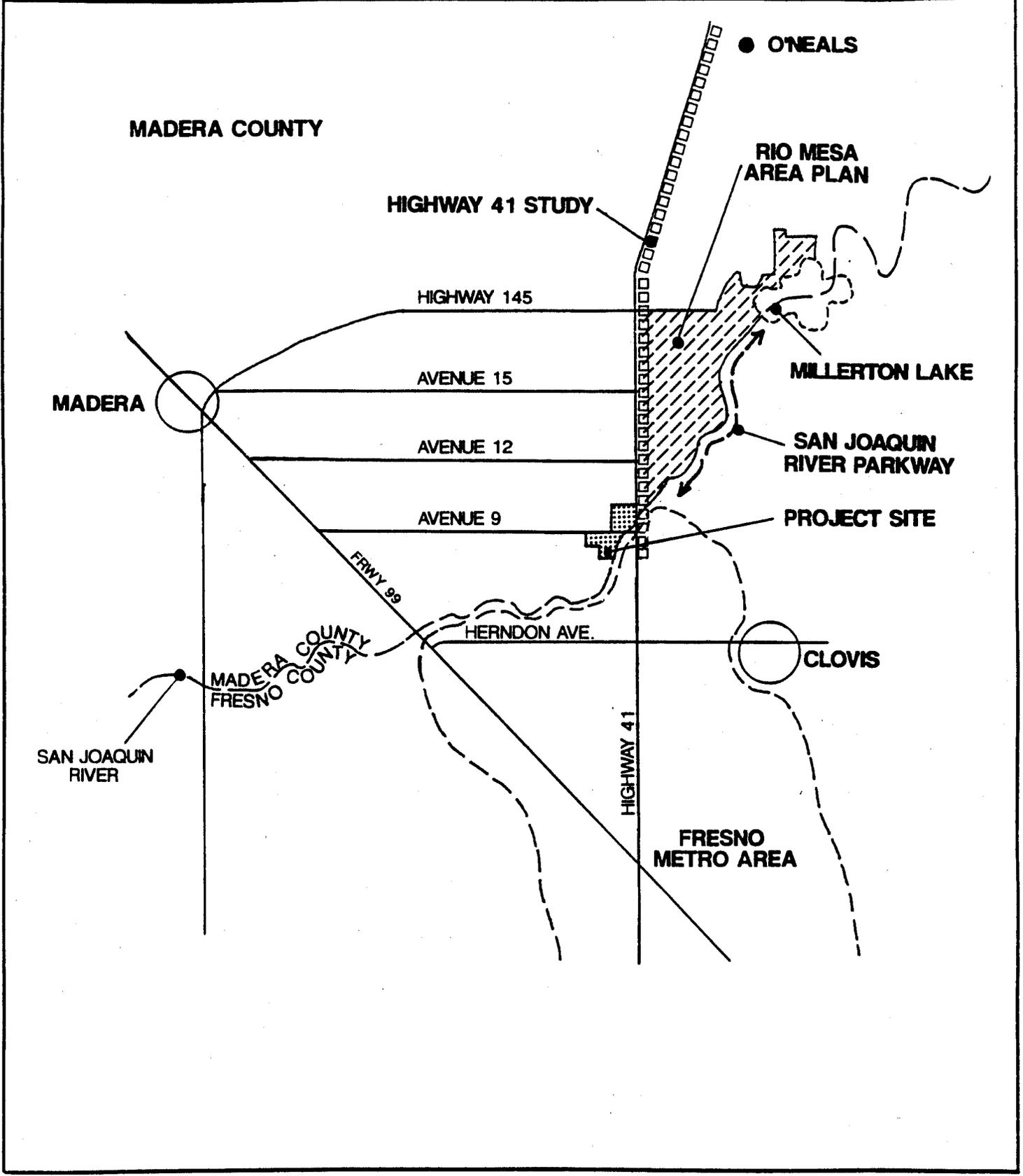
An Infrastructure Master Plan (IMP) must be approved and the initial increment of permanent wastewater treatment and disposal facilities, as well as sewer collection mains must be addressed in order to allow any further development within the Area Plan beyond that allowed by Phase I. The initial and subsequent phases of the Waste Water Treatment Plant as well as other infrastructure facilities may be sized to a capacity which will serve existing development at the end of each phase. Project

phasing shall be linked to the capacity demands of development to ensure that all infrastructure improvements and services necessary to serve that portion or phase of the project are in place prior to occupancy.

B. Services

Public services which will provide service to the project area are summarized below:

- **Educational Services**
The school district which serves the Gunner Ranch West community is the Golden Valley Unified School District (GVUSD).
- **Safety Services**
Fire protection is provided by the Madera County Fire Department through a countywide contract with the California Department of Forestry (Cal Fire). Police protection for the area is provided by the Madera County Sheriff's Department.
- **Parks**
Public parks, open space, and trails will be owned and maintained by the County's existing County Service Area (CSA) 22 under a separate zone of benefit designated as Zone C.
- **Water and Sewer**
Water and sewer service will be established under the County's existing CSA 22 under a separate zone of benefit designated as Zone C.
- **Gas & Electric**
Gas and electric service is provided to the project area by Pacific Gas and Electric (PG & E).
- **Communications**
Telephone and internet services will be provided by AT&T. Cable television services and alternative sources for telephone and internet services will be provided by Comcast or a private system installed by the developer.



Related Planning Projects

GUNNER RANCH WEST AREA PLAN
MADERA COUNTY, CALIFORNIA

EXHIBIT 2



2.4 Related Planning Project

Related planning efforts and development proposals must be taken into consideration in the Gunner Ranch West Planning process. Related planning projects are summarized as follows:

2.4.1 San Joaquin River Parkway Plan

The San Joaquin River is the principal natural feature of the region, and forms the southeastern boundary of the Gunner Ranch West and Rio Mesa project sites. Attention has been focused on the river because of emerging growth trends in Madera and Fresno Counties; the River may be impacted by proposed development projects, resource extraction and recreational use.

The San Joaquin River Conservancy was established in January 1993 by the state legislature to serve as a managing entity to preserve and enhance the San Joaquin River. In December 1997 the San Joaquin River Conservancy adopted the San Joaquin River Parkway Master Plan and certified the associated Environmental Impact Report (EIR). The San Joaquin River Parkway Master Plan consists of conservation areas, educational facilities, and river trails. The San Joaquin River Parkway contains a variety of recreational opportunities including a multi-use trail and summer camps in addition to ecological reserves. The consideration of this area plan, the Rio Mesa Area Plan, and the 1995 General Plan will give Madera County an opportunity to adopt policies supportive of the Parkway Plan.

2.5 Constraints and Opportunities

This section summarizes the development opportunities and constraints for the Gunner Ranch West property which guided the land use planning process (See Exhibit 3, Development Constraints).

2.5.1 Constraints

- The San Joaquin River generally creates a physical access barrier into the project area from the south and east. Steep bluffs at the river's edge prevent access to river resources and circulation.
- Highway 41 could create significant noise constraints on adjacent residential development.
- Natural drainage courses and vernal pools had to be considered in the planning process.

- The Highway 41 freeway corridor is a physical barrier to development.

2.5.2 Opportunities

- The relatively flat topography and lack of existing development provides greater flexibility in allocating land uses and circulation facilities.
- Proximity to Highway 41 provides immediate regional access to the north Fresno growth corridor with planned improvements to Avenue 11.
- Proximity to the San Joaquin River Parkway which forms a major open space amenity adjacent to the study area.
- Proximity to the north Fresno growth corridor and its attendant market base.
- Opportunities to create a significant employment base through the expansion of the Children's Hospital Central California (CHCC), which is currently one of the largest employers in the County.
- The opportunity to complement and enhance the existing and future expansion of the Children's Hospital Central California and medical related services with needed housing and commercial services.

2.6 Administrative Compliance

The relationship between the Gunner Ranch West Area Plan and other relevant documents is described in the following sections:

2.6.1 Relation to General Plan

State law mandates that all cities and counties prepare and adopt a comprehensive, long term General Plan for the physical development of their area of jurisdiction. For the County of Madera, this area of jurisdiction includes all unincorporated portions of the County. The County is required to develop and adopt regulating programs (zoning and subdivision ordinances, building and housing codes and other regulations) which will implement the policies described in the General Plan.

State Law also authorizes cities and counties to prepare and adopt Area Plans for portions of their areas of jurisdiction as policy-setting components of the General Plan. The Area Plan contains text and maps which augment those contained in the General Plan. Accordingly, the Area Plan is consistent with, but provides a greater level of detail and study than the General Plan.

3.0 AREA PLAN

3.1 Plan Concept

The land use concept for the Gunner Ranch West project was developed using 4 major planning objectives: 1) Focus the commercial land uses at the Avenue 10 interchange/primary project access point; 2) Use the Children's Hospital Central California campus as a center piece of the study area and a focus of medical office use; 3) Provide a mix of office/residential uses; and 4) Situate the lowest intensity land uses in the southwest portion of the project site and near environmentally sensitive areas.

This concept provides for a mix of employment, residential and commercial uses with a general decrease in land use intensity moving from east to west through the project area. There is also an emphasis on job creation within the plan through the location of the hospital facility and surrounding medical office and commercial uses. This emphasis on job creation is intended to help the general jobs/housing imbalance within Madera County.

3.2 Area Plan Components

The Gunner Ranch West Area Plan consists of six basic components which will guide development. The six major components of the plan are as follows:

- Land Use
- Circulation
- Community Design
- Infrastructure Concept
- Open Space
- Conservation

The following subsections of this chapter provide descriptions of each major plan component.

3.2.1 Land Use Plan

The Gunner Ranch West Area Plan is a mixed-use development focusing higher intensity commercial, office and medical facility uses in the easterly portion of the site adjacent to Highway 41 access, and focusing lower intensity residential uses in the westerly portion of the site.

Land use types and allocations are discussed in the following pages and presented graphically in Exhibit 4, Land Use Plan, and are summarized in Table 1, Land Use Summary.

A. Goals and Policies

The following goals and policies provide a framework for the mix and allocation of uses within the land use plan:

Goals

1. Create a balanced community to include residential, commercial, employment, and recreational opportunities for residents, and one which will serve to increase job opportunities within the County and improve the overall County jobs/housing balance.
2. Allow for a range of product types and densities to provide housing opportunities to a variety of income levels and family needs.
3. Recognize agriculture as an interim land use within the plan area which will be phased out as urban development occurs.
4. Ensure adequate, timely, and cost effective services for lands within the plan.

Policies

- 1.1 Encourage land uses that will increase employment opportunities for Madera County residents.
- 1.2 Designate future employment centers in locations that are easily accessible to major roadways and support services.

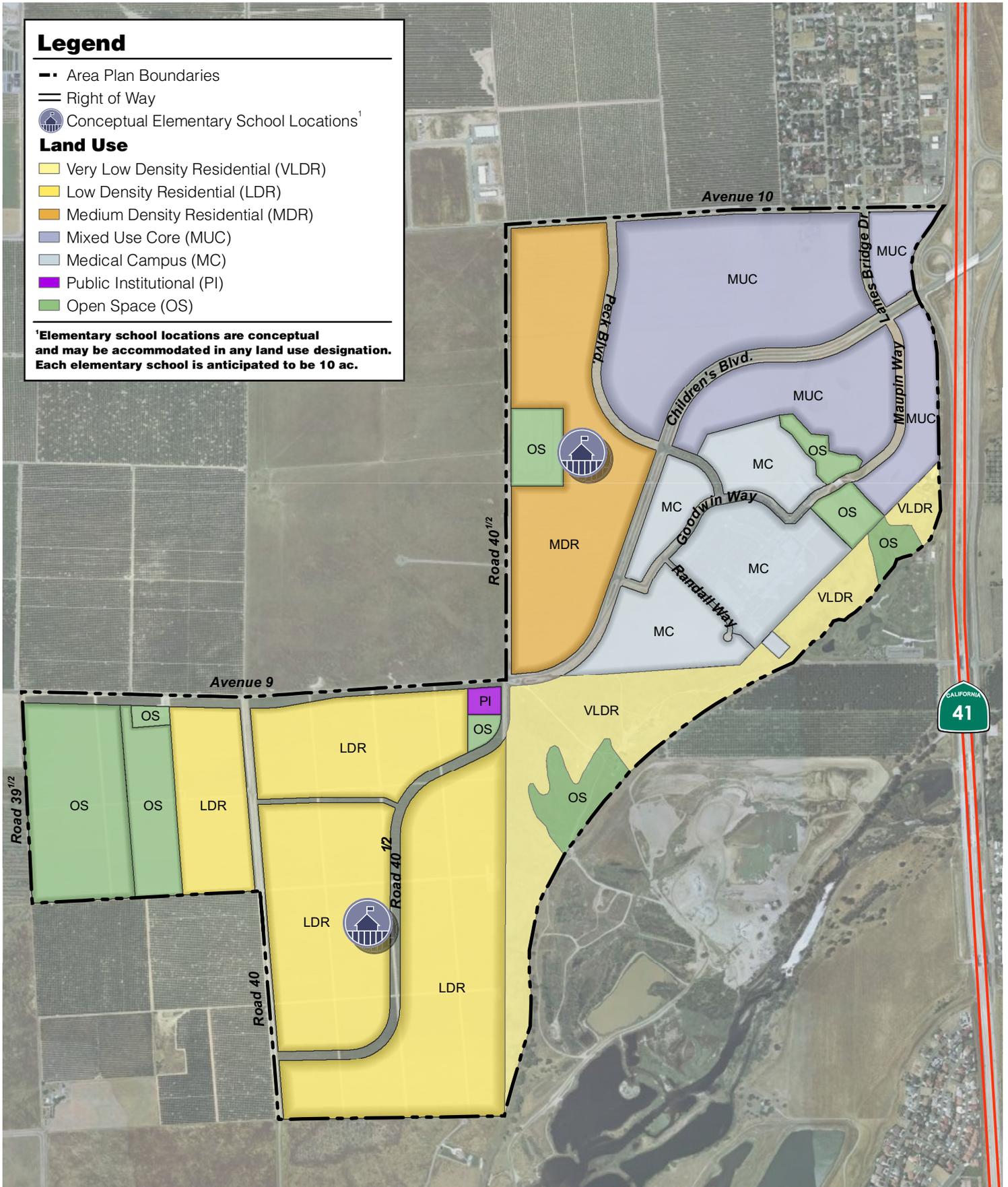
Legend

- Area Plan Boundaries
- Right of Way
-  Conceptual Elementary School Locations¹

Land Use

-  Very Low Density Residential (VLDR)
-  Low Density Residential (LDR)
-  Medium Density Residential (MDR)
-  Mixed Use Core (MUC)
-  Medical Campus (MC)
-  Public Institutional (PI)
-  Open Space (OS)

¹Elementary school locations are conceptual and may be accommodated in any land use designation. Each elementary school is anticipated to be 10 ac.



Not to Scale 

Land Use Plan

Exhibit 4
Gunner Ranch West Area Plan
Madera County, CA

Table 1:
Land Use Summary

<u>LAND USE</u>	<u>G.P. DENSITY/FAR</u> ³ <u>RANGE</u>	<u>TARGET</u> <u>DENSITY</u> ⁴	<u>ACRES</u> ⁵	<u>ESTIMATED</u> <u>YIELD</u>
<u>RESIDENTIAL</u>				
Very Low Density Residential (VLDR)	0.3-2.0 du/ac	2.0	85	174
Low Density Residential (LDR)	1.0-7.0 du/ac	3.6	333	1,192
Medium Density Residential (MDR)	7.0-20.0 du/ac	7.3	124	907
<u>MIXED USE</u>				
Medical Campus (MC)	12.0-25.0 du/ac 0.40 FAR	18.5	119	256
Mixed Use Core (MUC)	12.0-25.0 du/ac 1.0 FAR	18.5	211	485
<u>QUASI-PUBLIC</u>				
Public Institutional (PI)			3	
Open Space (OS)			137	
Right of Way ⁶			123	
TOTALS			1,135	3,014

³ Represents maximum FAR

⁴ Target densities are estimated and subject to change pending future site specific planning and other entitlement requests.

⁵ Acreage calculations are estimated.

⁶ Includes approximately 20 ac. for Highway 41 right-of-way.

- 2.1 Provide density ranges for each residential land use to promote a variety of product types.
- 2.2 Concentrate residential development to create neighborhoods that have a distinct character to include a mixture of housing types and prices supported by shops, services, employment and public activities.
- 3.1 Protect economically viable agricultural uses through buffering and land use separation until they are phased out of the plan area.
- 3.2 Retain agricultural uses until development to urban uses becomes viable and can be readily serviced.
- 4.1 Provide adequate school facilities at time of need through coordination between Golden Valley Unified School District, the County and private development proponents.
- 4.2 A phasing plan shall be prepared in order for development to occur at the appropriate time when public services, utilities and infrastructure are in place.

B. Description of Land Uses

The Gunner Ranch West Area Plan incorporates land use designations which correspond to the land use categories contained in the proposed Madera County General Plan. The following land use descriptions indicate the nature, intensity and density of the development permitted for each land use. The location and extent of land uses for each category is shown on the Land Use Plan, Exhibit 4.

I. Residential Land Uses

Approximately 48% of the land use plan (542-acres) is devoted to residential uses. These residential areas will contain, at build out, approximately 3,014 dwelling units providing housing for approximately 9,039 people. Parks, schools, and other public facilities will also be accommodated within each of the residential land uses. Three density ranges in three residential categories have been established within the Gunner Ranch West project:

VLDR (Very Low Density Residential - 0.3 to 2.0 DU/AC):

The VLDR designation has been established for an 85 acre irregularly shaped development area along the river bluff. This area has extensive drainage swales, slope instability potential and river corridor visibility potential, thus requiring a lower intensity land use.

LDR (Low Density Residential - 1.0 to 7.0 DU/AC):

The LDR designation is intended for single family detached housing ranging in density from 1 to 7 dwelling units per acre. There are four planning areas with the LDR designation, all of which are located in the lower intensity southwestern portion of the project. This land use designation is estimated to constitute approximately 40% of the residential yield of the project.

MDR (Medium Density Residential - 7.0-20.0 DU/AC):

The Gunner Ranch West Medium Density Residential (MDR) land use designation is intended to capture a broad range of residential densities to accommodate residential products ranging from single family detached and attached housing, including townhomes, duplexes, triplexes and multiple family housing ranging in density from 7.0-20.0 dwelling units per acre (DU/AC). This land use is estimated to constitute approximately 30% of the residential yield.

2. Mixed Use Land Uses

The Gunner Ranch West project contains approximately 330 acres of mixed use land uses, or 29% of the total project area. Located northeast of the intersection of Road 40 ½ and Avenue 9, the mixed use land uses consist of the following two categories:

MUC (Mixed Use Core – 12.0-25.0 DU/AC):

The Gunner Ranch West Mixed Use Core (MUC) land use designation accommodates a variety of regionally-oriented retail, government, office, and commercial services, including but not limited to restaurants, personal services, inns/hotels, administrative/professional offices, civic facilities, parks, public facilities and entertainment uses. The MUC designation is also intended to accommodate residential uses ranging in density from 12.0 – 25.0 dwelling units per acres (DU/AC) and accounts for approximately 16% of the projects residential unit yield. Residential uses can be constructed above non-residential uses such as retail or office, in free-standing buildings, or as live-work units. Development within the MUC land use designation would be pedestrian-oriented to encourage walking and social interaction. Parks, schools, and other public facilities are also accommodated within this land use designation. The Gunner Ranch West project contains approximately 211 acres of mixed use development, or 19% of the total project area.

MC (Medical Campus – 12.0-25.0 DU/AC):

The Medical Campus (MC) land use designation accommodates a variety of medical related uses in a campus-like setting, including without limitation a hospital (CHCC), medical/physicians offices, medical laboratories (including imaging and ambulatory surgery centers), research facilities, medical diagnostic treatment, rehabilitation facilities, medical pharmacies, out-patient health services, assisted living (including the Ronald McDonald house and similar facilities), wellness centers, extended stay accommodations, commercial support services (including medical supplies shops, gift and flower shops, and small eating establishments such as coffee shops and sandwich shops). The MC designation also accommodates residential uses ranging in density from 12.0-25.0 dwelling units per acre which accounts for approximately 8% of the projects residential unit yield. Residential uses can be provided above non-residential uses such as retail or office, in free-standing buildings, or as live-work units. The Medical Campus land use designation will complement and enhance the existing and future expansion of Children’s Hospital Central California (CHCC) by providing the opportunity to integrate medical offices and medical support services with recreational amenities and workforce housing.

3. Quasi Public Uses

PI (Public Institutional):

The PI land use designation is intended to include a government center, which could include a fire station, a community center and/or other similar uses. The PI land use designation may also accommodate parks, schools, and other public facilities. The acreage under this land use designation is centrally located southwest of the intersection of Road 40 ½ and Avenue 9.

OS (Open Space):

The Gunner Ranch West Open Space land use designation applies to approximately 137 acres and will accommodate park and open space uses including a 26 acre regionally serving Sports Park, neighborhood parks and flood control facilities. Of the 137 acres designated as Open Space, approximately 62 acres are dedicated towards the development of a wastewater treatment plant, 2 acres for the PG&E substation, and approximately 8 acres for an exclusive drainage basin.

Parks and open space uses are also accommodated within all other land use designations.

Two parcels encompassing drainage swales along the San Joaquin River bluffs have been designated as open space to preserve the site's natural resources, primarily the vernal pool habitat and associated vegetation, to lessen the visual impact that development would have on the sloping terrain, and to provide a direct link from the vernal pools to the river corridor. These two parcels total approximately 17 acres. It is anticipated these parcels will serve as scenic buffers between development areas and as visual access corridors to the San Joaquin River.

C. Special Conditions

The following conditions provide guidance for special development situations which may occur within the plan area:

1. Location Criteria

- Schools
Schools should be located, as nearly as possible, within a one mile radius to the students that will be served by the school. Schools should be located centrally to the neighborhood they serve and should be a focus of the community. Schools shall be located on local or collector streets, not on major arterials.
- Fire Stations
Stations shall be centrally located within the initial response area and adjacent to major arterials to increase access and reduce response times. In accordance with the 2010 Area Plan Amendment (GP #2009-009) the preferred fire station location shall be in the vicinity of the intersection of Highway 41 and Avenue 12. However, in the event that a site cannot be obtained at the preferred location, the fire station may be constructed in the Gunner Ranch West Area Plan Government Center.

A minimum of one acre is generally acceptable for a community fire station facility. Corner locations are ideal due to increased ingress and egress capabilities.

2. Gross Densities

All references to density shall be in terms of gross, rather than net, acreage (dwelling units per gross acre).

3. Density Ranges

Each land use category that includes residential development is expected to meet a target density, but actual densities in each category can fall into the following ranges:

Land Use Designation	Density
VLDR	0.3to2.0 DU/AC
LDR	1.0 to 7.0 DU/AC
MDR	7.0 to 20.0 DU/AC
MU	12.0 to 25.0 DU/AC
MC	12.0 to 25.0 DU/AC

D. Jobs/Housing Balance

The concept of jobs/housing balance refers to the distribution of employment relative to the distribution of workers residences within a given geographical area. A community is considered "balanced" when these distributions are approximately equal.

The concept implicitly assumes that workers will choose to work as close to their homes as possible (or that workers choose homes as close to their job as possible). If a given area has a much greater concentration of employment than resident workers, workers must be attracted from other areas leading to longer commutes. Similarly, if residents greatly outnumber job opportunities, they must seek jobs in more distant areas.

Development of the GRWAP will result in a significant increase in job opportunities in southeast Madera County. Employment generating uses will be accommodated within the Mixed Use Core (MUC) and Medical Campus (MC) land use designations as well as the educational and government uses allowed in the Low Density Residential (LDR), Medium Density Residential (MDR), and Public Institutional (PI) land use designations. As previously mentioned, the jobs/housing balance is defined as a ratio of an area's total jobs to total housing units. When the jobs/housing balance ratio exceeds 1.0, the area is considered to have an excess of jobs, and when the ratio is below 1.0, the area is considered to have a deficit of jobs.

The jobs/housing ratio for the Gunner Ranch community is approximately 2.7:1 or 2.7 jobs for every dwelling unit. This indicates that the community, at build-out, has more employment-generating uses relative to the distribution of workers residences. The employment opportunities generated upon build-out of the Gunner Ranch West Area Plan will also benefit existing nearby residential developments including Rolling Hills Estates, Madera Ranchos, and Bonadelle Ranchos. The vast employment potential generated by GRWAP balanced with a variety of residential and recreational opportunities will provide Southeast Madera County with new employment opportunities in order to improve the region's overall job/housing balance. The Gunner Ranch

West Area Plan provides the opportunity to create a comprehensive medical campus to expand upon and enhance the existing job opportunities provided by the Children's Hospital Central California.

This Area Plan will help to lessen this imbalance by providing needed jobs within the County.

3.2.2 Circulation Concept Plan

An adequate system of streets, highways, and pathways is vital to maintaining orderly growth within the Gunner Ranch community. This section defines the circulation concept that provides for safe and convenient movement of people and goods throughout the community at the development intensity anticipated in the land use plan.

State Highway 41 provides the primary source of regional north-south access to the Gunner Ranch project. The main east-west entry point, or gateway, to the community is located at the Children's Boulevard interchange with Freeway 41. This arterial connects the higher intensity hospital, office and commercial/retail uses, located primarily in the northerly portions, and continues southeasterly through the site to the lower intensity uses in the southerly portions of the plan area.

The relatively higher intensity land uses in the northern portion of the plan are also served by the east-west Avenue 10, located at the most northerly boundary of the project, and by two north-south collector roads extending from Avenue 10 to the hospital campus (Lanes Bridge Drive and Peck Boulevard). Other north-south collectors are located at Roads 40 and 40½.

The Gunner Ranch West Circulation and Non-Vehicular Circulation plans are intended to serve as a guideline for future development. Road alignments, street section design, and rights-of-way are conceptual and may be amended with a Specific Plan or Planned Development as long as the streets meet the general goals and policies outlined below.

A. Goals and Policies

The following goals and policies provide a framework for the design and classification of circulation facilities within the land use plan:

Goals

1. Provide a safe and efficient circulation system for the movement of people and goods throughout the area plan.
2. Provide a circulation system which supports planned land uses while maintaining a desired level of service on all streets and at all intersections.

Policies

- 1.1 Circulation design shall take into account land use and transportation plans of Madera County, Caltrans, and Fresno County.
- 1.2 Create a transportation system that minimizes impacts on adjacent communities.
- 1.3 To enhance traffic flows, on-street parking should not be provided on six to eight lane roads. Road shoulders should be used for bicycles or emergency breakdown lanes.
- 2.1 Ensure efficient road access to all new development.
- 2.2 Where feasible mitigation measures are available to assure such circumstances, maintain a level of service (LOS) not less than LOS "D" for intersections and street segments within the Area Plan environs during peak hours.

B. Circulation Facilities and Standards

1. **Hierarchy of Roads**

The Gunner Ranch West Area Plan provides for a hierarchy of roads consisting of four general roadway classifications, as follows:

- Major Arterial
- Secondary Arterial
- Collector
- Local Street

2. **Functional Classification**

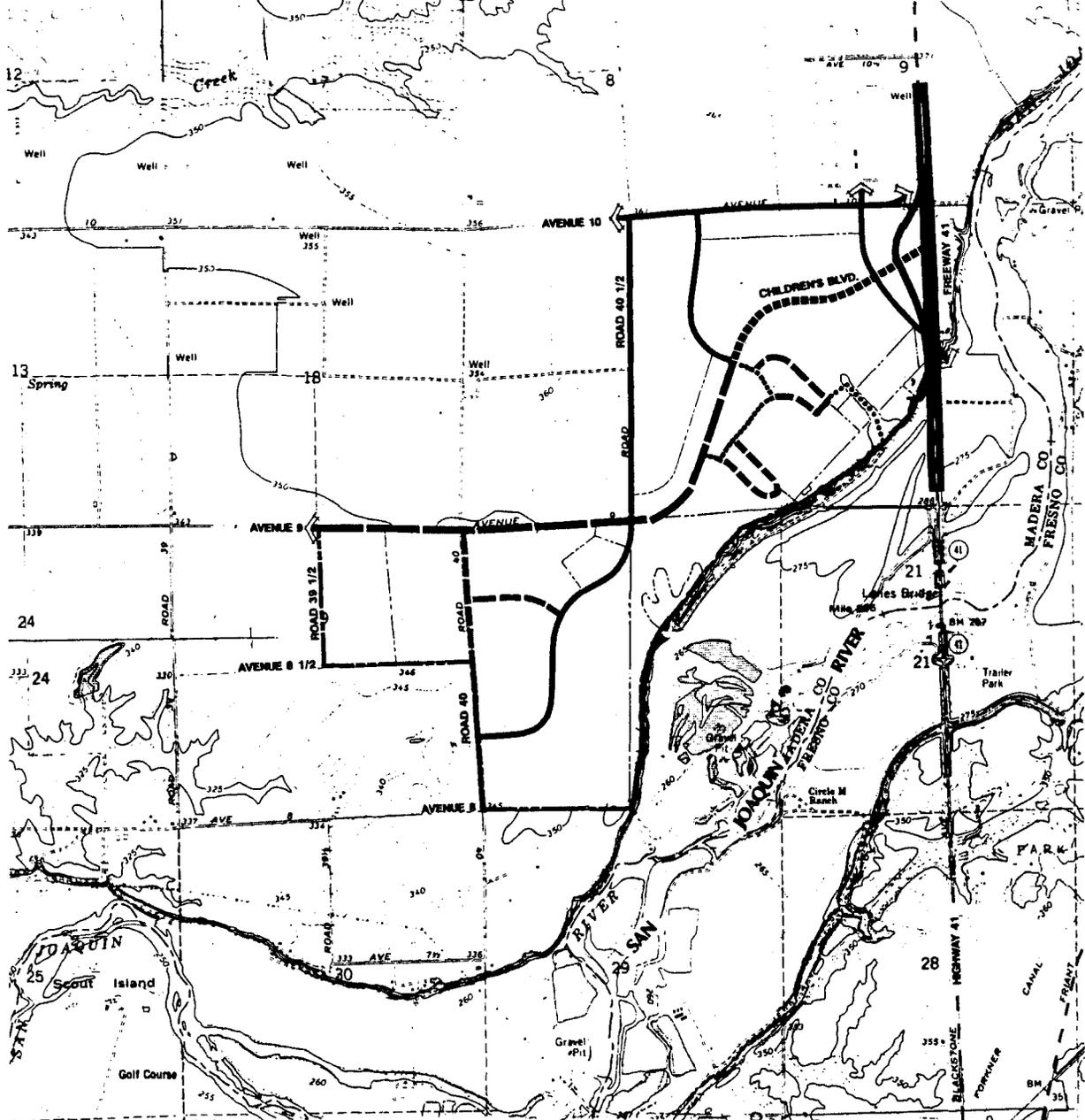
The functional classification for a given category of roadway provides the general characteristics of the particular roadway, the typical right-of-way width, and the type of vehicular trips which typically utilize such a facility. As indicated in section 3.2.2, Circulation Concept Plan street section design and rights-of-way widths are conceptual and may be amended with a Specific Plan or Planned Development as long as the streets meet the general goals and policies outlined in the Area Plan.

These functional classifications are as follows (see Circulation Plan, Exhibit 5, and Street Sections, Exhibit 6A & 6B):

- **Major Arterial** - 8 lanes, divided with 6 lanes west of Lanes Bridge Road (Children's Boulevard).

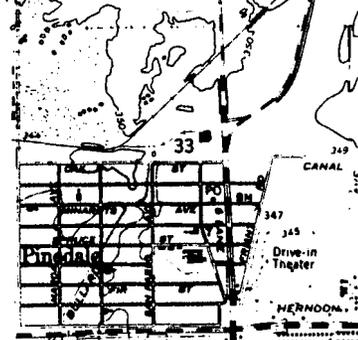
Major arterials are divided, high speed roadways with limited and restricted access and coordinated signalization. Dual left turn lanes are provided in the median, as required. The primary purpose of this type of facility is to carry intermediate range trips to or between major residential and non-residential land uses, as well as to the freeway system.

These facilities have emergency parking only and minimal pedestrian activity. Typical right-of-way width of 148' for 6 or 8 lanes.



-  **FREEWAY 41**
-  **CHILDREN'S BOULEVARD (EIGHT LANE)**
-  **AVENUE 9 (SIX LANE)**
-  **VCH COLLECTOR STREETS (FOUR LANE)**
-  **COLLECTOR STREETS (FOUR LANE)**
-  **LOCAL STREETS (TWO LANE)**
-  **CLASS I BIKE LANE**

NOTE: ALL OTHER BIKE TRAILS ARE WITHIN STREET PAVEMENT SECTIONS.

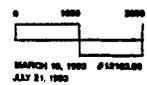


CIRCULATION PLAN

GUNNER RANCH WEST AREA PLAN

MADERA COUNTY, CALIFORNIA

EXHIBIT 5

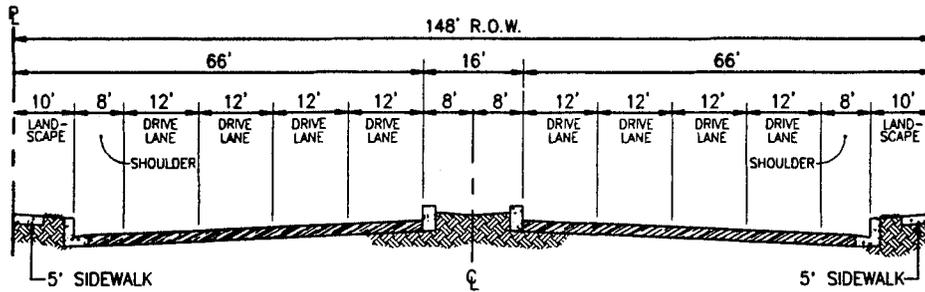


THE KEITH COMPANIES

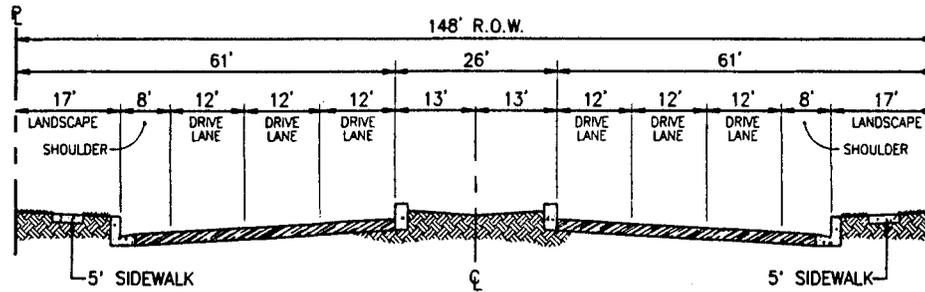
Planning • Engineering • Land Surveying
Public Works • Environmental Services
Water Resources • Landscape Architecture

1000 West Hill Avenue
Oroville, CA 95966
Phone 530-838-1111

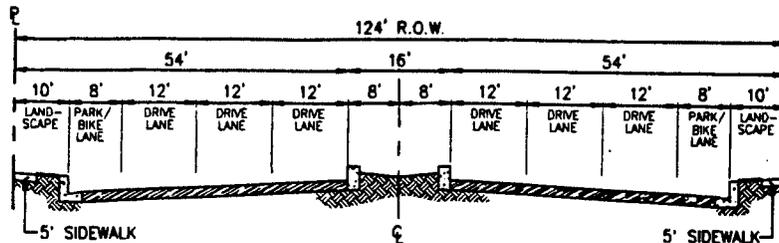
MARCH 16, 1999 #147628.00
JULY 21, 1999



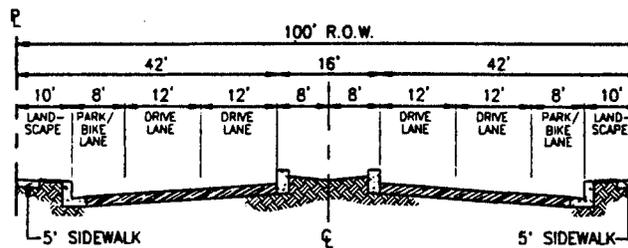
CHILDREN'S BOULEVARD
8-LANE DIVIDED



CHILDREN'S BOULEVARD
6-LANE DIVIDED



MAJOR ARTERIAL
6-LANE DIVIDED



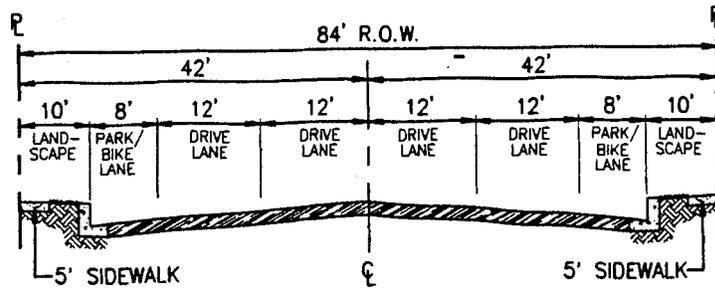
SECONDARY ARTERIAL
4-LANE DIVIDED

Street Sections

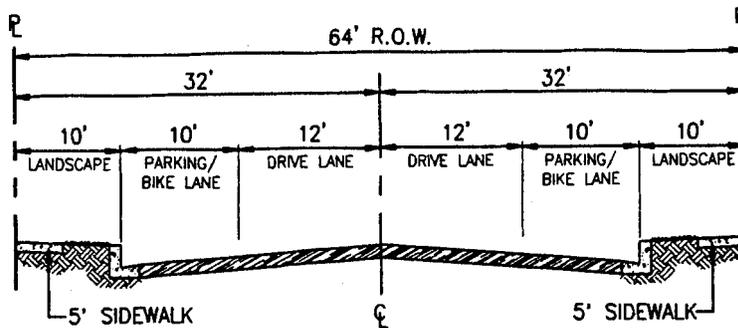
GUNNER RANCH WEST AREA PLAN
MADERA COUNTY, CALIFORNIA

EXHIBIT 6A

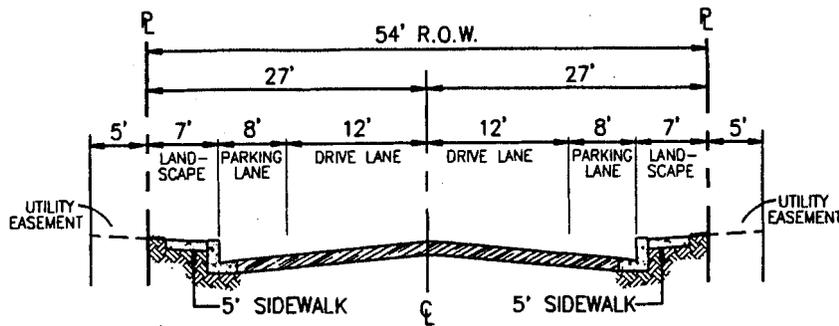




SECONDARY ARTERIAL
4-LANE UNDIVIDED



COLLECTOR
2-LANE LIMITED ACCESS



LOCAL STREET
2-LANE DIRECT ACCESS

Street Sections

GUNNER RANCH WEST AREA PLAN
MADERA COUNTY, CALIFORNIA

EXHIBIT 6B



- **Major Arterial** - 6 lanes, divided (Avenue 9). Typical right-of-way width is 124'.
- **Secondary Arterial** - 4 lanes, divided (Children's Hospital Central California access)
- **Secondary Arterial** - 4 lanes, undivided (Avenue 10, Road 40 ½ north-south collectors from Avenue 10)

A secondary arterial is a four lane, medium speed facility connecting different land use areas. The primary function of a secondary arterial is to collect and distribute trips within the hierarchy of roads and provide connections between area collectors and major arterials. These facilities have emergency parking lanes which may also include Class II bicycle lanes. Left turn lanes are provided in the median on divided secondary arterials, and at key intersections on undivided secondary arterials as required. Typical right-of-way width is 100' for a divided secondary arterial and 84' for an undivided secondary arterial.

- **Collector** - 2 lanes (Road 40, Children's Hospital Central California access)

A two lane street which is a medium speed, low to moderate volume facility with typical right-of-way width of 64'. A collector streets primary function is to collect and distribute traffic between local streets and the arterial system and between similar land uses. Collectors have limited access, and typically have Class II bicycle lanes.

- **Local** - 2 lanes (Within residential subdivisions) Local streets are two lane low speed facilities with rights-of-way of 54'. They typically provide direct access to abutting property, have on-street parking and significant pedestrian activity.

3. Non-Vehicular Circulation

The Gunner Ranch West Area Plan contains facilities for non-vehicular circulation, including pedestrian paths within parkway portions of street rights-of-way and on-street bicycle lanes, as well as transit oriented improvements.

The bicycle circulation system will consist of a combination of Class I, II & III facilities. A Class I bicycle path (outside of paved road section) will be provided from the collector loop on the northeast side of the hospital to the drainage swale which will potentially provide access down the bluff to the river corridor. Class II facilities (striped lanes within paved road section) will be provided on Major Arterials (6 lane) and Secondary Arterials, and Class III facilities (un-striped but designated bicycle route) will be provided along collectors as shown on Exhibit 5.

As discussed in section 3.2.2, Circulation Concept Plan non-vehicular circulation plans are conceptual and may be amended with a Specific Plan or Planned Development as long as the planned design meets the general goals and policies outlined in the Area Plan.

3.2.3 Community Design Plan

The purpose of this section is to encourage and ensure, to the maximum extent possible, the creation of a quality community environment, and to define the various elements relating to the visual image of the community within the context of the land use plan.

These elements of the community design structure include not only the planted landscape, but structures, roads, buildings, the land itself and perhaps most importantly, the people. A community is a duality of interaction and privacy, workplace and home, marketplace and recreation. Creating this interaction, as well as providing for other human needs such as aesthetics, privacy and quiet, is a primary purpose of the Community Design Plan.

A. Goals and Policies

This section defines a set of ground rules to be used in assuring development of a quality community landscape. The following goals and policies provide a framework for the development of a community design structure:

Goals

1. Create a strong sense of community identity through good planning and community design themes.
2. Create a pattern of land use that is clearly distinguishable from surrounding communities and that fosters appealing and enjoyable neighborhoods, business districts, and mixed-use areas.

Policies

- 1.1 Utilize design components including streetscape, landscape, signage, and entries to create a sense of community identity.
- 1.2 Establish common design elements or themes throughout the study area to enhance design continuity.
- 1.3 Encourage compatible architectural treatments utilizing an overall palette of acceptable colors and materials.
- 1.4 Preserve the river bluffs, to the greatest extent possible, as significant visual features and 'edges' to the river corridor.
- 2.1 Promote the use of activity nodes throughout the plan to cluster highway uses in central locations.

B. Design Components

Several design components are utilized throughout Gunner Ranch to establish a strong sense of community identity, including, entry points, landscape elements, and architectural elements (See Exhibit 7, Community Design Plan):

1. Major Project Entry

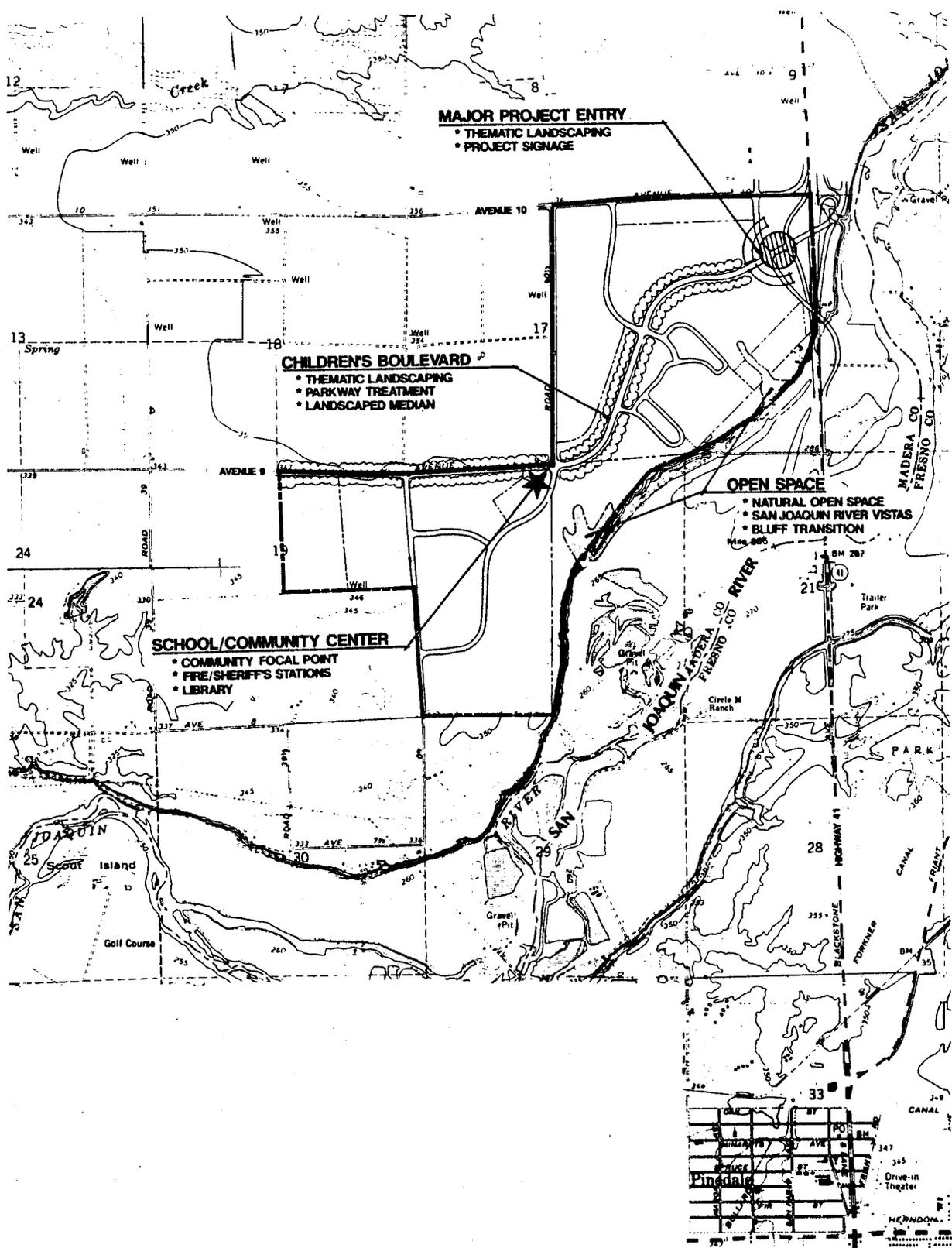
The primary project access and entry point to the Gunner Ranch community occurs west of the Children's Boulevard interchange at Freeway 41. To convey a sense of arrival into the community, several design elements will be incorporated including special pavement, concentration of special accent landscaping and wall treatments.

2. Landscape Elements

Landscape elements consist of streetscape treatments and edge or buffer treatments. Together, these treatments create an important visual structure of the plan and create elements of continuity throughout the plan area.

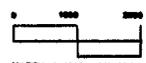
Streetscape treatments will be implemented for key streets within the plan. These treatments will include a combination of landscape and hardscape features consisting of themed trees and accent ground planting, light fixtures, pavement textures, and wall or fence treatments along street rights-of-way as described below:

- Children's Boulevard/Avenue 9: Denoting the primary entry to the project, a landscaped parkway on both sides and a landscaped center median will contain grouped plantings, floral accents, and a parkway treatment of theme trees to create a landscaped linkage from the upper to the lower portion of the plan area.



COMMUNITY DESIGN PLAN GUNNER RANCH WEST AREA PLAN MADERA COUNTY, CALIFORNIA

EXHIBIT 7



MARCH 18, 1993 #12102-00
JULY 27, 1993

THE KEITH COMPANIES

Planning • Engineering • Land Surveying
Public Works • Environmental Services
Water Resources • Landscape Architecture

2000 Red Hill Avenue
Clovis, CA 95310
(509) 468-0000

- Other streets: Other secondary arterial and collector streets in the plan will continue the thematic street tree and grouped planting concept within the right-of-way to give continuity to all areas of the project.

Edge or buffer treatments will be created along the perimeter of the project, particularly along the transition edges to agricultural uses, the open space areas along the river bluff, and the wastewater treatment facility. These treatments may include a combination of walls and/or fences, tree and shrub masses.

3. Architectural Elements

Architectural elements will consist of the individual buildings which are constructed in the project, theme structures such as entry walls, and other architectural theming in the form of signage, lighting and walls along streetscapes and perimeter buffer areas. It is anticipated that a coordinated design program will be developed at the project level to encompass all aspects of community design.

3.2.4 Infrastructure Concept Plan

The infrastructure facilities systems for Gunner Ranch West are intended to provide the necessary systems, such as potable water, sewer and reclaimed water, and storm drainage, to serve the maximum level of development proposed by the plan. These systems are designed at the outset to ensure that design elements of the plan allow for the provision of needed infrastructure facilities.

The basic concept is that appropriate infrastructure systems will be provided commensurate with the level of development, planned and implemented along with each phase of development within the plan.

A. Goals and Policies

The following goals and policies provide a framework for the development and implementation of requisite infrastructure systems:

Goals

1. Provide an overall master plan for the placement of necessary infrastructure to service the entire area plan.
2. Require provision of infrastructure concurrent with need, provided ultimate master plans are implemented.
3. Ensure efficient use of available water resources.
4. Ensure that an adequate quantity and quality of water will be available for all new and existing development.

Policies

- 1.1 Facilities shall be sized consistent with infrastructure master plans and not solely to individual project needs.
- 1.2 Limit adverse impacts on surrounding communities by providing needed public facilities, coordinating planning with surrounding areas, and controlling land use intensity to avoid severe traffic impacts on neighboring communities.
- 2.1 A phasing plan shall be prepared in order for development to occur at the appropriate time when public services, utilities and infrastructure are in place.
- 3.1 Require low flow plumbing fixtures and drought tolerant landscaping where feasible in publicly and privately landscaped areas to minimize the use of water.

- 3.2 Incorporate the use of reclaimed water where economically feasible.
- 4.1 Encourage the use of "networked" water storage and distribution systems for cost and safety reasons.
- 4.2 Protect drainage ways from encroachment that might affect drainage capacity or water quality through the use of setbacks and runoff controls.

B. Infrastructure Components

The infrastructure systems that are described below are based upon planned land uses as presented in this area plan and upon engineering analysis:

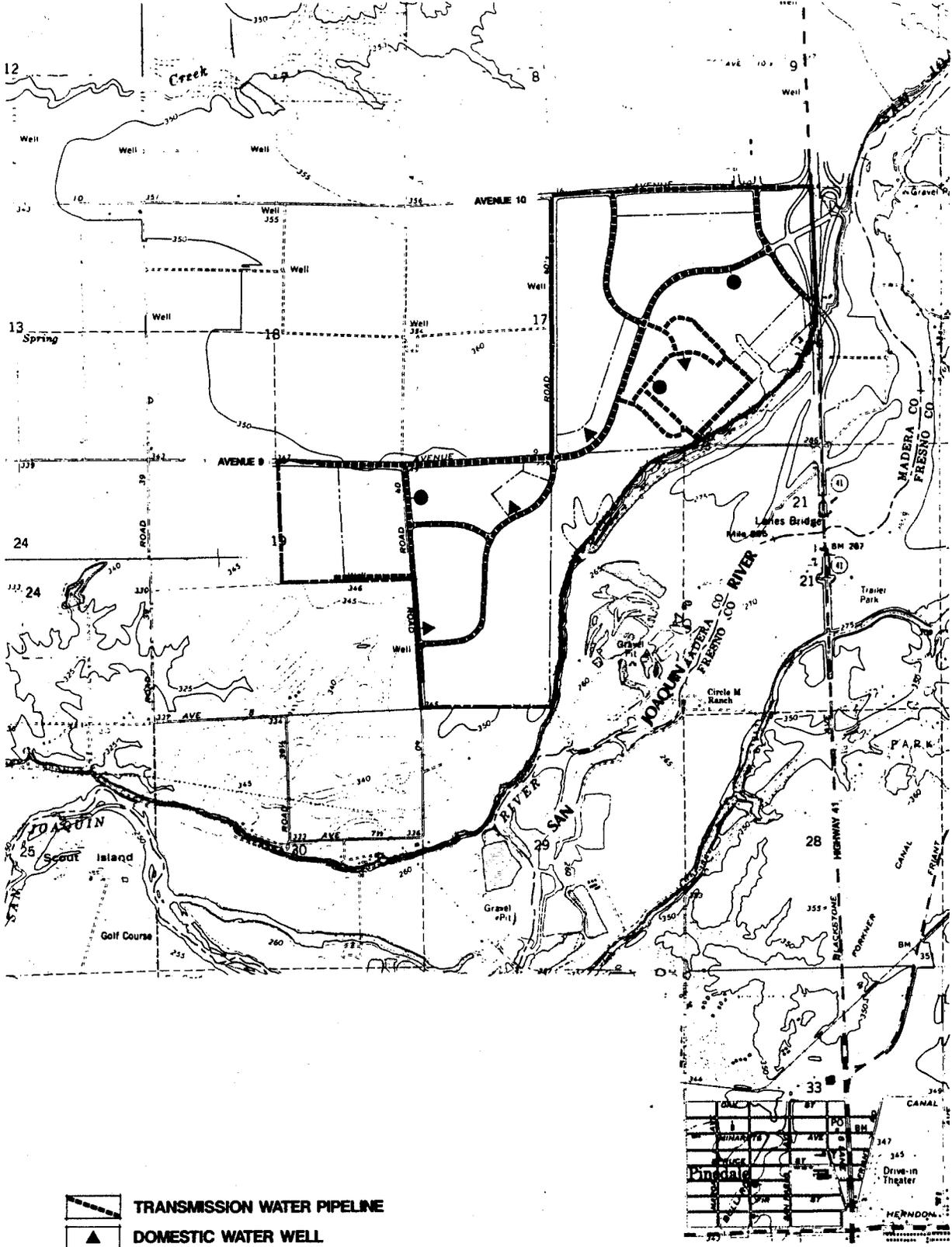
I. Water

A water distribution system is designed to adequately satisfy the water requirements for a combination of residential, non-residential and fire-fighting purposes. The major elements of a water system consist of water supply, storage and transmission facilities.

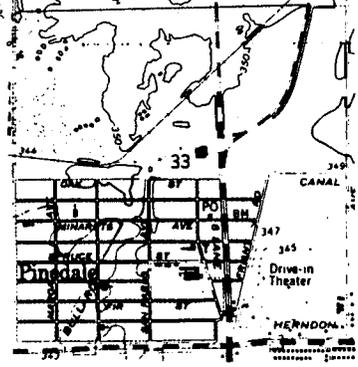
It is anticipated that available supply sources within the project area boundaries are adequate for meeting the projected water demands of the Gunner Ranch West community.

The potential source of potable water for the Gunner Ranch community will be through a network of water wells and reservoirs connected through a looped distribution system to provide adequate water pressure to individual planning areas.

The Gunner Ranch West water system improvements will include a series of reservoirs and booster pumps and domestic water wells connected by transmission water pipelines. The backbone water distribution system will be located within the proposed street system and will be installed by the master developer. The interior water lines within each planning area will be installed by individual project builder/developers. (See Water Concept Plan, Exhibit 8).

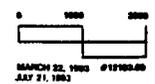


-  TRANSMISSION WATER PIPELINE
-  DOMESTIC WATER WELL
-  RESERVOIR AND BOOSTER PUMP



WATER CONCEPT PLAN
GUNNER RANCH WEST AREA PLAN
MADERA COUNTY, CALIFORNIA

EXHIBIT 8



MARCH 22, 1983 #11700-00
 JULY 21, 1983

THE KEITH COMPANIES

Planning • Engineering • Land Surveying • GIS and GIS Applications
 Public Works • Environmental Services • Water Resources • Landscape Architecture

2. Sewer/Reclaimed Water

The wastewater collection system for the project is intended to function as a part of a larger system, but has been designed to ensure it can adequately service the Gunner Ranch West project area. Facilities for a "backbone" sewerage system, such as trunk lines, force-mains, pumping stations, and a phased wastewater treatment plant are anticipated to serve development in both plan areas. If not provided for initially, it is anticipated that treatment facilities will be capable of enhancement to provide beneficial reuse of treated water within the project area (See Sewer Concept Plan, Exhibit 9).

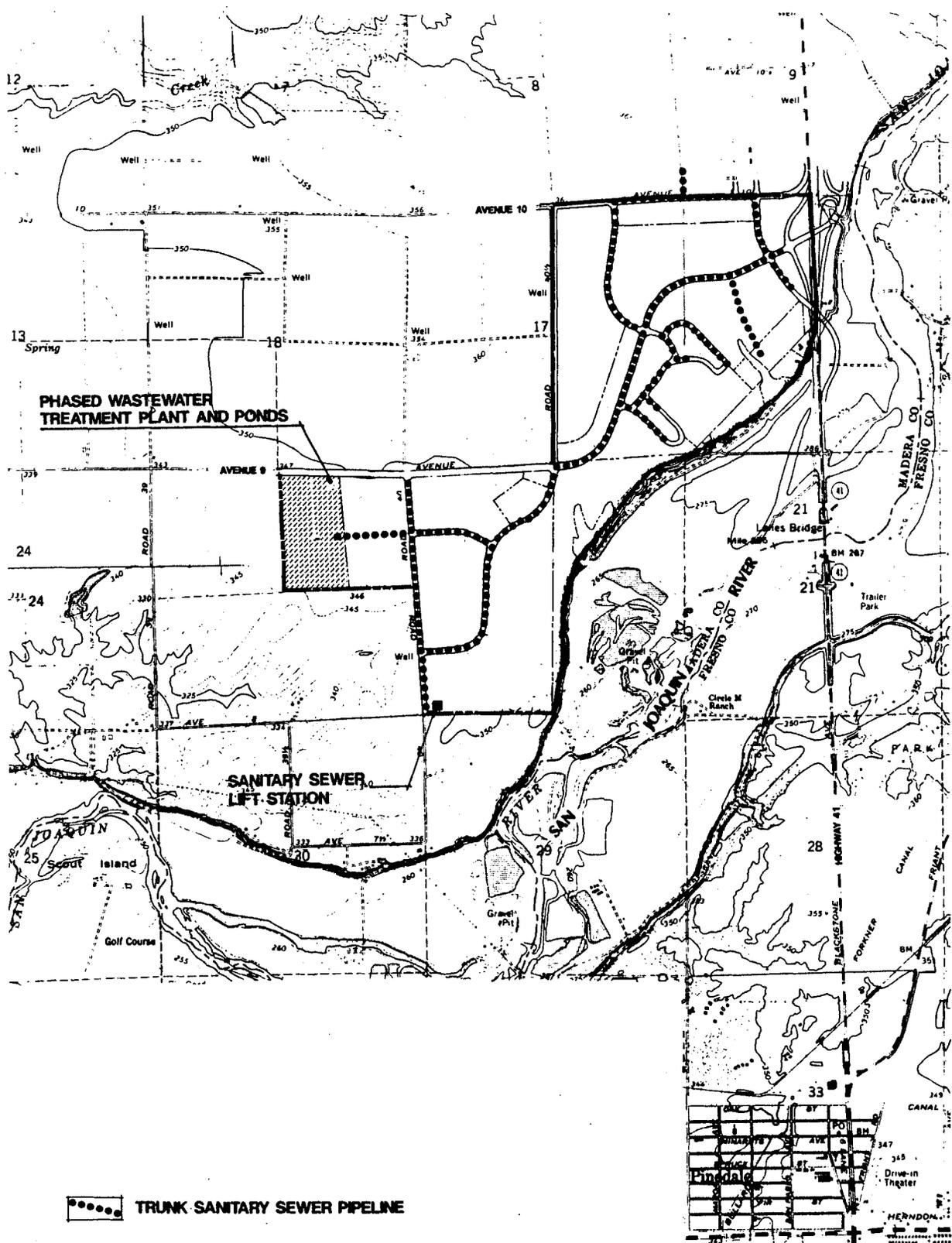
3. Storm Drainage

The drainage system concept for Gunner Ranch West identifies necessary drainage facilities to provide for development within the plan area, and to protect life and property from adverse storm flows. Improvements may include culverts, covered channels, storm drainage retention basins, grass and concrete channels, and storm drains.

The proposed storm drainage system will carry drainage on the property in such a manner so as to have no significant effects on the development areas, and the use of retention basins throughout the Gunner Ranch West project area will reduce peak flow increases from the project site to less than or equal to the pre-project conditions (See Drainage Concept Plan, Exhibit 10).

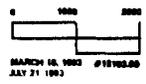
3.2.5 Open Space

Open space parcels are an important element of the Gunner Ranch West Area Plan. In all, 137 acres, or approximately 12% of the plan area will be devoted to open space. The open space areas are designated on Exhibit 4, Land Use Plan while Exhibit 7, Community Design Plan depicts the open space design components of the plan.



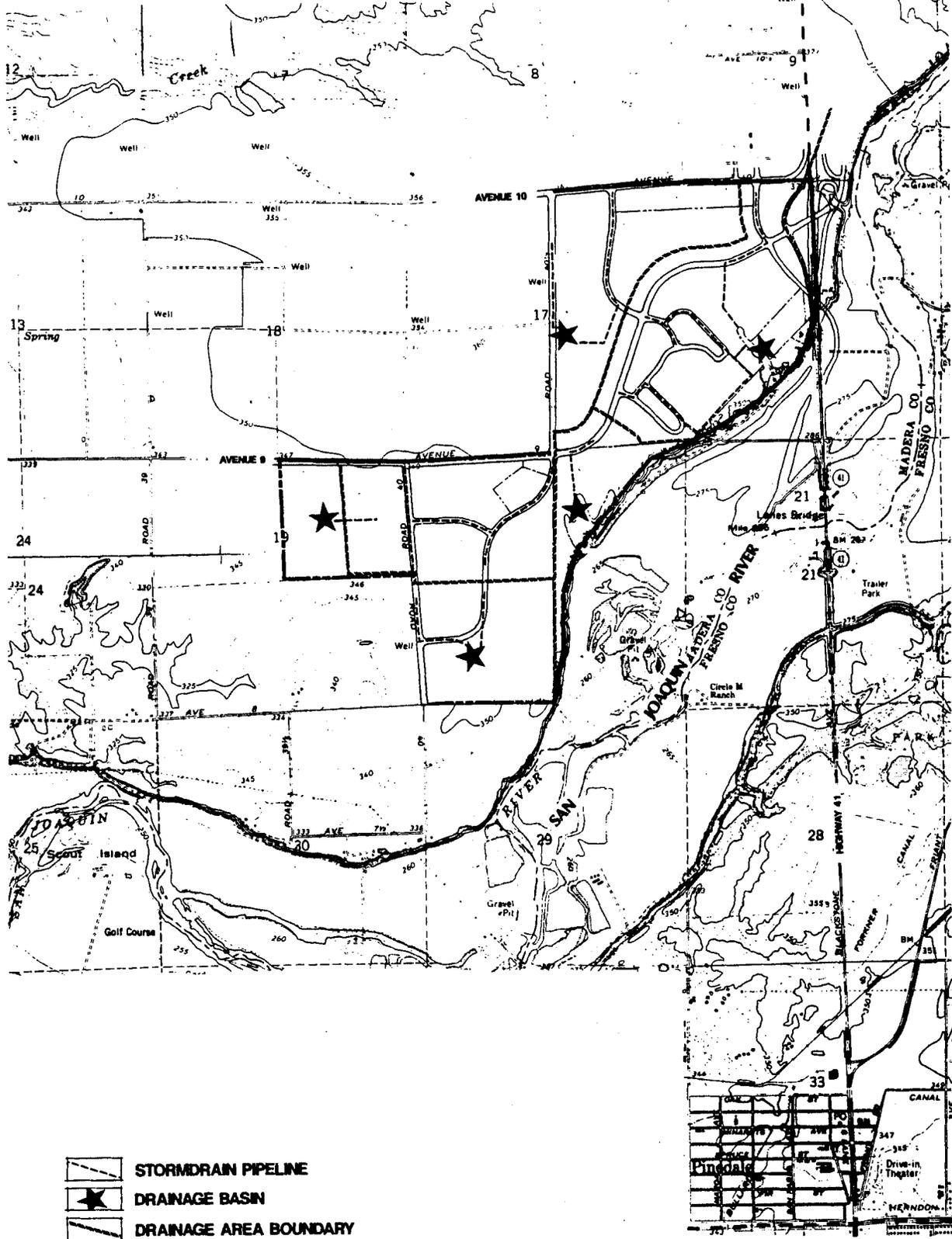
**SEWER CONCEPT PLAN
 GUNNER RANCH WEST AREA PLAN
 MADERA COUNTY, CALIFORNIA**

EXHIBIT 9



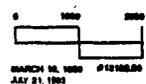
THE KEITH COMPANIES

Planning • Engineering • Land Surveying
 Public Works • Environmental Services
 Water Resources • Landmarks Architecture
 2000 West Hill Avenue
 Clovis, CA 93225
 559-252-0000



**DRAINAGE CONCEPT PLAN
 GUNNER RANCH WEST AREA PLAN
 MADERA COUNTY, CALIFORNIA**

EXHIBIT 10



THE KEITH COMPANIES

Planning • Engineering • Land Surveying • 1000 West 100 Avenue
 Public Works • Environmental Services • Clovis, CA 95326
 Water Resources • Landscape Architecture • (509) 865-8222

The open space concept has been designed to preserve the site's natural resources, such as the San Joaquin River vistas and planning interfaces at the bluffs, and incorporate them as positive visual opportunities for residents, as well as an open space system which creates a scenic and active living environment for residents.

A. Goals and Policies

Opportunities for passive and active recreation and access to the San Joaquin River bluffs and other open space areas shall be provided pursuant to the following goals and policies:

Goals

1. Preserve significant visual features and environmentally sensitive areas as open space.
2. Utilize open space features to define development areas and create separations between land uses.
3. Recognize the San Joaquin River bluffs as a significant open space and recreational amenity, and promote the preservation, enhancement, and public enjoyment of the river corridor resources.
4. Recognize the San Joaquin River as a significant visual resource.
5. Provide both active and passive recreational opportunities.

Policies

- 1.1 Clustering of dwelling units shall be encouraged to allow for additional open space preservation, and to minimize intrusion into the bluff transition zone along the river corridor.
- 1.2 Natural drainage courses should be preserved where feasible and integrated into project design. Development, including recreational projects such as parks, should cause minimal change to water courses and significant areas of native vegetation.
- 2.1 Incorporate topographic features and drainage courses into buffer/transition zones between land uses.
- 3.1 Develop special planning guidelines for areas adjacent to the San Joaquin River to protect and preserve this unique habitat; these may include development setbacks, controlled access points and height restrictions.

- 3.2 Encourage re-vegetation with native species where past activities have degraded the natural vegetation, and to enhance the effectiveness of buffer zones.
- 3.3 Support conservation, education and recreation within the river corridor through cooperative efforts with affected landowners and other governmental entities.
- 3.4 Preserve and incorporate natural features and supporting artificial and recreational features into development site design such that those features can serve as a buffer for the river corridor.
- 4.1 Provide for visual access to the river corridor from bluff top vantage points.
- 4.2 Preserve the bluffs, to the greatest extent possible, as significant visual features and "edges" to the river corridor.
- 4.3 Limit alteration of the bluff faces to only activities necessary for access or infrastructure improvements.
- 5.1 Comply with Quimby Act requirements for parkland.
- 5.2 Locate intensive recreational activity sites away from sensitive natural resources.

B. Open Space Components

1. Designation/Delineation of Open Space Area

Two parcels encompassing steeper river bluff topography and vernal pools have been designated as open space. These "bluff transition zones" are located along the river corridor edge immediately southeast of the Medical Campus land use designation, and directly south of the Road 40 ½ and Avenue 9 intersection. (See Exhibit 3, Development Constraints, and Exhibit 4, Land Use Plan)

These parcels have been designated OS to preserve natural resources, and to provide a connection to the San Joaquin River. The intent is to reduce the visual impact of development on sloping terrain and to keep development on flatter, less visible areas.

2. Bluff Transition Zone

It is anticipated that the open space parcels along the river bluff will be utilized to allow visual access to the river and to provide a buffer between development areas and the San Joaquin River corridor.

The proposed River Parkway concept plan does not provide for trail connections to the Gunner Ranch project. However, the existing road located in the river bottom, along the same alignment as Avenue 9 and continuing up the bluff to the project site could potentially provide access from the project to the River's recreational and natural resources. The Plan provides for a bicycle/pedestrian path connection to this existing drive.

3. Parks

Parkland in the Gunner Ranch West community will be provided through individual project design and entitlement pursuant to Quimby Act requirements of 3 acres for every 1,000 residents, or a total of 27 acres based on a population of 9,039. These park facilities may be developed in conjunction with drainage basins within the project area where such joint use is feasible or the dedication of additional parkland and/or the imposition of fees.

3.2.6 Conservation & Safety

The Gunner Ranch West Area Plan contains limited natural resources. This is probably the result of a relatively flat landform and historical agricultural use of the property. The location of the site along the San Joaquin River corridor and adjacent to the Sierra Nevada foothills does provide many views of the river and the mountain backdrop to the east. In addition, several drainages support seasonal pools (only one is considered a natural vernal pool), and the river bluffs constitute a visually sensitive transition zone.

Safety issues in the study area relate primarily to natural hazards. These include flooding and slope and soil instability. Each of these safety issues is briefly described in the following paragraphs.

Existing drainage is carried in natural channels of varying capacities until ultimately draining into the San Joaquin River. Development will create additional impervious surfaces and areas of reduced infiltration which would increase the total volume of storm runoff. The Area Plan will recommend construction of a comprehensive storm drain system to accommodate stream flows from future area development.

Natural slope instability can adversely affect development. Unstable areas must be avoided or designated for very low intensity use. One area of particular concern is the bluff area along the San Joaquin River where bluff slope stability must be properly assessed to insure no damage to adjacent development.

A. Goals and Policies

Opportunities for conservation of natural resources and protection of life and property shall be provided pursuant to the following goals and policies:

Goals

1. Minimize alteration to topographic landforms.
2. Preserve visually significant features and territorial views as community amenities.
3. Protect wildlife habitats and important vegetation such as significant seasonal pools.
4. Minimize the threat to life and property from flooding.
5. Minimize the threat to life and property from landslides and slope instability.
6. Maximize opportunities for energy conservation within the Area Plan.

Policies

- 1.1 Protect significant natural features such as bluff faces through restrictive land use regulations.
- 2.1 Direct special attention to development proposed within or near important visual features to insure compatibility with the natural environment.
- 2.2 Encourage density transfer away from important visual features to less visually sensitive areas.
- 3.1 Limit development in areas of high biological significance through restrictive land use regulations.

- 3.2 Encourage clustering of development and transfer of densities away from environmentally sensitive areas.
- 3.3 Encourage enhancement of natural drainage courses and riparian habitats for incorporation into active open space areas.
- 4.1 Develop a comprehensive storm drain system adequately sized and designed to accommodate storm-flows from all present and future development within the plan area.
- 5.1 Require careful site specific evaluations based on detailed surface and subsurface geotechnical investigations in areas of potential landslide susceptibility.
- 6.1 Require bus turnout and loading facilities in commercial areas, along major arterials, and in employment and public use areas.
- 6.2 Provide bicycle and pedestrian trails along major home-work and home-shopping travel routes and arterials.

B. Conservation and Safety Components

I. Central Swale & Seasonal Pool

This swale is located just north and east of the hospital site. Protection of this swale from development will minimize any acceleration of erosion and runoff into the river bottom area.

The plan designates this swale as an open space area which extends to the bluff top, and provides for a trail connection through the swale to the river corridor (See Exhibit 3, Development Constraints and Exhibit 7, Community Design Plan).

2. Bluff Transition Zone

This area, as discussed in the Open Space section, consists of two areas along the river bluffs which have been dissected by drainage. Because of this drainage dissection and the steepness of the bluff faces, three sensitive preservation and safety issues affect these areas: 1) Erosion and bluff slope stability; 2) Views from and visibility of this area; and 3) Landform preservation/alteration.

The Plan designates these areas as open space as a recognition that the preservation of these areas in open space or passive recreational use will preserve the unique landform characteristics they presently have, provide potential low intensity pedestrian and visual access to the river corridor, and avoid the potential safety hazards in these areas of erosion and slope instability.

3.3 Administrative Guidelines

This Area Plan constitutes one in a series of steps in securing County approval of development within the Area Plan boundaries. While consistent with the Madera County General Plan, this adopted Area Plan becomes the basis for reviewing subsequent zoning, tract maps and other site specific entitlement requests.

This Area Plan shall be administered by the Madera County Planning Department in accordance with the guiding provisions of this document and subsequent, more detailed development approvals and their requisite conditions, fees, and improvements.

3.3.1 Development Processing

As the Area Plan itself is not an implementation mechanism, development implementation will occur in two ways: 1) By processing projects to ensure conformity with the Area Plan goals, policies and applicable guidelines; and 2) By administering the basic public facilities required to support development authorized by the plan.

Processing of development requests will occur through a sequence of entitlement steps following the adoption of the Area Plan. These will include:

A. Zoning

All development requests within the Area Plan will require rezoning so that the underlying zoning is consistent with the land use designations as set forth in the Area Plan.

B. Specific Plans

Specific Plans may be used for project implementation, and can include the creation of their own zoning designations and development standards, subject to Board approval and the requirements of California Government Code, Title 7, Divisional Chapter 3, Articles 8 and 9, Sections 65450 through 65507.

C. Tentative Parcel & Tract Maps

Any division of land for sale or financing purposes will require a tentative parcel or tract map depending on the size and number of parcel divisions. These maps are required to be consistent with the Area Plan and underlying zoning.

D. Precise Plans/Site Approvals

Individual project proposals may require site specific review and approval. This type of approval may take the form of "precise plans", "site plan review", conditional use permits, or other detailed plan review.

E. Development Agreements

Development Agreements between the County of Madera and the landowner, pursuant to California Government Code Section 65864 et seq., includes allowances for density transfers between development parcels, other than the hospital and ancillary medical office building sites, such that appropriate traffic circulation and service levels are maintained within and around Gunner Ranch West.

3.3.2 Development Phasing

The Gunner Ranch West Area Plan provides the basis for guiding future development by establishing policies regarding land use, circulation, community design, and infrastructure in the creation of an integrated community. The Plan's implementation will be coordinated at each successive phase of development and will include continuing consultation and cooperation between property owners, the County of Madera, the Children's Hospital Central California, as well as other levels of involved government, including special districts.

The timing of development will most likely proceed based on future market demand and the developer's ability to proceed. This ability will be largely dependent on the provision of infrastructure through public financing and construction, or in lieu of this, through the developer's ability to construct such infrastructure as is needed to serve this development.

The basic development concept of this Area Plan is that backbone infrastructure is to be planned, designed, and constructed in logical phases, consistent with the requirements of this Area Plan and the desires of landowner/developers to develop their property. As there will inevitably be changes not only in economic conditions, population, and demographics, but also those responsible for overseeing the plan from the County of Madera, it is necessary for the phasing plan to be considered conceptual and to be subject to further coordination and consistency with more site specific planning. Tools that will help define phasing and ensure appropriate implementation of the plan include:

- the Infrastructure Master Plan (IMP)
- Specific Plan(s)
- Environmental Impact Report(s) (EIR)

As discussed in Section 1.1, Background, in 2005 the County of Madera approved an amendment to the Area Plan allowing an additional 136,000 square feet of hospital facilities as part of the original 1994 Area Plan Phase I approvals, subject to the mitigation measures called for in Mitigated Negative Declaration # 2004-57. The initial development as permitted as part of Phase I (as amended) is to a large extent complete.

In conjunction with both the 2005 and 2010 Area Plan amendments, any development beyond Phase I shall require the development of an IMP and construction of a fire station, with the preferred location being in the vicinity of the intersection of Highway 41 and Avenue 12. In the event a site cannot be obtained at the preferred location, the fire station may be constructed in the government center. The IMP must be submitted to the County and other responsible agencies, and approved prior to permitting of any further construction other than as allowed in Phase one of the Area Plan.

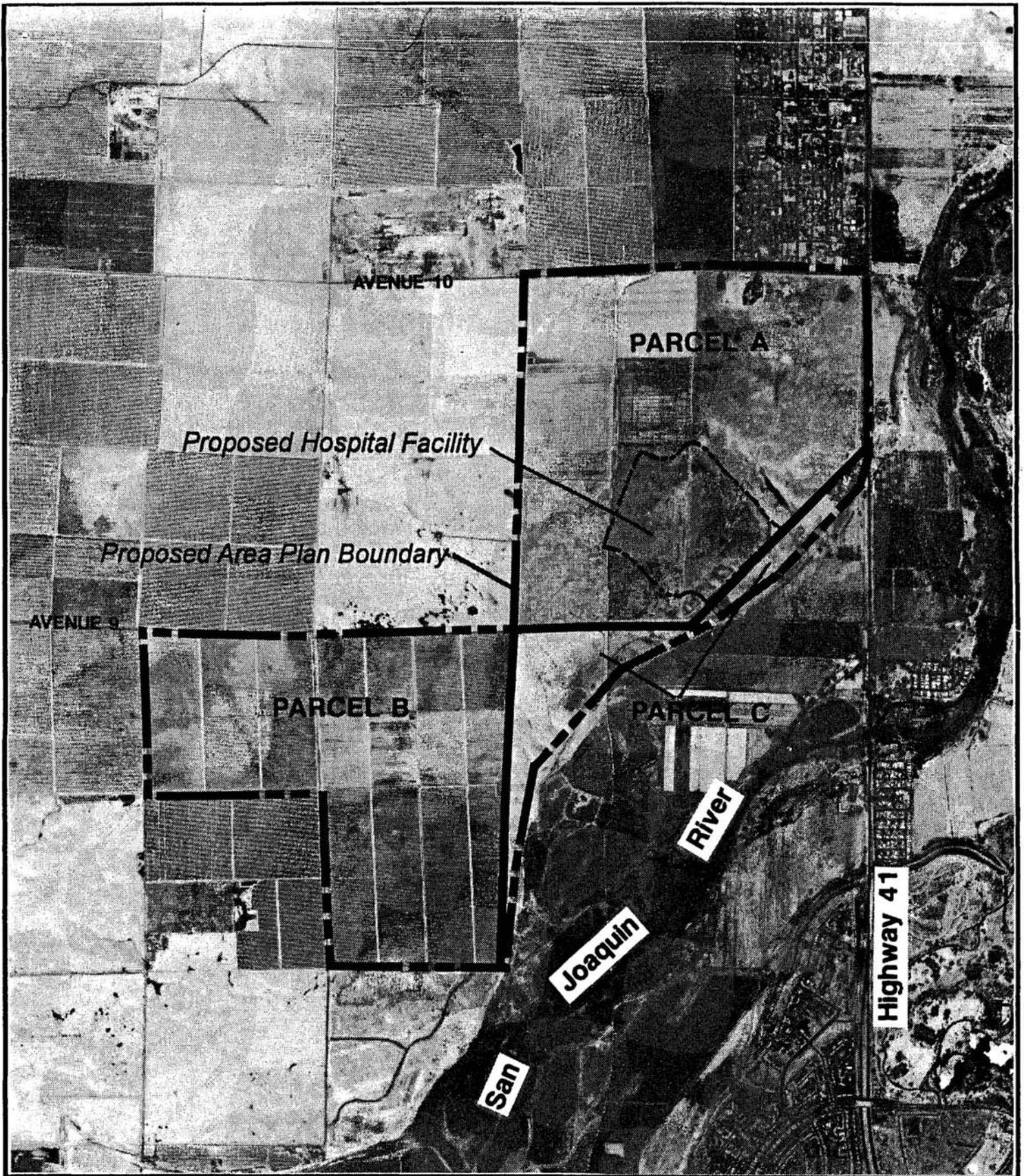


EXHIBIT 11

Project Vicinity

GUNNER RANCH WEST AREA PLAN
MADERA COUNTY, CALIFORNIA



3.3.3 Infrastructure Financing

Infrastructure financing will require a public financing strategy which will probably include a combination of financing vehicles. These may include Assessment Districts per the Municipal Improvement Act of 1913, Community Facilities Districts (Mello-Roos), Community Services Districts (CSD), California Water Districts, and a County Service Area (CSA) No. 22 "zone of benefit" or a new CSA established specifically to serve this planning area.

3.3.4 Development Agreement

Development Agreements may be developed for the Gunner Ranch West Area Plan and CHCC. A Development Agreement is a contract between the County and the land owner which commits the two parties to the development scenario approved in the Gunner Ranch West Area Plan. The Development Agreement, pursuant to California Government Code Section 65864 et Seq., may be negotiated in an effort to provide the County and the developer with the security that the development will occur in the manner contained herein. The Development Agreement may cover governance, infrastructure timing and construction, and delivery of a high level of municipal services at no net cost to the County.

3.3.5 Administrative Procedures

In order to facilitate future adjustments to the Area Plan as deemed necessary and appropriate, the following guidelines are established:

A. Administrative Adjustments

Certain minor adjustments to explicit provisions in the Area Plan may be made administratively by the Planning Director. These types of changes are as follows:

1. The addition of new information to the Area Plan maps or text that does not change the effect of any policies or guidelines.
2. Changes to the community infrastructure, such as drainage, water, and sewer, which do not have the effect of increasing or decreasing development capacity in the Area Plan area, nor change the concepts of the Plan.
3. Minor modifications in the boundaries and acreage of planning areas or adjustments because of final road alignments or other technical refinements during the tentative tract/final map process.

B. Area Plan Amendments

This Area Plan may be amended as necessary in the same manner as a General Plan amendment request. Each amendment shall include all

sections or portions of the Area Plan that are affected by the change. Said amendment shall not require a concurrent General Plan amendment unless it is determined by the Planning Commission that the proposed amendment would substantively affect the General Plan goals, policies or programs.

Types of changes which will require an Area Plan amendment include:

1. Changes to the text or maps of the Area Plan other than the addition of new information which does not change the effect of any policy or guideline.
2. Addition of permitted uses or intensity of uses beyond those presently permitted within the various development areas.
3. Changes in infrastructure which have the effect of increasing capacity beyond the specified land use intensity.
4. Changes to community structure theme elements which constitute a departure from the established theme for the project.

In reviewing proposed amendments to the Area Plan, the following criteria shall be used in determining compatibility with the overall intent of this Area Plan:

1. Consistency with General Plan goals, policies or programs.
2. Consistency with the Gunner Ranch West Area Plan goals and policies as outlined herein.
3. Consistency with the overall theme and design character established for this Area Plan.