



Amendment Sheet
Gunner Ranch West - 1994 Area Plan as Amended March 15, 2005 and
October 30, 2010

No.	AP Page #	Section Number and Title	Response / Revisions
1	1-3	1.1 Background	Additional text has been added to update the history of the Gunner Ranch West Area Plan and ensure that the plan is current with existing on-site development and entitlements including the 2005 Area Plan Amendment. This section has also been revised to incorporate the 2010 fire station amendment which established a new preferred location in the proximity to the intersection of Avenue 12 and Highway 41.
2	3	1.2.1 Purpose	In response to comments from the County of Madera, additional text has been added to explain how the Gunner Ranch West Specific Plan will serve as the implementation tool for the General Plan and Area Plan.
3	7	2.3.1 Physical Setting	Additional text has been included in this section to describe the project location in relationship to the recently approved Gateway Village Specific Plan.
4	7-8	2.3.2 Infrastructure and Services Setting A. Infrastructure	This section has been modified to describe the existing infrastructure facilities that serve the project site including the Children's Hospital Central California. Text from the 2005 Area Plan amendment regarding the preparation of an Infrastructure Master Plan has been integrated within this section.
5	8	2.3.2 Infrastructure and Services Setting B. Services	Applied revisions to existing and proposed services to reflect existing conditions as well as the formation of a new zone of benefit under the County's existing CSA 22.
6	10	2.4 Related Planning Projects	This section has been modified to be consistent with existing conditions. The description of the Madera County General Plan update, Rio Mesa Area Plan/UC Campus, and State Highway 41 Route Location Study has been removed as these projects have been completed and/or modified. The description of the San Joaquin River Parkway Plan has also been revised to ensure that it is accurate in light of the planning efforts that have transpired since the GRWAP was adopted.
7	10	2.5.1 Constraints	Removed text indicating that "certain portions of the property are under Williamson Act Contract" as this is no longer applicable.



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8	12	2.5.2 Opportunities	Addition of text to describe employment opportunities surrounding the Children's Hospital Central California and related medical services.
9	12	2.6.1 Relation to General Plan	Removed text regarding the 1995 General Plan update as this plan has been adopted and is currently in use by the County of Madera.
10	12	2.6.2 California Environmental Quality Act	This section has been removed as it has been incorporated in Section 1.1, Background of the Area Plan.
11	14	3.2.1 Land Use Plan A. Goals and Policies	Policy 4.1 has been revised to replace "Madera Unified School District" with "Golden Valley Unified School District" since the project area no longer lies within the Madera Unified School District boundaries.
12	15	Exhibit 4 – Land Use Plan	This exhibit has been updated to be consistent with the land uses proposed as part of the Gunner Ranch West Specific Plan.
13	16	Table 1 – Land Use Summary	<p>This table has been updated to be consistent with the proposed development of the Gunner Ranch West Specific Plan. It is important to note that the total number of acres and estimated unit yield has not been altered as a part of these amendments.</p> <p>While the overall intent of each of the land uses has been maintained, the following changes have been made to reflect the land uses proposed as part of the proposed Gunner Ranch West Specific Plan:</p> <ul style="list-style-type: none"> • The LDR density range has been modified from 1-7.5 du/ac to 1-7 du/ac. • A Medium Density Residential (MDR) designation has been added to encompass densities from 7-20 du/ac. • The HDR designation has been replaced with the Mixed Use (MU) and Medical Campus (MC) designations. • The PO designation has been replaced with the MC designation to integrate medical offices and medical support services with workforce housing. • The CC designation has been



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			replaced with the MU designation to provide for pedestrian oriented commercial services.																												
14	17-20	Table 1: Land Use Summary 3.2.1 Land Use Plan B. Description of Land Uses 2. Mixed Use Land Uses	In response to comments from the County of Madera, the "Mixed Use" land use designation has been updated to read "Mixed Use Core" to maintain consistency with the County of Madera General Plan.																												
15	17 -20	3.2.1 Land Use Plan B. Description of Land Uses	<p>Each of the land use designations and their accompanying descriptions has been updated to be consistent with the land uses proposed as part of the Gunner Ranch West Specific Plan.</p> <p>The population estimates have also been updated to reflect the estimated population per unit as specified in the Madera County General Plan and outlined below:</p> <table border="1" data-bbox="932 919 1472 1136"> <thead> <tr> <th>Land Use</th> <th># Units</th> <th>Pop. per Unit</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>MU (HDR)</td> <td>485</td> <td>2.75</td> <td>1,334</td> </tr> <tr> <td>MC (HDR)</td> <td>256</td> <td>2.75</td> <td>704</td> </tr> <tr> <td>MDR</td> <td>907</td> <td>2.90</td> <td>2,630</td> </tr> <tr> <td>LDR</td> <td>1,192</td> <td>3.20</td> <td>3,814</td> </tr> <tr> <td>VLDR</td> <td>174</td> <td>3.20</td> <td>557</td> </tr> <tr> <td>Total</td> <td>3,014</td> <td>--</td> <td>9,039</td> </tr> </tbody> </table>	Land Use	# Units	Pop. per Unit	Total	MU (HDR)	485	2.75	1,334	MC (HDR)	256	2.75	704	MDR	907	2.90	2,630	LDR	1,192	3.20	3,814	VLDR	174	3.20	557	Total	3,014	--	9,039
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16	20	3.2.1 Land Use Plan C. Special Conditions 1. Location Criteria	The location criteria for Fire Stations have been amended to include the language suggested per the proposed Gunner Ranch West Area Plan Amendment (GP #2009-009). This language is also incorporated in Section 1.1, Background and Section 3.3.2, Development Phasing.																												
17	20	3.2.1 Land Use Plan C. Special Conditions 1. Location Criteria	In response to comments from the County of Madera, the location criteria for schools has been updated to be more generic. Rather than concentrating the discussion on elementary schools, the description has been broadened to just focus upon schools.																												
18	20	3.2.1 Land Use Plan C. Special Conditions 2. Gross Densities	Note to County: In regards to density transfers, please refer to Section 8.6.1 – Density Averaging in the Specific Plan. This section establishes the provisions for density averaging and provides a detailed discussion about how it can be used within the project area.																												
19	21	3.2.1 Land Use Plan D. Jobs/Housing Balance	Addition of text to incorporate the updated land uses and how they create a job rich community. Also removed text describing the jobs to housing balance for surrounding projects as this information is																												



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			dated.
20	22	3.2.2 Circulation Concept Plan	Rather than adjust each of the road alignments to be consistent with the proposed Gunner Ranch West Specific Plan, provisions have been included to allow changes to the street section design, road alignments, and right-of-way with the approval of a Specific Plan or Planned Development.
21	22-23	3.2.2 Circulation Concept Plan A. Goals and Policies	Circulation Policy 1.3 has been updated to be more specific as to when on-street parking should/should not be provided. Circulation Policy 2.2 has been revised to provide further clarification regarding the target LOS for intersections and street segments.
22	23	3.2.2 Circulation Concept Plan B. Circulation Facilities and Standards 2. Functional Classification	Additional text has been added to allow for changes in street section design, road alignments, and right-of-way with the approval of a Specific Plan or Planned Development so long as the planned design meets the general goals and policies outlined in the Area Plan.
23	29	3.2.2 Circulation Concept Plan B. Circulation Facilities and Standards 3. Non-Vehicular Circulation	Additional text has been added to allow for changes in non-vehicular circulation plans with the approval of a Specific Plan or Planned Development so long as the planned design meets the general goals and polices outlined in the Area Plan.
24	37	3.2.4 Sewer/Reclaimed Water B. Infrastructure Components 2. Sewer/Reclaimed Water	This section has been slightly modified to stress the fact that the project's wastewater collection system is intended to serve the project area rather than the southern portion of the Rio Mesa Area Plan.
25	37	3.2.5 Open Space	This section has been updated to be consistent with the open space plans described in the proposed Gunner Ranch West Specific Plan.
26	42	3.2.5 Open Space B. Open Space Components 1. Designation/ Delineation of Open Space Area	The description of the bluff transition zones has been slightly modified to be consistent with the land uses described in the proposed Gunner Ranch West Specific Plan.
27	42	3.2.5 Open Space B. Open Space Components 3. Parks	The anticipated number of people and required number of parkland acreage has been revised to be consistent with the Madera County General Plan.
28	48	3.3.2 Development Phasing	The development phasing of the project has been modified to add flexibility and allow the plan to adjust to changing market conditions over time. The ultimate build-out numbers of the 1994 Area Plan



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			and the requirements of the 2005 amendment have not been altered.
29	49	Exhibit 11 – Development Phasing Plan	This exhibit has been removed from the Area Plan.
30	49	Exhibit 11 – Development Phasing Plan	<p>Note to County: The Development Phasing Plan exhibit in the Area Plan has been removed. Considering that the Area Plan is not an implementation tool, but rather is intended to provide an additional level of detail beyond the County's General Plan; it is more appropriate to have the Phasing Plan in the Specific Plan rather than the Area Plan. Furthermore, as development is expected to occur over the course of approximately 20 years, future changes to the Phasing Plan may occur. By having the Specific Plan alone define the phasing of the project development, any future revisions can be made to the Specific Plan without having to amend the Area Plan.</p>
31	50	3.3.3 Infrastructure Financing	In response to comments from the County of Madera, the option of forming a community service district (CSD) has been included as a possible tool for infrastructure financing.
32	50	3.3.4 Development Agreement	This section has been slightly modified to include additional detail regarding the scope of the development agreement.
33	50	3.3.4 Development Agreement	In response to comments from the County of Madera, the term "hospital" has been replaced with "CHCC" to provide additional clarification.