Operational Statement

1. Assessors Parcel Number(s): 080-170-002 & 003
   Applicant Name: Wilson Premier Homes
   Address: 7550 North Palm Avenue, Fresno, CA 93711
   Phone Number: (559) 224-7550
   Acreage: 24.44 Acres Gross

   Engineer's Name: Harbour & Associates
   Address: 389 Clovis Avenue, STE. 300, Clovis, CA 93612
   Phone Number: (550) 325-7676

2. Describe the nature of your proposal (i.e., 300 Lot subdivision, lots ranging in size from ___ to __; outlots for the purpose of _____ with sizes).

   144 lot gated subdivision with an average lot size of 4,803 square feet; 14 outlots as described here:
   - OUTLOT A IS FOR PRIVATE STREET & PUBLIC UTILITY PURPOSES.
   - OUTLOT B IS FOR PUBLIC LANDSCAPE AND OPEN SPACE PURPOSES.
   - OUTLOTS C & M ARE FOR PRIVATE LANDSCAPING AND PUBLIC UTILITY PURPOSES.
   - OUTLOTS D & N ARE FOR PRIVATE PEDESTRIAN, PRIVATE LANDSCAPING AND PUBLIC UTILITY EASEMENT PURPOSES.
   - OUTLOTS E, F, G, H, I, J & K ARE FOR PRIVATE LANDSCAPING, PRIVATE PARKING AND PUBLIC UTILITY EASEMENT PURPOSES.
   - OUTLOT L IS FOR PRIVATE RECREATIONAL PURPOSES.

3. What is the location of the proposal?

   The proposed project is located on the Southeast Corner of Avenue 12 & Road 40.

4. What is the terrain (i.e. elevation, % of slope, streams, rocks)?

   The existing terrain is approximately 360 feet in elevation with varying slopes. The site was previously used for agriculture.

5. Are there any bodies of water (i.e., lakes, ponds, creeks, ravines, rivers, etc.) on the project site?

   There are no existing bodies of water on the project site.

6. Are there any ravines, gullies, and natural drainage courses on the property.

   There are no ravines, gullies, or natural drainage courses on the property.

7. What is the existing use of the property?

   It was previously used for Agriculture.

8. How will access be provided to the property/project? (Street/Road name, identify all roads, access easements, etc)

   Primary access to the project site will be provided from Road 40 with secondary access to the South via a future public street.

9. What is on the site - buildings, usage, wells, etc.?

   There are existing trees on the project site.

10. What are the surrounding land uses to the north, south, east, and west boundaries of the property?

    North: Agriculture (Future Development)
    South: Agriculture (Future Residential)
    East: Residential
    West: Agriculture

11. On a monthly (average) basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development (please be specific).

    Assuming 606 gallons per day, used by 1 dwelling unit, approximately 2,617,920 gallons of water will be used on a monthly (average) basis by the proposed development. Water will be supplied to the proposed development by the Root Creek Water District.

12. On a monthly (average) basis, how much wastewater will be generated by the proposed project and how will it be disposed of?

    Assuming 330 Gallons per day, generated by 1 dwelling unit, approximately 1,425,600 gallons of Wastewater will be generated on a monthly (average) basis by the proposed development. Wastewater for the proposed development will be disposed of by the Root Creek Water District.

13. On a monthly (average) basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of?

    Assuming 8.9 pounds per day, generated by 1 dwelling unit, approximately 38,448 pounds of Solid waste will be generated on a monthly (average) basis by the proposed development. Solid waste for the proposed development will be disposed of by the County of Madera.

14. Will there be any grading? Will removal of trees or vegetation occur which may provide unique or sensitive wildlife habitat? (Please state the purpose, i.e., for roads, building pads, drainage, etc.)

    Existing trees and/or vegetation will be removed. There will be grading on the project site for roads, building pads, and drainage purposes.

15. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.

    No known existing archeological or historically significant sites are located on this project property.

16. Will your proposal require use of any public services or facilities? (i.e., schools, parks, fire and police protection, special districts or medical facilities?)

    Yes, the proposed project will use public utilities, schools, parks and fire and police protection.

17. How do you see this development impacting the surrounding area (roads, water, runoff, etc.)?

    This project will impact the surrounding area in a way that is consistent with the county of Madera development standards. There will be proposed roads and homes that increase the amount of non-permeable area on the site. This site is part of a master planned community and these impacts have been accounted for.

18. How do you see this development impacting schools, parks, fire and police protection or special districts?

    The proposed development will impact schools, parks, fire and police, by adding to the area the aforementioned public services currently serve. This site is part of a master planned community and these impacts have been accounted for.