

MILLERTON SPECIFIC PLAN

ADOPTION

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AMENDMENTS

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MILLERTON SPECIFIC PLAN

SECTION	PAGE
A. <u>INTRODUCTION</u>	1
A.1 Purpose	1
A.2 Plan Boundaries	1
A.3 Plan Organization	1
A.4 Goals	1
B. <u>LAND USE ELEMENT</u>	2
B.1 <u>LAND USE DESIGNATIONS</u>	2
B.1a Open Space	2
B.1b Residential	2
B.1c Commercial	2
B.1d Public Facilities	3
B.1e Specific Plan Reserve	3
B.2 <u>DETERMINANTS OF CHANGE</u>	3
B.2a Growth Indicators	3
B.2b Limits of Development	3
B.2c Public Facilities and Services.....	5
B.3 <u>RESIDENTIAL LAND USE</u>	6
B.3a Objectives	6
B.3b Policies.....	7
B.3c Standards and Criteria	7
B.4 <u>COMMERCIAL LAND USE</u>	7
B.4a Objectives	8
B.4b Policies.....	9
B.4c Standards and Criteria	9
B.5 <u>PUBLIC, SEMI-PUBLIC, AND OPEN SPACE LAND USE</u>	10
B.5a Objective	10
B.5b Policies.....	11
B.5c Standards and Criteria	11
C. <u>TRANSPORTATION ELEMENT</u>	12
C.1 <u>CIRCULATION SYSTEM</u>	12
C.1a Objectives	12
C.1b Policies	12
C.1c Standards and Criteria	13

MILLERTON SPECIFIC PLAN

SECTION	PAGE
C.2 <u>SCENIC ROADWAYS</u>	15
C.2a Objective.....	15
C.2b Policies, Standards, and Criteria.....	15
C.3 <u>TRAILS SYSTEM</u>	16
C.3a Objective.....	16
C.3b Policies.....	16
C.3c Standards.....	17
C.4 <u>TRANSIT</u>	17
C.4a Objective.....	17
C.4b Policy.....	17
D. <u>HOUSING ELEMENT</u>	18
D.1 <u>INTRODUCTION</u>	18
D.2 <u>OBJECTIVES</u>	18
D.3 <u>POLICIES AND STANDARDS</u>	19
E. <u>ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT</u>	19
E.1 <u>INTRODUCTION</u>	19
E.2 <u>LAND RESOURCES</u>	20
E.2a Objective.....	20
E.2b Policies.....	20
E.2c Standards.....	21
E.3 <u>FLOODING AND DRAINAGE</u>	22
E.3a Policies.....	22
E.3b Standards.....	22
E.4 <u>OPEN SPACE AND RECREATION</u>	23
E.4a Objective.....	23
E.4b Policies.....	23
E.4c Standards.....	23
E.5 <u>RECREATION CORRIDORS</u>	25

MILLERTON SPECIFIC PLAN

SECTION	PAGE
E.5a Policy	25
E.5b Standards.....	25
E.6 <u>WATER CONSERVATION</u>	26
E.6a Objective	26
E.6b Policies.....	26
E.6c Standards.....	27
E.7 <u>ENERGY CONSERVATION</u>	28
E.7a Objective	28
E.7b Policies.....	28
E.7c Standard.....	29
E.8 <u>ARCHAEOLOGICAL RESOURCES</u>	29
E.8a Objective	29
E.8b Policy	29
E.9 <u>NOISE</u>	30
E.9a Objective	30
E.9b Policies.....	30
E.9c Standard.....	30
E.10 <u>HABITAT PRESERVATION</u>	30
E.10a Objective	30
E.10b Policies.....	30
E.11 <u>AIR QUALITY</u>	32
E.11a Objective	32
E.11b Policies.....	32
F. <u>PUBLIC FACILITIES ELEMENT</u>	33
F.1 <u>COMMUNITY WATER</u>	33
F.1a Objectives	33
F.1b Policies.....	34
F.1c Standards	34
F.2 <u>COMMUNITY SEWER</u>	34
F.2a Policies.....	35
F.2b Standards.....	35

MILLERTON SPECIFIC PLAN

SECTION	PAGE
F.3 <u>FIRE PROTECTION</u>	36
F.3a Objective	36
F.3b Policies.....	36
F.3c Standards.....	36
F.4 <u>SCHOOLS</u>	37
F.4a Objective	37
F.4b Policies.....	37
F.4c Standards.....	38
F.5 <u>LAW ENFORCEMENT</u>	39
F.5a Objective	39
F.5b Policies.....	39
F.5c Standards.....	39
G. <u>COMMUNITY DESIGN ELEMENT</u>	40
G.1 <u>OBJECTIVES</u>	40
G.2 <u>POLICIES</u>	40
G.3 <u>STANDARDS</u>	41
H. <u>IMPLEMENTATION</u>	43
H.1 <u>CEQA COMPLIANCE</u>	43
H.2 <u>RELATIONSHIP WITH GENERAL PLAN AND ZONING ORDINANCE</u>	44
H.3 <u>NON-RESIDENTIAL SUB-UNIT PLANS</u>	44
H.4 <u>AMENDMENTS TO THE SPECIFIC PLAN</u>	46
H.5 <u>INFRASTRUCTURE AND FINANCING MECHANISMS</u>	47
H.5a Infrastructure Plan	47
H.5b Developer Dedication and Improvement.....	49
H.5c Development Fees.....	49
H.5d County Service Area Assessments and Fees.....	51
H.5e Other.....	52
H.6 <u>ZONING</u>	52
H.6a Objectives	52
H.6b Policies	53

MILLERTON SPECIFIC PLAN

SECTION	PAGE
H.6c Standards and Criteria	54

TABLES, APPENDICES, AND FIGURES

TABLES:

Table SP1-1: Millerton Student Population	38
Table SP1-2: Zoning Compatibility Matrix	56

APPENDICES:

Table SP1-A: White Fox Creek Sub-Unit Plan	
Table SP1-B: CM Zoning District Use Restrictions for Allocation Area H	

FIGURES:

Figure SP1-1: Vicinity Map	
Figure SP1-2: Slope Plan	
Figure SP1-3: Drainage Patterns	
Figure SP1-4: Land Use and Circulation Elements	
Figure SP1-5: Residential Development Allocation Areas	
Figure SP1-6: Road Standards for Millerton Road	
Figure SP1-7: Road Standards for Marina Drive	
Figure SP1-7A: Left Turn Requirements for Marina Drive	
Figure SP1-8: Local Residential and Collector Street Standards	
Figure SP1-9: Circulation Element and Bikeways	

MILLERTON SPECIFIC PLAN

A INTRODUCTION

A.1 Purpose

The planned community of Millerton is designed to accommodate a population of 8,000 to 10,000. It incorporates the necessary housing (approximately 3,500 units), commercial and public facilities, recreation areas, and open space to provide for community residents.

The Millerton Specific Plan is a set of regulations, conditions, programs, standards, and implementation measures necessary for the development of the town.

The Specific Plan implements General Plan policy and is a refinement of the Sierra-North Regional Plan. It constitutes a statement of the location and extent of residential, commercial, recreation, open space, and public facilities, and describes the standards and implementation methods which will be used to develop the site.

A.2 Plan Boundaries

The project, shown in Figure SP1-1, comprises 1,420 acres. It is located two miles east of the community of Friant along both sides of Millerton Road.

A.3 Plan Organization

The Specific Plan focuses on three major concerns: land use, public facilities, and environmental resources management. Separate sections of the Plan deal with each of these concerns and state the County's management objectives, policies, and standards.

A.4 Goals

SP1-A. Provide for a balanced community of mixed land uses, with a strong sense of community identity.

SP1-B Ensure that development will be sensitive to and enhance the area's gently rolling topography, small grassland valleys, and prominent knolls.

SP1-C Encourage development to reflect a higher level of community design than normally would be found in conventional development.

- SP1-D Provide for a variety of dwelling types, including apartments, townhouses, single-family attached and detached dwellings, and mobile homes.
- SP1-E Provide for the necessary facilities and services, to be made available at the time they are needed, to be paid for by those receiving the benefit.

B LAND USE ELEMENT

The following land use designations follow the basic descriptions set out in the General Plan but have been further defined for the Specific Plan location. Implementing Zoning Districts are defined in Section H.6.

B.1 LAND USE DESIGNATIONS

B.1a Open Space shall mean land or water areas that are essentially unimproved and planned to remain open in character providing for the preservation of natural resources, the managed production of resources, parks and recreation and the protection of the community from natural and manmade hazards.

B.1b Residential

- (1) Medium Low Density Residential shall mean land designated for residential development at a density not to exceed one dwelling unit per 10,000 square feet (net) or 3.5 units per acre (gross).
- (2) Medium Density Residential shall mean land designated for residential development at a density not to exceed one dwelling unit per 6,000 square feet (net) or seven units per acre (gross).
- (3) Medium High Density Residential shall mean land designated for residential development at a density not to exceed one dwelling unit per 2,400 square feet (net) or 10 units per acre (gross).

B.1c Commercial

- (1) Central Business Commercial shall mean land designated for development of commercial centers where the full range of retail services and professional and governmental offices is concentrated in a location that is central to most community residents.
- (2) Service Commercial shall mean land designated for general commercial activities which, due to space requirements or the distinctive nature of the operation, are not usually located within commercial centers.

- (3) Special Commercial shall mean uses which generally do not fall within any other commercial designation and whose frequency of occurrence does not warrant establishment of additional specific use designations.
- (4) Neighborhood Commercial shall mean land provided for commercial activities ranging from a single commercial use to a neighborhood shopping center serving a local area. A neighborhood shopping center should provide convenience goods, personal services, and general merchandise for the living needs of neighborhood residents and may offer specialty items.

B.1d Public Facilities shall mean land designated for location of services and facilities that are necessary to the welfare of the community. Typical uses include liquid and solid waste disposal, ponding basins, parks, schools, civic centers, hospitals, libraries and cemeteries.

B.1e Specific Plan Reserve shall mean land designated for Limited Agriculture with a potential future urban use if approved as part of a future specific plan.

B.2 DETERMINANTS OF CHANGE

B.2a Growth Indicators

(1) Population

With the exception of the Friant community, the Millerton area is sparsely populated.

(2) Land Availability

There are 1,420 acres within the Millerton Specific Plan area. Surrounding this area are about 300 acres designated Low Density Residential and about 1,300 acres designated Specific Plan Reserve. As with most of the foothills in Fresno County, these lands are primarily used for cattle grazing. Much of the land in the vicinity of the site is owned by the federal government or is under Williamson Act contract.

B.2b Limits of Development

(1) Land Ownership

All land within the Specific Plan area was initially privately owned. Some dedications for public ownership will occur in the implementation of the Specific Plan and the Millerton New Town Infrastructure Plan.

(2) Land Form, Geology, and Soils

The majority of the site is below 700 feet in elevation and includes broad-sweeping valley areas and a few rounded hills. There are no unique geologic features. Rock exposures are confined to hillsides and isolated outcrops. Figure SP1-2 delineates slope configurations on the site.

The Specific Plan area and surrounding region appear to be very stable. The interlocking nature of the bedrock combined with gentle slopes makes the likelihood of landslides, slumps, or mudflows remote. There is no geomorphic evidence of past landslides or slumps on the site or on adjacent property.

Site soils are thin to moderately thick and are underlain by decomposed granite. Surface soils generally consist of sandy silt or silty sand. Some of the soils have moderate amounts of clay.

(3) Hydrology

The Specific Plan area lies within a small drainage system, which is a tributary to Dry Creek. Its headwaters are near Table Mountain. White Fox Creek, the seasonal stream running south of Millerton Road, is the primary drainage feature on the property. The Flood Insurance Rate Maps, prepared by the Federal Emergency Management Agency, show the area along this drainage to be a potential flood prone area. This flood prone area has a designation of "Zone A," indicating a 100-year flood boundary (Figure SP1-3: Drainage Patterns). The adopted Millerton New Town Infrastructure Plan contains guidelines for grading and erosion control.

The majority of the townsite is a broad, gently sloping valley with a weathered rock base 40 to 70 feet thick. This weathered rock has the potential for holding and transmitting substantial amounts of water. In the hilly areas surrounding the Specific Plan core area, the weathered granitic layer is thin and has lower water holding potential than the valley areas.

The Adopted Millerton New Town Infrastructure Plan "requires each new project to provide an adequate water supply to CSA-34, with the water supply acquisition costs to be borne by the project proponent." Water supply from Millerton Lake has been allocated for the Specific Plan site and surrounding areas under agreements with County Service Area #34. This water allocated for use within the CSA-34 boundaries is up to 1,242 acre-feet per year, plus an additional 278 acre-feet per year under existing exchange Agreements. These water allocations, together with additional supplies that have been or will be acquired by project developers, will provide a supply in excess of that required by Specific Plan area households. Additional water supplies to adequately serve the Plan Area must be acquired by the project proponent at no

cost to the County as required by the Millerton New Town Infrastructure Plan.

As a further condition of the water agreements, the water can only be purchased and used by a public water agency. Upon formation by the Fresno County Board of Supervisors, the Millerton Water Users passed their water rights to the County of Fresno to be used by CSA-34, a public entity. Based on review of available information, it appears that the introduction of surface water has had a positive effect on the quantity of available groundwater. A geologic reconnaissance study prepared by Krazan (1983) pointed out that recharge to the weathered granitic layer comes only from precipitation. Imported surface water, especially if impounded, appears to have altered this pattern.

(4) Wildfire Hazard

Wildfire is a hazard in foothill areas. It becomes more serious with increases in population, accompanying residences, and other structures.

B.2c Public Facilities and Services

(1) Law Enforcement

The project area is within the jurisdiction of the Fresno County Sheriff's Department. The California Highway Patrol provides service when traffic flow warrants and manpower permits. A special district encompassing the entire Specific Plan area will be created to fund extended police protection services.

(2) Fire Protection

The Fresno County Fire Protection District, in cooperation with the California Division of Forestry (CDF), provides fire protection service for the project area. The Fresno County Fire Protection Benefit Assessment District for the Millerton New Town and Surrounding Area was formed in the year 2000 to assess all parcels within the Project Area for the future maintenance, operation, and construction of a permanent fire station within the Project. Fire stations currently able to dispatch equipment to the project are:

- a) Millerton CDF Station near Friant is the primary site, with one engine and an estimated response time of ten minutes.
- b) The Friant Volunteer Fire Department, with one engine and an estimated response time of 15 to 20 minutes.

c) The Hurley CDF Station, which can respond in 12 minutes with one engine under mutual aid agreements.

d) The Blasingame CDF Station, which can respond in 20 minutes with two engines under mutual aid agreements.

(3) Schools

The Specific Plan project area is served by the Clovis Unified School District. As lands are added to the Specific Plan area, applications will be made to transfer the property out of the Sierra Unified School District and into the Clovis Unified School District.

(4) Parks and Recreation

The Millerton Lake State Recreation Area is located to the north of the site, with access about one mile to the west on Millerton Road. The Lake offers boating, camping, fishing, picnicking facilities, a marina, and other recreational pursuits.

The nearest regional park is Lost Lake Park. It is administered by the County of Fresno and is located four miles to the south. The Cities of Fresno and Clovis operate the nearest neighborhood parks that provide soccer fields, basketball courts, and softball diamonds. The open foothill land offers passive recreational opportunities such as hunting, hiking, photography, and nature study.

(5) Solid Waste Disposal

Solid waste disposal is provided by franchise carrier and waste is transported to the American Avenue Landfill which is owned and operated by Fresno County.

(6) Utilities

Two telephone companies serve the subject property. The Ponderosa Telephone Company serves the northern 480 acres and the remaining 940 acres are served by Pacific Bell.

The Pacific Gas and Electric Company serves the project area with electricity. Natural gas is not available.

B.3 RESIDENTIAL LAND USE

B.3a Objectives

(1) Provide for development that is planned as a unified and integrated whole.

- (2) Provide for development that incorporates outstanding design features and amenities.

B.3b Policies

SP1-P1 All residential development shall be implemented through the Planned Development process or Conditional Use Permit process.

SP1-P2 Planned Development shall provide improved design features through increased flexibility in development siting, and preservation of open space and significant natural features.

B.3c Standards and Criteria

- (1) A minimum of 3 percent of the area not over 30 percent slope (excluding the open space features shown in Figure SP1-4 and the areas shown in Figure SP1-3) that are subject to inundation shall be left in natural open space.
- (2) Units shall be clustered to allow natural surface drainage, preserve natural landscape, and to encourage development of a local recreation corridor system.
- (3) Units may be transferred from one portion of the Specific Plan area to another only through a Specific Plan Amendment. Such transfers shall be evaluated based on the following criteria:
 - a) the total unit allocation of 3,499 units remains the same within the Project area as expanded;
 - b) it is demonstrated that the initial location can not support the density due to topography, physical features or service constraints;
 - c) there remains a viable use of the property with the remaining allocation;
 - d) the new location into which the units are being transferred can in fact accommodate the increased density;
 - e) Infrastructure capacity will be available to service the new location under the Millerton New Town Infrastructure Plan. (See Figure SP1-5: Residential Development Allocation Areas.)

B.4 COMMERCIAL LAND USE

A 66.6-acre area, surrounding the intersection of Millerton Road and Marina Drive, is designated for commercial uses and appropriate government facilities.

The proposed commercial center will serve not only the 1,420 -acre Specific Plan area, but also the surrounding Low-Density area and the foothill community. The Low-Density area specifically excludes the possibility of commercial uses, so residents within that area will have to travel to the commercial center.

The Central Business Commercial designation is planned for the northwest and southwest quadrants of Millerton Road and Marina Drive. These parcels will accommodate a unified commercial development under a single theme and shall include the standard neighborhood/community commercial uses such as grocery, drug, clothing, and other retail stores.

A Service Commercial designation is shown at the northeast quadrant of the intersection and also adjacent to the treatment plant facilities in Unit Allocation Area H. It is intended to provide space for service commercial uses such as repair, rental, sales, storage, and general commercial, which do not have large land requirements and which have functional relationships with each other. A small light industrial park may be acceptable in the northeast quadrant intersection area if the criteria of General Plan Policy LU-F.28 are met.

A Special Commercial designation is shown at two locations. Development at the southeast quadrant of Millerton Road and Marina Drive (included in the 66.6-acres in the core) may include professional offices and restaurant sites overlooking White Fox Parkway, a hotel and conference center, with related resort units, and a private recreation complex.

An additional 32.5 acres, located at the northern end of Marina Drive, is shown for a mobile home park/recreational vehicle park.

An approximate four-acre neighborhood commercial center is located in the southern portion of the planning area near Marina Drive and is intended to serve convenience and related needs of residential neighborhoods located some distance from the commercial core. The location may also be appropriate for professional offices in a mixed-use development.

A total of 105.5 acres are designated for intensive commercial development, 66.6-acres of which is located in the commercial core. This is to serve a population of between 8,000 to 10,000 at full development, including the surrounding Low-Density area.

At full development, 35 acres will be needed for retail commercial development. The balance of the commercial land can be used for light industrial / service commercial uses.

B.4a Objectives

- (1) Provide for a unified commercial center that will serve as the focal point of the community.
- (2) Provide for development of a commercial core with a complete range of services, including retail and service commercial, office / professional, and public or quasi-public institutional uses and facilities.
- (3) Provide for neighborhood centers to serve the convenience needs of surrounding residential neighborhoods.

B.4b Policies

- SP1-P3 Commercial development in each of the quadrants in the core area, at the intersection of Millerton Road and Marina Drive, shall require a sub-unit development plan in accordance with Section H.3. The commercial sub-unit development plan shall ensure that internal design is appropriate for the site, that street improvements and utilities are provided during initial project development, and those design proposals are compatible with adjacent properties.
- SP1-P4 A sufficiently large concentration and mix of shops and services shall be established within the core in order to provide for, on a sustained basis, the needs of nearby residents. This will reduce the number and length of vehicular trips for daily services, thereby saving energy and adding to community cohesiveness.
- SP1-P5 The northeast corner of Millerton Road and Marina Drive will initially be zoned to the C-6 District. However, if conditions warrant and the criteria of General Plan Policy LU-F.28 are met, it may later be zoned to a Commercial and Light Manufacturing or Light Manufacturing District to provide for the development of a small industrial park.

B.4c Standards and Criteria

- (1) The uses listed below are essential to the growth of the commercial core. At least four of these uses shall be developed before additional uses, not on the list, are permitted.
- a) Small market
 - b) Beauty/barber shop
 - c) Drug store
 - d) Supermarket
 - e) Restaurant
 - f) Auto Parts
 - g) Professional offices
 - h) Hardware/garden store
 - i) Bank
 - j) Automobile service station

- (2) A Neighborhood Commercial area not to exceed five (5) acres shall be located within the Specific Plan Unit Allocation Area H in the southerly portion of the Specific Plan, on Marina Drive.
- (3) The commercial center at the southeast corner of Millerton Road and Marina Drive may include a recreation complex, clubhouse, professional offices, hotel, convention facilities, and restaurants.
- (4) Commercial uses proposed in areas that are zoned RE (Recreational District) shall be those related to and/or serving the permitted recreational uses.

B.5 PUBLIC, SEMI-PUBLIC, AND OPEN SPACE LAND USE

The purpose of this section is to establish the location for public facilities. The Public Facilities Element and other sections of the Plan contain proposals for implementation, management, and infrastructure development.

The planned government center is located in the southern portion of the commercial core and adjacent to White Fox Parkway. Its intended use is for County government office space and branch offices of other governmental entities, such as a post office. The commercial area includes a site for a library, which is proposed to include a room available for community meetings and events, a fire station, and a landscaped area to serve as a focal point for the community.

The primary wastewater treatment facility is located in the southern portion of the Specific Plan area in order to best take advantage of gravity flow. The site was the location of the temporary Brighton Crest wastewater treatment plant rebuilt and upgraded to tertiary treatment levels. As referenced in the adopted Millerton Infrastructure Plan, a possible second site for a wastewater treatment facility may be required north of Millerton Road and west of Winchell Cove Road.

Regarding water for the Specific Plan, the primary water treatment plant is located in the southern portion of the Specific Plan. Site constraints or environmental considerations may restrict expansion of the primary plant. A second plant may be sited north of Millerton Road on the east or west side of Winchell Cove Road.

For drainage, the diverse range of topography within the Plan area requires a broad set of grading and drainage standards for sedimentation and erosion control for development within the Plan area. Stormwater and pollution-prevention plans which incorporate best management practices must be prepared for each individual project. The adopted Millerton New Town Infrastructure Plan contains guidelines for grading and erosion control.

B.5a Objective

Provide appropriate public facilities, such as a school; sewage treatment; water treatment; storm drainage facilities; and government office space, which will allow the Millerton community to function as a service center.

B.5b Policies

- SP1-P6 The government service center shall include government office space, a fire station, and sheriff sub-station as deemed appropriate by County service agencies.
- SP1-P7 Millerton shall be served by a community water system and a community wastewater treatment and disposal facility.
- SP1-P8 If there is future requirement for a second wastewater treatment plant north of Millerton Road and west of Winchell Cove Road, the location and other plant characteristics shall be determined by the Millerton Infrastructure Plan and be subject to the approval of the California Regional Water Quality Control Board and subject to applicable CEQA requirements. In accordance with the Infrastructure Plan, because Table Mountain Rancheria is currently operating a tertiary level treatment plant on the Rancheria property, it was assumed that the future wastewater treatment needs of the Table Mountain Rancheria properties located east of Winchell Cove Road and north of Millerton Road will be met by the existing plant, and no provision for use of the Millerton New Town wastewater facility by Table Mountain Rancheria has been made. To date, the California Regional Water Quality Control Board has indicated it does not support a proposal for a second wastewater plant north of Millerton Road.
- SP1-P9 The elementary school site in Allocation Area G has been offered for dedication to the Clovis Unified School District and the site has been acquired by Clovis Unified. If the District determines the site is unnecessary, it may be designated for another use to be determined at the time of a development proposal on the nearest adjoining parcel. It is expected that at full buildout of the Project, middle high and high school students will attend the nearest Clovis Unified School facility outside of the Project area accommodating such students. A second elementary school may be needed, and that determination will be made by Clovis Unified School District and the site for such school will be acquired by Clovis Unified based on its applicable criteria.
- SP1-P10 If a site designated for a public facility (other than a school) is deemed to be unnecessary by the Board of Supervisors, it may be designated for another use, to be determined at the time of a development proposal, on the nearest adjoining parcel.

B.5c Standards and Criteria

See Section F, Public Facilities Element.

C TRANSPORTATION ELEMENT

While most transportation will continue to be by private automobile, alternative modes of transportation, including pedestrian trails and recreation trails, are provided for in the Plan.

C.1 CIRCULATION SYSTEM

A system of primary and secondary roads has been designed to carry local traffic within the townsite and to connect with the existing County road network. The internal road system will carry daily volumes as projected in Traffic Impact Analyses that have been prepared for the Project.

The Specific Plan shows the following designated roadways:

- (1) Arterial - Millerton Road
- (2) Collectors - Marina Drive, Lakeridge Drive, Morningside Way, Captains Hill Road, Indian Hill Road, Arroyo Road, Brighton Avenue, Foothill Road and Saubrice Avenue.

Only Millerton Road and Marina Drive (Winchell Cove Road) are existing; all other roads must be constructed. Existing and proposed roads will be improved, in accordance with Fresno County Improvement Standards, unless otherwise specified in this Plan.

C.1a Objectives

- (1) Provide for a system of major roadways that will accommodate traffic volumes associated with projected land uses and densities.
- (2) Establish design and improvement standards that will reduce visual impacts and maintain a semi-rural character.

C.1b Policies

- | | |
|---------|--|
| SP1-P11 | All local roads shall be designed and constructed in accordance with specific design proposals at the subdivision stage. |
| SP1-P12 | New roadways shall be designed to be compatible with the area's topographic features. |
| SP1-P13 | The roadway network shall provide access to abutting properties. |
| SP1-P14 | Park-and-ride locations and loading areas shall be provided at community activity areas. |
| SP1-P15 | Bicycle and hiking trails shall be provided throughout the Plan area. |

SP1-P16 Millerton Road and Marina Drive shall be developed in accordance with special standards, appropriate to their classification, as major roads and as entryways to the community.

C.1c Standards and Criteria

(1) Access from individual residences to arterials shall be prohibited.

(2) Millerton Road

a) Millerton Road shall be developed as a four-lane divided road throughout the Specific Plan area when deemed necessary by the Department of Public Works and Planning.

b) Left-turn lanes shall be constructed on Millerton Road at all intersections within the Specific Plan area.

c) A traffic signal shall be installed at the intersection of Millerton Road and Marina Drive prior to the occupancy of the 700th dwelling unit.

d) Through the entire Specific Plan area, excluding the commercial area, Millerton Road shall be developed in accordance with Figure SP1-6. It shall be developed on a 106-foot right-of-way, with a 32-foot landscaped buffer on either side of the right-of-way. Sculptured earth berms, eight feet high, shall be provided in the buffer for noise reduction. The berms may be omitted provided a 50-foot landscaped buffer is included and other appropriate features are incorporated to lessen external noise from Millerton Road. The resultant exterior noise level shall be comparable to that achieved with the berm buffer system. The buffer shall be used for the receipt of effluent as spray parcels and shall be transferred by the Project developer to CSA 34 for future maintenance purposes, and subject to landscaping provisions set out in the policies within Section C(2). Landscaping installation, trail development, and berm construction are the responsibility of each project developer. The basic plan for these improvements along Millerton Road and Marina Drive shall be defined in the Architectural Review Committee guidelines. The Improvement Plans by project developers, and the plans for such features shall be reviewed and approved by the Architectural Review Committee prior to submittal to Fresno County.

e) Through the commercial area, Millerton Road shall be on a 106-foot right-of-way in accordance with Figure SP1-6.

(3) Marina Drive

- a) Marina Drive shall be developed as a four-lane divided roadway, in a 106-foot right-of-way, through the commercial area and government center. This shall be developed in accordance with Figure SP1-7.
 - b) Left-turn lanes shall be provided on Marina Drive at all intersections.
 - c) North and south of the commercial area, Marina Drive shall be constructed as a two-lane undivided roadway in an 84-foot right-of-way, with provisions for the future addition of two travel lanes when traffic volumes warrant, and this section of the roadway shall have a 50-foot landscaped buffer on each side. The landscaped buffer adjacent to the right-of-way shall be provided as described in Policy SP1-21. On the westerly side of Marina Drive to one-quarter mile south of Lakeridge Drive, the landscape buffer may merge into the White Fox Creek Parkway.
 - d) Marina Drive shall be extended south to intersect with Auberry Road when traffic volumes or safety considerations warrant.
 - e) Marina Drive north of Millerton should be realigned to provide a right angle approach to Millerton Road. This shall take place prior to Site Plan approval for any commercial development in the core area
- (4) Auberry Road
- a) At the time Marina Drive is opened to Auberry Road, an eastbound left-turn lane shall be installed on Auberry Road.
- (5) Collector Roads
- a) Lakeridge Drive shall be a two-lane roadway within a 60-foot right-of-way, which will terminate at Marina Drive. Sidewalks shall be provided on Lakeridge Drive
 - b) Within a 60-foot right-of-way, all other collectors shall be developed as two-lane roadways. Sidewalks shall be required unless an alternative walkway or path is located in close proximity to the street.
- (6) Local Roads
- a) The design of local roads will depend on various factors, such as areas served and the number of units using the roadway. For roadways serving less than 11 units, a 40-

foot right-of-way is acceptable as shown in Figure SP1-8. For 11 or more units, a 50-foot right-of-way is acceptable as shown in Figure SP1-8. Rolled curbs are acceptable on local streets where standard curbs are not required for drainage control. Split travel lanes for areas with steep slopes are also acceptable to reduce cuts and fills. The maintenance of plantings and utility easements along local streets shall be the responsibility of the respective property owners unless it is part of a spray area that is transferred to CSA-34.

- b) Private streets may be acceptable if proposed as part of a Planned Unit Development Project or under the CUP process. Private streets should be designed according to Fresno County Improvement Standards, except as may be modified in an approved PUD or CUP.

C.2 SCENIC ROADWAYS

Two routes are proposed as scenic roadways within the New Town. They are Millerton Road and Marina Drive.

C.2a Objective

Preserve the scenic quality of the lands abutting major roads.

C.2b Policies, Standards, and Criteria

- SP1-P17 No structures or advertising signs shall be allowed within the landscaped buffer abutting roadways, except for permanent monument signs identifying the Project and temporary project sales signs, which shall conform to guidelines established by the Architectural Review Committee.
- SP1-P18 Landscaping installation, trail development, and berm construction are the responsibility of each project developer and the plans for such features shall be reviewed and approved by the Architectural Review Committee.
- SP1-P19 Through non-commercial areas, 32 or 50-foot landscape buffers [see Section C.1c(2)], from the edge of the right-of-way, shall be developed on both sides of Millerton Road. The major features within the buffer shall be extensive landscaping on berms and a pedestrian trail; bike traffic is to be separated and limited to a Class II bike lane along Millerton Road. The purposes of the buffer are to protect the residential areas from noise and dust and to create a visual entrance and setting to the community. A schematic representation of the setback and trail system is provided in Figure SP1-6. The 32 or 50-foot setbacks shall extend east from the Specific Plan area to the eastern limits of the Low-

Density Residential area, as shown on the Sierra-North Regional Plan.

SP1-P20 Along Millerton Road and Marina Drive within the commercial area, the 32 or 50-foot landscaped buffer shall transition to the linear landscape and sidewalk pattern of the divided roadway as shown in Figures SP1-6 and SP1-7. The landscaping theme shall be carried out both in the six-foot planter strip between the curb and sidewalk and in the 22-foot wide median island. Permanent monument signs shall be allowed in the buffer area along Millerton Road as approved by the Architectural Review Committee.

SP1-P21 Outside of the commercial area, Marina Drive shall have a 50-foot landscape buffer on the easterly side from the commercial area south to one-quarter mile south of Lakeridge Drive and north of Millerton Road on both sides of Marina Drive from the northerly edge of the commercial area to the State Park boundary. On the westerly side of Marina Drive to one-quarter mile south of Lakeridge Drive, the landscape buffer area may merge into the White Fox Creek Parkway. Beyond the one-quarter mile south of Lakeridge distance, Marina Drive shall have a 15-foot landscape buffer on both sides to Auberry Road. Large street trees will be required to enhance visual quality. This concept is shown in Figure SP1-7.

C.3 TRAILS SYSTEM

C.3a Objective

Provide for personal transportation and recreation opportunities in a scenic environment.

C.3b Policies

SP1-P22 Figure SP1-9 shows the trail system, which includes: (a) local hiking trails and paths, (b) equestrian trails, only if part of an approved equestrian recreational project, (c) community bicycle lanes which parallel major roads and provide the most direct route into and out of the community. The recreation trails which are generally located in open space or landscaped areas and serve to provide the local pedestrian and bicycle circulation network. The path systems provide an alternative to automobile travel, link the community with commercial, cultural, and recreation facilities, and contribute to community identity.

SP1-P23 Standards for the design of the various classes of bicycle facilities shall be based upon the California Department of Transportation's Highway Design Manual. Widths for bikeways are discussed under the types of facilities, below. Most other geometric features of bikeways (design, speed, sight distance, horizontal alignment, etc.) are the same as the streets and highways of which these

facilities are a part, and therefore are usually adequate. Where street and highway standards do not apply, particularly for Class I bikeways and sometimes for Class II and Class III bikeways, specific standards for these geometric features have been established. A detailed explanation of these standards is found in the Highway Design Manual.

SP1-P24 Pedestrian and bicycle pathways, not associated with roadways, are located to take advantage of natural drainage areas or areas of scenic quality. Hiking trails and pedestrian pathways should be a minimum of four feet in width and constructed of compacted natural material.

C.3c Standards

- (1) Class I Bicycle Path (Bike Path) shall be exclusive right-of-way separated from other vehicles for the exclusive use of bicyclists and pedestrians. Class I paths should allow for two-way traffic with a paved width of eight feet, a 2 percent cross slope, and a 14 foot total graded area.
- (2). Class II Bicycle Paths (Bike Lane) shall be striped lanes for preferential use by bicycles, within the paved area of a roadway. Class II paths are one way facilities with widths of eight to 10 feet.
- (3) Class III Bicycle Paths (Bike Route) shall be routes within roadways, with appropriate signs designating the route. Bike routes are suitable for bicycle travel only if motor vehicle volumes are fairly light.

C.4 TRANSIT

C.4a Objective

Provide for alternative modes of motorized transportation.

C.4b Policy

SP1-P25 Development of the circulation system, which emphasizes the private automobile, includes provisions for alternative travel modes. The most efficient travel modes in the foreseeable future appear to be buses or van pools. Facilities for the operation of a bus line, as well as for cars and van pooling, shall be required in the commercial area. These facilities shall consist of bus turnouts, bus shelters, and park-and-ride areas. In addition, bike storage facilities shall be provided in the core area, higher density housing areas, and at recreation facilities.

D HOUSING ELEMENT

D.1 INTRODUCTION

The most challenging aspect of the housing issue is to provide affordable units to the wide range of income groups who make up the housing market. To succeed, Millerton must be committed to providing affordable housing. The following policies are designed to encourage housing that is diverse, attractive, and responsive to a wide range of economic segments of the community.

The Specific Plan will achieve this goal through voluntary actions. This is accommodated in the Specific Plan through designation of adequate lands for residential growth and providing a range of residential land use designations which allows for variation in housing types and densities.

A large proportion of the new residents are expected to be existing County residents who will relocate to the Millerton area as they move through the housing cycle, seek an alternative to metropolitan living, become first time buyers, or retire.

The 2000 Fresno County General Plan estimated that the 1996 population of the Sierra Foothill area was 11,727 persons with projected growth between 1996 and the year 2020 of an additional 5,711, showing a total population of 17,438 in 2020. The population of the Sierra Foothill area was approximately 13,837 according to data derived from the 2000 U. S. Census. Buildout of the Specific Plan could add 8,000 to 10,000 people in the area. This population and that of other approved projects can be anticipated to yield a greater population than initially projected for the year 2020 for the area.

D.2 OBJECTIVES

- a. To have Fresno County seek and encourage the use of federal, state, or locally assisted housing programs which will provide for the needs of the local housing market, including programs which will permit low-to-moderate income groups to occupy housing at Millerton.
- b. To encourage housing areas which provide for the needs of senior citizens and ensures accessibility to activity centers and shopping areas.
- c. To encourage existing and future assisted housing programs to address the housing needs of low and very-low income groups.
- d. To have developers of the Millerton New Town strive to provide market rate affordable housing to those of moderate income.
- e. To encourage 20 percent of all units to be affordable by moderate income households. Moderate income is defined as up to 120 percent of median County household income. Affordable housing would therefore be housing which can be purchased or placed for rent at levels affordable to moderate income households.

D.3 POLICIES AND STANDARDS

- SP1-P26 Conditional Use Permits under the Conditional Zoning shall be the required approach to the design of housing.
- SP1-P27 Mobile homes shall be located within mobile home parks or on individual lots greater than one acre.
- SP1-P28 Mobile home parks shall incorporate high standards of development and maintenance, including open space and landscaping.
- SP1-P29 Mobile homes shall be subject to the design standards established in the Community Design Element of the Specific Plan.
- SP1-P30 All mobile home parks, whether to be leased or subdivided, are to be designed as Planned Developments with the underlying density shown on the Specific Plan map, except in open space designations where the density of the applied zoning districts shall be used. Any application for a mobile home park shall be required to show the availability of sufficient water, wastewater, and reclaimed water capacity to serve their needs under the adopted Millerton Infrastructure Plan.
- SP1-P31 All mobile home parks shall have access to an arterial or collector street, or such other access as approved by Fresno County.
- SP1-P32 The County's density bonus provisions for affordable housing, including senior citizen's housing set out in the County's Zoning Ordinance, shall be applicable to this Specific Plan. Projects with density bonus provisions must verify the project can meet the provisions of the Millerton Infrastructure Plan and show adequate sewer and water capacity for the development.

E ENVIRONMENTAL RESOURCES MANAGEMENT ELEMENT

E.1 INTRODUCTION

The Environmental Resources Management Element combines policies mandated by several elements of the General Plan. This includes Open Space, Conservation, Noise, and Safety, and includes policies related to energy and recreation. Because the Millerton area is characterized by unique scenic resources, development should be guided so that the overall rural character is enhanced.

Policies that provide guidance for interpreting the Specific Plan are listed under sub-headings which relate to the various types of natural resources. Policies are intended to be mutually reinforcing with those of other elements such as Land Use, Transportation, and Housing.

E.2 LAND RESOURCES

Each hill or valley represents a unique set of conditions that should influence the approach to grading design. A grading concept that would be ideal for one site might be inappropriate for another. Ideally, grading standards and design guidelines would be developed for each site on an individual basis. The purpose of the following criteria is to provide direction to grading design.

E.2a Objective

Give special attention to establishment and maintenance of wildlife habitat areas.

E.2b Policies

SP1-P33 Development shall be concentrated on the least sensitive wildlife habitat and geologic hazard areas.

SP1-P34 Development on slopes of greater than 6 percent shall be designed and constructed carefully with respect to road design, grading, structural foundations, excavation, and drainage.

SP1-P35 Natural open space outside of developed areas shall be preserved through restrictive land use designations.

SP1-P36 Existing healthy oak trees shall be preserved through setbacks and use restrictions within the drip line.

SP1-P37 A detailed erosion and drainage control program shall be developed for the project to control erosion, siltation, sedimentation, and drainage. The control program shall:

- a) Provide drainage reports for each phase of development showing all tributary areas and information pertinent to erosion and grading control.
- b) Maintain and protect all natural streams and drainage corridors from development encroachment. Where possible, sites should be graded to provide for sheet flow rather than channeling the runoff. Where channeling is necessary, protection should be provided in the form of planting or rip-rap. Landscaping, walls, and other improvement should be placed so as to prevent blocking of natural drainage.
- c) Minimize disturbance or removal of existing vegetation; including trees, shrubs, and grasses, or other ground cover.
- d) Provide engineering plans with each phase of development demonstrating that cut and fill slopes can be

stabilized and the specific method of treatment and type of planting by area, for each soil type and slope required to stabilize cut and fill slopes.

- e) Maintain temporary erosion controls during construction. Improvement plans shall include a plan and implementation schedule of measures for the prevention and control of erosion, siltation and dust, until erosion control plantings become established.

E.2c Standards

- (1) All development on slopes in excess of 20 percent shall require a detailed site plan, including the location of all structures, roads, drainage facilities, and open space. A grading plan showing the extent of grading both inside and outside the areas of immediate development shall be submitted prior to approval of any Planned Development, Conditional Use Permit, site plan, or Sub-unit plan. The site plan and grading plan shall be accompanied by geological and soils reports, prepared by qualified engineers, and shall incorporate all pertinent recommendations.
- (2) Attention shall be given at time of construction to building pads and driveways in order to lessen erosion or similar problems.
- (3) To help achieve rural character, open space areas shall be enhanced and maintained by:
 - a) Requiring 3 percent of each project to be used for open space purposes in addition to those areas shown in Figures SP1-3 and SP1-4 (e.g., open space or area subject to 100-year flood).
 - b) Retaining natural drainage channels.
 - c) Using open space as a buffer between development areas.
 - d) Incorporating open space features in the Planned Developments or CUP's.
- (4) The following grading standards shall be met by all development projects:
 - a) The overall shape, height, and grade of any cut or fill slopes shall be designed to complement the existing natural contours and scale of the natural terrain of the site.
 - b) The angle of graded slopes shall be gradually adjusted to the angle of the natural terrain.

- c) Sharp, angular forms shall be rounded and smoothed to blend with the natural terrain.
- d) Graded slopes shall be landscaped. Where appropriate, buildings should be sited to conceal graded slopes.
- e) During construction, measures shall be taken to control runoff from construction sites. Filter fabric fences, heavy plastic earth covers, gravel berms, or lines of straw bales are a few of the techniques that should be considered.
- f) Grading shall be phased so that prompt revegetation or construction can control erosion. Where possible, only those areas, which will later be resurfaced, landscaped, or built on should be disturbed. Surfacing of parking lots and roadways should take place as soon as practicable.
- g) The toe and crest of any slope, in excess of 10-foot vertical height, should be rounded with vertical curves of radii no less than five feet and designed in proportion to the total height of the slope.
- h) Where cut or fill slopes over five feet in vertical height exceed 100 feet in horizontal length, the contours of the slope should be curved in a continuous, undulating fashion with varying radii to reflect the natural terrain.

E.3 FLOODING AND DRAINAGE

Figure SP1-3 shows the natural drainage of the area. Drainage of the Specific Plan will be designed to utilize the natural drainage courses. Runoff will flow to surface collectors and storm drains and onto a series of basins where sediment will settle-out and the flows entering the natural drainage system can be regulated.

E.3a Policies

- SP1-P38 Natural drainage courses should be preserved where feasible. Adequate building setbacks are preferred over undergrounding or open concrete-lined channels.
- SP1-P39 Prior to recordation of a Final Map or Site Plan Review approval, drainage plans shall demonstrate compatibility with adjacent properties in the sub-watershed. Off-site control measures may be required to mitigate drainage impacts.

E.3b Standards

- (1) Natural drainage courses to be used as part of the drainage plan should be placed in drainage easements during initial phases of the development process.

- (2) Off-site flows, measured in cubic feet per second, shall not exceed pre-development levels.
- (3) Minimum design standards shall be based on Fresno County Public Works standards.
- (4) Any downstream flow volume in excess of pre-development levels shall be shown not to have any adverse impacts on downstream properties.

E.4 OPEN SPACE AND RECREATION

Community or neighborhood facilities will include pedestrian and bike pathways, small neighborhood parks, and other commercial recreational facilities (e.g., athletic clubs and associated facilities provided by the private sector). The RE District in the Unit Allocation Area H shall allow a guest ranch, recreational vehicle park, or a mobile home park, and such other uses as specified in the RE District.

Components of the recreation system shall include a village green, community park, and recreation corridors.

E.4a Objective

As an investment in the growth and well-being of the community, place a high priority on the development of recreation facilities.

E.4b Policies

- SP1-P40 A public open space system shall be provided, including lands for active and passive recreation that connects to the balance of the community through a recreation trail system.
- SP1-P41 White Fox Creek shall be maintained as a component of the recreation corridor system. Pedestrian and bicycle trails shall be placed along its alignment and public access provided at frequent intervals.
- SP1-P42 A system of publicly-owned park lands shall be developed through dedication of land during the initial phases of the development process.
- SP1-P43 Each proposed Planned Development or CUP shall contain open space free of buildings, streets, driveways, or parking areas. The common open space shall be designed and located to be easily accessible to all occupants of the development and usable for open space and recreation uses.

E.4c Standards

- (1) The parks shall be linked by recreation corridors to provide a continuous outdoor recreation system.
- (2) The following types of facilities are desirable in the Millerton Specific Plan; and the location and type of such facilities shall be coordinated with the facilities to be developed in the adjacent Clovis school site:
 - a) Tot lot / children's playground
 - b) Volleyball facilities
 - c) Basketball courts
 - d) Tennis courts
 - e) Baseball diamonds
 - f) Football / soccer fields
 - g) Picnic areas
- (3) The following facilities shall be provided in the open space corridors:
 - a) Hiking / bicycle trails
 - b) Jogging trails
 - c) Picnic areas
- (4) Pursuant to General Plan Policy OS-H.2, five to eight acres of improved parkland per 1,000 population shall be designated (this will result in about 44.3 to 71-acres for the ultimate population of 8,000 to 10,000 people). The Millerton Specific Plan area has the following proposed parkland areas:

a) Community park (Allocation Area E)	5.0 acres
b) White Fox Parkway South of Millerton Road (Allocation Area D, F, and G)	<u>40.0 acres</u>
Total	45.0 acres

The Community park will be constructed by the Developer of the project in which the park is located. County Service Area No. 34 will maintain these areas of improved park land. The Specific Plan, in addition to the above-referenced improved parkland area, has approximately 200 acres of irrigated open space areas for the receipt of treated effluent. These areas will be transferred to and maintained by CSA-34 subject to future golf operations on a portion of this acreage. The 20-acre Clovis school site in

Allocation Area G is not included in the summary of improved parkland set out above; however, it will contain baseball, soccer, and other athletic facilities that the school district advises will be available for use by community residents.

E.5 RECREATION CORRIDORS

Two types of recreation corridors are to be provided both generally following existing drainways. They are the "community" corridor and the "local" corridor.

The community corridor follows White Fox Creek and will be a parkway on either side of the Creek. As the major recreation corridor within the community, White Fox Creek will contain a bike path and pedestrian trail in addition to picnic facilities and landscaping.

Local recreation corridors are a refinement of the community corridor system. They will provide the linkages within neighborhoods to the community recreation corridor system. Their location will be fixed by the density and character of the population to be served. This will be determined during the process of development design, and their functions (other than that of a transportation linkage) will also vary.

To a considerable extent, local and community recreation corridors will provide space for a variety of facilities and activities that traditionally have been included in recreation parks. By utilizing corridors of varying width and design, recreation and cultural opportunities, which once were available only at centralized locations, can be dispersed throughout the community.

E.5a Policy

SP1-P44 White Fox Parkway shall be integrated with the five-acre community-recreation park located along the parkway.

E.5b Standards

- (1) The Parkway will be a minimum of 70 feet wide throughout its length.
- (2) White Fox Creek will remain in its natural condition. Riparian and wetland areas may be enhanced as part of an overall mitigation plan to protect jurisdictional waters of the United States.
- (3) A non-development setback shall be required on either side of the creek as determined by a biological study and recommendations of the Department of Fish and Game. The setback is to be placed in an open space easement and dedicated to the County or CSA for open space purposes, including a recreational corridor; in no

case should the total easement for drainage and open space purposes be less than 70 feet.

- (4) Local corridors within each project should follow drainways within open space easements when feasible. These shall be dedicated to the County or CSA and should incorporate a hiking trail.
- (5) Appropriate uses in the Parkway include a hiking/biking trail, passive areas for picnicking, golf when incorporated as part of a treated effluent sprayfield or wetlands mitigation program, and interpretive areas.

E.6 WATER CONSERVATION

The proposed population, at full buildout, will require an annual water supply of approximately 2,000 acre-feet with all major landscape open space area, parks, and school grounds irrigated with treated effluent. It is estimated that the per person consumption rate of water within the study area will be 178 gallons per day for domestic use. Fresno County Development Standards indicate that foothill subdivisions require at least 100 gallons per day per person, but the landscaping coverage at Millerton is anticipated to be somewhat higher than a typical foothill subdivision. Many of the people moving to the community will come from urban areas and will have urban water consumption habits. Fresno County Standards state that urban subdivisions should calculate their water consumption based upon a rate of 150 gallons per person per day for domestic purposes, plus an additional amount for landscape irrigation.

Water re-use will play a significant role in cutting down consumption rates for public open space and landscaped areas. Since the sewer effluent will be treated to a tertiary level, the water can be used in a gray water irrigation system (see Public Facilities Element). It is anticipated this system will also be used in the landscaped setbacks and in landscaped medians.

E.6a Objective

Reduce water consumption at Millerton to a level lower than 178 gallons per person per day.

E.6b Policies

- SP1-P45 Methods shall be instituted for recycling wastewater. Reclaimed water shall be used for irrigation of large areas such as school grounds, greenbelts, and median landscaping when not precluded by health considerations.
- SP1-P46 Drought-resistant landscaping shall be used in all public areas and will be required in residential projects as stipulated in Sections G.3b and G.3d.

E.6c Standards

- (1) Irrigation in new development shall utilize time flow control devices.
- (2) Water meters shall be utilized on all new developments.
- (3) Water conservation devices shall be installed in residential development at the time of construction.
- (4) All residential units shall be separately metered.
- (5) All commercial and governmental facilities shall have dual meters for interior and exterior uses.
- (6) Each project shall provide to the CSA necessary information prepared by a knowledgeable professional in the field to develop guidelines for landscape irrigation to reduce consumption and losses due to evaporation.
- (7) All residential projects, where a comprehensive irrigation system is installed, shall also install timing devices to reduce the potential for overwatering.
- (8) All residential units shall have low flow showerheads and low water volume toilets.
- (9) Each residential lot shall be required to have two (2) water meters; one meter will serve the residence and the second meter will serve landscape irrigation needs.
- (10) Prior to the recordation of a final map, a tiered rate schedule for the irrigation service shall be adopted by the Governing Board of the County Service Area serving the project. In accordance with applicable rules and regulations, the rate for irrigation services shall be significantly tiered to discourage the over-use of irrigation water. As part of a water management and conservation strategy, a process will be developed that shall include procedures indicating when water meters will be read, payment of fees, notification of overuse, criteria for the disconnection of irrigation service due to overuse, an appeal process, and criteria for the recommendations on the water supply for irrigation services.
- (11) Each project shall establish guidelines and projected water usage applicable to the project unit types and lot size which shall be enforced by CSA-34, and which will include reduction or elimination of both irrigation water and interior use water if adopted guidelines are exceeded.
- (12) Individual tracts within a unit allocation area which use water capacity in excess of the criteria established in the Infrastructure

Plan shall have the project developer's total number of units in that unit allocation area proportionally reduced to account for the excess use, unless the project proponent obtains at its own cost additional water supplies and required capacity to satisfy such excess needs. The availability of additional water supplies for a project shall not affect the tiered-rate schedule, including water use restrictions.

E.7 ENERGY CONSERVATION

The Specific Plan provides a unique opportunity to create a new community with built-in energy efficiencies. Accordingly, land use and site planning strategies, designed to reduce energy consumption have been incorporated into the Plan.

E.7a Objective

Encourage the use of alternate energy sources and reduce consumption of conventional energy.

E.7b Policies

The following policies will be communicated to the project developer at the time of approval of each planned development, CUP, or other initial project approval, and shall be implemented at the Subdivision Review or Site Plan Review:

- SP1-P47 Building energy consumption shall be reduced through site planning and building development standards.
- SP1-P48 For all public buildings, the developer shall be required to evaluate the use of alternative energy sources, with the goal of reducing consumption 50 percent below levels defined by Title 24 of the California Government Code.
- SP1-P49 Adequate solar access shall be provided for new construction.
- SP1-P50 Local public residential streets may be reduced in width in order to reduce construction energy, reduce ambient temperatures, and improve the potential for shading. The reduction in width shall be consistent with the number of units to be served and must consider standards for storm drainage, curb parking, emergency access, and the location and type of street trees to be planted.
- SP1-P51 Site plans for all commercial and office projects shall include a tree planting and landscaping plan to provide substantial shading of paved areas.
- SP1-P52 Emphasis of the street tree-planting program should be on providing shade of pavement and/or structures without interfering with solar access. The street tree-planting plan must be

coordinated with solar access planning and the proposed location of structures and street width.

- SP1-P53 As a part of the development review process, the County shall require an evaluation of the project by the developer which describes the efforts toward achieving energy efficiency in site planning and building design.
- SP1-P54 Priority shall be given to transit measures that provide an alternative to the private automobile, including park and ride/express bus services and the inclusion of a local bus service.
- SP1-P55 A program for the development of the bikeways system shall be instituted in an effort to encourage bicycle use as an alternative transportation mode.
- SP1-P56 All sidewalks and pedestrian paths shall be lined with trees that will develop a full canopy and provide shade during hot summer months.

E.7c Standard

Access shall be provided, within new single family construction, to roofs that are capable of accepting south-facing collectors and for south-facing walls. Within new attached single family, multi-family, and commercial uses, solar access shall be provided each unit (where possible) for roofs capable of accepting south-facing collectors.

E.8 ARCHAEOLOGICAL RESOURCES

Certain archaeological resources occurring within the Plan area are potentially significant and should be protected where recommended by a licensed professional after completion of the required Cultural Resource Survey.

E.8a Objective

Protect significant archaeological resources.

E.8b Policies

- SP1-P57 Final design of the project shall incorporate archaeological features into the open space system or protect them by other measures.

- SP1-P58 Prior to recordation of a Final Tract Map or Site Plan Review approval, which includes Archeological Sites No. CA-FRE-2184 and CA-FRE-2185, the area of these sites, shall be placed in open space easements. The boundary of these open space easements shall be based on the staking done by Donald G. Wren, Consulting Archeologist, as described in his report, "ARCHEOLOGICAL MITIGATION OF CULTURAL RESOURCES NEAR MILLERTON, CALIFORNIA", dated May 1997.
- SP1-P59 If cultural resources are unearthed during ground disturbance activities, all work shall halt in the area of the find until a qualified professional archaeologist can evaluate the findings and make any mitigation recommendations deemed necessary.

E.9 NOISE

Millerton Road will be the primary noise source in the community. At full development, and based on a projected flow of approximately 10,000 vehicles per day, the County standard of 55 dBA could be exceeded. The berms or other features in the setback along Millerton Road will help alleviate this problem.

E.9a Objective

Reduce noise levels, on sensitive receptors, to acceptable levels.

E.9b Policies

SP1-P60 Noise sensitive land uses should be located away from higher noise areas.

SP1-P61 Appropriate noise attenuation features should be included in the design of all facilities.

E.9c Standard

Within the Millerton Road corridor, there shall be a setback with sculptured earth berms (or other noise attenuation features) on both sides of the roadway so that residential uses are insulated from projected noise levels.

E.10 HABITAT PRESERVATION

Wildlife habitat and resources occur in the Specific Plan area that are potentially significant and should be protected.

E.10a Objective

Protect and preserve significant wildlife habitat and resources.

E.10b Policies

- SP1-P62 Prior to recordation of a Final Tract Map or Site Plan Review approval, a Wetland and Open Space Mitigation and Management Plan and a Monitoring Program shall be developed by the project proponent and approved by the County through consultation with the California Department of Fish & Game for all lands either containing delineated wetlands or adjacent to delineated wetlands as defined by the U. S. Army Corps of Engineers. The Wetland and Open Space Mitigation and Management Plan shall provide for on-site preservation, off-site preservation, or a combination of the two to ensure a no-net loss of wetland acreage or function, and shall restore native upland vegetation to non-wetland habitats in new open space areas adjacent to wetland habitat.
- It shall contain provision for the restoration or preservation activities for subject areas within the Plan Area with the short-term provision as agreed to by the California Department of Fish and Game, and also have a long-term Management and Monitoring Program
- SP1-P63 After the mitigation monitoring has been completed; the Wetland and Open Space Mitigation and Management Plan shall address long-term management issues of the recreational open space.
- SP1-P64 Where required, the Wetland and Open Space Mitigation and Management Plan shall be submitted to the U.S. Army Corps of Engineers for review.
- SP1-P65 Funds for the Wetland Management and Monitoring Plan shall be part of the CSA No. 34 budget.
- SP1-P66 A Monitoring Program shall be approved that provides for the following:
- a) Measurable mitigation objectives.
 - b) Measures which will result in the objectives being met.
 - c) Monitoring protocol for measuring the success of the plan which identifies:
 - 1. When the monitoring shall occur.
 - 2. Survey method to be used.
 - 3. Reporting requirements.
- SP1-P67 The ongoing funding source shall be confirmed for the implementation of the Wetland and Open Space Mitigation and Management Plan.

- SP1-P68 To provide for mitigation of cumulative impacts, there has been formed an Open Space and Natural Resource Plan (OSNRP) for the Millerton, Dry Creek, and Sierra Foothill areas. The OSNRP will provide protection of sensitive resources by establishing key habitat areas, open and continuous wildlife corridors, ridge tops and view protection, native plant landscapes, and lighting restrictions on hilltops to mitigate glare.
- SP1-P69 The project proponent shall pay a one-time fair share of the mitigation fees established by the OSNRP consistent with the other projects within the OSNRP area, taking into account previous development commitments recognized in the Millerton Specific Plan adopted in 1984 and amended in 1999, and the project conditions of approval that already includes an open space set-aside and other protection measures. The OSNRP mitigation fees consist of \$175 per residence and \$.10 per square foot of commercial space payable to Sierra Foothill Conservancy at the time of issuance of Building Permit with provision for future adjustment of these fees based upon the Engineering News Record Index.

E.11 AIR QUALITY

Each project will complete an Air Quality Impact Assessment under the guidelines of the San Joaquin Valley Air Pollution Control District and include in the project conditions air quality mitigation measures, both during Project construction and thereafter, including any Indirect Sources Fee as may be adopted and required by the San Joaquin Valley Air Pollution Control District or the County of Fresno.

E.11a Objective

Reduce air emissions that contribute to a significant decline in air quality.

E.11b Policies

- SP1-P70 Any gas-fired appliances shall be low nitrogen oxide (Nox) emitting and gas-fired appliances shall comply with California Nox Emission Rule # 1121.
- SP1-P71 To reduce particulate emissions during construction, water spray or other dust palliatives shall be used.
- SP1-P72 Development shall comply with San Joaquin Valley Air Pollution Control District's Residential Wood Burning rules to limit emissions of carbon monoxide and PM-10 from residential wood burning.
- SP1-P73 Project proponents shall work with representatives of Fresno County and the San Joaquin Valley Air Pollution Control District to

encourage any Indirect Source Fees imposed to be used within the Project and surrounding area to reduce emissions.

- SP1-P74 The 207 residential units in Allocation Area H shall pay at time of Building Permit a one-time Air Quality Impact Fee of \$500 per residence to Fresno County or as directed by Fresno County. This fee is not in lieu of any Indirect Source Fee adopted by the San Joaquin Valley Air Pollution Control District, but may be allowed as a credit toward such fee.

F PUBLIC FACILITIES ELEMENT

The intent of the Specific Plan is to provide for adequate sites, services, and facilities necessary to meet the needs of the future population. Locations for public facilities are included in the Land Use Element; the Public Facilities Element addresses standards for providing community water and sewer systems, schools, and fire protection services.

F.1 COMMUNITY WATER

The Specific Plan area will be served with one or a series of community water systems. The source of water will be surface water from Millerton Lake, with groundwater pumped for backup or emergency purposes, or for groundwater management. The surrounding Low-Density areas, zoned R-1-E, will also require community water systems to serve the allowed one unit per acre density.

The ultimate population of 8,856 will consume an estimated 178 gallons per person per day, or 4.84 acre-feet per day. This figure includes water for non-residential support uses, such as schools, commercial, and governmental uses, and for landscaping; however, major landscaped common areas, schools, parks, and golf courses related facility areas shall be irrigated with treated reclaimed water.

A water treatment plant will be located in the southern portion of the area adjacent to the wastewater treatment plant. Surface water from Millerton Lake allocated for development within the Specific Plan area will be pumped to the water treatment site and then distributed to the planning area through a system of water trunk lines following treatment. It is likely that one or more storage tanks will be required within the system to provide adequate supplies and pressure for fire protection. In addition, a separate distribution system will be constructed for delivery of treated effluent from the wastewater plant for irrigation of landscape areas. The water treatment and distribution system will be designed and financed in accordance with the infrastructure plan.

F.1a Objectives

- (1) Provide for a sufficient amount of water for the community's needs.
- (2) Provide for the necessary infrastructure financing, and a maintenance entity to ensure safe and reliable delivery of water.

F.1b Policies

- SP1-P75 The water system shall provide sufficient supplies for domestic, commercial, and fire flow requirements. Operation and maintenance of the system shall be the responsibility of the County Service Area. Initial projects may be allowed with lesser storage requirements in keeping with Fresno County Public Works Standards.
- SP1-P76 Groundwater shall only be used for backup or emergency purposes, or for groundwater management.
- SP1-P77 Prior to issuance of building permits, the project proponent shall construct the water infrastructure facilities required to serve the development.
- SP1-P78 A firm and sustainable water supply with no significant negative impacts on agriculture or other water users consistent with General Plan Policy PF-C.17 shall be demonstrated.
- SP1-P79 To insure that the Specific Plan area will be served, prior to recordation of the Final Tract Map or Site Plan Review approval, a finalized agreement shall be completed for the project proponent to provide an adequate water supply to CSA No. 34, with the acquisition costs to be paid by the proponent.

F.1c Standards

- (1) The community water system shall provide for the following residential densities:

<u>Residential Designation</u>	<u>Units/Acre</u>	<u>Persons/Unit</u>	<u>Persons/Acre</u>
Medium Low	3.5	2.8	9.8
Medium	7.0	2.5	17.5
Medium High	10.0	2.2	22.0

F.2 COMMUNITY SEWER

All development within the Specific Plan area will be served by a permanent wastewater treatment plant designed at tertiary levels. Wastewater will be collected in a system of mains using primarily gravity flow. The collection system will generally follow topographical features or roads and may require one or more lift stations. In addition, a separate distribution system will be constructed for delivery of treated effluent from the wastewater treatment plant for irrigation of landscape areas. The wastewater collection and treatment system will be designed and financed in accordance with the infrastructure plan.

F.2a Policies

- SP1-P80 All development within the Specific Plan area shall utilize a community sewer system with treatment to a tertiary level allowing reuse of the effluent for irrigation purposes. Preliminary soil tests and other criteria indicate that the best location for a permanent treatment plant and effluent ponds is in the southern portion of the Plan area, at the site of the existing temporary Brighton Crest treatment plant. The temporary plant will be rebuilt and upgraded to tertiary levels and designed to serve growth within CSA #34 with service in compliance with an adopted Infrastructure Plan within the Specific Plan area and Low Density areas located south of Millerton Road. The site will be re-configured and landscaped.
- SP1-P81 The tertiary treatment facility shall be placed at the location consisting of the current CSA #34 plant and, because of the status of the tertiary level of treatment, odor problems should be avoided. The plant at this location shall be operated in such a manner as to eliminate or lessen any odor problems.
- SP1-P82 The sewage collection and treatment facilities shall be operated and maintained by the County Service Area.
- SP1-P83 Treated effluent may be disposed of in one of several ways. During the winter when the evapotranspiration rate is very low, effluent will flow into ponds for storage, seepage, and partial evaporation. During the warmer months, most of the treated effluent shall be used to irrigate the open space, recreation, and buffer areas. The effluent may also be used to irrigate agricultural areas and other open space lands.
- SP1-P84 The Millerton New Town Infrastructure Plan adopted in 2000 proposed a second wastewater treatment plant north of Millerton Road and west of Winchell Cove Road; however, the California Regional Water Quality Control Board which governs the permitting of such facilities has indicated it does not support a second plant north of Millerton Road; in which event, necessary arrangements shall be made to provide for conveyance of the effluent and the reclaimed water to and from the plant south of Millerton Road.
- SP1-P85 Prior to issuance of building permits, the project proponent shall construct the sewage infrastructure facilities required to serve the development.

F.2b Standards

- (1) The sewage treatment plant shall be constructed in increments of 100,000 gallons per day capacity (enough for a population of approximately 1,000 or 400 dwelling units) or larger.
- (2) Effluent shall be treated to a tertiary level.

- (3) Minimum setbacks between ponding areas and the nearest residential unit(s) shall be determined by appropriate local and state health service agencies.
- (4) All sewer collection lift stations and water and sewer facilities shall include systems for the automatic transfer to emergency power supplies.

F.3 FIRE PROTECTION

The Millerton area is a high fire hazard area due to the topography and flammable vegetation. The introduction of residential development into this environment requires establishment of fire protection and development standards necessary to ensure the protection of people and property.

F.3a Objective

- (1) Provide for construction of fire protection facilities and design standards to comply with accepted urban service level criteria.

F.3b Policies

- SP1-P86 The fire protection policies and standards are designed to reduce the risk of fire and will apply to all structures within the Specific Plan area.
- SP1-P87 Construction and maintenance of greenbelts and fuel breaks shall be required according to Fresno County Fire Protection District Standards as may be modified from time to time.

F.3c Standards

- (1) Each phase of development shall have two points of vehicular access for ingress and egress from existing or surrounding streets, one of which may be emergency only.
- (2) As required by the Fresno County Fire Protection District, water lines and fire hydrants shall be provided adjacent to structures.
- (3) Roof covering shall be of fire retardant materials, as defined by the Uniform Building Code. Siding composed of fire retardant materials shall be used in apartments, condominiums, clustered housing, and townhouses.
- (4) A fuel modification zone may be required around a development for fire protection purposes. The width of the zone shall depend upon slope accessibility and availability of water, but in no case shall be less than 100 feet. The Fresno County Fire Protection District, shall determine the appropriate width, and construction

shall be by the developer of the tract and with future maintenance under County Service Area No. 34.

- (5) Automatic fire sprinkler systems shall be provided in commercial buildings in conformance with Fresno County Fire Protection District standards.
- (6) A fire station to be located within the government center shall be constructed and furnished with all necessary fire-fighting equipment when determined necessary by the Fresno County Fire Protection District. Any commercial, office, or multi-family development, to be constructed prior to completion of the fire station, shall be equipped with an approved fire sprinkler system.
- (7) Prior to recordation of a Final Map or Site Plan Review approval, a funding mechanism shall be established for County Service Area #34 for the maintenance and replacement of fire equipment and staffing of the Millerton New Town Fire Station when it can be shown that the funding will provide a greater level of fire protection service to the affected properties. To satisfy this requirement, the Millerton New Town Fire Protection Benefit Assessment District has been formed and is now in place for ongoing maintenance and operation of the fire station equipment and staffing.
- (8) In addition, the Fresno County Fire Protection District has developed a one-time Impact Fee for the initial construction of a fire station and acquisition of equipment, payable at the time of issuance of a Building Permit on all residential and commercial projects within the Specific Plan area. This Impact Fee shall be implemented through recordation of a Covenant at the time of Final Map recordation or Site Plan approval.

F.4 SCHOOLS

It is estimated that Millerton, at full build-out, will result in student populations as shown in Table SP1-1.

A 20-acre site is designated south of Millerton Road and on the eastern boundary of Residential Development Allocation Area G. This site has been acquired by the Clovis Unified School District for an elementary school. The District anticipates the middle school and high school students will attend school(s) at the new Clovis campus on Willow Avenue near Copper Avenue.

F.4a Objective

Provide school facilities which meet expected enrollment.

F.4b Policies

SP1-P88 Residential development shall not be approved unless adequate public school facilities are, or will be, available to serve residential

development. At the time of specific development proposals, the school districts will be asked to determine impact and development fees or land requirements.

SP1-P89 Necessary school facilities may include site dedication, fees, or improvements for elementary, middle or high school facilities

**Table SP1-1: Millerton Specific Plan
Potential Student Generation**

	K-6	7-8	9-12	K-12
Single Family Residences				
Number of Units	2,600	2,600	2,600	2,600
Student Generation Rate	.377	.087	.151	.615
Number of Students	980	226	393	1,599
Multiple Family Residences				
Number of Units*	599	599	599	599
Student Generation Rate	.204	.090	.188	.482
Number of Students	122	54	113	289
Total	1,102	280	506	1,888

*Does not include 300 senior housing units, which will not generate students
Source: Michael Paoli & Associates, 2004

F.4c Standards

- (1) Elementary school sites shall be a minimum of 10 acres in size, unless the school district determines that increased acreage would be needed.
- (2) If additional school sites are needed, they shall meet the following criteria:
 - a) School sites shall be located, whenever possible, so they are within walking distance of the student population.
 - b) School sites shall be immediately adjacent to one or two streets.
 - c) School sites shall be approximately rectangular in shape, with an approximate one-and-a half to one length-to-width ratio.
 - d) School sites shall be located in areas with topography that allows for a maximum usable flat area. School sites proposed in hillside areas may be terraced into pads; usable pad areas must comprise a minimum of 80 percent of the required net site area.

- (3) Prior to approval of any residential development, a determination by Clovis Unified School District shall be made whether there is a need for an additional elementary school site. If an additional site is determined to be necessary, it should be located north of Millerton Road. The specific site location and any needed redistribution of land uses shall be the subject of environmental assessment by the Clovis Unified School District..
- (4) If the Clovis Unified School District determines that a second elementary school site is not necessary north of Millerton Road, a pedestrian grade separated crossing or area for other suitable access features shall be provided prior to any development north of Millerton Road to assure adequate area for the future crossing is retained.

F.5 LAW ENFORCEMENT

The specific plan area is within the jurisdiction of the Fresno County Sheriff Department. The California Highway Patrol provides service when traffic flow warrants and manpower permits. At full build-out, it is estimated that Millerton New Town would require staffing equal to about 1.5 to 2.0 police work years. The specific plan provides for a government center within the southwest commercial quadrant that would be suitable for a police substation. A community facilities district under the Mello-Roos Act of 1982 encompassing the entire Specific Plan area will be created to fund extended police protection services.

F.5a Objective

- (1) Provide adequate police protection services including routine patrols and emergency response calls.
- (2) Design the new town to increase neighbor watch programs that should minimize demand for Sheriff's Department services.

F.5b Policies

- SP1-P90 The Fresno County Sheriff shall have the responsibility for all law enforcement within the specific plan, except for traffic control along Millerton Road by the California Highway Patrol
- SP1-P91 Crime prevention programs such as Neighborhood Watch and Operation ID shall be encouraged.

F.5c Standards and Criteria

- (1) Public areas shall be well lighted to provide security and adequate visibility to patrol vehicles.
- (2) Streetlights shall be concentrated at intersections, crosswalks, and neighborhood entries.

- (3) The Sheriff's Department should be consulted during site planning and building design to ensure that adequate provisions for police protection and burglary prevention are designed into projects.
- (4) The Uniform Building Security Code should be utilized in building design to provide for adequate door locks, window security devices and alarm system.
- (5) If the Sheriff determines that a substation is required to serve this area, it should be located within the government center.

G COMMUNITY DESIGN ELEMENT

Much of the identity and character of Millerton is derived from its setting and topographical forms. The Specific Plan emphasizes the enhancement of natural features that contribute to the scenic qualities of the area. Many different parts of the Plan address this objective, including the Land Use, Transportation, and Environmental Resources Management Elements.

Architectural style is an important ingredient in establishing community identity. Most contemporary, western, or Spanish architectural themes are appropriate for Millerton as long as they are in harmony with the climate, natural features, and lifestyle of the region.

Components of the streetscape - lighting, fencing, and signs - should reflect the highest quality of development. As a private entity made up of landowners and design professionals, an Architectural Review Committee will review and approve architectural style and components of streetscape prior to submittal to Fresno County. Comments are to be mandatory direction to the County and must be obtained and presented to the County prior to the issuance of a Building Permit by County. Their work will ensure that the design of initial projects is in keeping with the quality of development envisioned for Millerton. The guidelines for the formation, operation, and succession of membership of the Architectural Review Committee shall be established by the Project Proponent and submitted to the County of Fresno for review.

G.1 OBJECTIVES

- a. Preserve the visual quality of prominent ridgelines.
- b. Strengthen the individuality of and enhance overall community identity of Millerton by landscaping and design features.

G.2 POLICIES

- SP1-P92 The scenic quality of the planning area shall be enhanced by undergrounding existing overhead telephone and electric lines and placing new lines underground.
- SP1-P93 Billboards shall be prohibited throughout the Plan area.
- SP1-P94 Landscaping shall be used to help establish community identity.

- SP1-P95 Projects shall incorporate clustering, variable setbacks, and other site planning techniques to avoid the appearance of a solid line of development on ridgelines.
- SP1-P96 Building sites should be located below or beside prominent knolls and, where possible, below the natural crest of the ridgeline.
- SP1-P97 The form, mass, and profile of individual buildings shall be designed to blend with the terrain to preserve the natural character of ridgelines.
- SP1-P98 All landscaping shall be done with drought-tolerant plants. An exception is landscaped areas watered by reclaimed water.
- SP1-P99 Grasses are permitted, especially for immediate and temporary erosion control; high maintenance water-demanding varieties should generally be limited to recreation areas and be irrigated by reclaimed water.
- SP1-P100 Street trees shall be long-lived, deep rooted, and require little maintenance.

G.3 STANDARDS

- a. An Architectural Review Committee shall be formed to establish and implement standards for architecture, lighting, fencing, and signage. If the Committee has not reviewed the project prior to its submission to the County for processing, a maximum of 30 days shall be allowed for such review if other legal time limits will not be exceeded. The responsibility of the Committee includes administration of the following standards:
- 1) All structures, including residential, commercial, recreational and public, as well as walls, decks, and signs, should be reviewed for design considerations.
 - 2) Wherever used, fencing shall be appropriate to its function. Materials and colors shall blend with the surrounding terrain or adjacent development.
 - 3) Commercial signs shall reflect a high standard of design in keeping with the overall theme of new town development.
 - 4) Building materials and color schemes shall blend with the natural landscape. Treated wood or material of earthen tones, having the necessary fire retardant characteristics (stone, adobe, and stucco), are encouraged for exterior surfaces. Visually obtrusive building materials shall be avoided.

- 5) Metals used in exterior construction shall be limited to those that have an earthy appearance. Examples include weathered copper, galvanized iron, and anodized aluminum.
- b. All residential (with the exception of private residential yards), commercial, and public land uses shall include landscaping. Private residential yards are those spaces enclosed by a fence of five feet or more within individually owned lots of a subdivision and do not include space within the public right-of-way or common areas within apartments or planned developments.
- c. Water-demanding plants may be used in areas that are to be irrigated by an approved reclaimed wastewater system.
- d. Prior to issuance of Building Permits on an approved Planned Development, or CUP, landscaping plans shall be prepared and submitted to Fresno County for approval. The County may require the developer to pay for review of Project Landscape Plans by a qualified landscape professional, or the Architectural Review Committee. Residential landscaping in private residential yards would not be reviewed but drought tolerant landscaping materials will be recommended for use. An analysis of projected water use for each project shall be prepared in connection with Landscape Plans and shall be submitted to Fresno County for approval. Each home buyer in an approved residential project shall be given a list of drought-tolerant landscape materials suitable for use in connection with compliance with the water usage projection. Because all water used in the Project area will be subject to tiered rates adopted by County Service Area No. 34, each landowner will be advised of the necessity to comply with the projected water usage figures or risk higher water rates and/or decrease or elimination of water availability.
- e. Specific planting, staking, watering, and replacement requirements shall be established by the County Service Area for any landscaping in public areas, including, but not limited to, street rights-of-way, parks, parkways, and drainways.
- f. Lighting is an important element in the design of the community. The location, type, intensity, and extent of street and security lighting shall be considered within each project so as to minimize excessive glare and visibility.
- g. Areas adjacent to paths and trails, not included as a part of a roadway section, shall be landscaped with groundcover and trees in accordance with an approved landscaping plan.
- h. Deciduous trees shall be used in south-facing outdoor areas around buildings to provide solar access during winter and shade in summer.
- i. Trees and shrubs on west sides of buildings shall be concentrated to reduce heat buildup during hot afternoon hours.

- j. Landscaping and earth berms, or a combination of berms and low-profile fencing (rather than a solid fence) shall be used to separate land use districts.
- k. No rotating or flashing signs, billboards, signs with changing face or changeable copy, or reader boards shall be permitted.
- l. One freestanding or monument sign shall be permitted on each street frontage for commercial centers of three acres or greater in size. The sign shall not exceed 15 feet in height or 50 square feet in area. The sign shall be of wood, stone, or other earthen-colored material and may be illuminated. A changeable face sign would not be permitted. Illumination shall be permitted if indirect from the sign base.
- m. For commercial centers of less than three acres, or for individual businesses not a part of a center, freestanding signs shall not be permitted. A low-level monument sign, not to exceed five feet in height or 40 square feet in area, shall be permitted on each street frontage. The sign shall be of wood, stone, or other earthen-colored material.
- n. For shopping center occupants or individual businesses, one wall sign or display sign shall be permitted at each entrance, not to exceed 20 square feet in area; however a "package of signs" may be presented at the time of the CUP Application which proposes alternative standards for larger users or a group of businesses in a commercial center.

H. IMPLEMENTATION

H.1 CEQA COMPLIANCE

The proposed Specific Plan is a "project" that requires environmental review pursuant to the California Environmental Quality Act (CEQA). An Environmental Impact Report was certified for the project in 1984. Subsequent projects that expanded the Specific Plan Area into specific plan reserve areas have had supplemental reports prepared to support the project and enabled findings of no substantial change.

Government Code, Title 7, Section 65457 provides that, notwithstanding any other provision of law, no EIR or Negative Declaration need be filed for any residential project, including any subdivision or zoning change, that is undertaken pursuant to and in conformity with a specific plan for which an EIR has been certified. Thus, in the absence of substantial change, as determined by an environmental assessment, the EIR certified for this Specific Plan will serve as a "master" EIR for all residential development.

Government Code, Sections 65451 and 65452, requires that a specific plan include regulations necessary or convenient for the implementation of the plan. This section is intended to satisfy the requirements by discussing existing and proposed regulatory functions or actions that will be required of Fresno County, other agencies, or individual developers to make the policies and proposals of the Millerton Specific Plan a reality.

H.2 RELATIONSHIP WITH GENERAL PLAN AND ZONING ORDINANCE

- a. This Specific Plan has been updated to be consistent with the Fresno County General Plan adopted and updated in October 2000 and subsequently amended. When the County General Plan is not specifically superseded by more specific detail or standards in this Specific Plan, the provisions of the General Plan shall apply.
- b. The Specific Plan shall be deemed to supersede the County Zoning Ordinance where applicable

H.3 NON-RESIDENTIAL SUB-UNIT PLANS

- a. Purpose and Intent

Sub-unit plans shall be submitted for each of the non-residential development areas in the four quadrants at Millerton Road and Marina Drive. Each sub-unit plan will cover at least one entire commercial quadrant of the Millerton Road / Marina Drive intersection. A sub-unit plan may be prepared for the special commercial area located at the north end of Marina Drive. All development within a sub-unit plan area shall be subject to a Conditional Use Permit.

The purpose of requiring a sub-unit plan is to provide an opportunity for public review of project proposals. It is important to be able to review the relationship of uses, one to the other. The sub-unit plan provides a method for review and comment from the community and governmental agencies on the relationships of uses and design within sub-unit areas.

A sub-unit plan may be approved which establishes alternative site development standards.

When a sub-unit plan proposes to establish alternative development standards, the burden of proof shall be on the project proponent to show how the project will better serve the public interest by the establishment of alternative development standards. Failure by the project proponent to prove that alternative development standards would result in a greater public benefit than would result from building the project in accordance with the baseline development standards contained in the applicable zoning district shall result in denial of the sub-unit plan.

- b. Content and Procedures

- 1) Sub-unit plans shall be approved prior to approval of a tentative subdivision map, conditional use permit, or site plan. Sub-unit plans shall be processed as Specific Plan amendments unless processed under the provisions of H.3b(4) below.

As indicated in Section H.3a of the Specific Plan, the sub-unit plan shall cover at least one entire commercial

quadrant. A sub-unit plan may be used to establish alternative development standards when the necessary findings can be made and the required criteria have been met.

- 2) A sub-unit plan may be processed concurrently with a site plan, conditional use permit, or tentative map(s). Concurrently processed items shall follow approval of a sub-unit plan in the subject area.
- 3) Each sub-unit plan shall contain the following information:
 - (a) Location, acreage, and type of land use for each commercial development unit.
 - (b) Public street / corridor layout and width.
 - (c) Location and acreage of landscaping, natural open space, and recreation areas.
 - (d) Park location and acreage.
 - (e) Topography: existing and proposed (i.e., a conceptual grading plan).
 - (f) Land use: existing structures and development on adjacent parcels, to a minimum of 200 feet from the Plan boundary.
 - (g) Location of bicycle, pedestrian, and equestrian trails.
 - (h) Location and treatment of significant cultural/scientific resources.
 - (i) Location of significant vegetation (oak trees) and an indication of the resources to be altered and the resources to be preserved.
 - (j) Location and treatment of scenic roadways.
 - (k) Location of extensions of off-site roads or utilities through a sub-unit area to serve adjacent areas.
 - (l) A list of all pertinent programs, policies, and guidelines contained in the General Plan and Specific Plan, together with a description of how they are being implemented by the sub-unit plan.
 - (m) An urban design component for the town center and commercial core that implements the development criteria contained in the Specific Plan, town center and commercial core implementation programs of the Community Design Element of Section G.

- (n) Location and acreage of any proposed high-rise building sites.
 - (o) Any additional background and supporting information the Planning Director or Planning Commission deems necessary.
 - (p) Water conservation measures.
- 4) The Zoning Ordinance allows consideration of Planned Commercial Developments by special permit. The Planned Commercial Development process may be utilized in lieu of the sub-unit plan process outlined above. A Planned Commercial Development Process shall contain all the elements of the sub-unit plan, but will not require amendment to the Specific Plan.
 - 5) A sub-unit plan approved as an Amendment to the Millerton Specific Plan shall be incorporated in the Plan by way of an appendix.

H.4 AMENDMENTS TO THE SPECIFIC PLAN

Amendments to the Specific Plan shall be processed in accordance with Fresno County procedures.

- a. Changes to the community infrastructure (e.g., drainage systems, roads, water and sewer systems), which do not have the effect of increasing or decreasing capacity beyond the specified density range or type of commercial use, nor increase primary infrastructure construction or maintenance costs, shall be allowed without a Specific Plan amendment.
- b. The following changes shall require an amendment to the Specific Plan:
 - 1) Changes in land use designations not based on site-specific information indicating an initial inaccurate location.
 - 2) Increase or decrease in dwelling unit allocation, by type, beyond the specific number of units in the unit allocation area.
 - 3) Changes in infrastructure (e.g., drainage systems, roads, water and sewer systems) which have the effect of increasing or decreasing capacity beyond the specified density range in the project area and/or surrounding properties.
 - 4) Major changes in the alignment or location of the primary infrastructure system.
 - 5) Major changes in the alignment or location of arterial and collector roads.

- 6) Initial approval of sub-unit plans unless processing a Planned Commercial Development pursuant to Section H.3b(4).
- 7) If there is a significant change in the approved use concept of a sub-unit plan as defined in this Specific Plan. A Sub-Unit Plan is intended to be conceptual to allow flexibility over time as market conditions and development trends change. Changes to a non-residential Sub-Unit Plan which are in general conformance with the overall site layout shall be allowed without a Specific Plan Amendment.

H.5 INFRASTRUCTURE AND FINANCING MECHANISMS

The community of Millerton is designed to be self-supporting. Its improvements and on-going maintenance will not be a financial burden on Fresno County or the other communities within the County. Developers shall not only have to pay for their respective on- and off-site infrastructure within the Specific Plan boundaries, but shall also contribute to a fund that will pay for improvements necessary as a result of the project on the impacted area outside the Specific Plan boundary.

All necessary infrastructure to provide service shall be completed prior to acceptance by County Service Area #34. The County Service Area shall be responsible for maintenance, repairs and appropriate upgrading of infrastructure, but should not be responsible for the construction of infrastructure. The County Service Area will be funded exclusively by developer assessments generated within the service area boundaries, developer fees, and dedication of land and improvements. The County Service Area will have "zones" for the purpose of providing different levels of service. The property owners shall be assessed accordingly.

H.5a Infrastructure Plan for Water, Sewer and Drainage

The Infrastructure Plan for the Millerton New Town Area was adopted by the Board of Supervisors on December 19, 2000.

Urban services and infrastructure shall be provided to the Millerton New Town Area in accordance with the Millerton Infrastructure Plan and Implementation Procedures adopted by Fresno County.

No Final Tract Map, or improvement plans associated with the final map, shall be recorded, Site Plan Review approved, or building permits issued unless the project is consistent with the Infrastructure Plan for Water, Sewer and Drainage.

- (1) The Infrastructure Plan shall consist of three (3) elements as follows:
 - a) Water System Element: Potable water system element which will provide for additional lake water intake facilities, if required, raw water transmission facilities, treatment

plant(s), distribution lines, storage facilities together with other necessary requirements to furnish both

A domestic and fire flow water service for the district. The system design and construction recommendation shall conform to requirements and standards of Fresno County and other state or federal agencies that have jurisdiction.

- b) Sewer, Wastewater Treatment, and Reclamation Element: A sewer and wastewater treatment and reclaimed water distribution system element for the properties in the infrastructure plan area, which shall include the reconstruction and upgrading to tertiary treatment levels of the temporary wastewater facility servicing Tract 4048. This plan shall also be prepared in accordance with requirements and standards approved by the affected agencies discussed in paragraph one above.
- c) Drainage Element: A drainage element shall provide standards for hydrology and storm water runoff affecting the infrastructure plan area. Individual projects are required to submit surface hydrology and runoff plans for consideration as part of the entitlement process, and these shall be consistent with this element. This element should also provide general guidance and standards that must be addressed in the County's required grading and drainage plans.

These elements must reference and conform to applicable local, state and federal regulations and present options that are available for compliance with these regulations.

- (2) The Infrastructure Plan shall ensure that infrastructure is constructed concurrent with planned growth, including adequately sized facilities. Infrastructure standards shall conform with agency requirements including, but not limited to Fresno County Public Works and Planning Department, Fresno County Environmental Health System, State Department of Health Services, Federal Bureau of Reclamation, Regional Water Quality Control Board, Department of Water Resources and Fresno County Fire Protection District.
- (3) The Infrastructure Plan shall identify methods for financing construction of facilities, a mechanism for reimbursement of the pro-rated share of costs by future developers, and sizing and phasing of community facilities to match phasing of development.
- (4) Revisions to the Millerton New Town Infrastructure Plan and Implementation Procedures that do not have the effect of increasing or decreasing capacity beyond the specified density range in the Project area or surrounding properties shall not

require an Amendment to the Infrastructure Plan. Any proposed revision shall be submitted to Fresno County for approval, accompanied by an analysis confirming no adverse impact to carry out the intent of the Infrastructure Plan or Implementation Procedures.

H.5b Developer Dedication and Improvement

The developer shall be responsible for the following:

- (1) Construction of on-site improvements.
- (2) Right-of-way dedication and construction of curb, gutter, and sidewalk improvements on major street frontages.
- (3) Extension of facilities from the proposed project to the nearest improved point of connection, if existing facilities are not adequate to serve the project. This includes right-of-way dedication for streets, water and sewer lines, and construction of these facilities. For roads, this means dedication of right-of-way and construction of two travel lanes to the nearest improved road (half of a four-lane collector or arterial and construction of the entire travel width of two-lane roads). As adjacent properties develop, each developer shall be responsible for construction of curb, gutter, and parking lane improvements and for reimbursement to the original developer of their fair share of the travel width improvements. Refer to Section C.1c(3) for details on the construction of Marina Drive.
- (4) Construction of oversize sewer and water lines to nearest point of connection. First-in developers will have to install off-site oversized primary facilities to the nearest point of connection to serve a larger area than their own project. An agreement will be required between the subdivider and the County Service Area for future reimbursement to the subdivider for the extra cost of trunk line construction.
- (5) Dedication and improvement of drainways, recreation corridors, and open space.
- (6) Dedication of public facilities sites.
- (7) Dedication and improvement of bike lanes.
- (8) Dedication of right-of-way for outside travel lanes, median islands, and intersection improvements.
- (9) Construction of required berms and walls.

H.5c Development Fees

Development fees shall be collected at the time of final map or site plan approval. Fees will be collected by the County Service Area and used to provide facilities. Fees shall be collected by the appropriate agency and used as necessary to provide services. Developers have the responsibility to construct facilities. The need for most capital facilities, such as fire stations and road extensions, arises before the ultimate service population exists. In this case, it is necessary that first-in developments be assessed fees sufficient to initiate construction, or build the facilities, with future developers reimbursing the original developers within a pro rata agreement.

Development fees shall be required for the following:

- (1) Construction or expansion of collector and arterial roadways serving the entire community and the surrounding impacted area (Millerton Road, Marina Drive, Auberry Road, Friant Road, Lakeridge Drive, Morningside Way, Indian Hill Road, Arroyo Road, Brighton Avenue, and Foothill Road.)
- (2) Acquisition of sites and construction of:
 - a) Community parks, parkway and setback improvements.
 - b) Off-site water, sewer, and drainage facilities.
 - c) Governmental offices (including fire station).
 - d) Traffic signals.
 - e) Schools.
- (3) Median island or public space landscaping.
- (4) The project proponent shall pay the project's pro-rata share as described in the Traffic Impact Analysis, Millerton Specific Plan Amendment Clarksfield Project, Fresno County, prepared by Valley Research and Planning Associates for the following described traffic improvements that are to be provided as part of the Millerton Specific Plan:
 - a) Winchell Cove Road Extension to the south (Marina Drive):
 - 1) Four-lane roadway: approximately one mile
 - 2) Two-lane roadway: approximately two miles
 - b) Auberry/Winchell Cove Road (Marina Drive) Turn Lane
- (5) The project proponent shall pay the project's fair share mitigation fee for the improvements to four-lane roadway projects and traffic signal installation as described in the Traffic Impact Analysis,

Millerton Specific Plan Amendment Clarksfield Project, Fresno County, prepared by Valley Research and Planning Associates. Such fees shall be paid at the issuance of a Building Permit for the subject project.

- (6) The project proponent shall enter into an agreement with the County to provide for the funding of the traffic impact fees. The Traffic Impact Agreement between the County and the project proponent shall consider the Traffic Impact Analysis described above and any other relevant traffic analysis or information. Funds collected from the project proponent for some of the improvements may be reimbursed or credited in the event area-wide or County-wide traffic impact fees are adopted to replace individual project fees. . Traffic impact fees shall be payable on a per-unit basis as set forth in the Traffic Impact Analysis at the time of issuance of a building permit.
- (7) The project proponent shall pay the project's pro-rata share of \$310,000 for improvements at the State Route 41/Friant Road interchange through an impact fee of \$390 for each of the 795 dwelling units in Allocation Area G (Figure SP1-5) included in the density transfer, payable prior to issuance of each building permit.

H.5d County Service Area Assessments and Fees

As the initial step following Plan adoption, a County Service Area shall be formed prior to approval of any project by the County in the Specific Plan area. At the time that more detailed cost estimates are available for public improvements, a development fee system shall be established, as well as assessments required within the County Service Area.

The County Service Area is primarily a public maintenance agency to assure that public services are provided. Construction of facilities is the responsibility of developers of lands within the service area. The collection of fees and assessments are for the maintaining of these facilities and for providing services.

- (1) The County Service Area is responsible for approving constructed facilities and providing the maintenance for the following:
 - a) Water treatment plants (maintenance and upgrading).
 - b) Sewage treatment plants (maintenance and upgrading).
 - c) Water and sewer trunk line (maintenance only).
 - d) Parks and open space (maintenance and monitoring).
 - e) Street lighting.
 - f) Drainage easement (maintenance only).

- g) Landscaped easements (maintenance only).
- (2) In addition, the County Service Area will provide the following services:
- a) Solid waste collection through contract services.
 - b) Transit-related facilities.
 - c) Mitigation Monitoring under the provisions of the open space management plan
 - d) Annual review of the Mitigation Monitoring and Reporting Plan for the Specific Plan by the Development Services Division and other associated Divisions, Departments and Agencies.

H.5e OTHER

A special district encompassing the entire Specific Plan will be created to fund extended police protection services.

Fire protection will be provided by the Fresno County Fire Protection District, with additional funding through a Fire Protection Benefit Assessment District.

Private homeowners associations will also play an important role in the long-term maintenance of private open space and private road systems.

Prior to recordation of a Final Map or Site Plan Review approval, the applicable land area included within the Specific Plan shall be annexed to County Service Area No. 34.

H.6 ZONING

The property within the 1,420-acre Specific Plan area shall be consistent with the land use designation depicted in Figure SP1-4: Specific Plan, Policies and Standards of the Specific Plan and in accordance with Table SP1-2: Zoning Compatibility Matrix.

H.6a Objectives

- (1) Implement the policies of the Specific Plan.
- (2) Ensure that any future residents or potential future residents are aware of the land use and infrastructure constraints placed upon adjacent or nearby properties. This will avoid many of the potential conflicts that arise with infill development.

- (3) Enable the County to prepare more accurate estimates of service needs and costs when developing each component of County Service Area #34.
- (4) Enable environmental assessments of future tract maps, conditional use permits, etc., to be processed more efficiently because the number of units and/or the amount of square footage will be known in advance.
- (5) Eliminate costly duplication of development programs, which would be passed onto the ultimate consumer.
- (6) Protect property within the Specific Plan area from encroachment of incompatible land uses.

H.6b Policies

- SP1-P 101 Zoning shall be in conformance with, and conditioned upon, the Specific Plan text, land use map and zoning compatibility matrix (Table SP1-2).
- SP1-P102 Lands in the Allocation Area G of the Millerton Specific Plan, designated for Open Space use and zoned to the R-E(c) zoning district, shall have the following uses restricted:
- a) Stables and riding academies.
 - b) Boat liveries.
 - c) Mobile home parks or recreational vehicle parks with a minimum of six (6) or more developed spaces.
 - d) Guest ranches, hotels, and motels.
 - e) Off-road vehicle areas consisting of recreational facilities for the driving, testing, and racing of motorcycles, trail bikes, 4-wheel drive vehicles, or similar vehicles that are principally designed or commonly used for off-highway recreational purposes.
 - f) Churches and related facilities.
 - g) Microwave relay structures
 - h) Planned Commercial Developments that are not related to uses allowed in the RE District.
- SP1-P103 Land in Allocation Area H of the Millerton Specific Plan, designated for Open Space use and zoned to the R-E(c) zoning district, shall follow the provisions of that zone, except that all uses shall require Conditional Use Permits based on the provisions of

the (c) Conditional Zoning.

SP1-P104 A disclosure statement, which follows, shall be recorded by the owners immediately following adoption of the Specific Plan and rezoning of the 1,420-acre area.

“This property lies within a geographical area that is controlled by an adopted Specific Plan. Development of any portion of this property must be done in accordance with the land use designations, policies, infrastructure plan and implementing zoning districts that have been approved by the Board of Supervisors. These documents are on file with the Fresno County Department of Public Works and Planning.”

This notice shall appear in all Preliminary Title Reports that are prepared for all or any portion of the 1,420-acre new town.

SP1-105 The C-M District in Allocation Area H shall have certain uses restricted as contained in Appendix SP1-B to the Specific Plan; and the standards for development at that location shall include the requirement for compatibility with the adjacent C-1 District and the Specific Plan Architectural Review Committee Guidelines.

H.6c Standards and Criteria

- (1) The Zoning Compatibility Matrix, shown on Table SP1-2, is a method of defining consistency by comparing each zoning district with land use designations set forth in the Plan. The Matrix illustrates the suitability of the specific zoning districts with policies specified in the text of the Plan.
- (2) The Matrix applies three degrees of compatibility to land use designations and zoning:
 - a) Compatible

Zones which specifically implement the policies specified in the General Plan and the Specific Plan.
 - b) Conditionally Compatible

Zones that may be compatible, depending on certain circumstances, with the policies of the General Plan and the Specific Plan.
 - c) Not Compatible

Zones that are inconsistent with the General Plan or Specific Plan policies for a particular land use designation.

- (3) Rezoning required to correct inaccuracies along undefined road alignments, easements, recreation corridors, etc. shall be processed concurrently at the time of specific project applications.

**TABLE SP1-2
MILLERTON SPECIFIC PLAN
ZONING COMPATIBILITY MATRIX**

ZONING DISTRICTS *	LAND USE DESIGNATIONS								
	Open Space	Public Facilities	Medium Low Density	Medium Density	Medium High Density	Central Business Commercial	Service Commercial	Special Commercial	Neighborhood Commercial
AL	o	●	o	o	o	o	o	o	o
RE	o								
O	o	o	o	o	o	o	o	o	o
R-1-B			●						
R-1-C			●						
R-1				●	o				
R-2				o	●				
T-P			o	o	o				
C-4						●			
C-6							●	o	
C-1			o	o	o				●
R-P			o	o	o	o			
C-P						o	o	o	
C-M							o		
M-1							o		

o	Conditionally Compatible
●	Compatible
	Not Compatible

* Initial zoning to implement the Specific Plan shall be conditioned upon conformity with all Plan policies.

APPENDIX SP1-A

White Fox Creek

Sub-Unit Plan

Millerton Specific Plan

ADOPTED: April 20, 1999

Amended: December 7, 2004

I. Introduction

The White Fox Creek Sub-Unit Plan is prepared in accordance with Section H.4 of the Millerton Specific Plan and covers the 44-acre commercial area at the southeast and southwest quadrants of the intersection of Millerton Road and Marina Drive. The Sub-Unit Plan provides an opportunity for public review of proposed commercial development and ensures that all future development in the sub-unit area is undertaken in conformance with policies of the Specific Plan and other standards and regulations of Fresno County.

The White Fox Creek Sub-Unit Plan is intended to be conceptual to allow flexibility over time as market conditions and development trends change. The Plan does provide for overall site layout, general building locations, conceptual infrastructure, and design requirements for Sub-Unit Plan area. Any specific development within the Sub-Unit Plan area will require approval of a Conditional Use Permit. During the CUP process, general conformance with the overall Sub-Unit Plan will be determined and more exact design specifications determined. In this manner, flexibility is encouraged without the requirement for additional amendments to the Specific Plan.

II. The White Fox Creek Sub-Unit Plan For Commercial Development

The White Fox Creek Sub-Unit Plan is shown in FigureSP1-A1. Information for the Sub-Unit Plan as required by Section H.3b(3) of the Specific Plan is provided below, keyed to specific requirements of that section. A list of pertinent policies contained in the Specific Plan, together with a description of how they are being implemented by the Sub-Unit Plan, is also included where appropriate.

A. Location, Acreage, And Type of Land Use For Each Building Site.

The two quadrants which make up the Sub-Unit Plan constitute 44 acres. The southeast quadrant (26.3 acres) is zoned C-6(c). The southwest quadrant (17.7 acres) is zoned C-4(c). The southeast quadrant would contain a total of approximately 156,000 square feet of commercial space, which includes a 130-room inn and conference center (107,000 square feet), a conference room annex (5,000 square feet), a retail center (9,000 square feet), a par-3 golf course associated with the Inn, and 66 Resort Units (35,000 square feet), with the balance of the quadrant in related facilities, parking, landscaping, and open space. The southwest quadrant would contain a 100,800 square foot unified commercial/government center, including retail and office, with the balance of the quadrant in related facilities, parking, landscaping, and open space uses with approximate square footage, as follows: retail (58,000), commercial (18,900), library (15,000), mini-mart (2,800), and fire station (6,100).

Development is proposed in conformance with existing land use designations and zoning. Section B.4 of the Specific Plan stipulates that the southwest quadrant is designated Central Business Commercial and will develop a full range of retail services and professional and governmental offices.

The southeast quadrant is designated Special Commercial and will contain uses which generally do not fall within any other commercial designation and whose frequency of occurrence does not warrant establishment of additional commercial

districts. The commercial center will include a recreational complex, clubhouse, inn and conference center in conformance with Section B.4c(1) of the Specific Plan. In the C-6 zone district, hotels and lodging, and “pitch and putt” golf courses are permitted by special permit. A Conditional Use Permit was filed and approved to support the inn and conference center application, and a Conditional Use Permit will be filed to support the Resort Units and other uses.

Site coverage for the southwest quadrant consisting of 100,800 square feet of commercial, retail, and government services, and 278,900 square feet of parking totaling 378,900 square feet is approximately 49 percent. At the southeast quadrant, consisting of 156,000 square feet of buildings and 237,744 square feet of parking area totaling 393,744 site coverage is approximately 34 percent, including parking and related facilities. Reduced site coverage is due to topography, vegetation, delineated wetlands, and the need to provide on-site storm water drainage facilities. These uses and square footages could be slightly reduced or expanded in scope during final design as long as the overall general acreage and location stay approximately the same.

Section B.4c(1) of the Specific Plan requires that at least four of the following uses shall be developed within the commercial core before additional uses not on the list are permitted:

1. Small market
2. Beauty/barber shop
3. Drug Store
4. Supermarket
5. Restaurant
6. Auto parts
7. Professional offices
8. Hardware/garden store
9. Bank
10. Auto-related service station

Phase I of the Sub-Unit Plan satisfies this requirement. The proposed mini-mart/gas station at the southwest corner of Millerton and Marina Drive will contain an automatic teller machine (ATM) to include bank deposits, withdrawals, and cash advances. This use will therefore provide three of the four required uses (small market, bank, and service station). The fourth required use – in this case, a beauty/barber shop – will be provided as part of the inn and conference center at the southeast quadrant of Millerton and Marina Drive.

Fence Modifications

The Fresno County Zoning Ordinance requires a masonry wall along the common property boundary between commercial and residential zoning districts. This provision would ordinarily apply along all or portions of the east, south, and west boundaries of the Sub-Unit Plan area.

The Specific Plan, however, discourages such fencing in Section G.3j which states “Landscaping and earth berms, or a combination of berms and low-profile fencing (rather than a solid fence), shall be used to separate land use districts.”

Under the Planned Commercial Development concept, this standard can be further modified as stipulated below:

1. On the eastern boundary, the majority of the interface between the Sub-Unit Plan and property to the east zoned R-2(c) is steep terrain and/or open space. The residential site will be clustered and units located away from the common property line. A berm or berm/fence combination would not serve its intended purpose and could, in fact, obstruct the view of future residents to open space view on the Sub-Unit Plan site. A continuous berm/fence on the property line could also interfere with open space buffers adjacent to the White Fox Creek Parkway.
2. On the southern boundary, there is ample separation by roads, open space, drainage basins, and the White Fox Creek Parkway from adjacent properties zoned R-1(c) to preclude the need for a berm and/or fence.
3. On the western boundary, the closest commercial structure is to be located 100 feet from the property line with adjacent R-2(c) zoned property. The average distance to commercial structures is much greater and the buffer area will be landscaped with trees and drainage swales. This separation and landscaping precludes the need for a berm or berm/fence.

Due to these factors, the following boundary treatments are proposed:

1. A landscaped berm with an effective height of six feet shall be constructed along the eastern property line for a distance of 400 feet from the southern boundary where there is a direct interface between commercial and future residential uses.
2. Along the northern portion of the eastern boundary, and the southern and western boundaries, no berm or berm/fence would be needed as the amount of open space planned would provide a substantial buffer to future residential uses. In portions of the common property boundaries as determined during Site Plan review, a low profile fence in keeping with the environment could be constructed for security, such as a wood rail fence.

B. Public Street/Corridor Layout and Width:

Millerton Road is a designated arterial and Marina Drive is a designated collector. Policy SP-1P16 in Section C.1.b of the Specific Plan states that Millerton Road and Marina Drive in the Sub-Unit Plan area shall be developed in accordance with special standards, appropriate to their classifications, as major roads and as entry ways to the community and that each road shall have a right of way of 106 feet. As a result, within the commercial area both are shown as four-lane divided roadways within a 106-foot right of way. Both Millerton Road and Marina Drive are designated as scenic roadways within the New Town.

At the southeast quadrant, circulation to the inn/conference center will be by private driveway extending east from the Marina/Lakeridge intersection. At the

southwest quadrant, circulation on the west side of the shopping center would be internal only with access from the south and within the center.

Section C.4 of the Specific Plan requires that facilities for busses, as well as for car and van pooling, are to be shown in commercial areas as a part of the Site Plan Review Process. These facilities will consist of bus turnouts, bus shelters, and park-and-ride areas. In addition, bike storage facilities will be provided in the core area. A bus turn-out is provided at the inn and conference center but other such facilities are not shown as part of the Sub-Unit Plan. In conformance with the Specific Plan, such facilities will be designated as part of Site Plan Review when specific building, parking, and internal circulation patterns are known.

Brighton Avenue on the east side of the Sub-Unit Plan area on adjacent property would remain as a minor collector as designated on the Specific Plan. Brighton, however, would not be constructed on the common property line due to existing wetlands and difficult terrain along this boundary. The exact alignment of Brighton and any requirements for looping back to Millerton Road or future connection to the south would be determined when development of the adjacent parcel is proposed.

Marina Drive south of the commercial area will align to the southwest to closely follow the While Fox Creek Parkway. This alignment is reflected on the Sub-Unit Plan as well as proposed bike lanes on Marina and a connection to the Parkway.

C. Location and Acreage of Landscaping, Natural Open Space, and Recreation Areas:

The Sub-Unit Plan for the southeast and southwest quadrants shows that a total of approximately 20 acres of open space are contained on the Plan not covered with structures or improvements. Included are landscaped/open space area (15.2 acres) and a par-3 golf course (4.8 acres). This constitutes 45 percent of the Sub-Unit Plan area compared to the Specific Plan requirement of three percent. The Sub-Unit Plan of Figure SP1-A2 and -A7 shows site landscaping.

Parking lot areas will be placed with trees so as to provide for approximately 50 percent shading at maturity of the trees. The following tree species (and others with similar characteristics) are permitted for landscaping purposes:

Ceanothus Joyce Coulter "Ceanothus"
Fremontodendron californicum "Flannel Bush"
Heteromeies arbutifloia "Toyon"
Ainus rhombifolia "While Alder"
Populus baissmifera "Cottonless Cottonwood"
Salix species "Native Willow"
Platanus racemosa "California Sycamore"

D. Park Location and Acreage:

Section E.c(3) of the Specific Plan requires that three percent of the Project area be devoted to open space and that natural drainage channels be retained when feasible. Although no formal park space is proposed on the Sub-Unit Plan, 45

percent of the site is in open space, landscape, or par course area associated with the inn and conference center, and Resort Units. As the major natural drainage channel on the site, the White Fox Creek Parkway would begin at the southwest corner of Marina Drive and White Fox Creek, just south of Lakeridge Drive and the commercial area.

The Specific Plan requires development of a parkway along White Fox Creek E.5. This proposal must consider regulations of the U. S. Army Corps of Engineers and the Department of Fish and Game. White Fox Creek contains significant wetlands which qualify as jurisdictional waters of the United States. Only minor alteration of the stream channel will be possible and the parkway will be a largely natural stream with a hiking path on one side. Limited improvements are proposed but the stream can be enhanced to include tree plantings. These improvements, combined with removal of cattle grazing to allow grasses and riparian vegetation to grow, will make the parkway a significant aesthetic feature of the Plan area.

The Parkway trail will not be developed east of Marina Drive. This is an area of more steep terrain and a confined flood plain. In addition, public access to White Fox Creek ends about one-quarter mile east of the property boundary at the Brighton Crest Golf Course. This area is proposed for a par-3 golf course associated with the inn and conference center. The par-3 golf course will be open to the public and provisions of the Specific Plan requiring public access to the Parkway will be assured in this manner. The commercial area at the southwest quadrant offers a convenient staging area for the trail and Marina Drive provides a linkage for bicyclists and pedestrians to Millerton Road.

The biologist for the Project has recommended an average 100-foot non-development setback on each side of White Fox Creek and that the Creek be essentially left in its present condition without channelization. Once cattle grazing ceases, it will be possible to substantially enhance the Creek by restoring riparian vegetation in accordance with a Plan approved by the California Department of Fish and Game.

E. Topography: Existing and Proposed (i.e., a Conceptual Grading Plan):

A conceptual Grading Plan as prepared by the Project engineer is attached as Figure SP1-A3 and –A8 and conforms with the overall intent of the Drainage Plan in the Specific Plan. The site drains to the southwest and the Conceptual Drainage Plan shows a series of detention ponds in each quadrant. The ponds will be for both aesthetics and storm drain purposes. Best Management Practices (BMPs) for erosion and sedimentation control will be incorporated into site construction and operation to reduce initial pollutant discharge to the storm drainage system. Treatment control BMPs will be used for residual pollutants. These include grass berms/biofilters and extended detention times to provide for settling of particulate pollutants in the ponds. The ponds will also provide treatment by infiltration. Storm water will ultimately discharge to drainage courses, including White Fox Creek, but at rates no greater than under natural conditions.

F. Existing Structures and Development on Adjacent Parcels, to a Minimum of 200 Feet from the Plan Boundary:

There are no structures or development within 200 feet of the Sub-Unit Plan boundaries.

G. Location of Bicycle, Pedestrian, and Equestrian Trails:

The White Fox Creek Parkway, the major trail system in the Specific Plan area, will begin at the intersection of Marina Drive and White Fox Creek. Linkages will be made to bike lanes on Marina Drive and Millerton Road. In this way, the Parkway will provide access to commercial, cultural, and governmental facilities in the Sub-Unit Plan area. At this time, no equestrian trails are planned.

Trails and bike paths will be depicted as required in Section C.3 and shown on amended Figure SP1-8 of the Specific Plan.

H. Location and Treatment of Significant Cultural/Scientific Resources:

A cultural reconnaissance prepared for the larger Specific Plan area found no cultural resources of significance located in the Sub-Unit Plan area.

I. Location of Significant Vegetation (Oak Trees) and an Indication of the Resources to be Altered and Resources to be Preserved:

Three oak trees are located in the southeast quadrant and are proposed to remain. As a result of an updated Wetlands Delineation verified by the U. S. Army Corps of Engineers, the major habitat features are the jurisdictional wetlands associated with White Fox Creek and drainage swales (0.7 acres). A Biological and Wetlands Resources Study was prepared in support of the Sub-Unit Plan. In conformance with Section E.10 of the Specific Plan, a Wetland and Open Space Mitigation and Monitoring Plan and will be developed by the Project Applicant for review by the California Department of Fish and Game and submitted to the County. The Plan will include provisions to fill limited wetlands elsewhere in the Specific Plan area. The Plan would be coordinated with the Department of Fish and Game and implemented by a Section 404 Permit Issued by the U. S. Army Corps of Engineers.

J. Location and Treatment of Scenic Roadways:

Millerton Road and Marina Drive are designated as scenic roadways and the Sub-Unit Plan proposals are consistent with the Specific Plan.

K. Location of Extensions of Off-Site Roads or Utilities Through a Sub-Unit Area to Serve Adjacent Areas:

The Sub-Unit Plan reflects cooperation between the Applicant and adjacent property owners in planning access, open space, and other public facilities. Section F of the Specific Plan requires that all commercial development be served by expanded community water and sewer systems operated by CSA No. 34. The Sub-Unit Plan area is located within CSA No. 34 and is consistent with

the policy. The Project will comply with fire protection policies of the Specific Plan. The government center located in the southwest quadrant will be designed to accommodate a fire station. The fire station would be construed when deemed necessary by the Fresno County Fire Protection District.

1. Water: All new development in the Millerton Plan Area will use treated surface water from a treatment plant currently being operated by CSA No. 34. The current well operated by CSA No. 34 and currently serving the domestic use for Tract 4048 will no longer be used for domestic water supply purposes, except for emergency back-up use.
2. Wastewater: The permanent WWTP is to be at the site of the existing temporary Brighton Crest treatment plant. The Specific Plan requires a tertiary level of treatment. The permanent WWTP facilities will be built in stages, including the plant, storage ponds, and irrigation spray fields.

L. An Urban Design Component for the Town Center and Commercial Core which Demonstrates Implementation of the Development Criteria Contained in the Specific Plan, Town Center, and Commercial Core Implementation Programs:

The general building design theme is shown in Figure SP1-A4, -A5, and -A6: The theme of the commercial areas and the inn and conference center may be described as “contemporary Mediterranean” which is in keeping with Section G of the Specific Plan which identifies “most contemporary, western, or Spanish architectural themes” as appropriate for Millerton. The exterior material and color palette will include the following:

Use	Material	Color
Roofing	mission tile	terra cotta
Walls	smooth troweled stucco	pale salmon
Fascias/trim	smooth troweled stucco	white
Windows	reflective glass	green
Frames	aluminum storefront	bronze
Canopies	“sunbrella” fabric	forest green

An Architectural Review Committee (ARC) has been formed in conformance with Section G of the Specific Plan to establish and implement community design standards outlined in the Specific Plan. The ARC has reviewed the proposed architectural design for the Sub-Unit Plan and found it consistent with the community design element. Additional architectural review will take place at the time of the Site Plan Review when specific building placement, landscaping, sign, lighting, and other provisions are known.

M. Water and Energy Conservation Measures:

In conformance with Section E.6c, the following water conservation measures have been incorporated into the Project:

1. All commercial and governmental uses will have water meters and low-flow fixtures.

2. Landscaping will be drought-tolerant with the use of native species where practical. Irrigation shall utilize time flow control devices.
3. Reclaimed wastewater will be used for landscape irrigation to the maximum extent feasible.
4. Drought-resistant landscaping shall be used in all public areas where a comprehensive irrigation system is used.

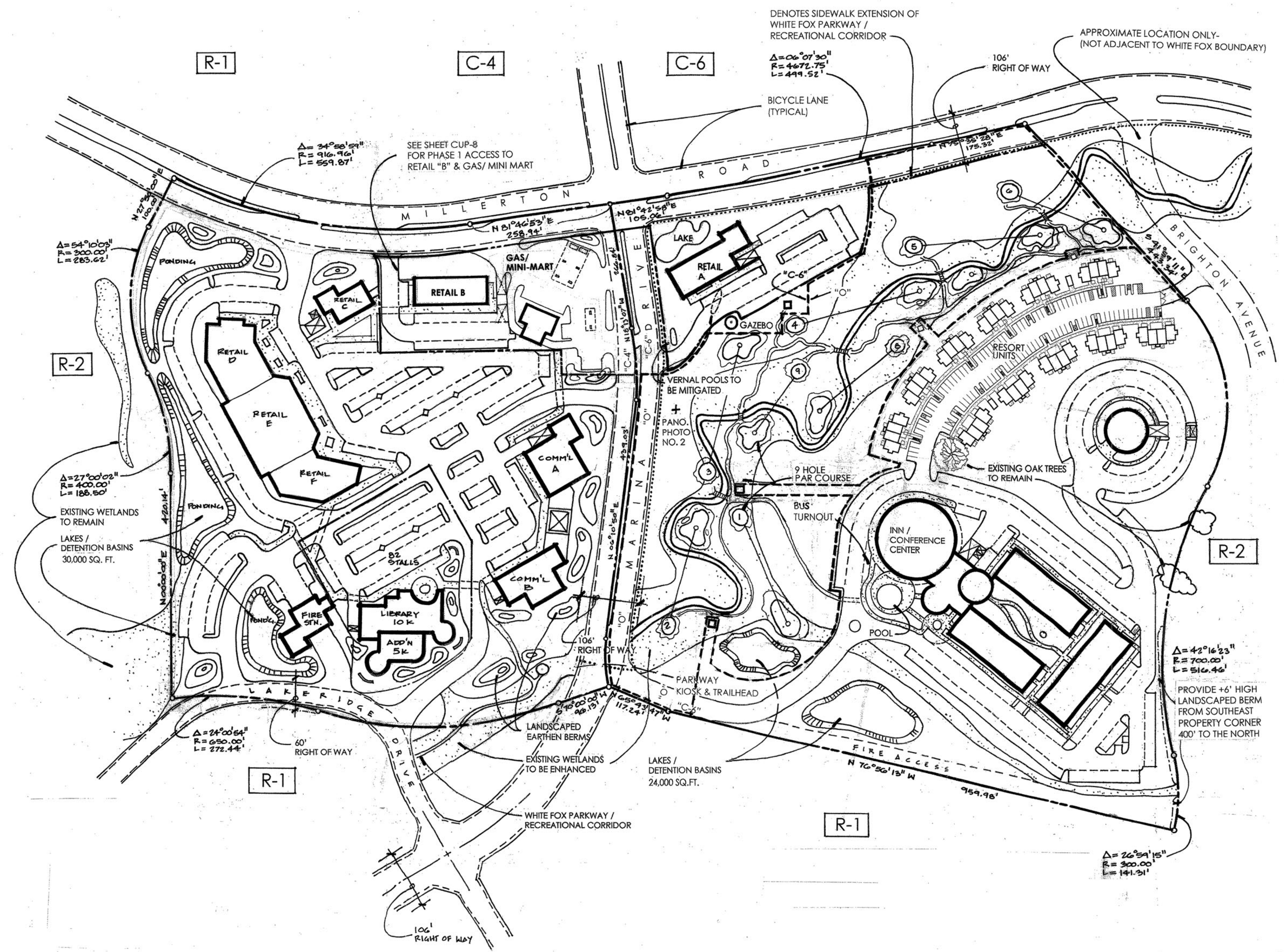
In conformance with Section E.7b, the following energy conservation measures have been incorporated into the Project:

1. There is strong solar access provided for the inn and conference center as well as the majority of commercial and governmental uses at the southwest quadrant.
2. There is a requirement for 50 percent parking lot shading in parking lots on the Sub-Unit Plan. The Conceptual Landscaping Plan provides for tree planting to implement this provision.
3. The Plan provides for bus loading at the inn and conference center and recognizes the need for such facilities in other portions of the Sub-Unit Plan. Bike lanes and pedestrian trails will be provided in accordance with requirements of the Specific Plan.

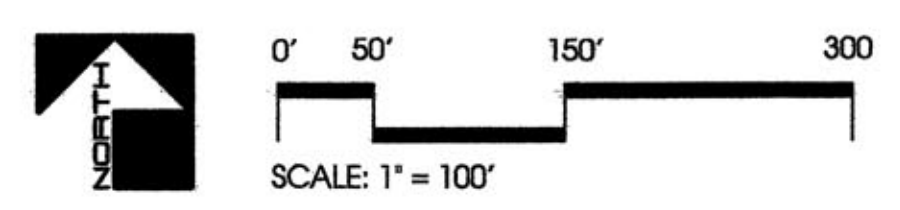
FIGURES:

SP1-A1:	White Fox Creek Sub-Unit Site Plan
SP1-A2:	White Fox Creek Sub-Unit Landscape Plan
SP1-A3:	White Fox Creek Commercial Conceptual Grading and Drainage Plan
SP1-A4:	Architectural Theme, Retail "B" Elevation
SP1-A5:	Architectural Theme, Inn and Conference Center (Phase 2)
SP1-A6:	Architectural Theme, Resort Units Elevations
SP1-A7:	White Fox Creek, Resort Units Landscape Plan
SP1-A8:	White Fox Creek, Resort Units, Conceptual Grading and Drainage Plan

FIGURE SP1-A1



WHITE FOX CREEK
 WHITE FOX CREEK
 SUB UNIT SITE PLAN



REVISIONS	BY

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WHITE FOX CREEK
 SUB UNIT SITE PLAN

THE CLARKSFIELD
 COMPANY, INC.

Date: 28 APR 06
 Scale: 1"=100'-0"
 Drawn: MC
 Job: WHITE FOX
 Sheet

SU-1

REVISIONS	BY
20 MAR-03	MK

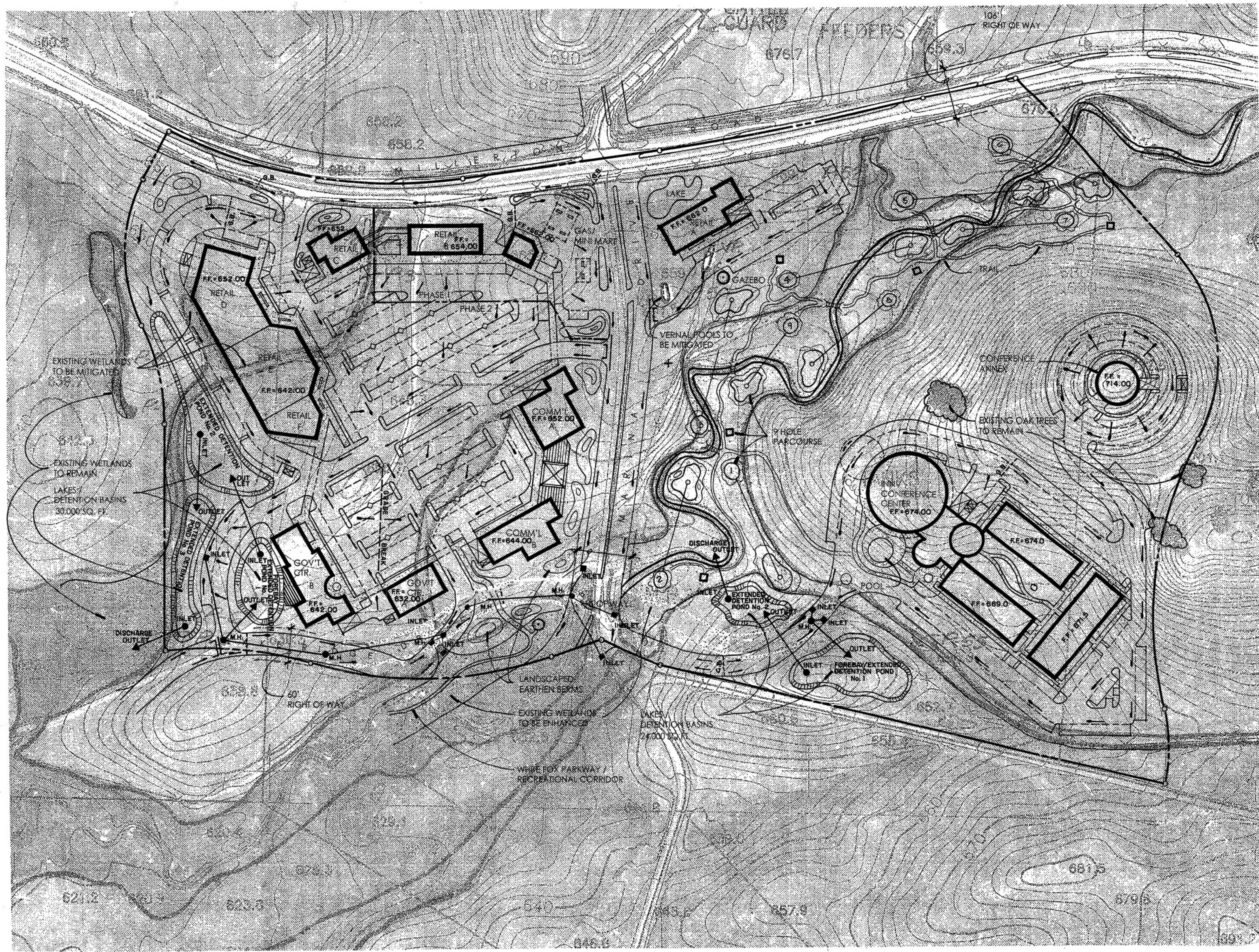
MICHAEL KARBY
 ARCHITECTURE
 784 P STREET STE B
 FRESNO, CA 93721
 PAX: (209) 486-4808

AIA/MCRP
 URBAN FUTURES
 (209) 486-4800

WHITE FOX CREEK
 COMMERCIAL SUB UNIT PLAN

THE CLARKSFIELD
 COMPANY, INC.

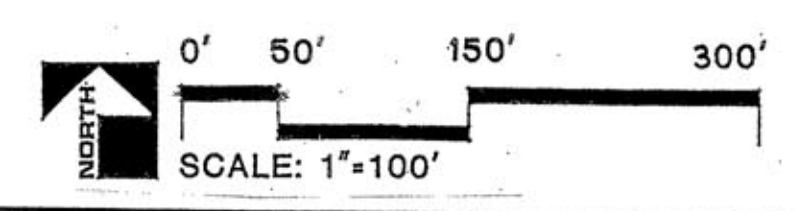
Date	22 FEB 91
Scale	1"=100'
Drawn	MK
Job	WHITE FOX
Sheet	CUP-14
Of	Sheets



CONCEPTUAL GRADING
 & DRAINAGE PLAN

WHITE FOX CREEK
 COMMERCIAL SUB UNIT

FIRGURE SP1-A3

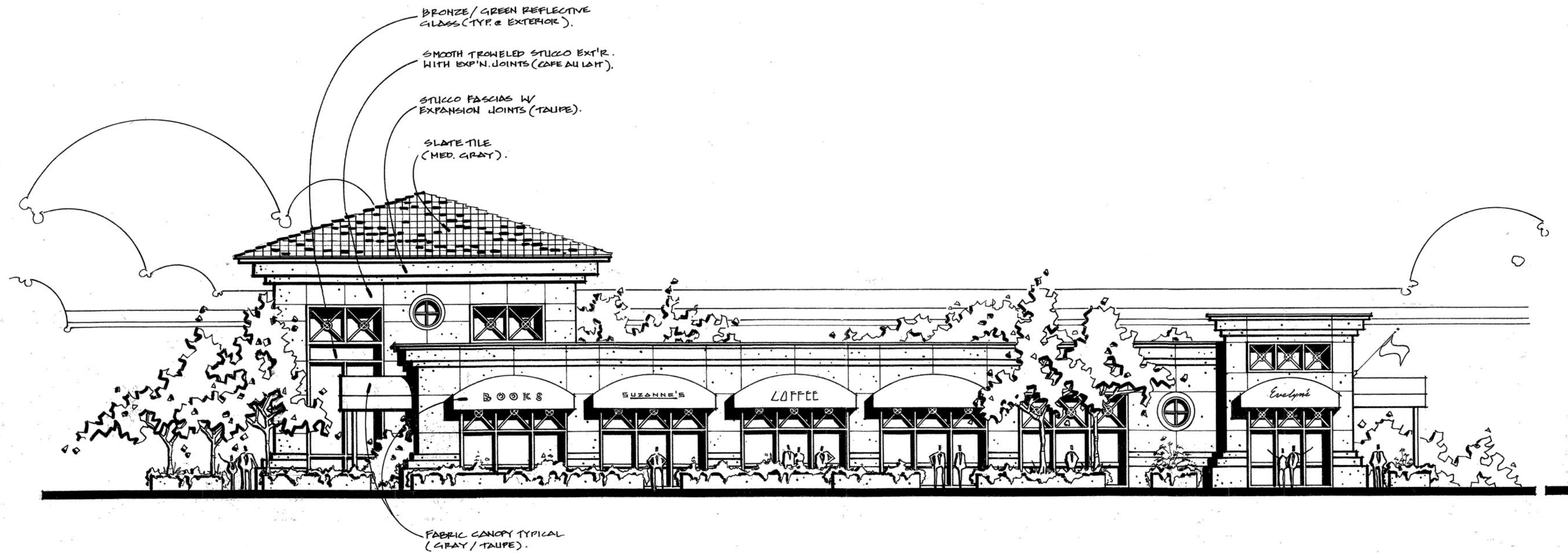


R. W. Greenwood Associates, Inc.
 CIVIL ENGINEERING LAND SURVEYING
 2558 E. Olive Avenue, Fresno, California 93701 Tel. (209) 268-7831

Date FEB 23 1998
 Job No. E-97176
 Drawn By M.W.G.
 Drawing No. 4065 E

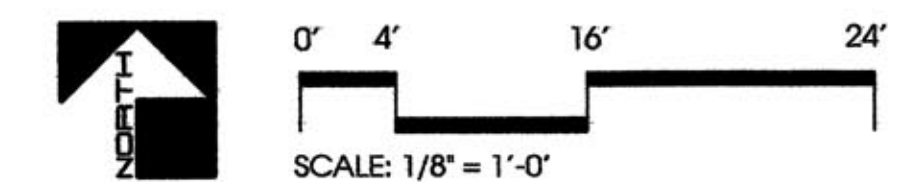
PLOT DATE: 5/1/06
PLOT TIME: 10:35 AM
PLOT SCALE: 1/4" = 1'-0"

FIGURE SP1-A4



WHITE FOX CREEK

RETAIL "B"
SOUTH ELEVATION PHASE 1



REVISIONS	BY

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 784 P STREET SUITE B FRESNO, CALIFORNIA 93721-2788
 FAX (559)488-4809 (559) 688-6888 FRESNO (559) 488-4800
 WWW.KARBAYARCHITECT.COM

WHITE FOX
 CONVENIENCE STORE/ SERVICE STATION
 AND RETAIL "B"

THE CLARKSFIELD
 COMPANY INC.



Date: 28 APR 06
 Scale: 1/8" = 1'-0"
 Drawn: MK
 Job: WHITE FOX
 Sheet

CUP-9

REVISIONS	BY
20 MAR 03	MY

MICHAEL KARB
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 754 P STREET STE B
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 (509) 466-4300
 FAX (509) 466-4306

AIAMCORP
 URBAN FUTURES
 (509) 466-4300

**WHITE FOX CREEK INN
 AND CONFERENCE CENTER**

**THE CLARKSFIELD
 COMPANY, INC.**

Date	1 MAY 02
Scale	1" = 20'
Drawn	MY
Job	WHITE FOX INN
Sheet	CUP-6
Of	Sheets

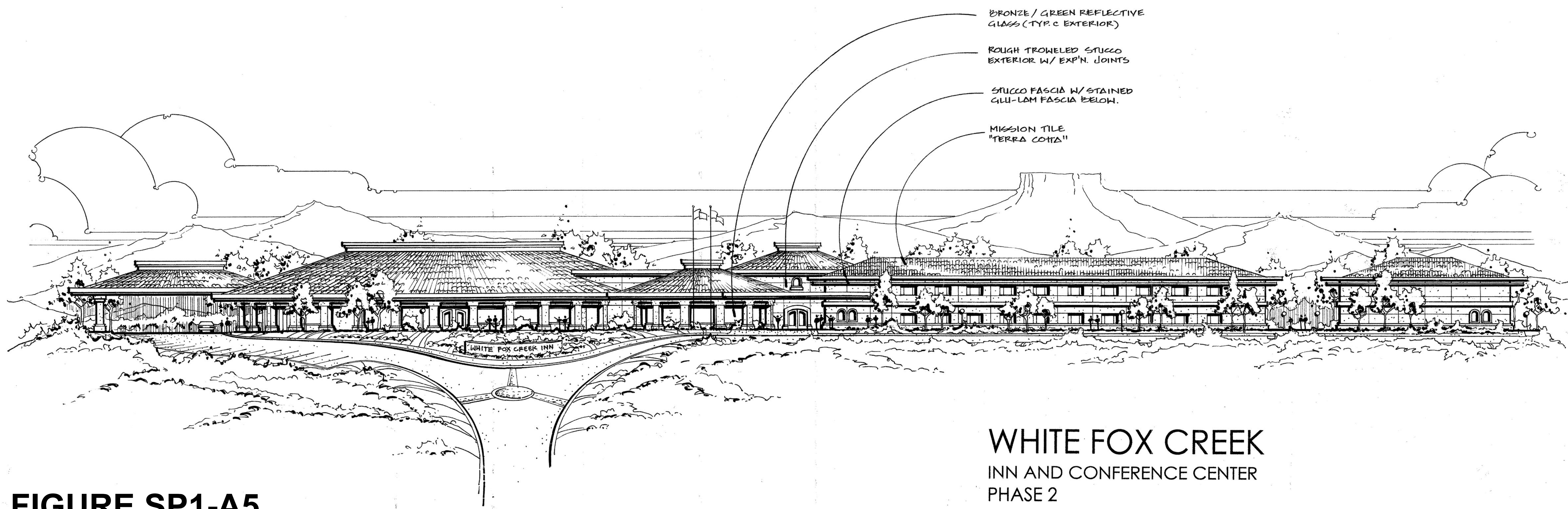
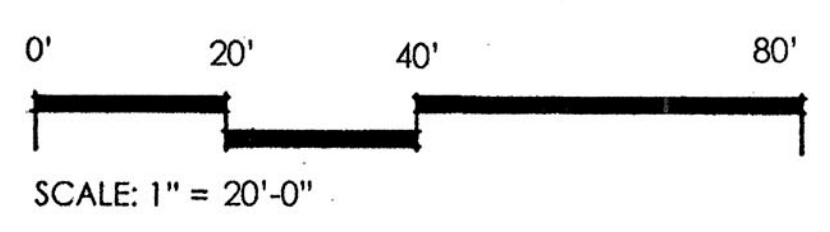


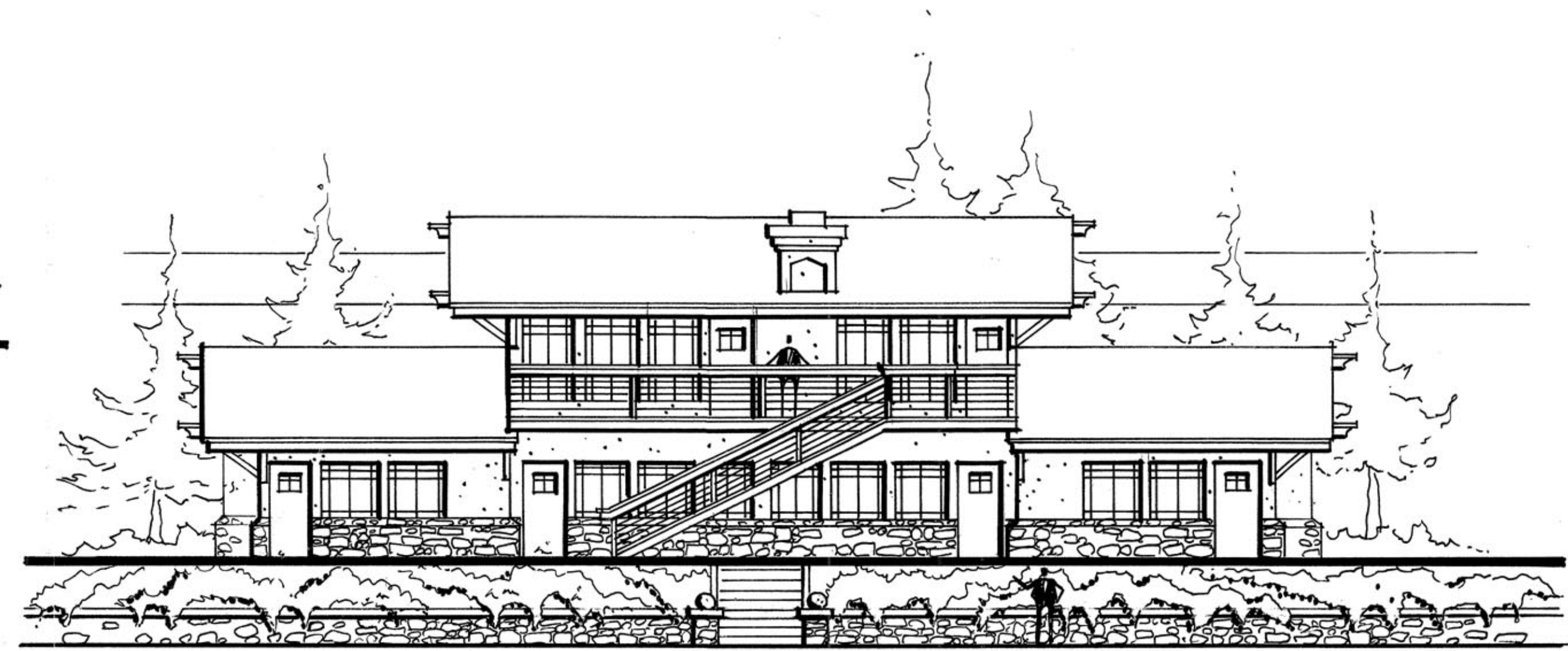
FIGURE SP1-A5

**WHITE FOX CREEK
 INN AND CONFERENCE CENTER
 PHASE 2**





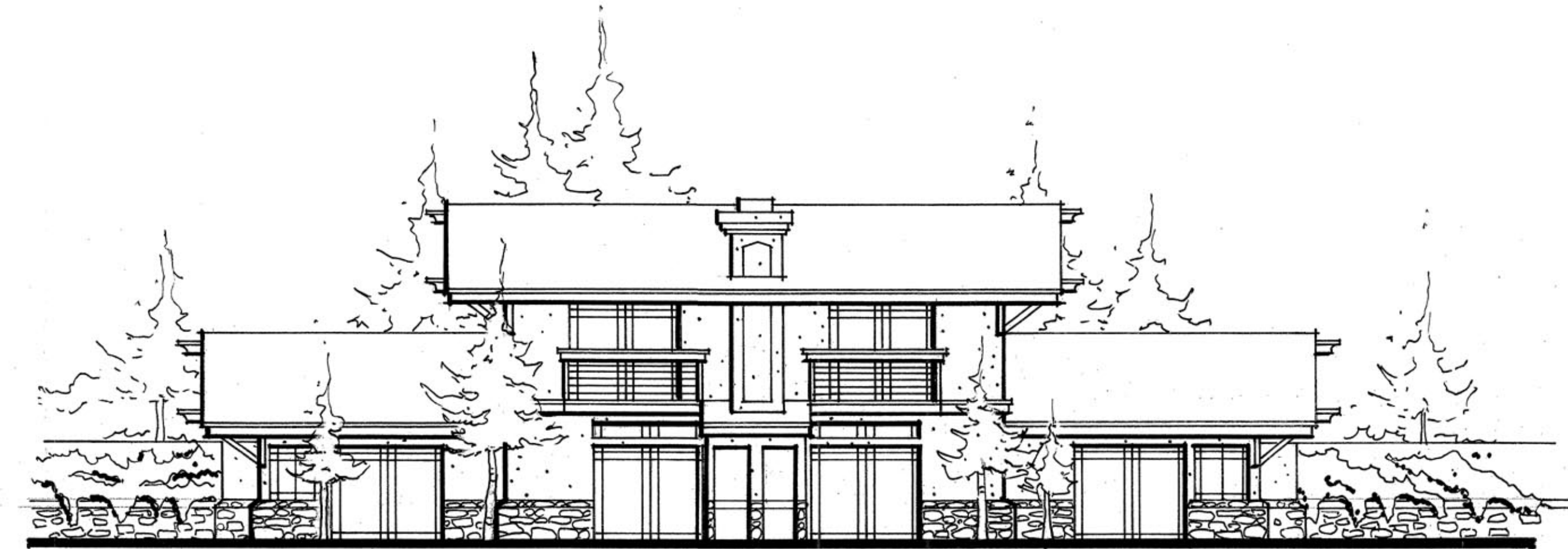
SIDE
UPSLOPE



FRONT
UPSLOPE



SIDE
DOWNSLOPE



FRONT
DOWNSLOPE

ELEVATIONS
SCALE: 1/8" = 1'-0"

FIGURE SP1-A6

REVISIONS	BY
20 MAR 03	MK

MICHAEL KARBY AIAMCORP
ARCHITECTURE PLANNING URBAN FUTURES
754 P STREET STE B FREED, CA 93721 (558) 486-4200
FAX: (558) 486-4809

WHITE FOX
RESORT UNITS

EXTERIOR ELEVATIONS

Date	1 MAY 02
Scale	1/8" = 1'-0"
Drawn	MK
Job	WHITE FOX
Sheet	CUP-19
Of	Sheets

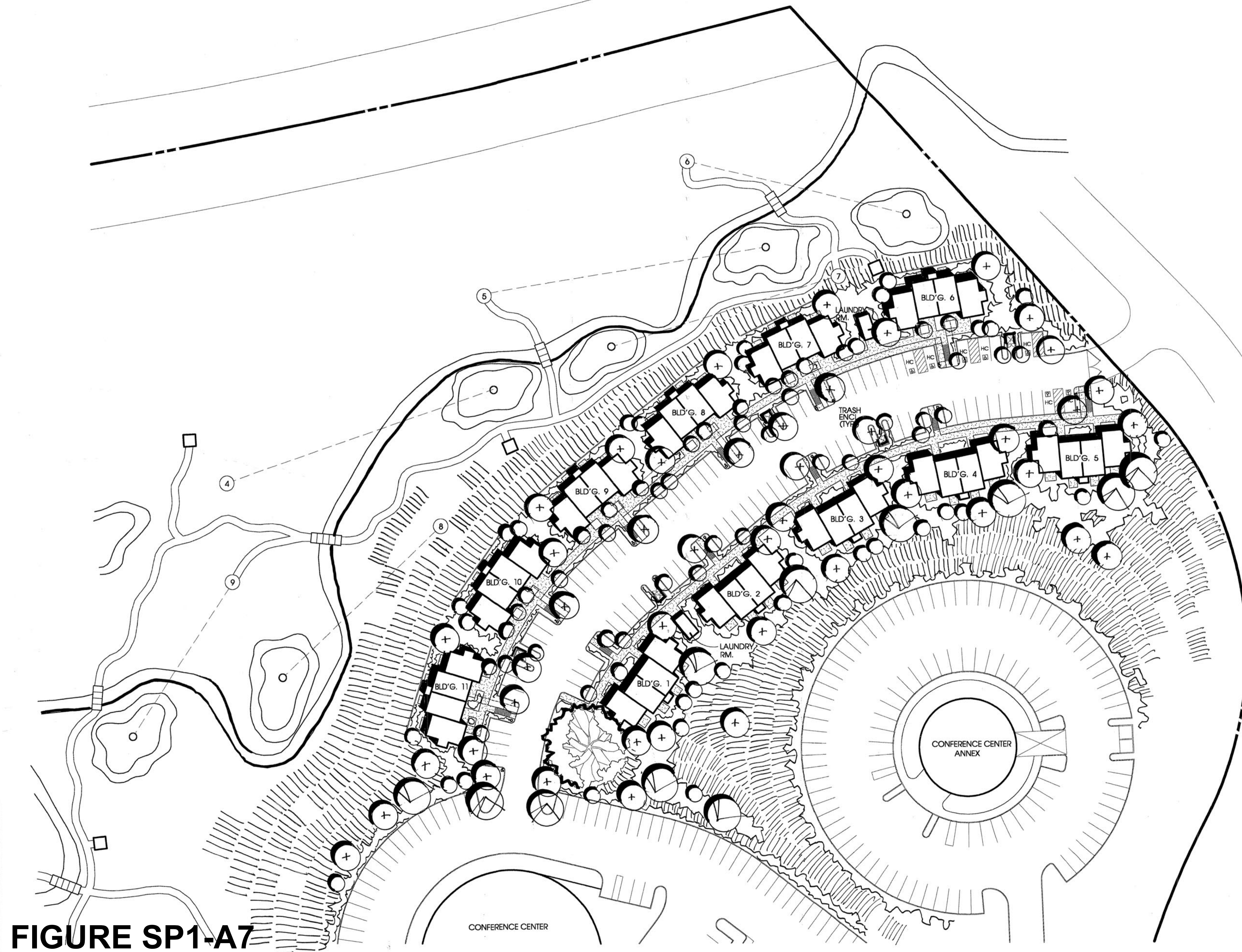
REVISIONS	BY
20 MAR-03	PK

MICHAEL KARBAY AIA/MCRP
 ARCHITECTURE PLANNING URBAN FUTURES
 784 P STREET, STE B FRESNO, CA 93721 (559) 488-4200
 FAX (559) 488-4809

WHITE FOX CREEK
 RESORT UNITS LANDSCAPE PLAN

THE CLARKSFIELD
 COMPANY, INC.

Date: 1 MAY 02
 Scale: 1"=40'-0"
 Drawn: MC
 Job: WHITE FOX
 Sheet
 CUP-20



- +10' FLOWERING DECIDUOUS TREE
- +20' DECIDUOUS TREE
- +30' DECIDUOUS TREE
- TURF
- FLOWERING BEDDING PLANTS
- NATIVE GRASSES

WHITE FOX CREEK
 RESORT UNITS LANDSCAPE PLAN
 66 UNITS / 11 BUILDINGS - 3174 SQ. FT. PER BUILDING.

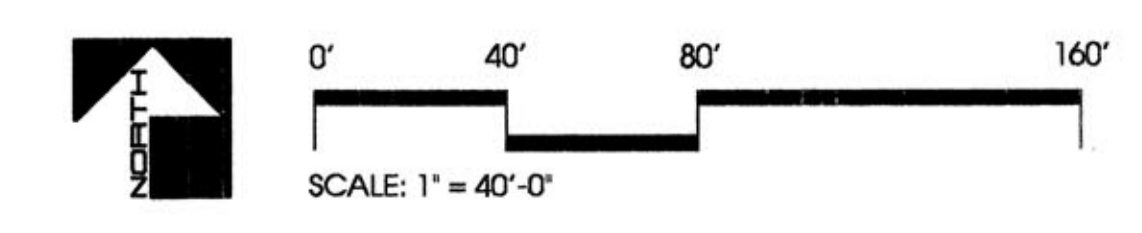
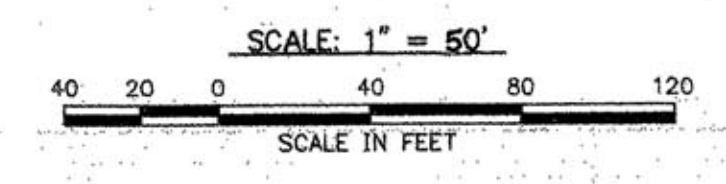
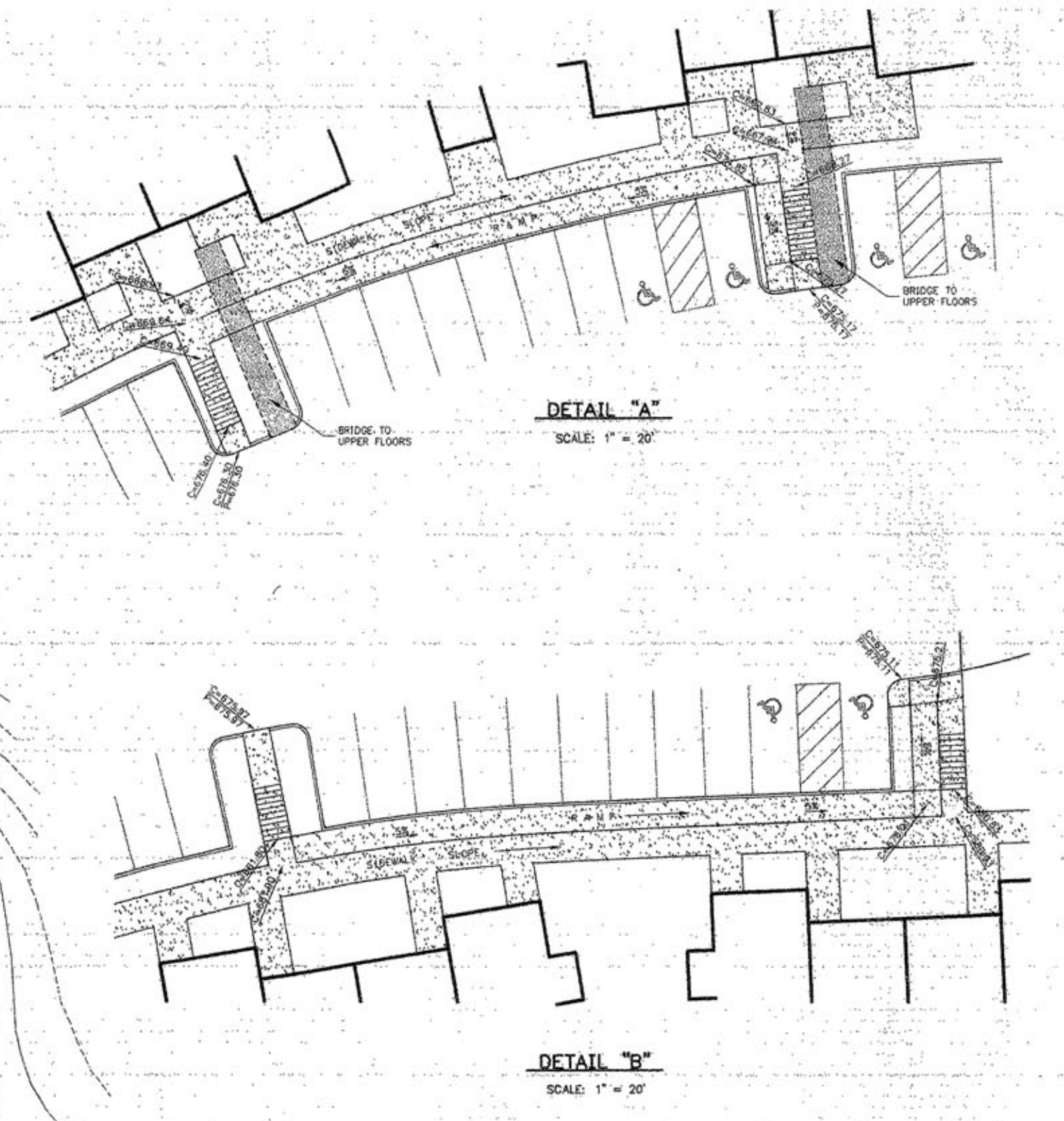


FIGURE SP1-A7



RESORT UNITS
 CONCEPTUAL
 GRADING & DRAINAGE PLAN
 WHITE FOX RESORT UNITS
 IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA

PREPARED FOR
MICHAEL KARB

R. W. Greenwood Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING
 PLANNING - LANDSCAPE ARCHITECTURE
 2558 E. Olive Ave. Fresno, California 93701 Tel. (559) 268-7831

Date: JUNE 08, 2001
 Job No.: E-01138
 Drawn By: STEVE FOSTER
 Drawing No.: 511-G

REVISIONS	BY
20 MAR 03	MK

MICHAEL KARB AIA/MCRP
 ARCHITECTURE • PLANNING • URBAN FUTURES
 784 P STREET, STE. B FRESNO, CA 93721 (559) 489-4200
 FAX (559) 489-4808

**WHITE FOX CREEK
 RESORT UNITS - CONCEPTUAL
 GRADING & DRAINAGE PLAN**

**THE CLARKSFIELD
 COMPANY, INC.**

Date: MAY 02
 Scale: 1"=50'-0"
 Drawn: SF
 Job: WHITE FOX
 Sheet
CUP-15

FIGURE SP1-A8

APPENDIX B

C-M ZONING DISTRICT USE RESTRICTIONS FOR ALLOCATION AREA H

The Millerton Specific Plan policy directs a limited range of uses for the C-M zone in Allocation Area H. This Appendix contains the modified provisions of Zoning Ordinance Section 842. The Specific Plan shall have precedence in the event of conflict between the general provisions of the Specific Plan and this Appendix.

Specific Plan Policy SP1-105 The C-M District in Allocation Area H shall have certain uses restricted as contained in Appendix SP1-B to the Specific Plan; and the standards for development at that location shall include the requirement for compatibility with the adjacent C-1 District and the Specific Plan Architectural Review Committee Guidelines.

SECTION 842

"C-M" - COMMERCIAL AND LIGHT MANUFACTURING DISTRICT

The "C-M" Commercial and Light Manufacturing District is intended to provide for retail and wholesale sales, light manufacturing, warehousing, distributing and storage operations which do not create smoke, gas, odor, dust, sound, vibration, soot or lighting to any degree which might be obnoxious or offensive to persons residing in or conducting business in either this or any other district, and further, to provide a close relationship between warehousing, distribution and retail sales.

SECTION 842.1 - USES PERMITTED

The following uses shall be permitted in the "C-M" District. All uses shall be subject to the Property Development Standards in Section 842.5.

A. RETAIL STORES

1. Automobile parts sales (new).
2. Automobile service stations.
3. Bakery, retail.
4. Building materials, (new).
5. Electrical supply.
6. Equipment sales.
7. Home furnishings.
8. Leather goods and luggage.
9. Music, musical instruments, records.
10. Plumbing supply.
11. Sporting goods.
12. Toys.
13. Variety stores.
14. Video stores.

B. SERVICES

1. Blueprinting and photocopying.
2. Employment agencies.
3. Financial institutions.
4. Libraries.
5. Mechanical car, truck, motor and equipment wash, including self-service.
6. Newspaper publishing.
7. Offices:
 - a. Administrative.
 - b. Business.
 - c. General.
 - d. Medical.
 - e. Professional.
8. Picture framing.
9. Printing shop, lithographing, publishing.

C. RELATED USES

1. Banks.
2. Commercial uses that are incidental to and directly related to and serving the permitted industrial uses.
3. Delicatessens.
4. Grocery stores.
5. Restaurants.
6. Signs, subject to the provisions of Section 842.5-K.

D. MANUFACTURING

1. Boat building and repairs.
2. Book binding.
3. Manufacturing, compounding, processing, packing or treatment of products such as:
 - a. Bakery goods.
 - b. Candy.
 - c. Cosmetics.
 - d. Dairy products.
 - e. Drugs.
 - f. Food products (excluding fish and meat products, sauerkraut, wine, vinegar, yeast and the rendering of fats and oils) if connected with an adequate sewer system.
 - g. Fruit and vegetables (packing only).
 - h. Honey extraction.
 - i. Perfume.
 - j. Toiletries.
4. Storage yards:
 - a. Contractor storage yards.
 - b. Feed and fuel yards.
 - c. Machinery rentals.

 - d. Motion picture studio storage yards.
 - e. Transit storage.
5. Wholesaling and warehousing.

- E. PROCESSING
 - 1. Blueprinting and photocopying.
 - 2. Laboratories.

- F. FABRICATION
 Assembly of small electrical and electronic equipment.

- G. OTHER USES
 - 1. Public utility service yards (with incidental buildings).
 - 2. Off-street parking.
 - 3. Agricultural uses.
 - 4. Electric distribution substations.
 - 5. Communications equipment buildings.
 - 6. Temporary or permanent telephone booths.
 - 7. Water pump stations.

SECTION 842.2 - USES PERMITTED SUBJECT TO DIRECTOR REVIEW AND APPROVAL
 (no uses listed)

SECTION 842.3 - USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT

The following uses shall be permitted subject to a Conditional Use Permit as provided for in Section 873.

- A. Animal hospitals and shelters.
- B. Boarding and training, breeding and personal kennels.
- C. Mortuaries.
- D. Planned Commercial Developments.
- E. Planned Industrial Developments.

SECTION 842.4 - USES EXPRESSLY PROHIBITED

The following uses are expressly prohibited in the "C-M" District.

- A. RESIDENTIAL USES
 - 1. New residential uses other than for the use of a caretaker in connection with an industrial use.
 - 2. For existing residential uses, the existing residence may be used for residential purposes but may not be converted to more intensive residential uses, nor may it be converted for residential and non-residential uses at the same time. Such residential uses shall be subject to the Section 876, Nonconforming Uses.

- B. INDUSTRIAL USES
 - 1. Any use that utilizes coal, coke, or other coal-based fuel as an industrial fuel source, excluding blacksmith shops.

- C. INDUSTRIAL PLANTS
 - 1. Abrasives.
 - 2. Bone black plants.
 - 3. Carbon black and lamp black plants.
 - 4. Charcoal manufacturing plants.

5. Chemical plants (heavy or industrial).
6. Coal and Coke plants.
7. Detergents, soaps and by-products using animal fats.
8. Fertilizers of all types.
9. Gas manufacturing plants.
10. Glue and sizing manufacturing plants.
11. Graphite manufacturing plants.
12. Gypsum and other forms of plaster base manufacturing.
13. Insulation manufacturing plants (flammable types).
14. Match manufacturing plants.
15. Metal ingots, pigs, casting or rolling mills.
16. Metals extraction and smelting plants.
17. Paper pulp and cellulose manufacturing plants.
18. Paraffin manufacturing plants.
19. Portland and similar cement manufacturing plants.
20. Serum, toxin and virus manufacturing laboratories.
21. Sugar and starch manufacturing plants.
22. Tannery plants.
23. Turpentine manufacturing plants.
24. Wax and wax products manufacturing plants.
25. Wool pulling or scouring plants.

D. PROCESSING

1. Animal by-products processing.
2. Carbon black and lamp black refining.
3. Chemical (heavy or industrial).
4. Coal and coke processing.
5. Detergents and soap processing.
6. Dog and cat food processing
7. Fertilizers of all types.
8. Fish and fish by-products processing or canning.
9. Fruit by-products.
10. Grain milling and sacking.
11. Paper milling.
12. Petroleum and petroleum products processing or refining.
13. Potash works.
14. Printing ink processing.
15. Radium or uranium extraction.
16. Rubber reclaiming or processing.
17. Salt works.
18. Soap works.
19. Smelting works.
20. Sulphuric acid processing or bottling.
21. Tar or asphaltic roofing processing.
22. Vinegar processing or refining.
23. Volatile or poisonous gas storage or processing.
24. Wood preserving by creosoting or other pressure impregnation of wood by preservatives.
25. Wood and lumber kilns for industrial kiln-drying.

E. OTHER USES

1. Trailer parks.
2. Motels, hotels.

SECTION 842.5 - PROPERTY DEVELOPMENT STANDARDS

The following property development standards and those in Section 855 shall apply to all land and structures in the "C-M" District.

A. LOT AREA

No requirements.

B. LOT DIMENSIONS

Each dimension is minimum, only.

1. Width
 - a. Each lot shall have a minimum width of seventy-five (75) feet except curve and cul-de-sac lots of two acres or less in area.
 - b. Each curve lot and cul-de-sac lot two acres in area or less shall have a minimum street frontage width of sixty (60) feet.
2. Depth

Each lot shall have a minimum depth of one-hundred twenty (120) feet.

C. POPULATION DENSITY

None. However, for existing residential uses, the provisions of Section 842.4-A, shall apply.

D. BUILDING HEIGHT

1. No building or structure erected in this District shall have a height greater than seventy-five (75) feet.
2. Exceptions:

Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, roof signs, flagpoles, chimneys, smokestacks, silos, water tanks or wireless masts or similar structures may be erected above the height limits herein prescribed; provided that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances. No roof structure or any space above the height limits shall be allowed to provide additional floor space.

E. YARDS

The provisions of the "M-1" District, Section 843.5-E.1, 2 and 3, shall apply.

F. SPACE BETWEEN BUILDINGS

No requirements.

G. LOT COVERAGE

No requirements.

H. FENCES, HEDGES AND WALLS

The provisions of the "M-1" District, Section 843.5-H.1, 2, 3 and 4, shall apply.

I. OFF-STREET PARKING

The provisions of the "M-1" District, Section 843.5-I.1, 2, and 3, shall apply.

J. ACCESS

The provisions of the "M-1" District, Section 843.5-J.1 and 2, shall apply.

K. OUTDOOR ADVERTISING

The provisions of the "M-1" District, Section 843.5-K.1, 2, 3 and 4, shall apply.

L. LOADING

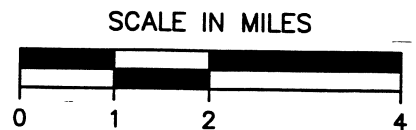
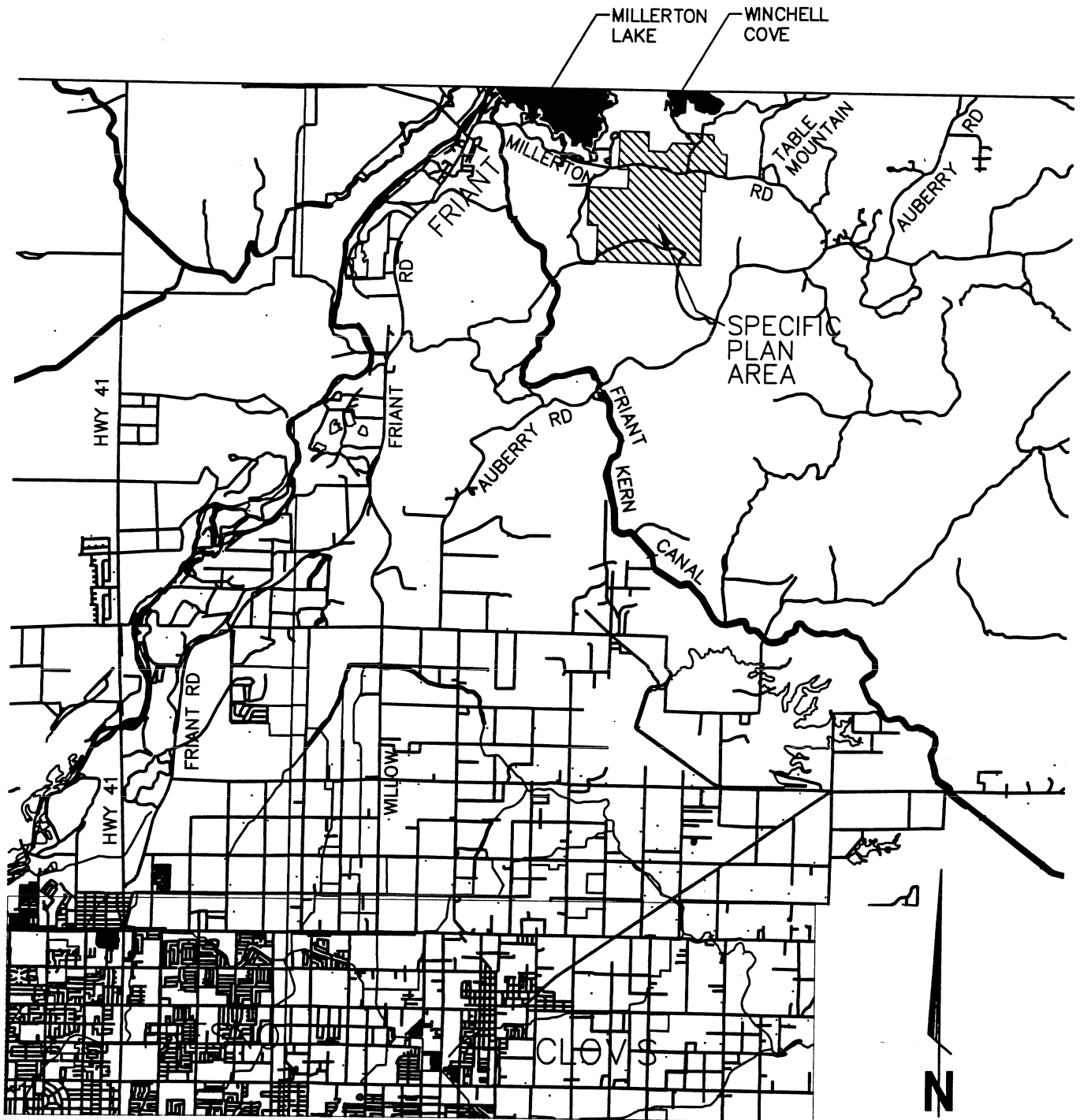
The provisions of the "M-1" District, Section 843.5-L.1 and 2, shall apply.

SECTION 842.6 - SITE PLAN REVIEW

Before any building or structure is erected on any lot in this District, a site plan shall have been submitted to and approved by the Director, pursuant to the provisions of Section 874.

G:\4360Devs&Pin\PLANNING\GPA\489 -Clarksfield\Amendmt\Text\Final Drafts\Appendix B.8.23.04C.doc

FIGURE SP1-1. VICINITY MAP
MILLERTON NEW TOWN



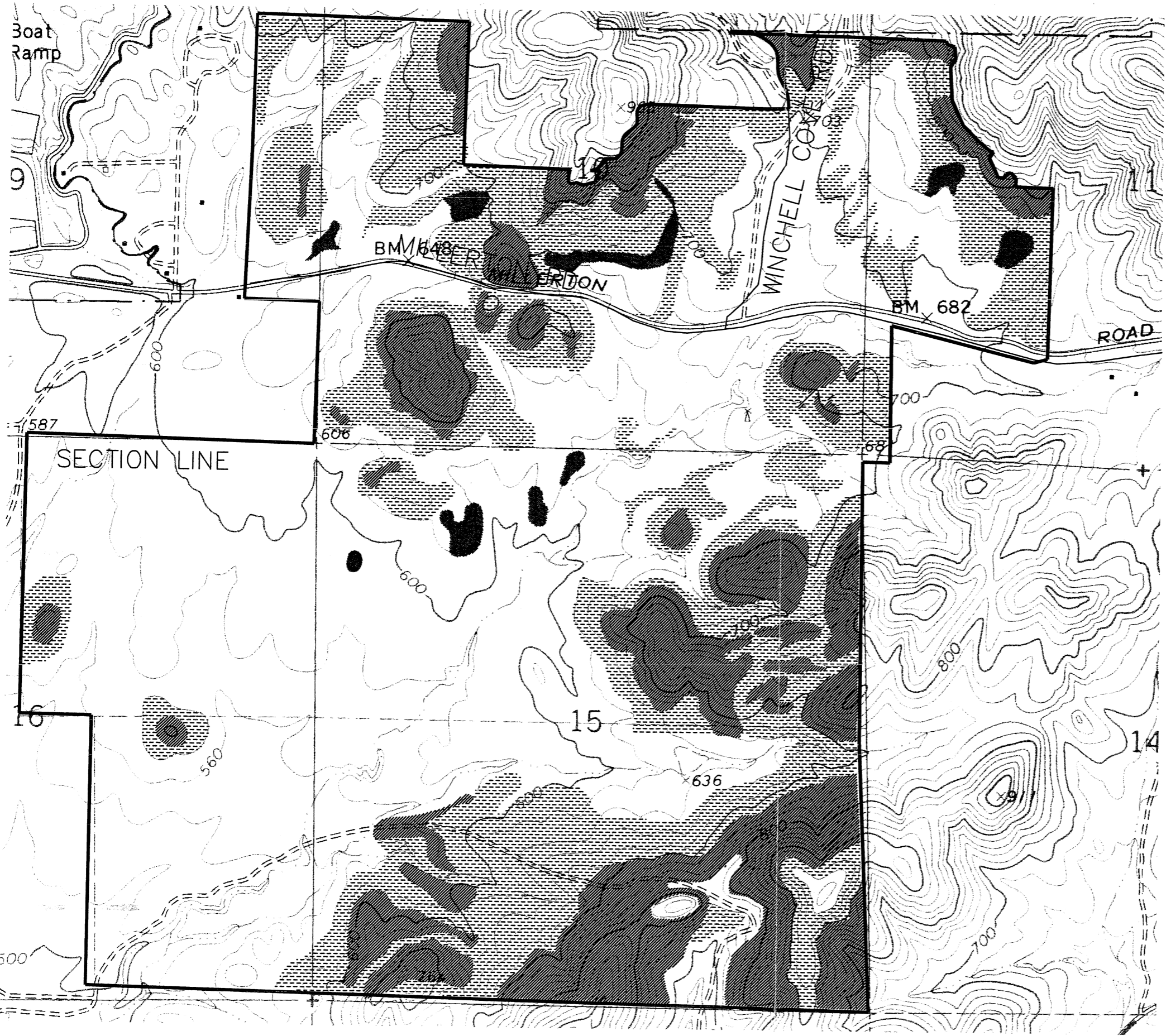


FIGURE SP1-2
 SLOPE PLAN
 MILLERTON NEW TOWN
 SPECIFIC PLAN

SPECIFIC PLAN BOUNDARY - - - - -

SLOPES

0 TO 10%	
10% TO 20%	
20% TO 30%	
30% +	

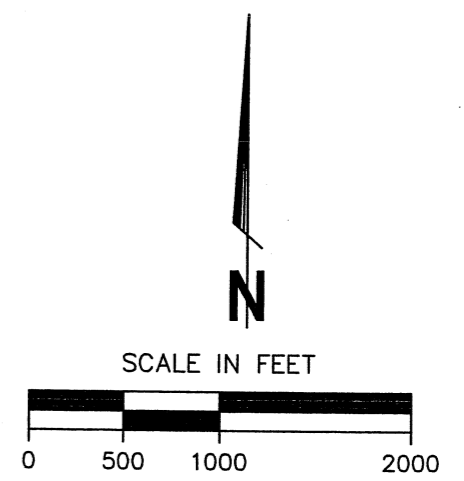
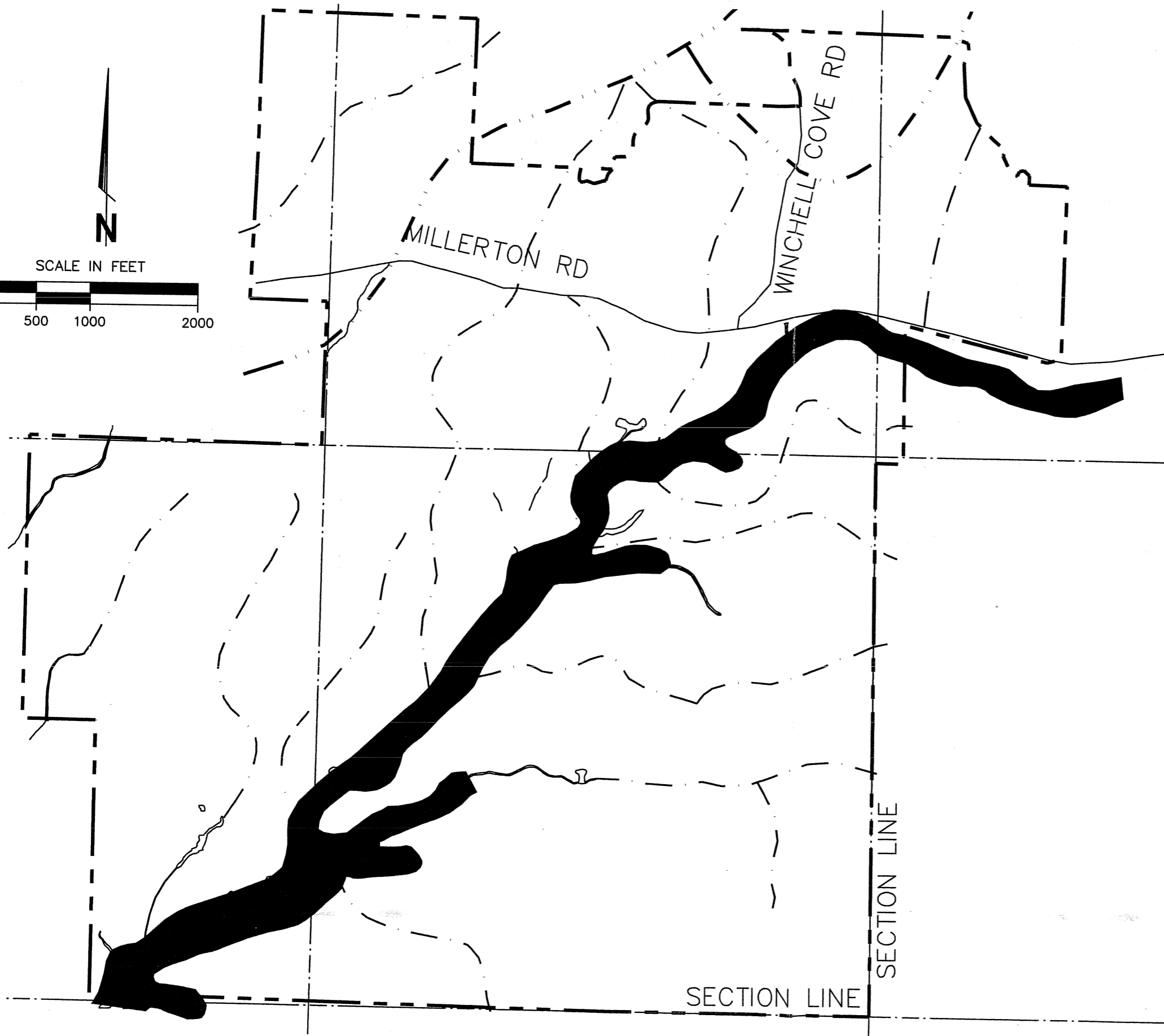
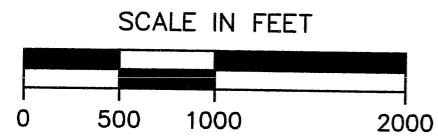


FIGURE SP1-3.
DRAINAGE PATTERNS
MILLERTON NEW TOWN
SPECIFIC PLAN





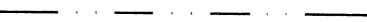

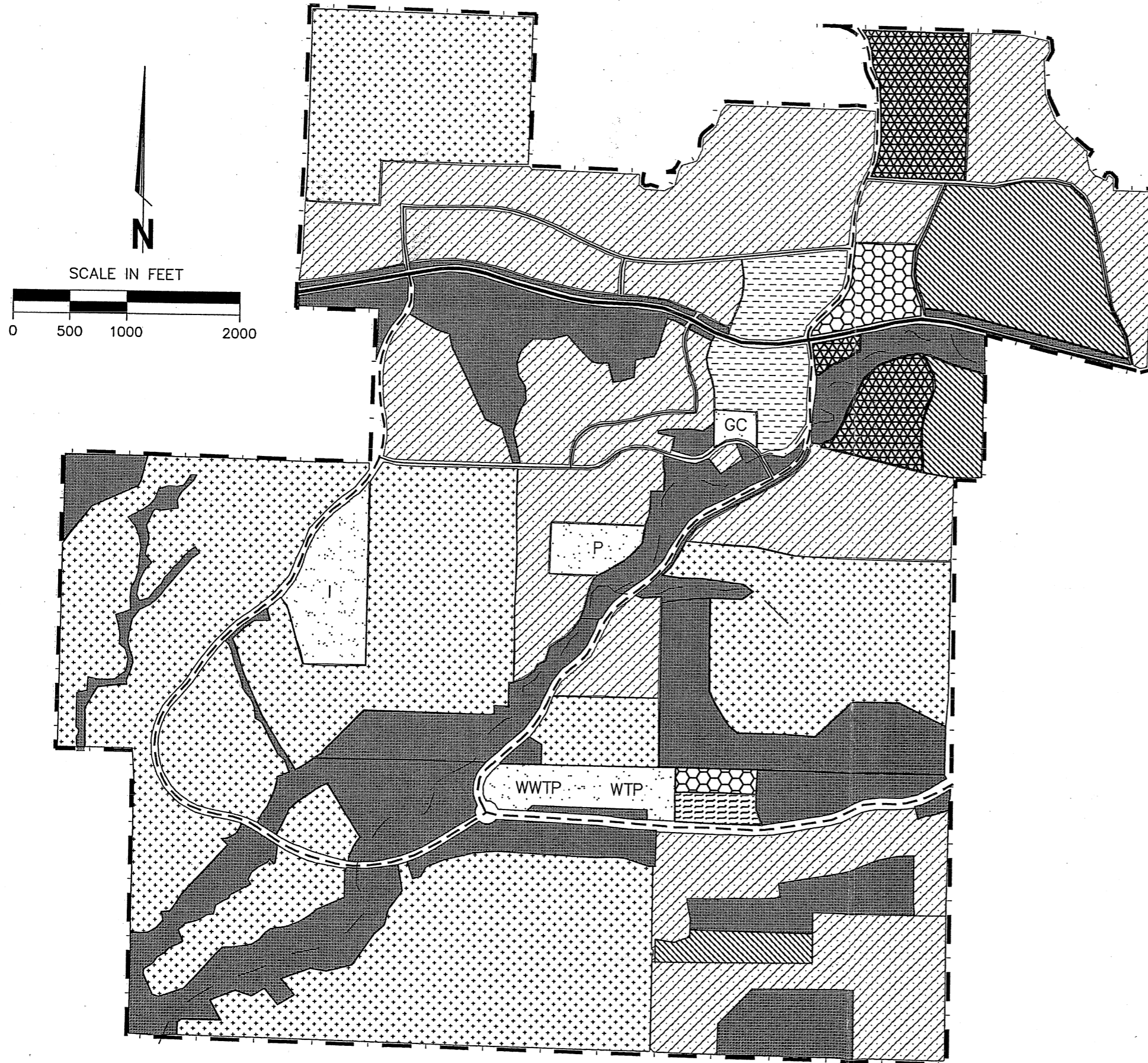
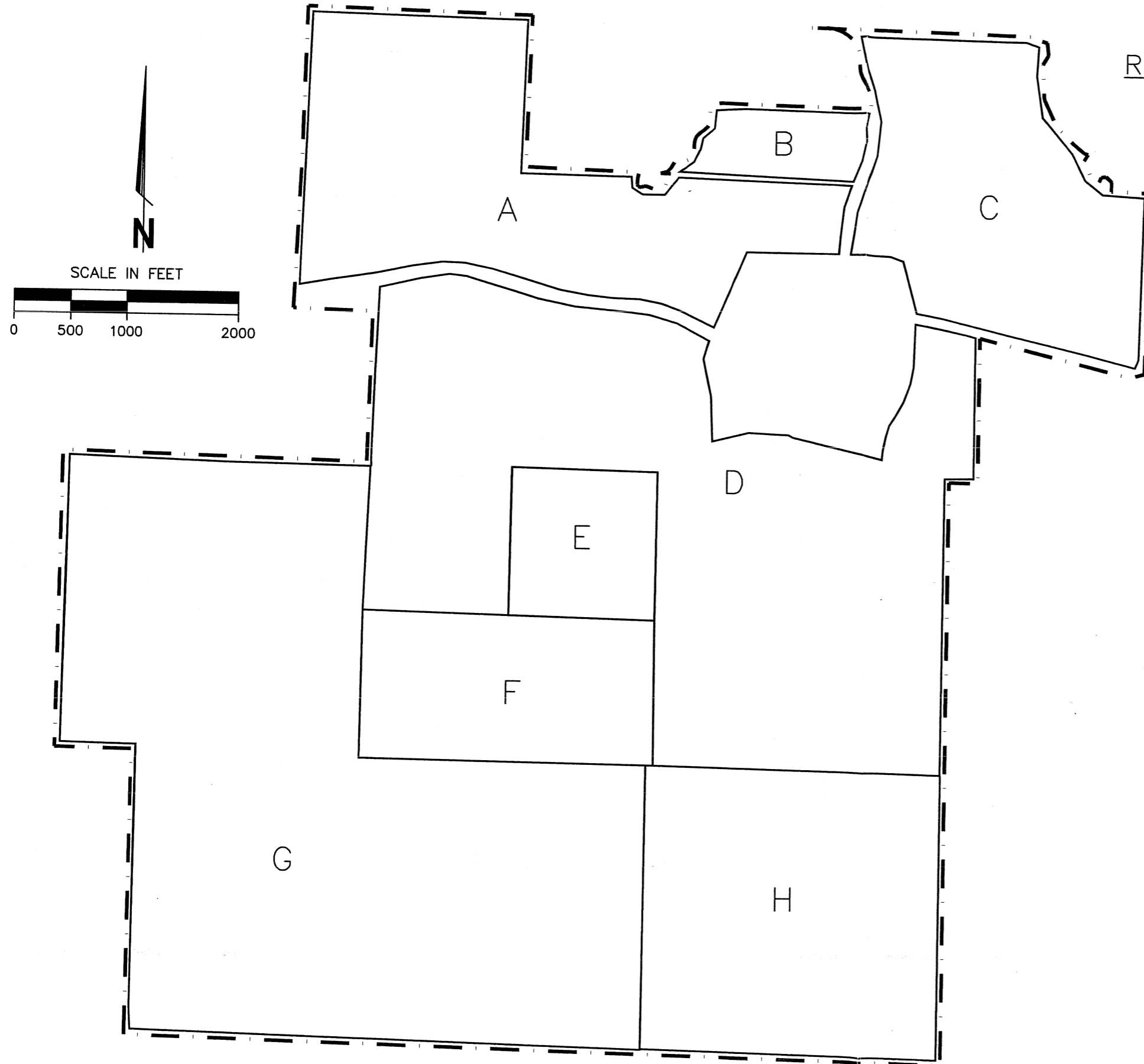
- PLAN BOUNDARY 
- DRAINAGE SWALE 
- MAJOR DRAINAGE BOUNDARY 
- AREA SUBJECT TO INUNDATION (100 YRS.) 

FIGURE SP1-4.
LAND USE AND CIRCULATION ELEMENTS
 MILLERTON NEW TOWN
 SPECIFIC PLAN



- OPEN SPACE
- RESIDENTIAL
 - MEDIUM LOW DENSITY
 - MEDIUM DENSITY
 - MEDIUM HIGH DENSITY
- COMMERCIAL
 - CENTRAL BUSINESS SERVICE
 - SPECIAL NEIGHBORHOOD
- PUBLIC FACILITIES
 - SCHOOL
 - GOVERNMENT CENTER
 - PARK
 - WATER TREATMENT PLANT
 - WASTEWATER TREATMENT PLANT
- CIRCULATION
 - ARTERIAL
 - COLLECTOR
 - MINOR COLLECTOR
 - PLAN AREA BOUNDARY

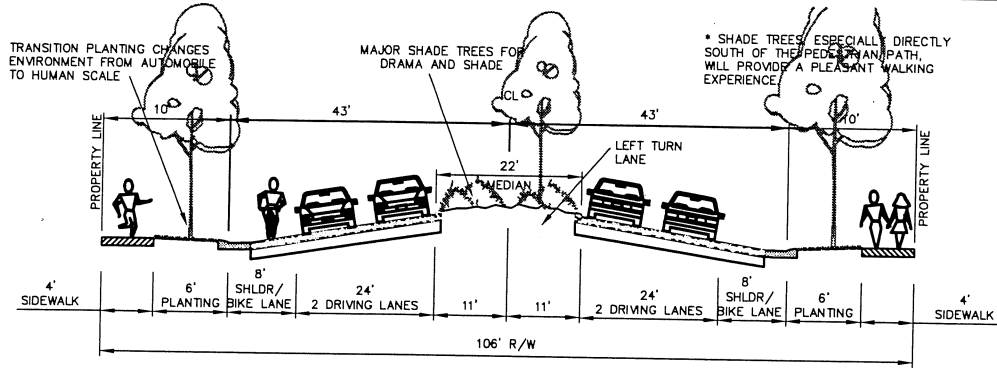
FIGURE SP1-5.
RESIDENTIAL DEVELOPMENT ALLOCATION AREAS
MILLERTON NEW TOWN
SPECIFIC PLAN



RESIDENTIAL AREAS

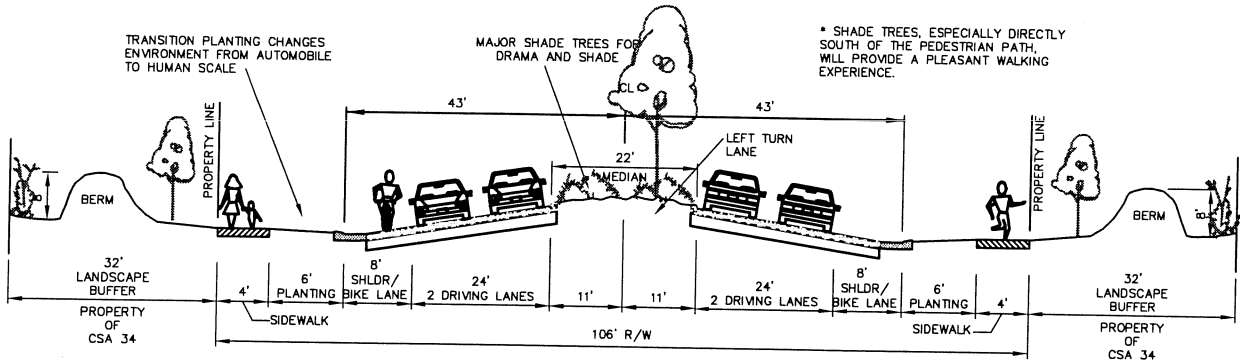
AREA A:	513 UNITS
AREA B:	57 UNITS
AREA C:	600 UNITS
AREA D:	1,017 UNITS
AREA E:	100 UNITS
AREA F:	210 UNITS
AREA G:	795 UNITS
AREA H:	207 UNITS
TOTAL:	3,499 UNITS

FIGURE SP1-6. ROAD STANDARDS FOR MILLERTON ROAD



MILLERTON ROAD THROUGH COMMERCIAL DISTRICT

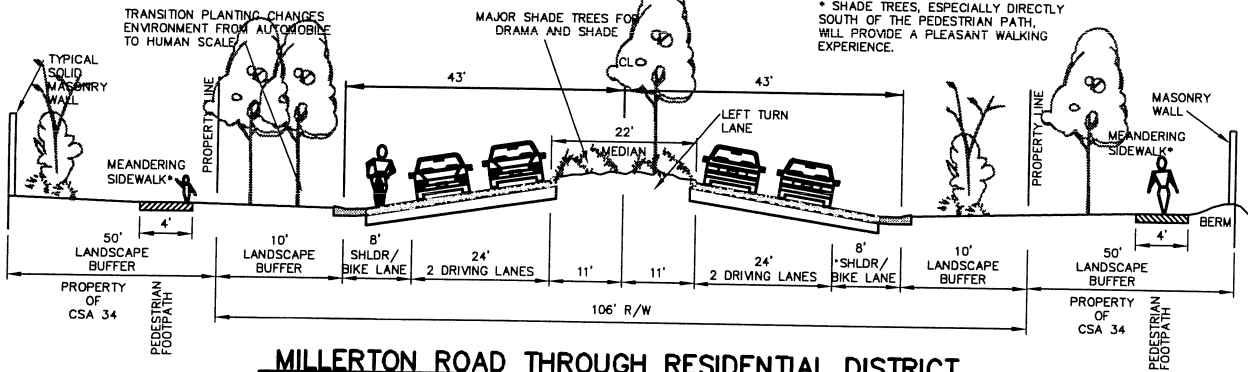
N.T.S.



MILLERTON ROAD THROUGH RESIDENTIAL DISTRICT

N.T.S.

OR

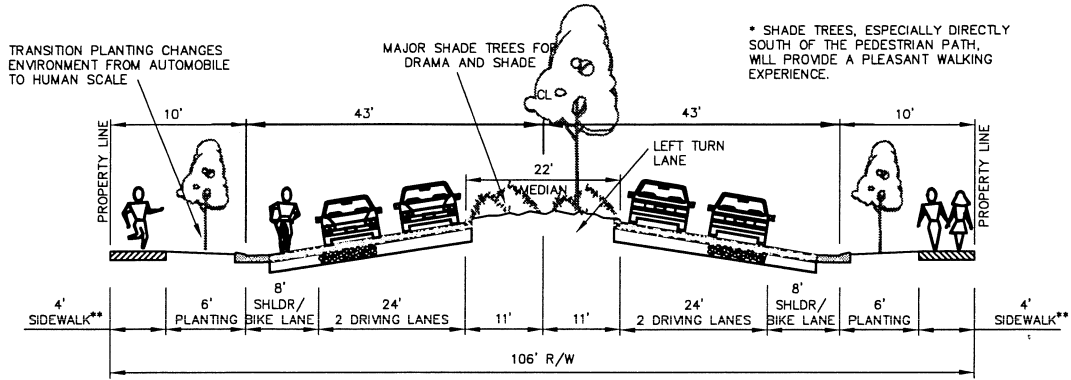


MILLERTON ROAD THROUGH RESIDENTIAL DISTRICT

N.T.S.

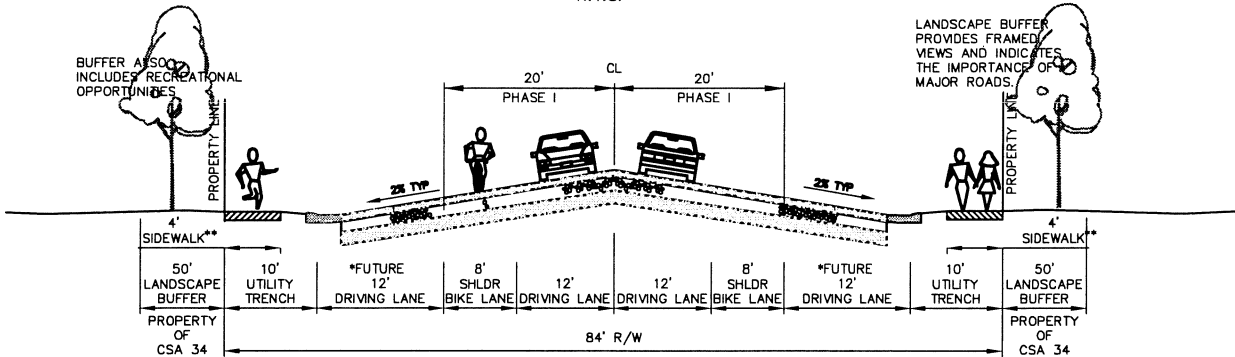
* IF SIDEWALK IS ADJACENT TO CURB AT ANY LOCATIONS DUE TO TERRAIN CONSTRAINTS, WIDTH SHALL BE 5.5' FOR MONOLITHIC SECTIONS.

FIGURE SP1-7. ROAD STANDARDS FOR MARINA DRIVE



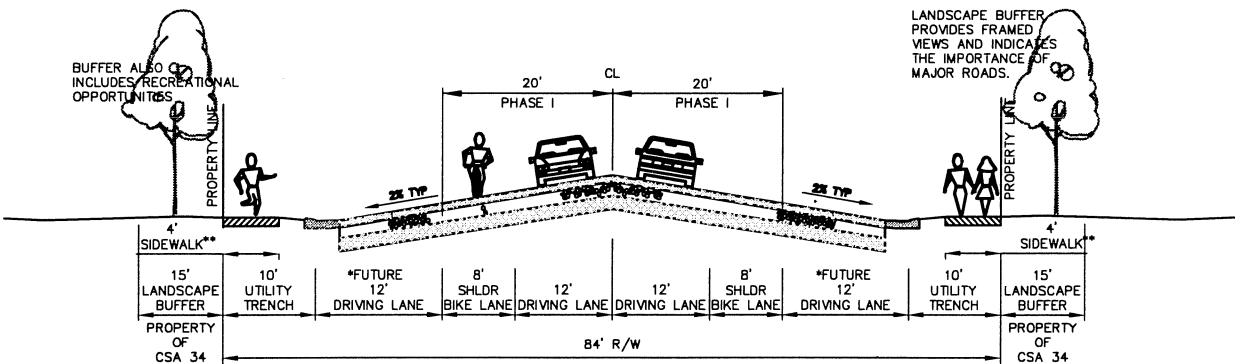
MARINA DRIVE THROUGH COMMERCIAL DISTRICT

N.T.S.



MARINA DRIVE FROM THE COMMERCIAL DISTRICT TO 1/4 MILE SOUTH OF LAKERIDGE DRIVE AND NORTH OF COMMERCIAL TO PARK BOUNDARY

N.T.S.



MARINA DRIVE FROM 1/4 MILE SOUTH OF LAKERIDGE DRIVE TO AUBERRY ROAD

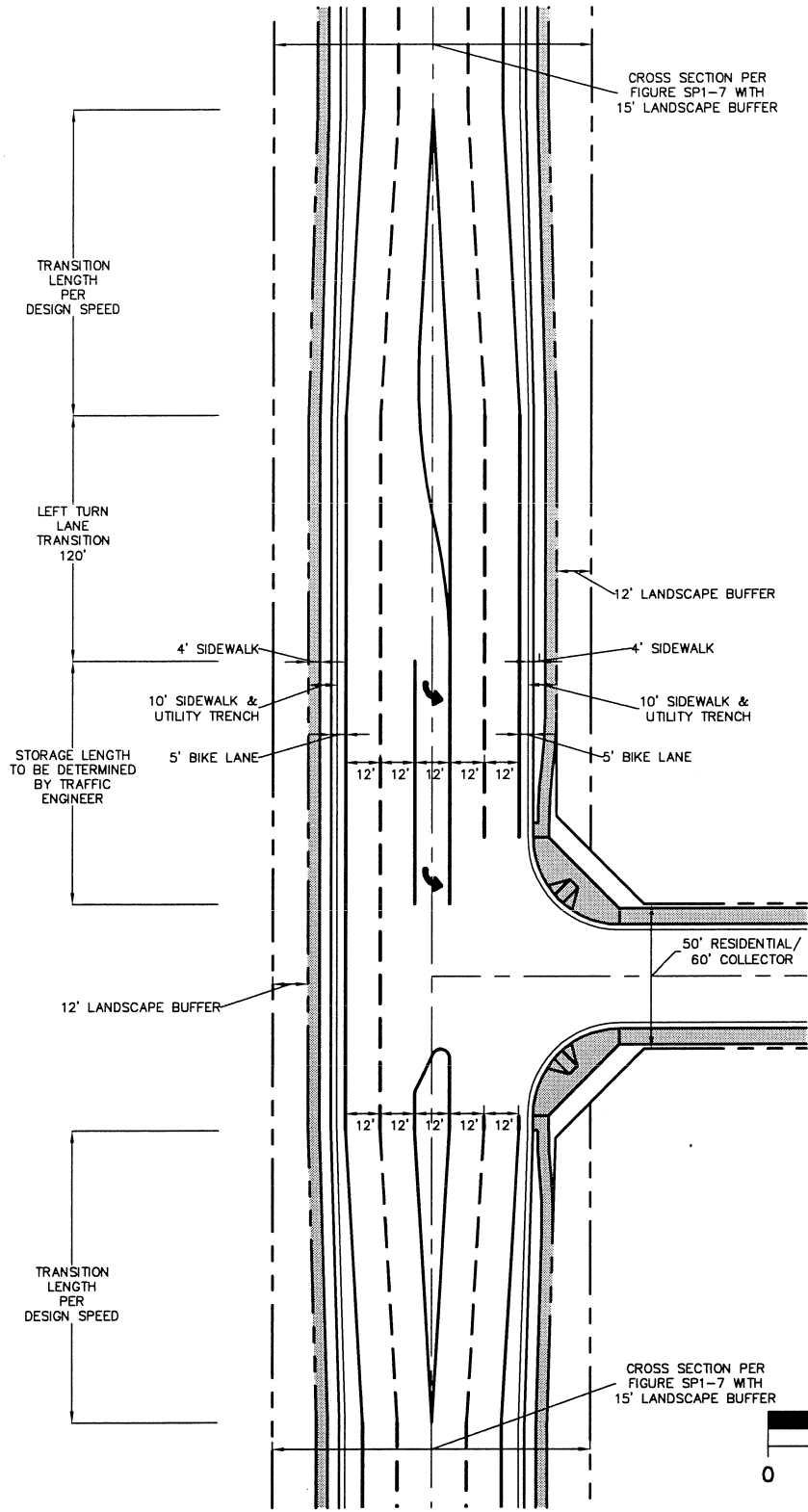
N.T.S.

*WHEN ROAD IS ULTIMATELY WIDENED TO 4 LANES, BIKE LANE WILL BE RELOCATED TO THE NEW SHOULDER

*IN THE INTERIM, THE FUTURE DRIVING LANE SHALL BE GRADED AND KEPT FREE OF WEEDS

** IF SIDEWALK IS ADJACENT TO CURB AT ANY LOCATIONS DUE TO TERRAIN CONSTRAINTS, WIDTH SHALL BE 5.5' FOR MONOLITHIC SECTIONS.

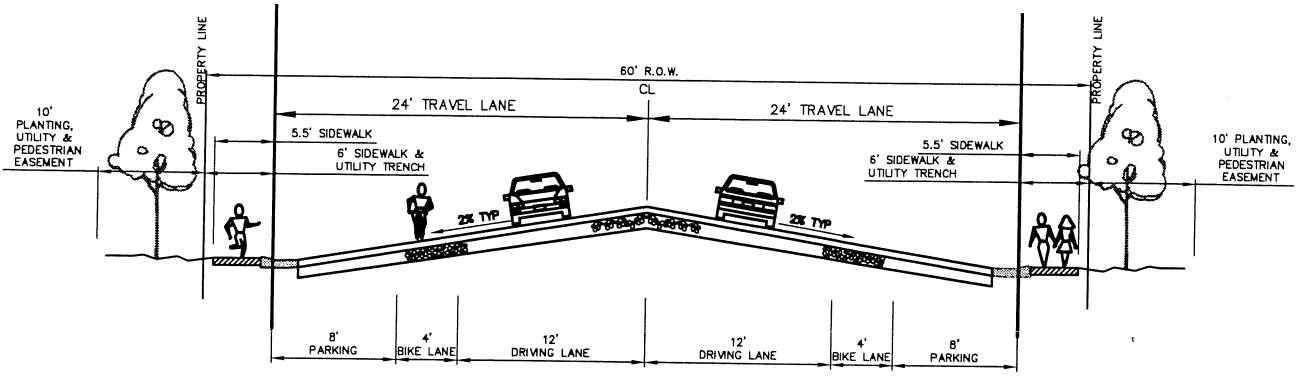
FIGURE SP1-7A. LEFT TURN REQUIREMENTS FOR MARINA DRIVE



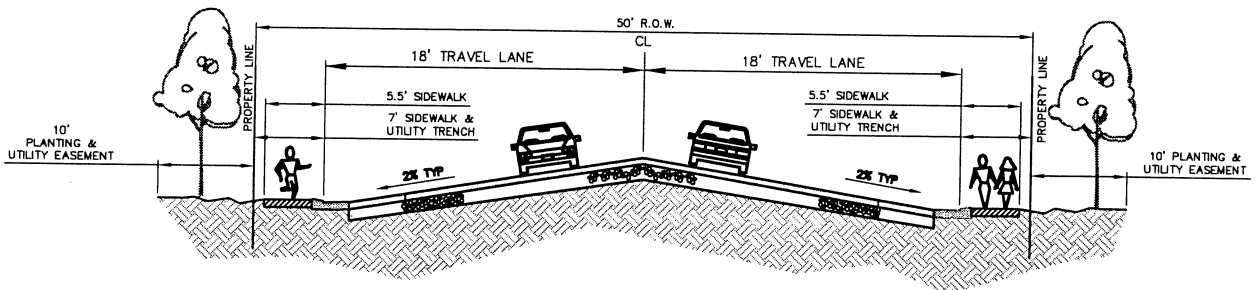
MILLERTON SPECIFIC PLAN

SCALE:
1" = 60'

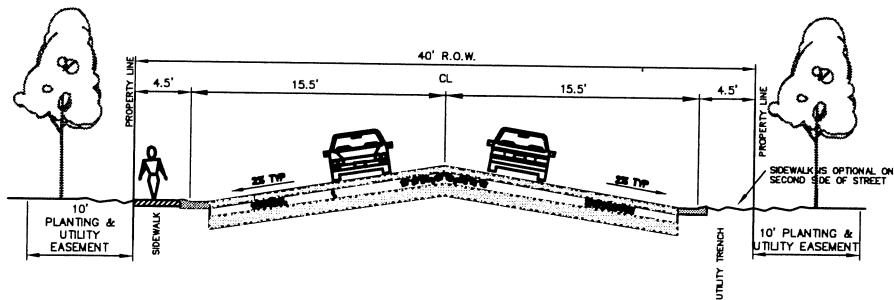
FIGURE SP1-8. LOCAL RESIDENTIAL & COLLECTOR STREET STANDARDS



COLLECTOR STREET - 60' R.O.W.
N.T.S.



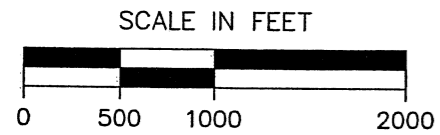
LOCAL RESIDENTIAL STREET - 50' R.O.W.
SERVES 11 OR MORE UNITS
N.T.S.



LOCAL RESIDENTIAL STREET - 40' R.O.W.
SERVES 1 TO 10 UNITS
N.T.S.

FIGURE SP1-9.

CIRCULATION ELEMENT AND BIKEWAYS
MILLERTON NEW TOWN
SPECIFIC PLAN



CIRCULATION	
ARTERIAL	—————
COLLECTOR	- - - - -
MINOR COLLECTOR	—————
BIKEWAYS	
BIKE/HIKING PATH	▲▲▲▲▲
BIKE LANE	●●●●●
PLAN AREA BOUNDARY	- · - · -

