

SHAVER LAKE FOREST SPECIFIC PLAN

ADOPTION

F R E S N O C O U N T Y P L A N N I N G C O M M I S S I O N	
June 28, 1973	Resolution No. 6149
F R E S N O C O U N T Y B O A R D O F S U P E R V I S O R S	
October 1, 1973	Resolution No *

AMENDMENTS

AMENDMENT		PLANNING COMMISSION		BOARD OF SUPERVISORS	
GPA NO.	SECTION/ MAP	RESOLUTION NUMBER	DATE	RESOLUTION NUMBER	DATE
185	802.01, 04, 09, 12	9234	2/ 9/84	84- 230	4/24/84
211	802.01, 04, 12	9487	2/21/85	85- 210	5/21/85
239	802.01, 02, 08, 09 12	9663	10/17/85	85- 623	12/17/85
285	802.01, 02, 03, 04 06, 08, 09	10142	7/14/88	88- 393	8/16/88
303	802.01, 06	10289	7/13/89	89- 377	8/ 1/89
373	802.01, 03, 12	10672	3/12/92	92- 549	4/ 7/92
395	802.01, 02, 03	10812	6/10/93	93- 368	6/29/93

* County Board of Supervisors' Resolutions did not include numbers on the date specified.

SHAVER LAKE FOREST SPECIFIC PLAN

AMENDED JUNE 29, 1993
BOARD OF SUPERVISORS
RESOLUTION NO. 93-368

TABLE OF CONTENTS

<u>SECTIONS</u>	<u>CHAPTER</u>	<u>PAGE</u>
802.00	INTRODUCTION	
1.00	Background.....	2
2.00	The Specific Plan.....	2
3.00	Purpose.....	2
4.00	The Planning Area.....	3
5.00	The Sierra Nevada Sierra Foothills General Plan (Background).....	3
802.01	LAND USE ELEMENT	
1.00	Sierra Nevada-Sierra Foothills General Plan.....	4
2.00	Area-Wide Land Use.....	4
3.00	Specific Plan Land Use.....	4
4.00	Residential Land Use.....	4
5.00	Commercial Land Use.....	11
6.00	Development Areas.....	11
802.02	POPULATION ELEMENT	
1.00	County Assumptions and Projections.....	11
2.00	Existing Population.....	12
3.00	Population Increase of Project.....	12
4.00	Suggested Density.....	12
802.03	CONSERVATION ELEMENT	
1.00	Area-Wide Policies.....	12
2.00	Site Characterization.....	14
3.00	Conservation Standards.....	15
4.00	Development Standards.....	26
802.04	OPEN SPACE ELEMENT	
1.00	Area-Wide Planning.....	27
2.00	Existing Resources.....	31
3.00	Open Space Plan.....	31
802.05	SEISMIC SAFETY ELEMENT	
1.00	Regional Open Space Plan.....	31
2.00	Seismic Hazards.....	33
3.00	Ground Failure.....	33
4.00	Soil Liquefaction.....	34
802.06	CIRCULATION ELEMENT	
1.00	Circulation Policy.....	34
2.00	Existing Circulation Network.....	35
3.00	Proposed Circulation Network.....	35
4.00	Dedication and Maintenance.....	39

TABLE OF CONTENTS, CONTINUED

<u>SECTIONS</u>	<u>CHAPTER</u>	<u>PAGE</u>
802.07	SCENIC HIGHWAYS ELEMENT	
1.00	Scenic Highway Goals.....	39
2.00	Proposed Freeway 168.....	39
3.00	Site Characteristics.....	39
4.00	Scenic Corridor Conservation and Development Standards.....	39
802.08	PUBLIC SERVICES AND FACILITIES ELEMENT	
1.00	Water Supply.....	39
2.00	Sewerage System.....	40
3.00	Solid Waste Disposal.....	41
802.09	SOCIAL SERVICES AND FACILITIES ELEMENT	
1.00	Education.....	43
2.00	Public Safety.....	43
802.10	NOISE ELEMENT	
1.00	Noise Impact Standards.....	44
2.00	Sources of Acoustic Impact.....	44
3.00	Mitigation Measures.....	44
802.11	HOUSING ELEMENT	
1.00	Housing Policy Guidelines.....	45
2.00	Residential Areas At Shaver Lake.....	45
3.00	Proposed Housing Types.....	45
802.12	IMPLEMENTATION	
1.00	Development Phasing.....	46
2.00	Initial Phases.....	46
3.00	Later Phases.....	46
4.00	Restriction of Homeowners' Association.....	46
5.00	Constraint to Development.....	47
	BIBLIOGRAPHY	50
	ACKNOWLEDGEMENTS	51
	APPENDIX	52

7581C-156

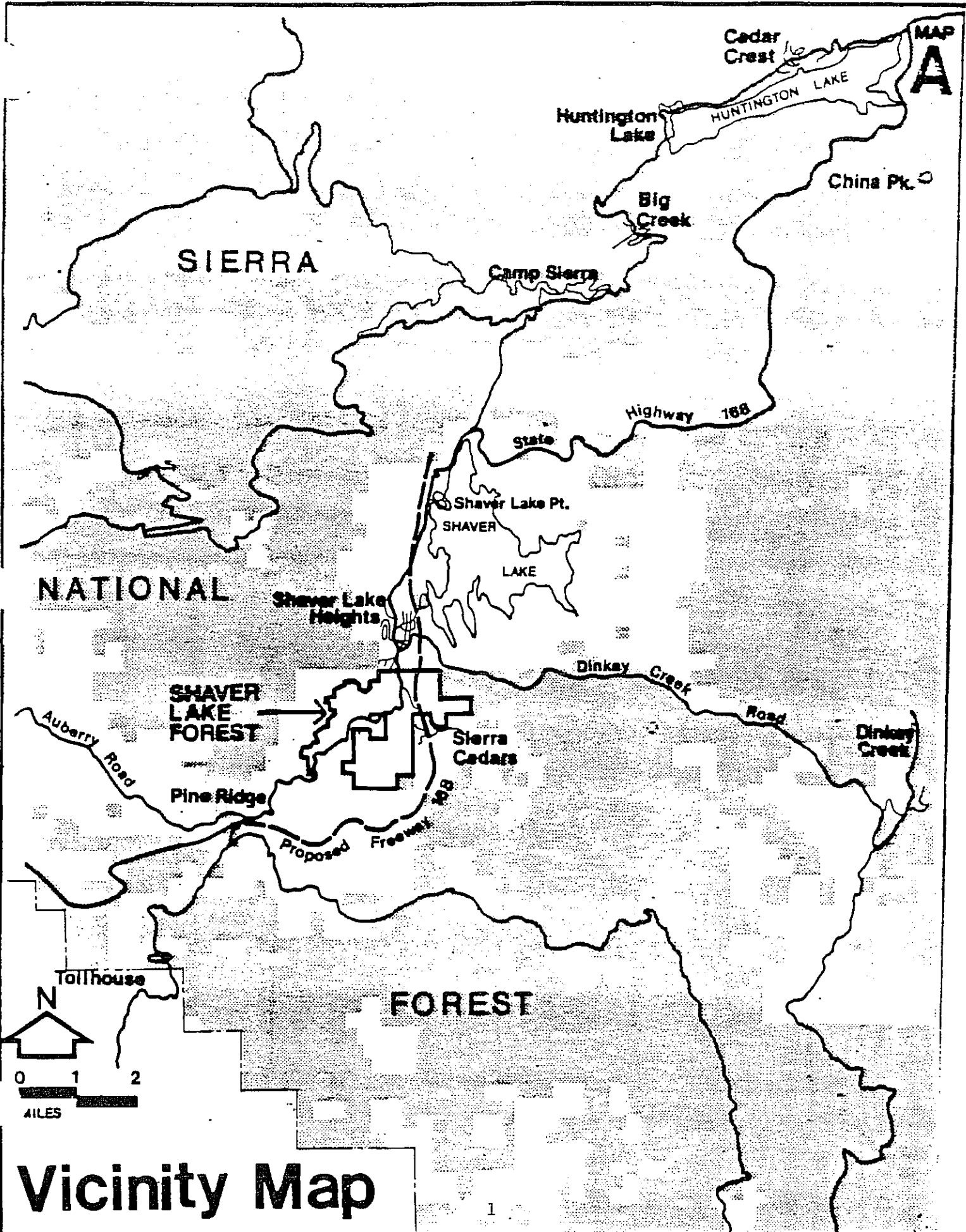
LIST OF MAPS

<u>MAP</u>		<u>PAGE</u>
A	Vicinity Map	1
B	Land Use Plan	8
C	Slope Analysis	16
D	Drainage and Vegetative Characteristics	18
E	Hydrogeological Features	20
F	Fuel Breaks	22
G	Conservation Open Space	29
H	Circulation Plan	36
I	Water and Sewer Plan	42
J	Development Areas	49

LIST OF FIGURES & TABLES

<u>FIGURE</u>		<u>PAGE</u>
1	Site Features	17
2	Generalized Vegetation Location	19
3	Forest Management	21
4	Grading Guidelines	25
5	Development Suitability	28
6	Development Zones	30
7	Recreation Zones	32
8	Staging Criteria	48

<u>TABLE</u>		
1	Land Use Allocation, Old Format	9
1-A	Land Use Allocation New Format	10



SIERRA

NATIONAL

SHAVER
LAKE
FOREST

FOREST



Vicinity Map

802.00 INTRODUCTION

1.00 BACKGROUND

The Shaver Lake Forest Specific Plan was adopted by the Fresno County Board of Supervisors on October 1, 1973. It was developed based upon the policies set forth in the Sierra Nevada-Sierra Foothills General Plan. The text of the Specific Plan reflects those policies.

In 1978, the Shaver Lake Community Plan was adopted. This Plan supercedes the Sierra Nevada-Sierra Foothills General Plan. For historical reference, however, the original plan policies have been retained. All development is now subject to the goals and policies of the Shaver Lake Community Plan.

Shaver Lake Forest is a planned recreational-residential community in the Sierra Foothills about 50 miles northeast of Fresno. A variety of single-family, condominium, recreational vehicle and village commercial uses are included in the proposed 1,681 acre development.

The northern boundary of the property is about one mile south of Shaver Lake on Highway 168 which bisects the site. The development lies within the area designed as the Shaver Lake-Meadow Lakes Crescent in the Sierra Nevada-Sierra Foothills General Plan. Of the total land area within the 27 square mile planning area, 89 per cent is privately owned (with 63 per cent held by Associated Southern Investments, the land holding company of Southern California Edison Company). The remainder lies within the boundaries of the Sierra National Forest. The area is shown on Map A, Vicinity Map.

2.00 THE SPECIFIC PLAN

The legislative requirements for specific plans state that such plans ". . . shall include all detailed regulations, conditions, programs, and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan."

The elements included in the legislation are land use, including height, bulk, and setback limits, and the location of unsuitable building areas; proposed streets and their standards for construction and maintenance; standards for population density and building density, including lot size, types of construction, water supply, drainage, and waste disposal provisions, standards for conservation and development of natural resources, including underground and surface waters, forests, vegetation, soils, and wildlife.

3.00 PURPOSE

The Specific Plan is considered a refinement of the Sierra Nevada-Sierra Foothills General Plan adopted by Fresno County. The principles and policies regarding the Sierra foothills region escribed in this plan are guidelines for future development in terms of physical, social, and economic parameters of the area, but the Specific Plan applies these principles to a particular site or project and detail the actual land use, circulation, public services, and conservation elements. However, the Specific Plan is not a final site plan, and the implementation of the detailed plan is discussed in Section 803.12.

4.00 THE PLANNING AREA

The Shaver Lake Forest Specific Plan takes as its area of coverage both the property to be developed and certain adjacent areas where drainage, fire safety, and circulation considerations cannot end arbitrarily at the property line.

Watershed resource use, fire protection, liquid and solid waste disposal, and other public services have important regional aspects, but relevant elements of this Specific Plan considers the provision of these services primarily within the project.

5.00 THE SIERRA NEVADA-SIERRA FOOTHILLS GENERAL PLAN (BACKGROUND)

The Sierra Nevada-Sierra Foothills General Plan, prepared by the Fresno County Planning Department and adopted by the Board of Supervisors and the Planning Commission in 1970, is a summary of public policies rather than a land use plan, and it focuses on "physical development that is compatible with the capabilities and limitations of foothill and mountain resources."

The planning assumptions relating to the Shaver Lake area that will be a major determinant of the extent of development include: Eventual development of all suitable privately owned land; increased recreation activities; continued emphasis on automobile transportation; and water supply availability.

The principal land use proposals are residential uses around Shaver Lake, commercial services located at central points to serve both residential areas and motorists, and planned open space in residential areas reserved by deed or dedication.

The Countywide General Plan states principles of new development only in areas that can be efficiently served by public facilities and utilities, have no conflict with higher and better uses, and minimization of through traffic, apply to the mountain area. The physical characteristics of slopes and soils and other geologic conditions, and the need for "new communities" to be sufficiently large to require development of their own services are the guidelines for mountain development applicable to this project.

Public facilities elements of the General Plan emphasize the need to provide adequate recreation, schools, fire protection, water supply, and liquid and solid waste disposal service on a communitywide basis, both to meet current demands and future growth.

802.01 LAND USE ELEMENT

1.00 SIERRA NEVADA-SIERRA FOOTHILLS GENERAL PLAN

The General Plan notes that "...much of the Shaver Lake-Meadow Lakes Crescent area lying westerly of Shaver Lake is suitable for recreation and retirement oriented housing... surrounding, intervening land should be planned and permanently reserved to remain in a semi-natural state to protect the natural environment and amenity of the area."

2.00 AREA-WIDE LAND USE

The Shaver Lake area is characterized by sections of the Sierra National Forest interspersed with large private holdings, the most significant of which is owned by Southern California Edison Company. What development has occurred is generally related to summer recreation use such as campsites and vacation homes.

3.00 SPECIFIC PLAN LAND USE

a. Range of Uses

Shaver Lake Forest is designed to accommodate the following land uses:

1. Residential

- a. Summer/winter vacation homes.
- b. Year round homes.
- c. Clustered condominiums.
- d. Recreational vehicle sites.
- e. Mobile home park

2. Village Community Center

- a. Convenience service and commercial center.
- b. Fire and police station site.
- c. Service commercial center

3. Recreation Facilities

- a. Recreation centers (swimming pools, courts, play fields, etc.).
- b. Equestrian center.
- c. Passive open space (nature preserve, hiking, picnicking, etc.).

4. Community Facilities

- a. Elementary school.
- b. Public meeting place (school).

4.00 RESIDENTIAL LAND USE

Areas designated for residential use are intended to provide adequate space for a range of residential uses and densities while providing necessary consideration for scenic and natural resource conservation and environmental protection.

4.01 STANDARDS AND CRITERIA

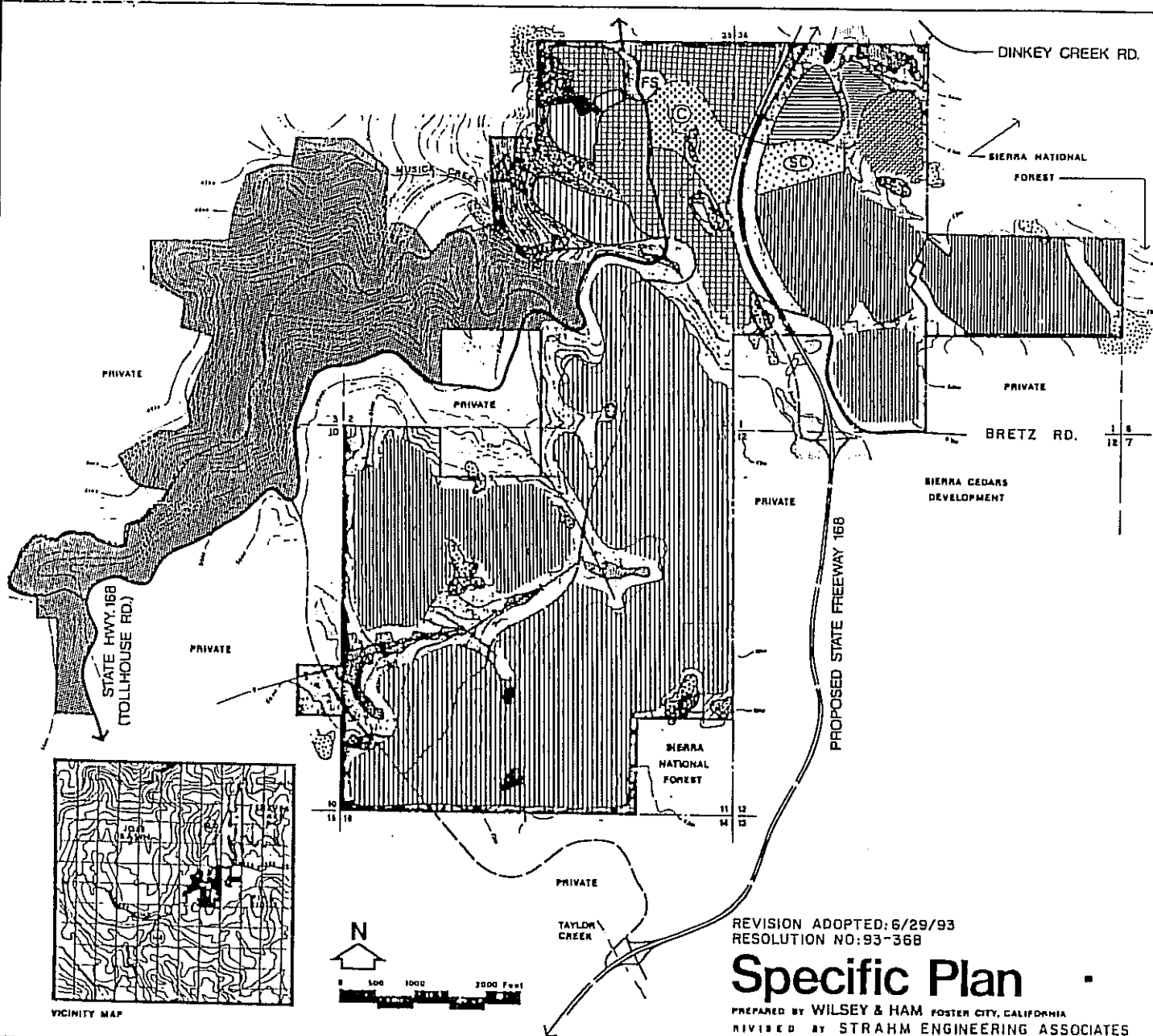
- a. Development of Condominium Areas 1 and 2 shall be as Planned Residential Developments and shall include the following:
 1. Development shall provide protection to rock outcroppings, drainage areas, unscreened ridge areas, and other natural features by providing sufficient setbacks.
 2. Permanent structures shall be located in a manner that protects view corridors. Structure height and location shall be

considered at the time of Tentative Tract, Rezoning, or Conditional Use Permit application.

3. Appropriate landscaping and visual buffers shall be utilized to minimize visual impacts upon adjacent residential areas and scenic roadways.
 4. An integrated pathway system shall be provided within the entire Shaver Lake Forest Specific Plan area.
 5. Appropriate site data shall be submitted for consideration at the time of Subdivision Review. Such data shall include but not be limited to: topographic maps showing existing landscaping, rock outcroppings and other natural features, and proposed building sites; elevation drawings of all structures and architectural renderings showing relationships between existing on-site and adjacent off-site residences, view corridors, and natural features. Staff may determine that elevation drawings of all structures and architectural renderings showing relationships between existing on-site and adjacent off-site residence, view corridors and natural features are not necessary for the review of these projects.
 6. Building location and fuel breaks shall conform to the Fire Safe Guides for Residential Development in California (published by California Department of Forestry).
- b. Development of Mobile Home Park Areas 1 and 2 shall include the following:
1. Development shall provide protection to rock outcroppings, drainage areas, unscreened ridgelines, and other natural features by providing adequate setbacks.
 2. Permanent structures and mobile homes shall be sited in a manner that protects view corridors. Structure height and location shall be reviewed at the time of Site Plan Review.
 3. Appropriate landscaping and buffers shall be utilized to minimize visual and noise impacts upon adjacent project areas.
 4. An integrated pathway system shall be provided within the entire Shaver Lake Forest Specific Plan area.
 5. Appropriate site data shall be submitted for consideration at the time of Site Plan Review. Such data shall include but not be limited to: topographic maps showing existing landscaping, rock outcroppings and other natural features, and proposed unit sites; elevation drawings of all structures and architectural renderings showing relationships between existing on-site and adjacent off-site residences, view corridors, and natural features. Staff may determine that elevation drawings of all structures and architectural renderings showing relationships between existing on-site and adjacent off-site residence, view corridors and natural features are not necessary for the review of these projects.
 6. Unit sites, building locations and fuel breaks shall conform to the Fire Safe Guides for Residential Development in California











(published by the California Department of Forestry) and recommendations by the U.S. Forest Service.

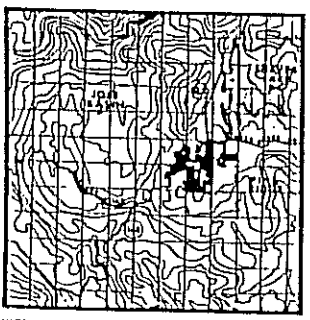
7. Development may also be by Planned Residential Development to enable the possibility of space (lot) ownership by individuals as an alternative to a rental or lease mobile home park.
- c. Mobile Home Development in Single Family Homesite Areas 2, 3, and 4 may be permitted subject to the following:
1. Development shall be by Planned Residential Development.
 2. The mobile homes shall use roofing and siding materials that harmonize with the natural environment. Consideration shall be given to setbacks, buffers, roof design, and recession of the unit below grade level.
 3. Development standards contained in Section 802-01:4.01A 1 through 6 above shall apply.
- d. There shall be a minimum of one hundred (100) feet of aesthetic buffer in the southerly residential development adjacent to the Service commercial area. This aesthetic buffer will be considered in mitigating noise impacts from the Service Commercial area.
- e. Development of Single Family Homesite Areas 13, 14 and 15 shall include the following and may be as a Planned Residential Development.
1. Development shall provide protection to rock outcroppings, drainage areas, unscreened ridge areas, and other natural features by providing sufficient setbacks.
 2. Permanent structures shall be located in a manner that protects view corridors. Structure height and location shall be considered at the time of Tentative Tract, Rezoning, or Conditional Use Permit application.
 3. Appropriate landscaping and visual buffers shall be utilized to minimize visual impacts upon adjacent residential areas and scenic roadways. Preservation of existing tree cover along the project overlook perimeter shall be particularly emphasized.
 4. A pathway system shall be provided within this project as an element of the overall integrated pathway system to be incrementally developed within the entire Shaver Lake Forest Specific Plan area.
 5. Appropriate site data shall be submitted for consideration at the time of Subdivision Review. Such data shall include but not be limited to: topographic maps showing existing landscaping, rock outcroppings and other natural features, and proposed building sites. Field review of the site by Staff may be deemed appropriate.
 6. Building site location and fuel breaks shall conform to the Fire Safe Guides for Residential Development in California (published by California Department of Forestry).



Land Use Plan

LEGEND

-  Single Family Estates
(Tract 2288 - Shaver Lake Falls)
-  Single Family Home Sites
-  Condominiums
-  Mobile Home Park
-  Village Commercial
-  Elementary School Site / Single Family Home Sites
-  Open Space
-  U.S.F.S. Administration Offices
-  Recreational Vehicle Sites
-  Service Commercial



VICINITY MAP

REVISION ADOPTED: 6/29/93
RESOLUTION NO: 93-368

Specific Plan

PREPARED BY WILSEY & HAM FOSTER CITY, CALIFORNIA
DIVIDED BY STRAHM ENGINEERING ASSOCIATES

Shaver Lake Forest

FRESNO COUNTY, CALIFORNIA

TABLE 1

LAND USE ALLOCATION

	Units or Sites	Gross Develop. Area (Ac)	Average Density Units/Ac.	Percent of Total	Open Space Acreage (2)
Single Family Estates	71	386	0.18	23.0%	0
Single Family Homesites	1,951	1,023	1.91	60.9	364
Condominiums	492	132	3.73	7.8	43
Mobile Home Sites	190	53	3.58	3.2	32
Recreational Vehicle Sites	174	36	4.83	2.1	19
Commercial/Services	--	51	--	3.0	10
Elementary School	--	(3)	--	(3)	(3)
TOTAL	2,878	1,681	1.71 (1)	100.0	468 (27.8% of Total area)

(1) Overall Density.

(2) Open space in Estates is included within individual five acre sites.

(3) Undesignated - 16.5 acre school site to be provided within the single family home site acreage if required by the school district.

(4) Waste water treatment plant site 160 acre reservation is not included in project gross average.

TABLE 1-A

LAND USE ALLOCATION

	Units or Sites	Gross Dev Area	Net Dev Area	Open Space Area	Ave. Gross Density	Ave. Net Density	Gross/ Gross Percent
Single Family Estates	71	386	386	(1)	0.18	0.18	23.0
Single Family Homesites	1,951	1,023	659	364	1.91	2.96	60.9
Condominiums	492	132	89	43	3.73	5.53	7.8
Mobile Home Sites	190	53	21	32	3.58	9.05	3.2
Recreational Vehicle Sites	174	36	17	19	4.83	10.24	2.1
Commercial/ Retail	--	31	24	6	--	--	1.8
Commercial/ Service	--	20	17	3	--	--	1.2
School Site/ Elementary	--	(3)	--	(3)	--	--	(3)
Waste Water Plant Site	--	(4)	--	--	--	--	--
TOTALS	2,878 (6)	1,681 (4)	1,213	486 (5)	1.71 (3)	2.37	100.0

- (1) Open space in Estates is included within individual five acre sites.
- (2) Open space within the development envelopes for trails and interior outlots is not included.
- (3) Undesignated - 16.5 acre school site to be provided within the single family homesite acreage if required by the school district.
- (4) Waste water treatment plant site 160 acre reservation is not included in project gross average.
- (5) Open space is 28.9 percent of the overall project and 38 percent of the area exclusive of the Single Family Estates.
- (6) Equivalent dwelling unit count with 2 RV sites equal to one EDU is 2.979.

5.00 COMMERCIAL LAND USE

Areas designated for commercial use are intended to provide adequate space for a range of commercial uses while providing necessary consideration for scenic and natural resources conservation and environmental protection.

5.01 STANDARDS AND CRITERIA

- a. Development of the Service Commercial Area shall be in accordance with the following:
1. Specific uses may include contractor facilities, building material storage and sales, snow removal operations, repair and storage of equipment, general and mini warehousing, boat and recreational vehicle storage, wood lot operations, and other uses as appropriate.
 2. The property shall be zoned C-Mc (Conditional Commercial and Light Manufacturing) District. Applicable conditions shall include provision for adequate setbacks, land scaped buffers, screening of on-site activities and access control to mitigate visual and noise impacts to adjacent residential developments.
 3. All structures shall use building materials that harmonize with the natural environment.
 4. Appropriate signing constraints shall be employed to ensure an acceptable appearance.
 5. Day-night noise levels (LDN) of all operations shall not exceed 55 dBA at any surrounding existing or planned residential receptor. If determined by the Director during Site Plan Review that such standard cannot be met, the Director may require that a berm, building, or other noise attenuation feature be constructed to mitigate potential noise impacts.

6.00 DEVELOPMENT AREAS

The land uses described above in Section 802.01-3.00 are generally shown on Map B, Land Use Plan. Building site location, open space, and circulation patterns shall be developed within the areas described on Map B, in accordance with this Specific Plan, and State and County subdivision and development statutes and ordinances. Table 1 and 1A gives land use allocation and general density figures. Map J provides the precise entitlement information for the respective development types and development areas.

802.02 POPULATION ELEMENT

1.00 COUNTY ASSUMPTIONS AND PROJECTIONS

The General Plan assumptions for population distribution and growth in the Foothill Region are specific to each planning area. For the Shaver Lake-Meadow Lakes Crescent, they include: Development by 1985 of 20 percent of privately held land for residential uses; an average gross density of two dwelling units per acre; an average of three occupants per dwelling unit; and by 1985, 30 percent year round occupancy. This results in a projection of 18,000 total summer residents and 5,400 year round residents.

A special census taken in 1979 by Carollo Engineers in conjunction with the Shaver Village Sewer Project indicated an average of 2.6 occupants per dwelling unit during the peak use summer season.

2.00 EXISTING POPULATION

The Fresno County Planning Department's figures for the Sierra Foothills-Sierra Nevada region estimate a 5,700 person population in 1973, based on the number of building permits issued. In the local Shaver Lake area, year round population in 1972 was estimated at 287 plus 2,430 summer residents, concentrated in the existing Shaver Lake community near the southwest corner of Shaver Lake.

3.00 POPULATION INCREASE OF PROJECT

The population increase attributable to Shaver Lake Forest at ultimate development is approximately 1,720 year round residents, and a total 8,602 summer peak population, excluding recreational vehicle users. This development thus represents about a third of the potential population growth under the General Plan assumptions in the Shaver Lake area.

4.00 SUGGESTED DENSITY

The General Plan suggests an average density in the mountain area of two dwelling units per acre, subject to inherent limitations of soil and water resources. The Fresno County Board of Supervisors gave its unanimous approval to the application of this density within the Shaver Lake Forest project in August of 1971. Using the total gross land area of 1,681 acres, the effective maximum number of units allowed was put at 3,361, which was adjusted with the Specific Plan Amendment of April 24, 1984 to a total of 3,307 (to reflect a modification of unit type) with the Specific Plan Amendment of December 17, 1985 to a total of 2,983 (to reflect a further modification of unit type), with the Specific Plan Amendment of August 1, 1989, to a total of 3,066 (to reflect a further modification of unit type), with the Specific Plan of April 7, 1992 to a total of 3,066 (to reflect a further modification of unit type), and with the specific Plan Amendment of June 29, 1993 to 2,878 unit (to reflect a further modification of unit type). The gross density has been reduced from 2.00 to 1.71 units per acre as shown in Table 1 and Table 1A and Map J.

802.03 CONSERVATION ELEMENT

1.00 AREA-WIDE CONSERVATION POLICIES

a. Sierra Nevada-Sierra Foothills General Plan Policies

One of the main land use proposals of the General Plan is planned open space preservation in residential areas, reserved by deed or dedication. The plan also cites Countywide planning goals of encouraging harmonious land use patterns which recognizes the needs of the County's residents and its economy and the inherent limitations of the land and water resources. A second goal related to open space and conservation is "to use the County's natural resources in a manner consistent with the need to conserve the physical environment and beauty of the County."

b. Regional Open Space Plan

Fresno County's Regional Open Space Plan designates four functional types of open space: managed resource production; resource preservation; health, welfare, and well-being; and public safety.

In order to accomplish open space goals of the County, the Plan includes conservation objectives for each of these functional open space designations. These overlapping objectives seek first to establish open space as a resource, and secondly, to see its use in multifunctional terms. Conservation of one resource (meadows) may mean control of another (trees along the meadow edges). The Environmental Impact Statement prepared for Shaver Lake Forest indicated that careful development of the property could better preserve the forest from fire hazard than would its present lack of management.

Thus, the regional open space plan broadly considers the place of conservation in land development to be in the realm of public safety. The plan urges not simply the restriction of development from hazardous areas, but the correlation of land uses with suitable development areas.

c. Forest Service Handbook

In its Forest Handbook, Management Guide, Region 5, the U.S. Forest Service provides management direction for designated National Forest zones. Although the first objective of the plan is to maintain the environmental quality of the public lands through resource management, development and conservation of the region through effective multiple use managements also sought.

Some of the coordinating requirements of the overlapping forest management zones deal appropriately with the interface of public and private lands. Selected requirements which deal with conservation management resource policy and are to be applied during subsequent detailed planning of this project include:

1. Harmonize all developments with the natural landscape.
2. Reduce extreme concentration of hazardous fuels and create barriers to the spread of wildfire in conjunction with development programs.
3. Use timber harvesting practices to promote increased water yields.
4. Avoid unnecessary disturbances of meadows and foraging habitats.
5. Prevent unnecessary drainage channel changes.
6. Manage vegetation along stream channels to prevent erosion.
7. Promote consolidation of utility rights-of-way where this will reduce undesirable impacts on aesthetics, soils, water quality and harvestable resources.
8. Clear rights-of-way for forest safety in a manner as to provide an attractively designed forest edge.

d. Scenic Highways

The Division of Highways has established the proposed Route 168 Freeway corridor as being eligible for designation as a scenic highway. The conservation of scenic and nonscenic values within this corridor are established in Section 802.07 Scenic Highways.

2.00 SITE CHARACTERIZATION

a. Slope

The site is characterized by slope conditions varying from higher flat woodlands to lower heavily forested slopes. Excluding the 388 acre portion already recorded as five acre estates, only four percent of the site is in slopes in excess of 30 percent. Slope areas between 15 and 30 percent comprise 20 percent of the site, with the balance, or 76 percent, in areas less than 15 percent. A portion of this site (30 percent) has north facing slopes where significantly greater snow build up than on south facing slopes can be expected. Map C, Slope Analysis, and Figure 1, Site Features, illustrate these conditions.

Slope wash has deposited rich colluvial (washed-in) soils in meadow areas. Four to six feet of these silty to dense clayey sandy soils may overlay a thick zone of weathered rock. Because of the water holding capacity of these soils and the erosion sensitive soils on steeper slopes, meadows and steep slopes should be designated Conservation Open Space. Rock outcroppings such as shown on the Hydrogeologic Features Map, Map E, should similarly be preserved.

Meadows comprise approximately 15 acres within the project site. Their highly saturated soils and high water table serve to keep the meadows free of trees. Their natural ability to remain viable (open) is contingent on constant replenishment by surface and groundwaters. The conditions of super saturation prevent all but a few species, such as incense cedars, from taking root in the meadows.

b. Vegetation

The site is densely forested with mixed confers and some deciduous trees which range in age between 60 and 75 years. Because logging has not occurred since most of the virgin timber was removed in the 1890's and the remainder between 1947 and 1949, the resulting dense, uniformly aged stand has a particularly high fire hazard. A lack of natural thinning has caused the further suppression of saplings and allowed little rain to reach the forest floor to moisten the tinder dry duff and litter (3 to 8 inches built up layer). This refuse further limits the establishment of deer browsing shrub areas. Since much of the precipitation is lost by evaporation from leaf surfaces, even less runoff reaches the meadows, which depend on constant ground water recharge for their viability.

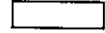

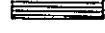


Generalized tree locations are illustrated on Map D, Drainage and Vegetative Characteristics, and Figure 2, Generalized Vegetation Location.

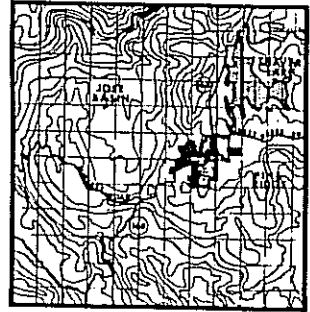
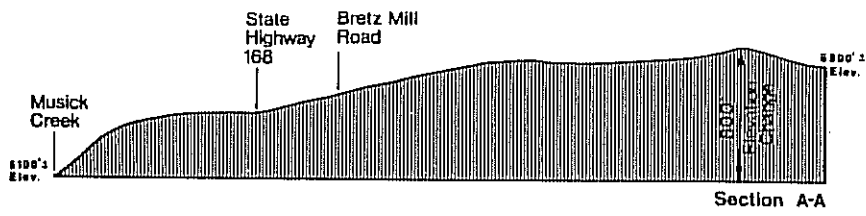
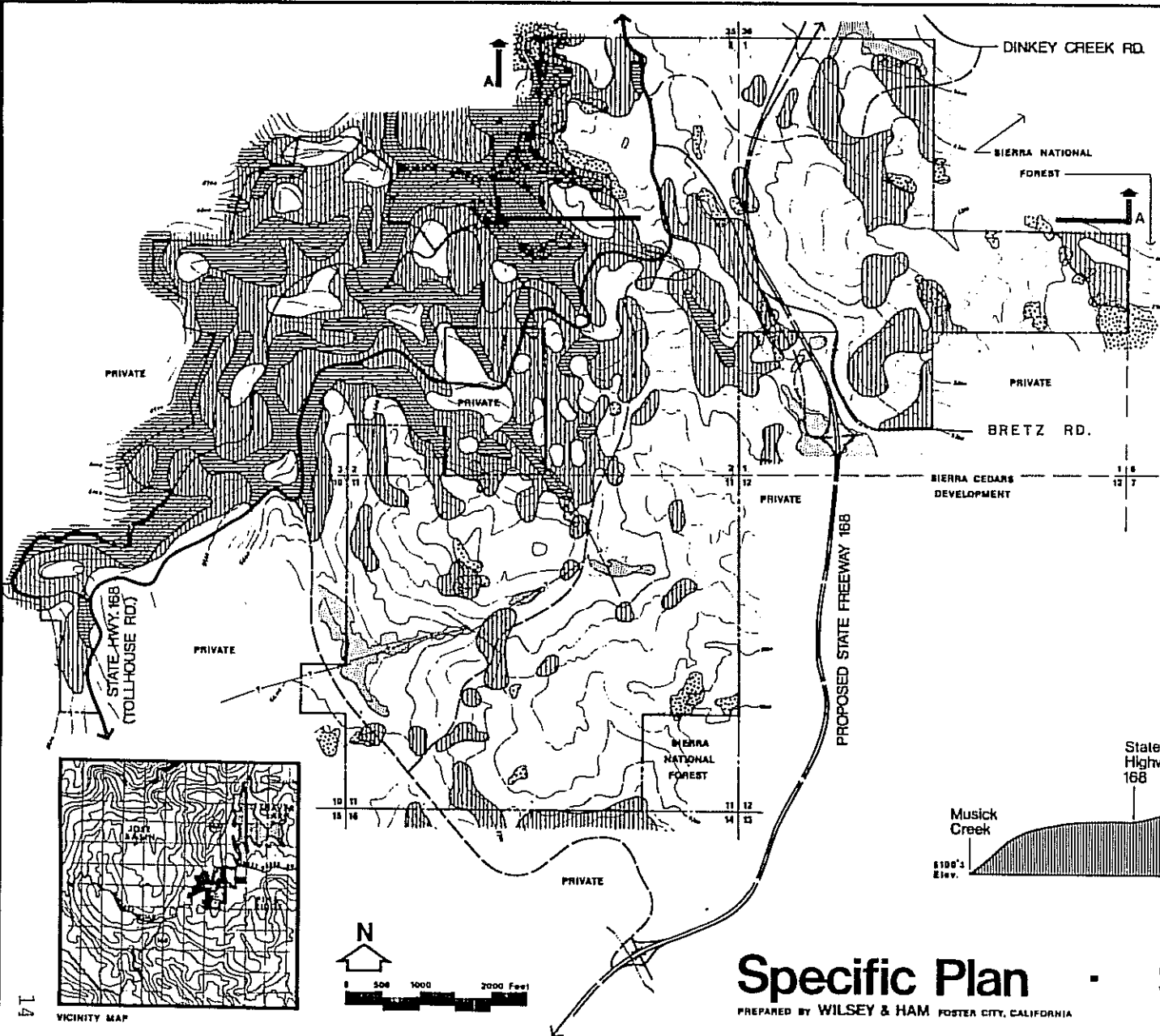
c. Water Resources

The location of surface waters on the site is generally confined to drainage swales and creeks and bottom land meadows. Musick Creek

Slope Analysis

LEGEND

-  Slope Classification I: 0 - 15%
-  Slope Classification II: 15 - 30%
-  Slope Classification III: Over 30%
-  Principal Rock Outcroppings
-  Contour Elevation In Feet (Interval 25')

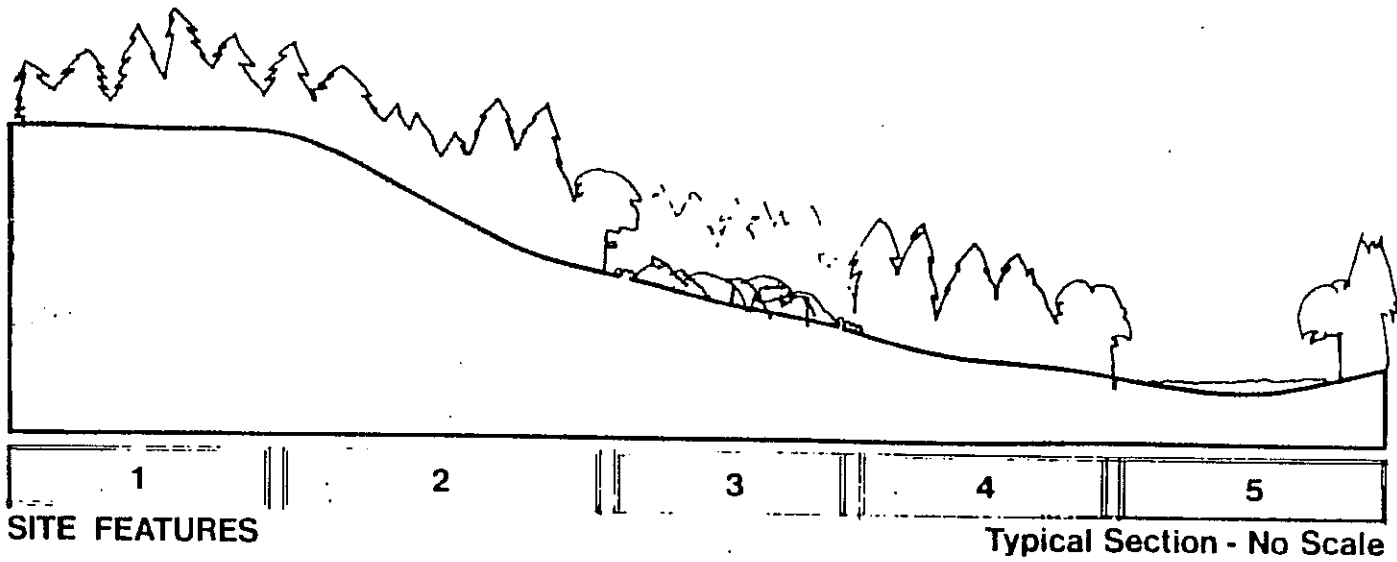


Specific Plan

PREPARED BY WILSEY & HAM FOSTER CITY, CALIFORNIA

Shaver Lake Forest

FRESNO COUNTY, CALIFORNIA

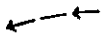








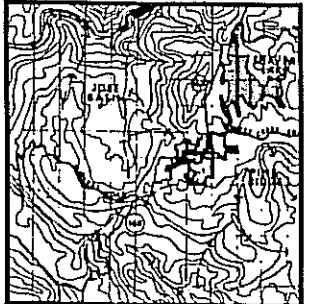
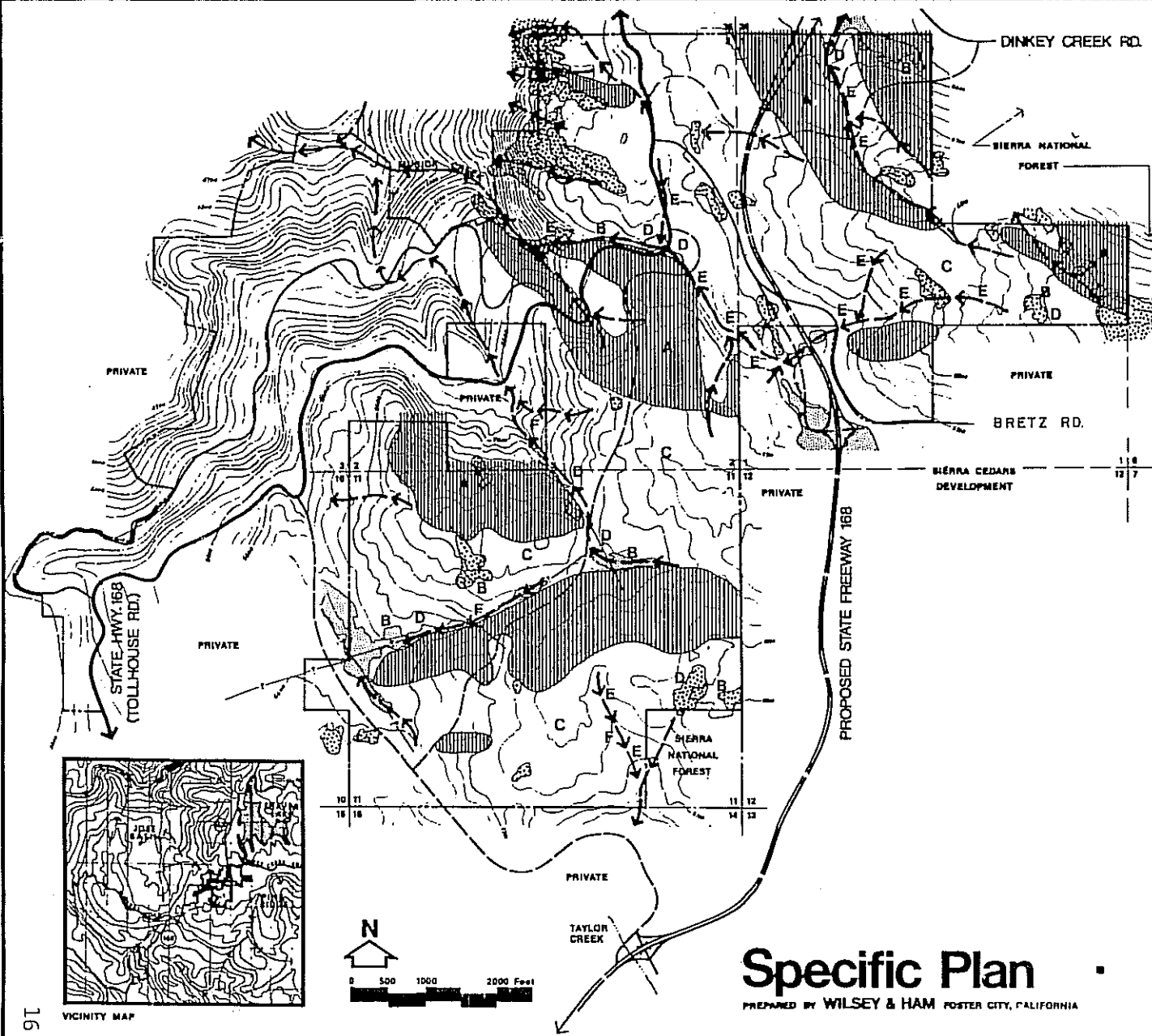
ZONES

- 1. FLAT FOREST UPLANDS
- 2. MODERATE TO STEEP SLOPES
- 3. ROCK OUTCROPPINGS
- 4. MEADOW EDGE—RIPARIAN LANDS
- 5. MEADOWS

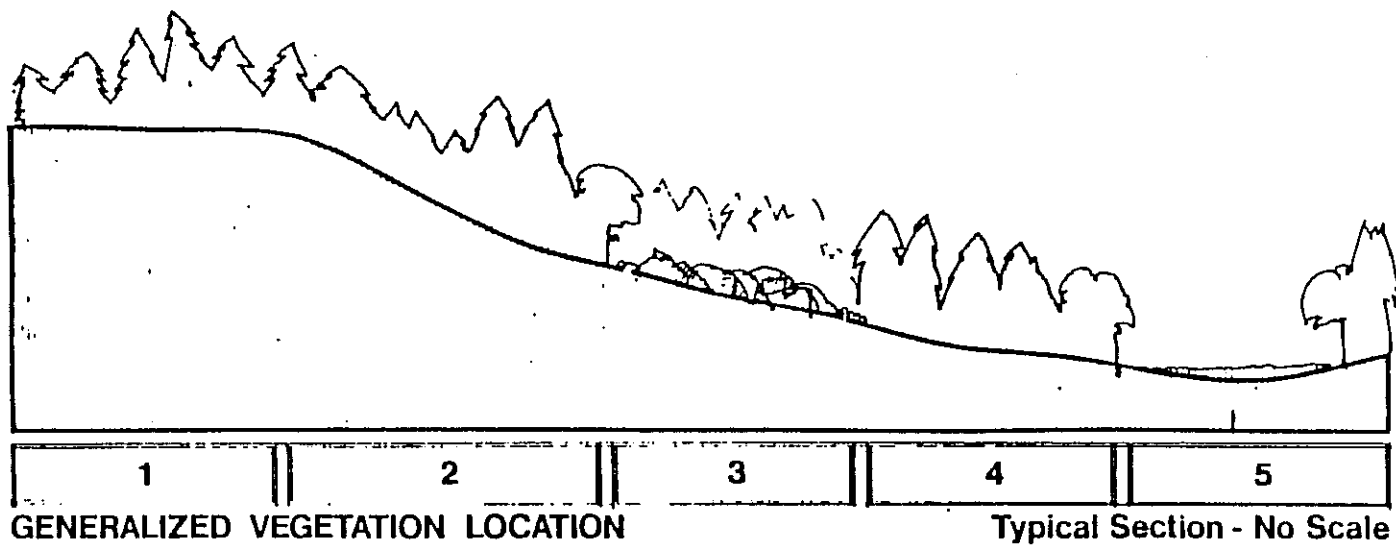
Drainage & Vegetative Characteristics

LEGEND

-  Principal Surface Drainage
-  Meadows
-  North Facing Slopes
- Generalized Vegetation Locations**
- Conifers-
-  White Fir
-  Incense Cedar
-  Yellow Pine, Sugar Pine (overall)
- Deciduous-
-  Oak

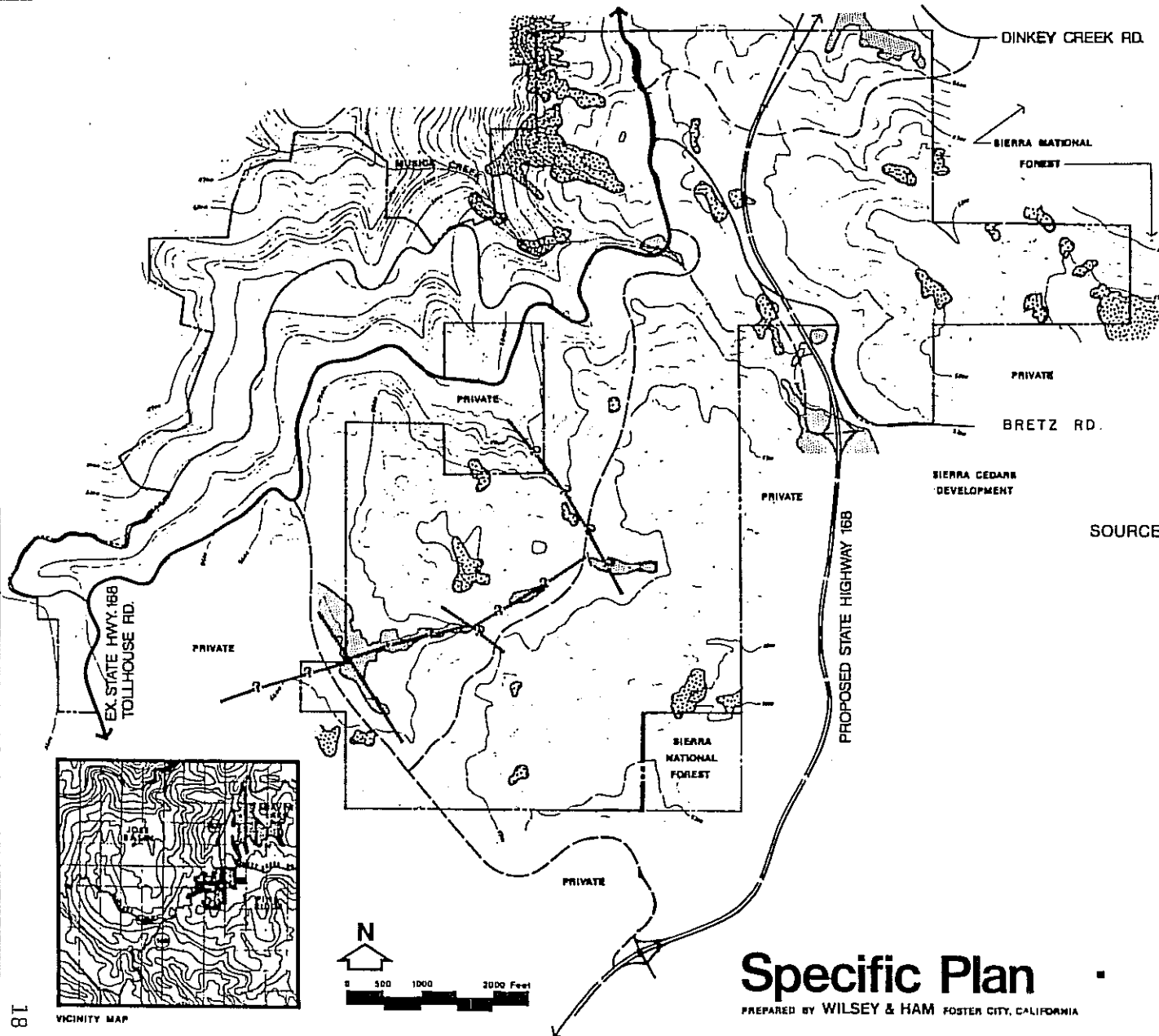


Specific Plan • **Shaver Lake Forest**
 PREPARED BY WILSEY & HAM POSTER CITY, CALIFORNIA
 FRESNO COUNTY, CALIFORNIA






ZONES

- | | |
|-----------------------|--|
| 1. UPLANDS: | SUGAR PINE OVERALL; YELLOW PINE IN WELL-DRAINED AREAS; INCENSE CEDAR DOMINATES DENSE STANDS. SHRUBS: BEAR CLOVER AROUND YELLOW PINE. |
| 2. STEEP SLOPES: | WHITE ALDER IN MUSICK CREEK; WHITE FIR ON NORTH-FACING SLOPES; MOUNTAIN DOGWOOD ALONG SEEPAGES, STEEP RAVINES. |
| 3. ROCK OUTCROPPINGS: | BLACK OAK NEARBY. SHRUBS: MANZANITA, MARIPOSA. |
| 4. MEADOW EDGE: | INCENSE CEDAR AND OAK. SHRUBS: HAZELNUT AND AMERICAN DOGWOOD. |
| 5. MEADOWS: | GRASSES AND FLORAL DIVERSITY. |

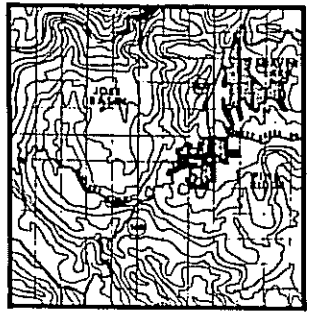


Hydrogeological Features

LEGEND

-  Meadows
-  Rock Outcroppings
-  Inferred Fault Traces

SOURCE: BRAUN, SKAGGS & KEVORKIAN
 GEOLOGIC AND SOILS HYDROGEOLOGIC AND
 SEWAGE DISPOSAL INVESTIGATION, SHAVER LAKE
 FOREST PROJECT, FRESNO COUNTY, CALIFORNIA.



VICINITY MAP



Specific Plan

PREPARED BY WILSEY & HAM FOSTER CITY, CALIFORNIA

Shaver Lake Forest

FRESNO COUNTY, CALIFORNIA

traverses the site in a ravine east to west, shown on Map D, Drainage and Vegetative Characteristics. Groundwater occurs in the fractures of the bedrock and interstices of the overlying soils.

The Shaver Lake Forest Plan calls for the drawing of water from a series of wells over the site by the County Water Works District No. 41. The water supply for meadows should be protected by uninhibited flow of surface drainage and also by thinning forests above such meadows which will increase the available water supply.

d. Soils

Most of the site is underlain with granitic bedrock. This bedrock is exposed on hills, notably at "Sunset Rock" in the northwest corner of the property. Much of this granitic underlayer is intensely weathered, producing both cobbles and fine grain soils. The depth to bedrock is generally greater on flat lands and swales and thinner on slopes and ridges. The shallow soils can produce erosion conditions.

e. Scenic Values

For visitors coming from the flat San Joaquin Valley, the Sierra hills are a contrast in elevation, tall coniferous forests, and distant views. Limited deciduous tree growth is markedly apparent during the fall and occasional meadows abound with flowers in the spring. Large expanses of rounded granitic rock outcroppings provide dramatic open spaces in the otherwise dense forest.

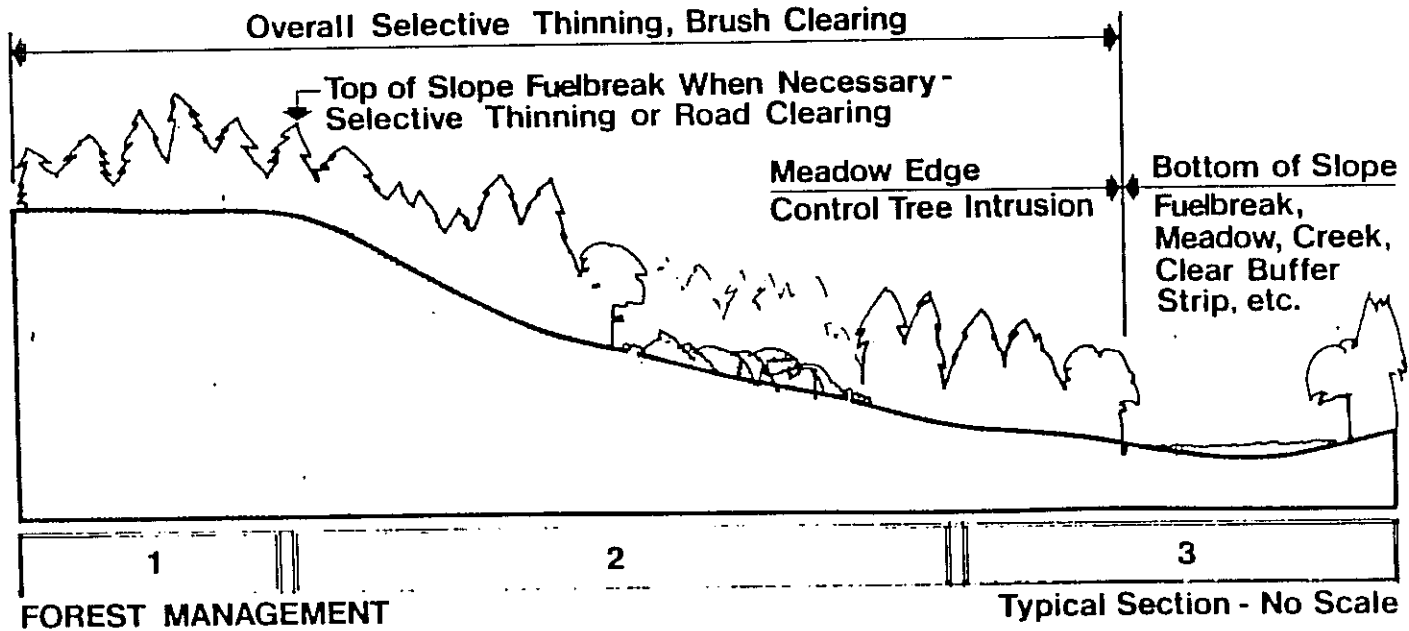
3.00 CONSERVATION STANDARDS

The following standards shall be implemented to carry out conservation policies described in Section 802.03-1.00 above, and illustrated in Map F, Fuel Breaks and Figure 3, Forest Management.

a. Vegetation Conservation

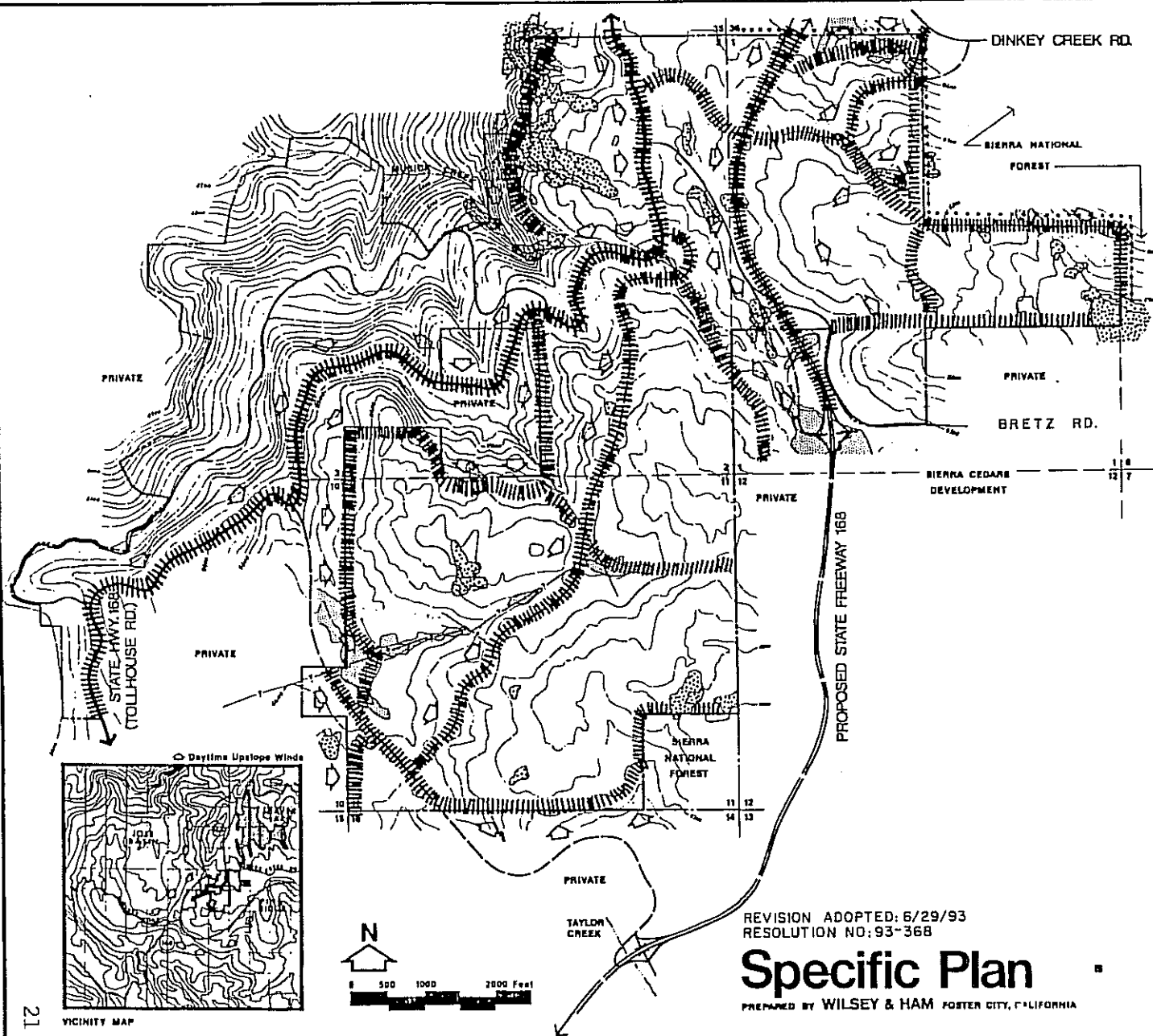
Prior to construction of any unit of phased development, a plan will be prepared and approved by State and Federal Forest Services which shall implement the following elements:

1. A plan for timber harvesting; for thinning and clear cutting for fuel breaks, for increasing water yields, and for open space use.
2. Fuel breaks to be constructed in conjunction with access roads for fire suppression.
3. Removal of all dead or dying trees.
4. Minimal removal of deciduous trees.
5. Controlled cutting to improve on- and off-site views.
6. Deed restrictions to prohibit cutting of trees without prior approval.
7. Disposal of vegetation of no timber value removed during clearing and thinning by chipping and stockpiling on the site for mulch or compost, or disposal in an alternate approved manner.



ZONES

- | | |
|--|---|
| 1. UPLANDS: | THINNING OF DENSE TREE STANDS TO ALLOW GREATER MOISTURE TO REACH THE FOREST FLOOR AND TO ALLOW SAPLING GROWTH. USE TREES AS BUFFERS AGAINST WIND-CARRIED SNOW, TRAFFIC NOISE AND SCENIC PRESERVATION. |
| 2. STEEP SLOPES AND ROCK OUTCROPPINGS: | THINNING FOR FIRE PROTECTION AND TO ALLOW MORE SURFACE WATERS TO REACH MEADOWS. REPLANTING OF FIRE RESISTANT NATIVE PLANTS FOR SLOPE STABILITY. MINIMIZE DECIDUOUS TREE REMOVAL, PARTICULARLY AROUND ROCK OUTCROPPINGS. |
| 3. MEADOW AND MEADOW EDGE: | CONTROL OF TREE INTRUSION ONTO MEADOWS; PLANT GRASSES AND NATIVE FLOWERS ON MEADOWS. |



Fuelbreaks

LEGEND

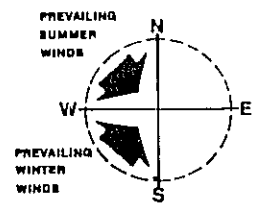


Upslope



Potential Fuelbreaks - Vegetation Thinned

- EXISTING ROADS
- PROJECTED ROADS
- MEADOWS & CREEKS
- DESIGNATED BUFFERS BETWEEN NEIGHBORHOODS
- OTHER CONSERVATION OPEN SPACE
- PERIMETER FENCING



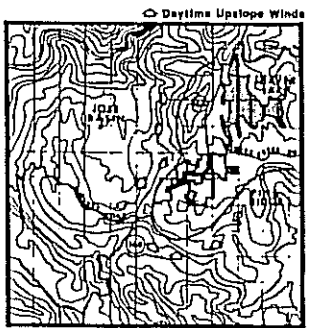
REVISION ADOPTED: 6/29/93
RESOLUTION NO: 93-368

Specific Plan

PREPARED BY WILSEY & HAM PORTER CITY, CALIFORNIA

Shaver Lake Forest

FRESNO COUNTY, CALIFORNIA



8. Revegetation to the extent possible, on erodible slopes with fire retardant native plants.
9. Removal of construction spoil as construction proceeds.

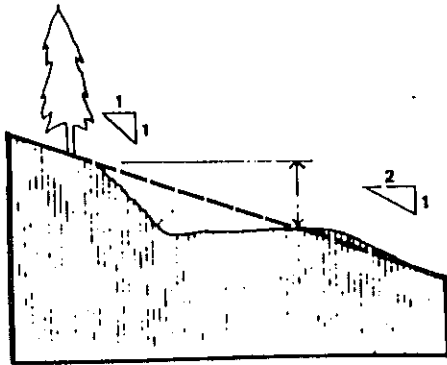
All vegetation clearing or alteration activities will be carried out under the supervision of a licensed forester or through a master plan for such activities prepared by a forestry consultant.

b. Water Conservation

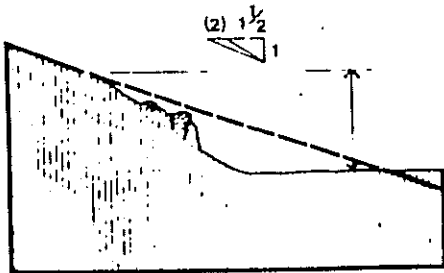
1. Flows of surface water disturbed by roadway and buildings will be channeled to areas where absorption of these waters can be maximized.
2. Culverts and bridges on roadways and retaining walls in buildingsites will be kept to a minimum to avoid stream disruption.
3. Deed restrictions to prohibit development in the stream environment zone on each side of significant drainage swales, as determined by County Ordinance or the Homeowners' Environmental Control Committee, will be included.
4. Revegetation through seeding and mulching will be carried out for stabilization of graded slopes to avoid sedimentation of surface waters.
5. Development and active recreation uses will avoid ravines where lesions and rock fissures yield water from the weathered rock zone underlying the property.
6. Roads which traverse steep terrain will be minimized.
7. Pedestrian trail crossings of meadows will be limited to specified points.
8. Silt and sedimentation control measures will be implemented to maintain water quality.

c. Soil Conservation

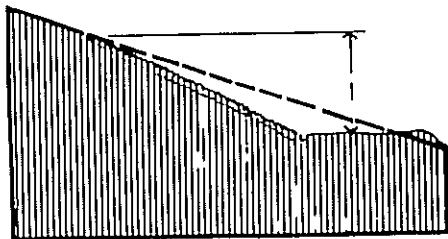
1. The height of cut and fill banks shall not exceed 10 feet, and the slopes shall not exceed 1.5 to 1, except where soil conditions permit.
2. The sharp angles of the top, toe, and sides of all necessary cut and fill slopes will be rounded off as shown in Figure 4, Grading Guidelines, and left with a rough surface to aid vegetation.
3. Artificial drainage shall be installed in cut banks to control groundwater seepage.
4. Homesite improvements which disrupt natural drainage will not be permitted, by recorded restrictions.
5. Surface drainage shall be directed to existing swales and creek ravines.



SHALLOW CUT, HIGHLY STABLE SLOPE; ANGLE 1:1 SUITABLE IN HEAVILY TREADED AREAS. FILL BANKS SHOULD BE 2:1. ROUND OFF TOP AND TOE OF ALL CUT AND FILL BANKS.

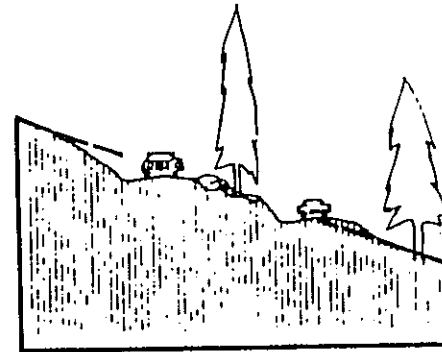


STEEP CUT; ANGLE 1½:1 SUITABLE; 1:2 PREFERABLE. REVEGETATE EXCEPT WHERE ROCK OUTCROPPINGS ARE EXPOSED.

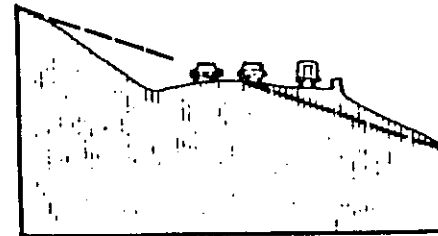


STEEP CUT: DISTURBED BANKS SHOULD BE DRESSED AND REPLACED WITH TOPSOIL AND COMPACTED. TREES CAN BE PLANTED IN BANKS AND REVEGETATED WITH NATIVE PLANT MIXTURES FOR SLOPE STABILITY.

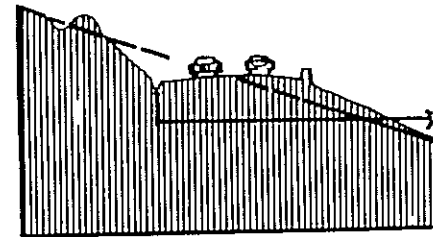
CUT & FILL BANKS



SEPARATE ROADWAYS TO MINIMIZE CUT AND FILL SLOPES AND PRESERVE SIGNIFICANT TREES, ROCK OUTCROPPINGS, ETC.



LOCATE GUEST PARALLEL PARKING IN BAYS AT SELECTED LOCATIONS ON RESIDENTIAL STREETS.



CONTROL DRAINAGE BY PLACING DITCH/BERM AT TOP OF SLOPE; AND/OR DITCH AT TOE FOR COLLECTION AND DISPOSAL.

ROADWAYS TRAVERSING SLOPES

Grading Guidelines

6. Clearing of vegetation on steep slopes will be carried out for fire protection only to the extent that the soil holding capabilities of root systems is not lost.
7. Stabilization of soils cleared for fire safety or exposed through road construction will be accomplished by seeding and mulching with native plant mixtures.
8. Fill materials, to the extent possible, will be taken from on-site sources.

d. Wildlife Habitat Conservation

Project design shall be carried out in such a way as to maximize wildlife habitation of Conservation Open Space. The following standards are part of other plan elements, including Vegetation Conservation, Open Space, and Land Use, but are mentioned here as they relate to wildlife habitat:

1. In order to encourage deer browsing and other small life foraging habitats, the forest floor will be cleared of duff and litter as the project is developed.
2. Conservation Open Space will be arranged as a network through the property and beyond to National Forest lands.
3. Housing shall be clustered where appropriate and resulting open space amalgamated to provide open space reserves and lessen the effects of noise on these areas.
4. Off-road recreation vehicles will be prohibited, and made an explicit part of deed restrictions.
5. The location of recreation centers will favor access to open space and not necessarily be proximate to meadows.
6. Roadway alignment will favor the least disruptive location in crossing Conservation Open Space.

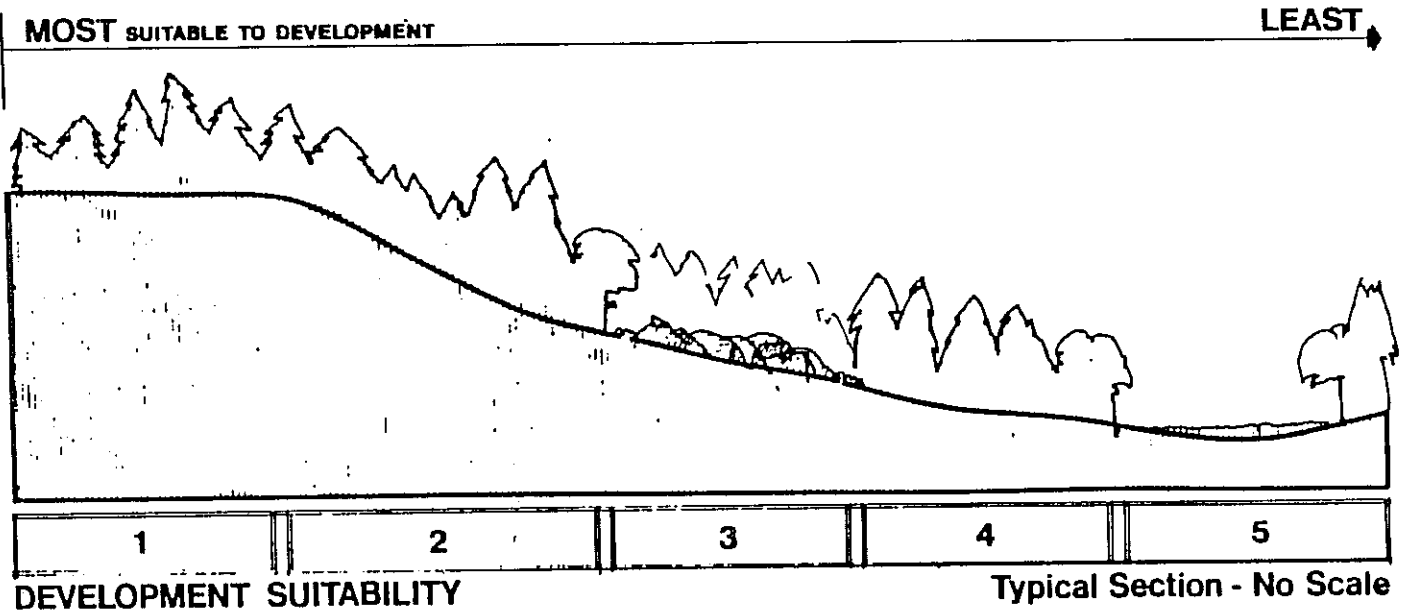
e. Air Quality Conservation

1. Burning of construction spoil, duff and litter from the forest floor, and thin saplings will not be allowed except under permit.
2. Dust control measures will be instituted during construction.
3. Off-road vehicles will be prohibited by deed restriction.

4.00 DEVELOPMENT STANDARDS

a. Development Suitability

Only those areas or zones which are ecologically suitable for development on the basis of the guidelines above will be developed. A reliable correlation exists between these limitations and degree of slope and this relationship is expressed in Figure 5, Development Suitability, subject to variation in particular areas.



ZONES

- 1. UPLANDS: NONLIMITING TOPOGRAPHY; STABLE SOILS; SHALLOW DEPTH TO BEDROCK; DISTANT VIEW POTENTIAL.
- 2. STEEP SLOPES: LIMITING TOPOGRAPHY; POTENTIAL FOR SLOPE INSTABILITY; RESTRICTED ACCESS; GREATER SNOW BUILD-UP (NORTH-FACING SLOPES).
- 3. ROCK OUTCROPPINGS: BUILDING LIMITATION; POTENTIAL ROCK SLIDES.
- 4. MEADOW EDGE: MORE SATURATED SOILS; POTENTIAL FOR SLOPE INSTABILITY.
- 5. MEADOWS: HEAVILY SATURATED SOILS; LOCALIZED SEISMIC TRACES; WILDLIFE HABITAT.

b. Conservation Open Space

The development suitability guidelines are a basis for delineation of a continuous Conservation Open Space network, Map G. A substantial portion of land in excess of 15 percent slope has been designated permanent Conservation Open Space. Of the area remaining, approximately 70 percent, is less than 15 percent slope and, in the absence of other limitations, is most suitable for development.

Conservation Open Space includes lands designated as "restricted open space" as well as lands held in common, where development is prohibited by restriction. The amount and disposition of undeveloped common area should be sufficient to carry out the conservation goals while maintaining the network of the Conservation Open Space. Buffer zones shall be established as restricted open space between actual building sites and sensitive ecological areas, such as meadows, held in common, and will have comprehensive building and cutting restrictions to increase a level of preservation and maintenance consistent with commonly held land.

c. Developable Areas

For those portions of the developable areas which are in excess of 15 percent slope, specific foundation engineering studies shall be made for each building to assure slope and structural stability. The designation of all lands other than that reserved as conservation open space, undeveloped common areas, or restricted open space, assumes that the anticipated land uses can be accommodated within this broader area under varying intensities. The locations for varying housing densities are indicated in Figure 6, Development Zones.

d. Slope Density Limitations

The distribution of dwelling units, regardless of building type, is broadly established on the basis of pre-existing natural limitations, particularly slope conditions. Other areas limited by creek beds, rock outcroppings, and meadows, have been allocated as Conservation Open Space. Because of the relationship between building limitation and increasing slope, virtually all land with slope over 30 percent has been included in the Conservation Open Space reserve. Only 15 percent of the entire "developable" area that remains after Conservation Open Space has been designated, remains in the 15 to 30 percent slope class.

Development densities, heights, setbacks, etc., within the 15 to 30 percent slope areas will be based on the conservation guidelines, such as slope associated limitations of groundwater flow, geology, erosion potential, fire exposure, cited in Conservation Standards, Section 802.03-3.00.

e. Building Concentration

The Open Space Plan encourages clustering to maximize conservation of multi-use open space.

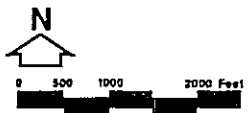
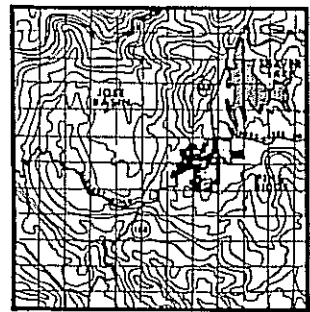
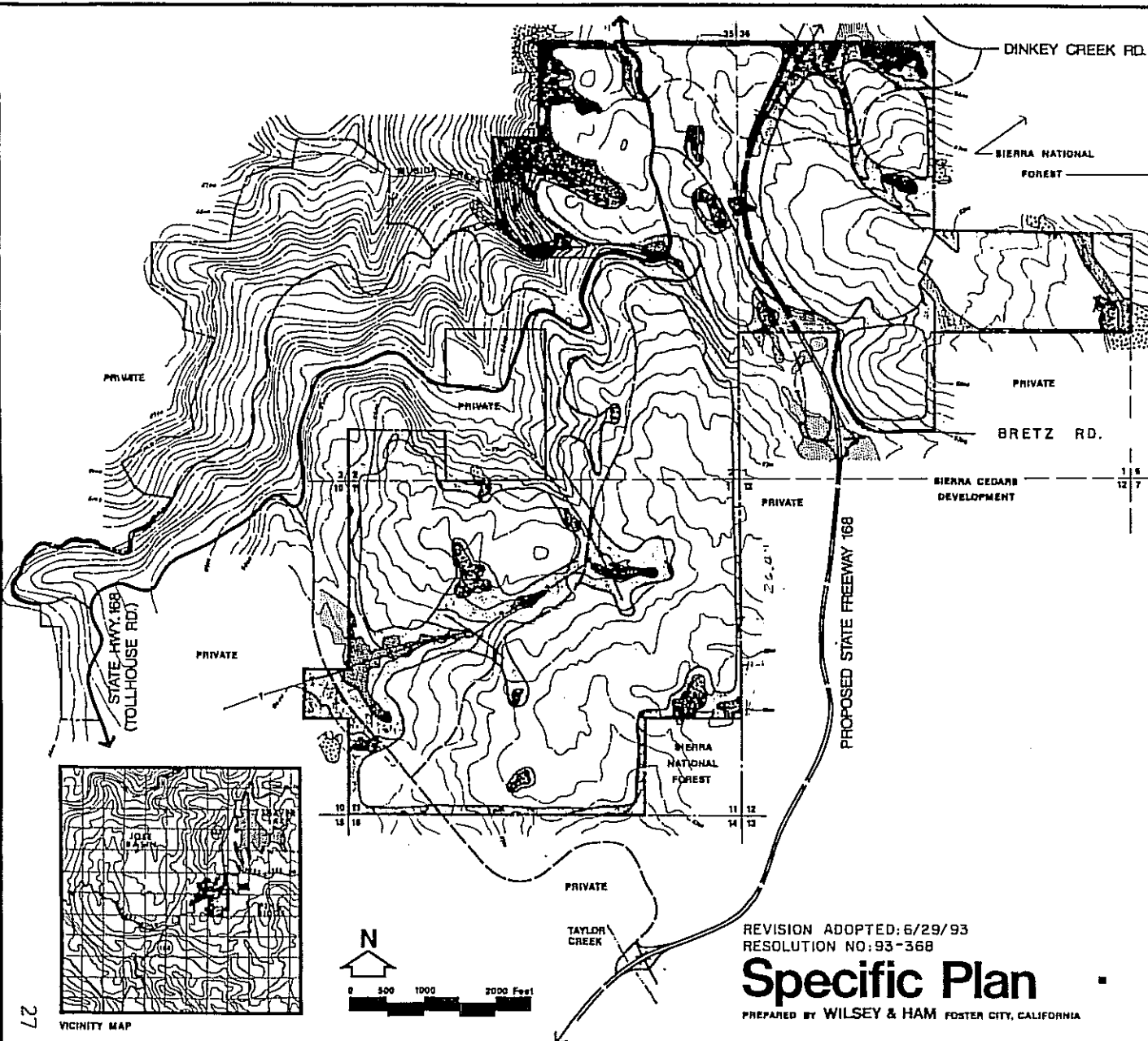
Because of the possible existence of unlocated site features which could limit development, the areas illustrated as Conservation Open Space, Map G, are hereby designated as open space allocations, subject to site investigation. Clustering of housing and density transfer can define neighborhoods by increasing surrounding multi use open space.

Conservation Open Space

LEGEND



Conservation Open Space includes principal meadows, rock outcroppings, excessive slopes, seismic traces, scenic easements, acoustic buffers and passive recreation areas.



REVISION ADOPTED: 6/29/93
RESOLUTION NO: 93-368

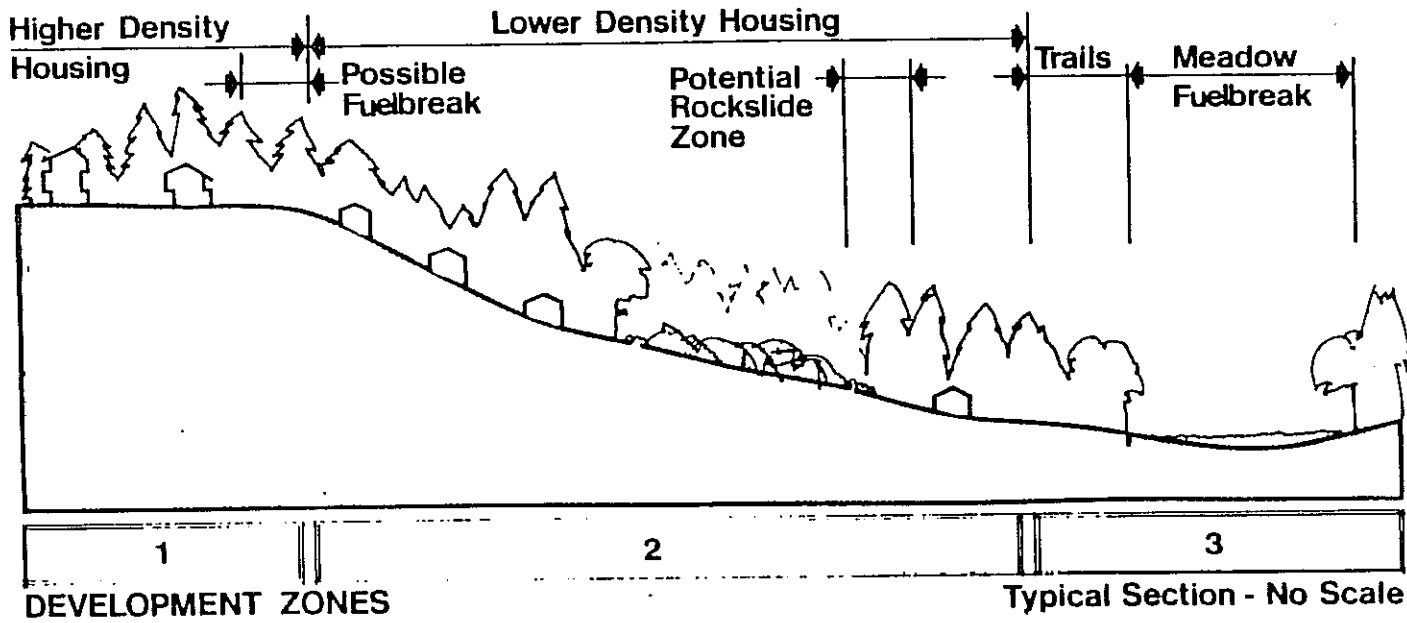
Specific Plan

PREPARED BY WILSEY & HAM FOSTER CITY, CALIFORNIA

Shaver Lake Forest

FRESNO COUNTY, CALIFORNIA

FIG.
6



ZONES

- | | |
|--|---|
| 1. UPLANDS: | MAJOR ROADS; VILLAGE COMMERCIAL; COMMUNITY CENTER; NEIGHBORHOOD RECREATION CENTERS AND HIGHER DENSITY HOUSING; UNDERGROUND UTILITIES WHERE POSSIBLE. |
| 2. STEEP SLOPES:
ROCK OUTCROPPINGS: | LOWER DENSITY HOUSING; LIMITED ACCESS ROADS; ON-STREET PARKING IN BAYS; ABOVE GROUND UTILITIES WHERE SLOPE AND VEGETATIVE CHARACTERISTIC MAKE IT NECESSARY. |
| 3. MEADOW AND
MEADOW EDGE: | PASSIVE RECREATION AREA; NO CONSTRUCTION. |

No building heights will exceed the height of immediate neighboring trees.

f. Perimeter Fencing

Perimeter fencing to inhibit encroachment onto sensitive forest lands along the Specific Plan boundary in the area north of Mobile Home Park Areas No. 1 and 2, east of the area designated for Recreational Vehicle development and north and east of Single Family Area No. 15 shall be constructed as part of the development of this area. The location of the areas to be fenced is shown on Map "F".

802.04 OPEN SPACE ELEMENT

1.00 AREA-WIDE PLANNING

a. Fresno County Open Space Plan

The County Open Space Plan seeks to establish open space as a resource use, "not a non-use," by defining its multifunctional dimensions. The Plan ascribes functional requirements of health, welfare and wellbeing to a balanced program of recreation and visual amenities, and a requirement for resource preservation in Conservation Open Space.

b. Sierra Nevada - Sierra Foothills General Plan

Two distinct types of open space recreation facilities are to be provided in the region: local facilities located within the community and facilities designed for use by those outside the mountain area. Demand, the General Plan states, will for the most part center on passive recreation areas, land reserved from intensive development and maintained in a semi-natural state, but also recommends that local areas for passive recreation and limited types of active play should be provided within each residential neighborhood as it is developed. Increased recreation facilities at Shaver Lake are particularly recommended.

2.00 EXISTING RESOURCES

The recreational resources of the region include Shaver Lake, Huntington Lake, Florence Lake, Lake Edison and the mountain, stream and forests under U.S. Forest Service. Opportunities for swimming, fishing, boating, water skiing, hiking, camping, and downhill and cross-country skiing abound in the area.

3.00 OPEN SPACE PLAN

The unique qualities and ecological processes of the land are primary determinants of the proper form of the development. Study of land use capability for Shaver Lake Forest has designated nearly 500 acres as conservation or passive recreation open space. Access through this open space network to National Forest lands will be limited to people on foot or, in some areas, to those on horseback. Except during the months of snow, access onto meadows will be particularly limited.

Recreation centers will be located for convenient use of residents. These recreation centers would include a variety of facilities, and the land allocated to such centers should be considered a minimum. Recreation oriented outdoor activities will occupy important roles in the time allocation of the residents. Activities such as hiking,

nature study, and equestrian activities will be developed in ecologically adaptable natural areas, schematically shown in Figure 7.

802.05 SEISMIC SAFETY ELEMENT

1.00 REGIONAL OPEN SPACE PLAN

The Regional Open Space Plan recommends protection of unstable soils, geology, and slope areas of open space preservation. Because of the demonstrated tendency of seismic loading to aggravate unstable conditions, areas where this potential exists should be evaluated to determine the suitability of new development. The potential for earthquake associated damage may be most effectively controlled by site design considerations implemented through deed restrictions.

Development of recreation centers and a trail system for hiking or equestrian use which proposes to provide access to other land surrounding the Specific Plan area (e.g., National Forest) shall require the submission and approval of an amendment to this Specific Plan.

2.00 SEISMIC HAZARDS

A study of test pit borings taken on the site indicated limited faulting and inferred faults in the southwest portion of the site (Map E, Hydrogeological Features). These faults are confined to drainage swales running in an east/southeast - west/northwest direction with two transverse faults at cross ravines. A significant portion of the fault line passes through one of the site's major meadows; and all these lines, known and inferred, are included in permanent Conservation Open Space reserve.

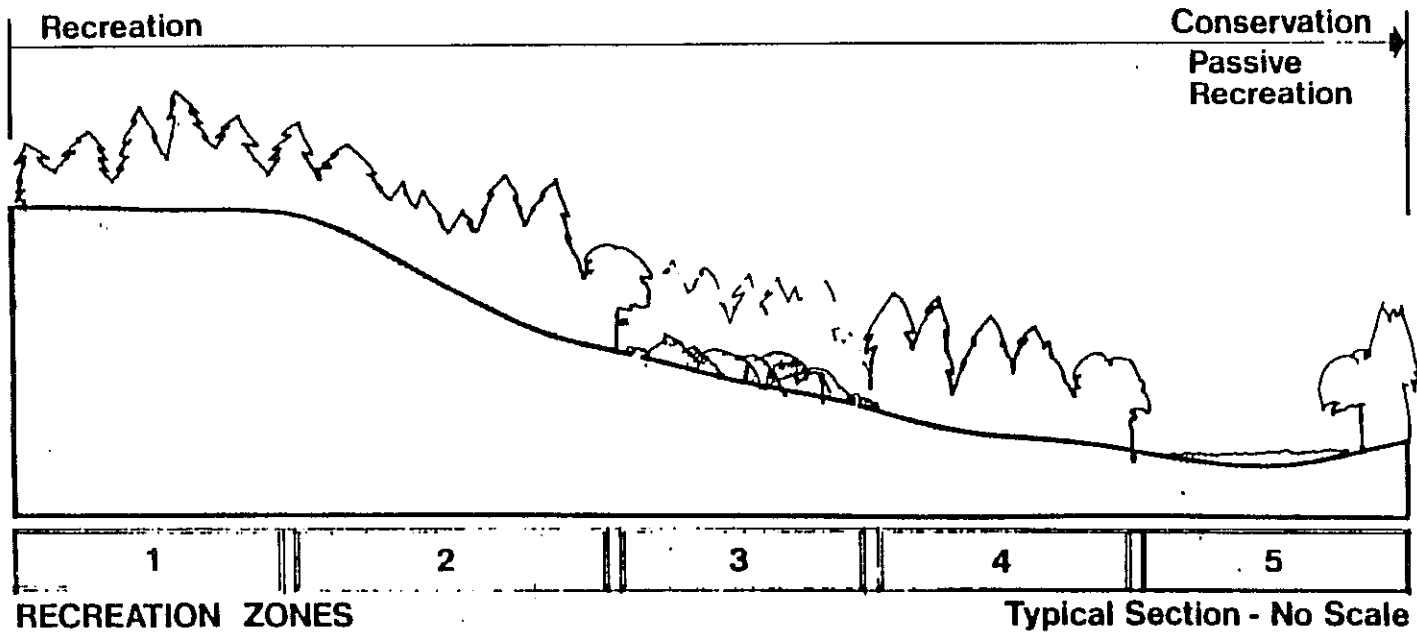
Since these and other known faults in the area are small and inactive, any damage incurred by an earthquake would derive from a regional quake. Should an earthquake occur, damage could result in fault displacement, ground shaking, and ground failure, only the latter phenomenon being likely.

3.00 GROUND FAILURE

Ground failure could cause landslides, soil liquefaction (especially in meadows) and settlement. Because earthquakes can trigger landslides and liquefaction, the consideration of seismic safety primarily involves slope stability and soils foundation conditions.

a. Slope Instability

Ravines steeper than 40 percent slope pose the greatest hazard under earthquake loading. Such naturally occurring slopes in the project have been designated as Conservation Open Space. Grading or construction procedures can, given certain soils properties, aggravate existing unstable conditions. Grading will be limited by guidelines developed in Section 5, Conservation. Unstable slope conditions can be found where erodible soils exist over the granite base. Because erodability increases with sedimentation and silt, stream beds, rock fissures, and seepages are particularly prone to slope instability. Sedimentation can occur extensively from construction and where the flow of naturally occurring drainage is blocked. Thus, as outlined in Section 802.03-3.00b. construction should avoid modification of



ZONES

- | | |
|-----------------------|--|
| 1. UPLANDS: | MULTI-FUNCTIONAL OPEN SPACE: NEIGHBORHOOD RECREATION CENTERS; SMALL CHILD PLAY; HORSE GRAZING. |
| 2. STEEP SLOPES: | LIMITED ACCESS: TRAVERSING ROADS, TRAILS, BLEDDING, SKIING. |
| 3. ROCK OUTCROPPINGS: | SCENIC VIEWPOINTS, VISUAL OPEN SPACE; ROCK CLIMBING; PICNICS. |
| 4. MEADOW EDGE: | VIEWPOINTS OVER MEADOWS; HIKING AND PASSIVE RECREATION; NO OFF-STREET MOTOR VEHICLES. |
| 5. MEADOWS: | VISUAL OPEN SPACE; LIMITED USE EXCEPT DURING WINTER MONTHS; CONSERVATION OF ANIMAL HABITAT. |

drainage channels by restricting building and road location and by avoiding the obstruction of flow during construction.

Erosion can further contribute to slope instability where removal of vegetation encourages surface runoff and sedimentation, and can destroy the mechanical reinforcement of the root system. Because natural revegetation of cuts and fills is an extremely slow process, seeding and mulching should begin for quick slope stabilization. County Improvement Standards and Section 802.02-3.00c of this Specific Plan cover plant stabilization measures for erosion control.

Rare landslides in the project area could occur as (1) soil slump, (2) rock slides, and (3) soil creep.

b. Soil Slump

Where soils become saturated, either from natural or artificial input of water, the bonds between particles can be weakened, causing the slippage of the soil and chemically weathered rock in a unit mass. The result is the commonly seen spoonlike depressions along highway embankments, a condition described as more of a nuisance than a hazard. Limited cut and fill banks should pose little threat to

instability. Other protection of slope banks is discussed in Section 802.03-3.00c.

c. Rock Slides

Rock slides are a problem where planes of weakness, or fractures, which separate exfoliation layers in the granitic rocks on the site, break down under chemical weathering. When these parallel shells are lubricated with clay producing water, they can become unstable when disturbed whether by construction below these slopes or by seismic ground shaking. Development in areas below significant rock outcropping shall be avoided by restriction of building construction and careful control of road cuts, or other appropriate measures.

d. Soil Creep

Soil creep is distinguished by no perceptible slip surface because stresses are not great enough to produce mass failure such as slump. This pervasive and more insidious condition, while not naturally in evidence on the project site, can become aggravated when steeper slopes are stripped of their protective vegetation. While not linked directly to seismic safety, soil creep can aggravate conditions which can become potential dangers under earthquake conditions. To minimize such conditions, homesite improvements will not disrupt natural drainage and the drainage system will direct flow by gutters, culverts and open swales as provided in Section 802.03-3.00b.

4.00 SOIL LIQUEFACTION

Soil liquefaction is a condition which develops over saturated colluvial soil, against which no particular building foundation design can insure. Where seismic evidence of such conditions exist, building sites will not be sold or developed until satisfactory remedial design can be accomplished, and in the alternative, dedicated to open space.

802.06 CIRCULATION ELEMENT

1.00 CIRCULATION POLICY

The Circulation Element of the Sierra Nevada-Sierra Foothills General Plan addresses itself to a unified system of freeways, expressways, arterials, collectors, and scenic highways. State Route 168 will eventually be developed as a freeway, and sections of Tollhouse Road

(existing Route 168) should serve as arterials in the Shaver Lake planning area. Other roads in the area will serve as collectors.

Route 168 is eligible for designation as a Scenic Highway and proposed County Scenic Drives include Tollhouse Road and Dinkey Creek Road.

These designations, according to the General Plan, do not imply a particular roadway design for each type. Physical design will be based on function and expected traffic loads.

2.00 EXISTING CIRCULATION NETWORK

The existing circulation network serving the project area consists basically of State Highway 168 (Tollhouse Road), Bretz Road, and Dinkey Creek Road.

State Highway 168 is a two-lane road with a 24 foot wide pavement and gradual shoulder. The current average daily traffic (ADT) on State Highway 168, based on a 1971 count by the State Division of Highways, is approximately 1,400 averaged throughout the year and 2,700 averaged during a peak (summer) month.

The projected ADT for the State Highway 168 corridor, based on anticipated population growth for the area, is 5,190 averaged throughout the year and 7,260 averaged during a peak month in the 1970 to 1980 period. For the 1980 to 1990 period, the projected ADT's are "annual," 10,380 and "seasonal," 13,794.

State Highway 168 is projected to be replaced by a freeway along a new alignment easterly of the existing highway.

The projected freeway would provide two lanes in each direction, and its capacity would be approximately 25,300 vehicles per day, or about 3,800 vehicles at a peak hour.

Bretz Road Between existing State Highway 168 and the Sierra Cedars development east of the project is a two-lane road constructed to Fresno County mountain area collector road standards. The projected freeway will include an interchange with Bretz Road.

3.00 PROPOSED CIRCULATION NETWORK

The proposed circulation network for Shaver Lake Forest is shown on Map H, and includes:

1. Existing and proposed State and County roads (State Highway 168, proposed State Highway 168 Freeway, Bretz Road, and Dinkey Creek Road).
2. Proposed collector roads linking the various development areas of Shaver Lake Forest. (Shaver Falls Road through Shaver Lake Falls,

Tract No 2295, Road "A" running northeasterly-southeasterly between State Highway 168 and the southeasterly corner of the tract, Road "B" between State Highway 168 and the "Taylor Creek Interchange" on the proposed State Highway 168 freeway, and Road "C" between State Highway 168 and Dinkey Creek Road in the northerly portions of the tract).

3. Secondary roads looped off the primary collector roads through each of the development areas as schematically shown on Map H.
4. Local service streets that would extend from the secondary roads as required to serve individual sites or condominium clusters. The location and extent of proposed streets and roads, their names and numbers are impossible to identify at this time, but will conform to the requirements of the Subdivision Map Act and County Standards for design and improvement.

a. Existing Roads

Pending the construction of the freeway, the existing State Highway 168 will serve as the main arterial for the project. Upon the completion of the freeway, the existing State Highway will be redesignated as a collector road serving the project and the surrounding area.

Bretz Road will also be the primary link between the freeway and the community service complex to be developed at its intersection with existing State Highway 168 and it will also be a secondary collector from Granite Ridge Road to the southern intersection.

b. Collector Roads

The proposed collector roads (Roads "A", "B", and "C") will constitute the backbone of the internal circulation system for Shaver Lake Forest. The exact alignments of these roads will be dictated by further engineering work and on-site inspection in the preparation of subdivision maps implementing this Specific Plan.

These collector roads, excepting Shaver Falls Road, will be constructed to appropriate County public road standards modified, as necessary, to fulfill conservation objectives. Intersections and driveways will be minimized to increase the capacity.

Bretz Road within the Plan Area shall be improved to County standards when required by the County as necessary to serve the development.

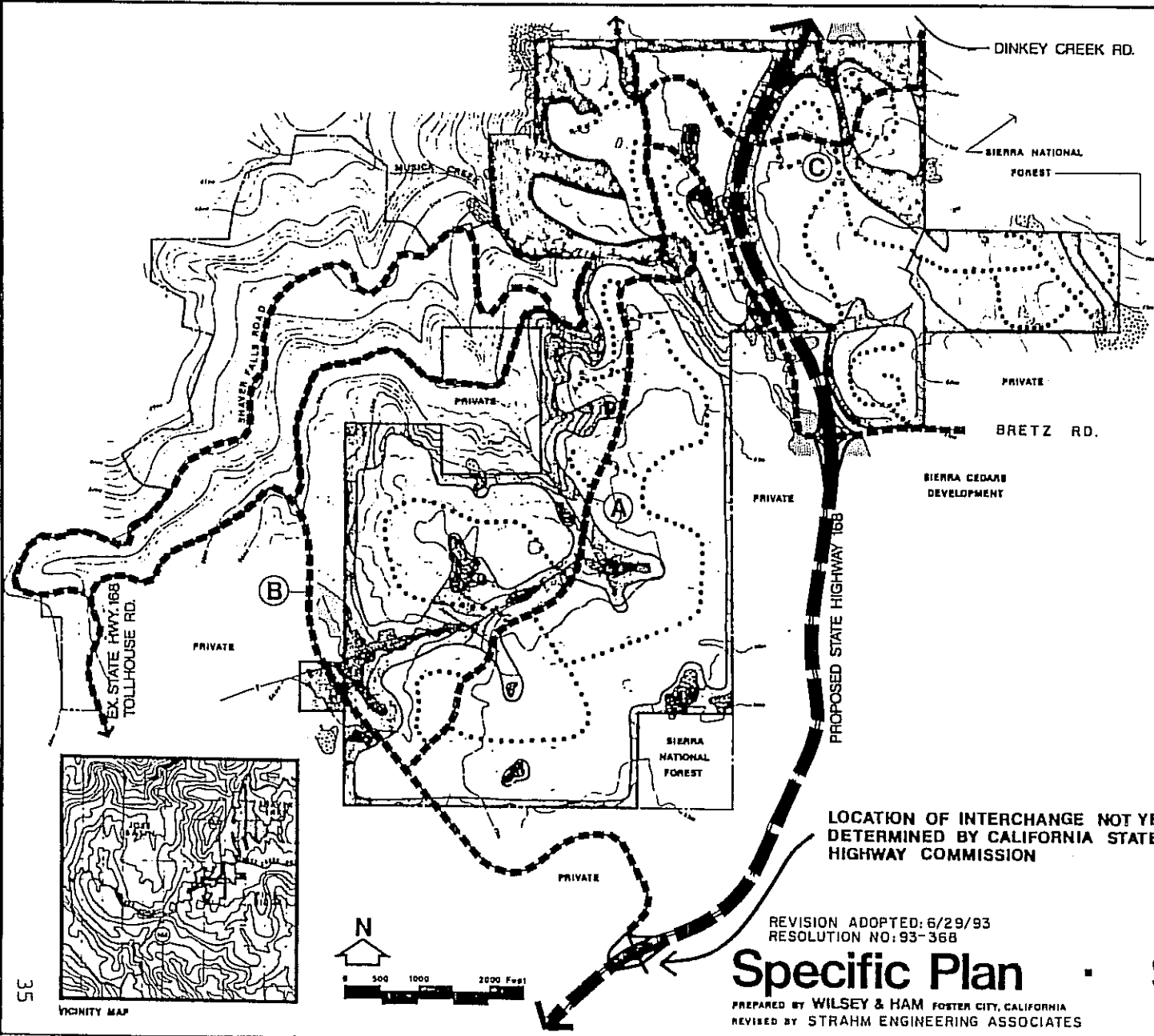
c. Secondary Roads

Secondary roads will be looped off the collector roads to serve the development areas. The looping, as schematically depicted on Map J, represents the concept of serving each development area as a unit. Topography may prohibit the pattern in some cases, but cul-de-sac streets would fulfill the essential objectives of access to lots or clusters from local service roads rather than directly from the collector roads.

Circulation Plan

LEGEND

- ▬▬▬▬▬ Collector (Schematic)
- ⋯⋯⋯⋯ Secondary (Schematic)



LOCATION OF INTERCHANGE NOT YET DETERMINED BY CALIFORNIA STATE HIGHWAY COMMISSION

REVISION ADOPTED: 6/29/93
RESOLUTION NO: 93-368

Specific Plan

PREPARED BY WILSEY & HAM FOSTER CITY, CALIFORNIA
REVISED BY STRAHM ENGINEERING ASSOCIATES

Shaver Lake Forest

FRESNO COUNTY, CALIFORNIA



VICINITY MAP

A secondary collector road shall be looped thru Condominium Area 2 with connections to State Highway 168 Tollhouse Road at Shaver Lake Forest Road and at Ockenden Village Road unless further study at time of precise entitlements processing (tentative tract, conditional use permit, etc.) should adequately demonstrate no need for such a through road except for controlled, emergency access purposes.

The secondary collector loop road as shown on Map H shall be required for Recreational Vehicle Area 1 unless that area is developed as one recreational vehicle park (rather than as several requiring primary access) in which case the secondary collector road designation and requirement may be eliminated in favor of an integrated interior park circulation network (a second access to Ockenden Village Road for controlled emergency access purposes shall be provided in such event).

A secondary collector road of adequate length to serve Mobile Home Area 2 shall be required unless that area is developed as one mobile home park or planned residential development (rather than as several requiring primary access) in which case the secondary collector road designation and requirement may be eliminated in favor of an integrated interior park circulation network (a second access to Ockenden Village Road for controlled emergency access purposes shall be provided in such event).

The secondary collector road shown on Map H shall be required for Mobile Home Area 1 unless that area is developed as one mobile home park or planned residential development (rather than as several requiring primary access) in which case the secondary collector road designation and requirement may be eliminated in favor of an integrated interior park circulation network (a second access to Ockenden Village Road for controlled emergency access purposes shall be provided in such event).

While the roadway function would be in part that of a minor collector, the traffic volume would permit and the topography would necessitate the use of back out driveway access, in lieu of the required turn around facilities. Staff shall determine through an evaluation conducted during the processing of the application the type of driveway facility appropriate for the development proposed.

Any on-street parking requirements will be provided by parking bays. Excepting Tract No. 2295, all roads will be built to County public road standards.

d. Local Service Roads

Where required, local service roads will be provided from the secondary roads to serve lots not otherwise accessible from the secondary roads. These local service roads are not shown on the map.

e. Road Names

The location, names or number of proposed streets are not identified herein. However, prior to approval of any

tentative map, all roads identified on any such map shall be named or numbered.

4.00 DEDICATION AND MAINTENANCE

Roads will be developed to appropriate County standards and offered for dedication to the County for maintenance as public roads. Snow removal, in keeping with prevailing practices, will be performed by a private contractor retained by the Homeowners' Association.

802.07 SCENIC HIGHWAYS ELEMENT

1.00 SCENIC HIGHWAY GOALS

The basic goal of the State's Master Plan for Scenic Highways, 1963, is to urge consideration of not only safety, utility, and economy in the design of highways, but also scenic beauty. The "complete highway" is one in which the highway fits the environment through which it passes. The goal is then to establish a pleasing immagiability to the driver through the protection and preservation of scenic and ecological values.

2.00 PROPOSED FREEWAY 168

A preliminary corridor has been established as being eligible for designation as a Scenic Highway by the State Division of Highways, District 6, for the proposed Freeway 168. The proposed alignment of this Freeway traverses the northeast section of this project in a north-south direction.

3.00 SITE CHARACTERISTICS

The site over which the proposed freeway will pass is characterized by elevation change, dense conifer forests, and potential views of topographic features within the corridor, and distant views to the west valley.

The density of the forest will limit views onto the site except where the elevation may allow vistas along the freeway alignment over existing trees ahead. Because of down slope conditions east to west, probable cuts on the east, or up hill bank, will encourage views to the west for drivers coming from both directions. Actual views would be a function of design, speed, angle of vision, and roadway geometrics.

4.00 SCENIC CORRIDOR CONSERVATION AND DEVELOPMENT STANDARDS

The conservation standards and restrictions described in Section 802.03 will be applied to control development and preserve and enhance the scenic qualities of the highway corridor, when it is adopted by the County.

802.08 PUBLIC SERVICES AND FACILITIES ELEMENT

1.00 WATER SUPPLY

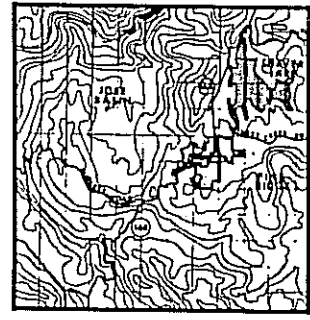
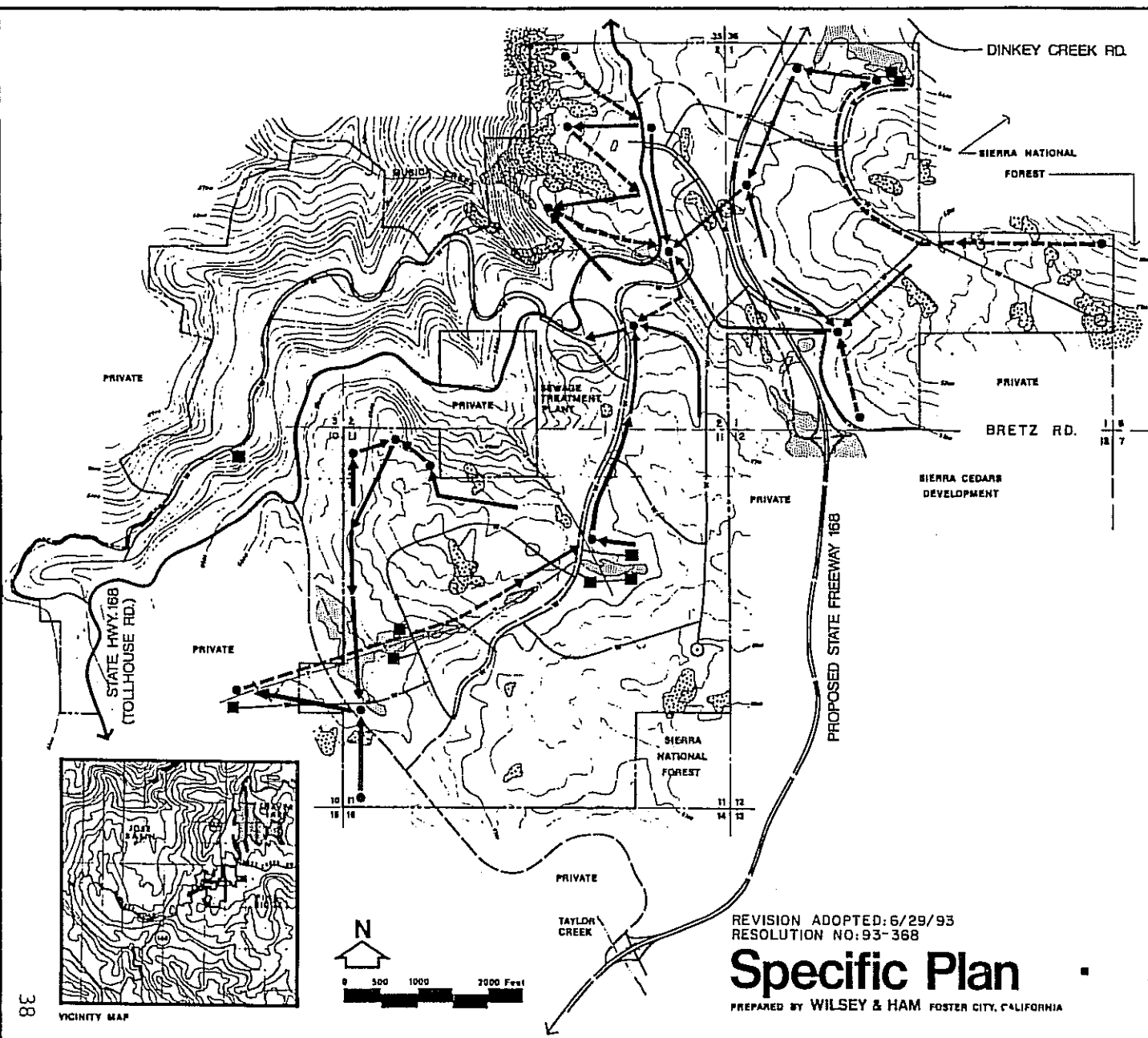
a. General Plan Policy

The Sierra Nevada-Sierra Foothills General Plan recommends that:

Water & Sewer Plan

LEGEND

Principal Service Network [®]	
Sewer	
	Gravity Main
	Force Main
	Lifting Station or Pumping Plant
Water	
	Future
	Main
	Well
	Storage Tank
	Schematic Development Plan



REVISION ADOPTED: 6/29/93
 RESOLUTION NO: 93-368

Specific Plan

PREPARED BY WILSEY & HAM FOSTER CITY, CALIFORNIA

Shaver Lake Forest

FRESNO COUNTY, CALIFORNIA

"All residential or commercial subdivisions must be required to provide a community water system with distribution facilities to serve each lot, or proven individual systems, with an adequate supply for domestic needs, fire protection, and normal residential irrigation in accordance with County Standards.

"A broadscale, multi-purpose district should have water supply as one of its functions. The major responsibility of a district, with respect to water supply, would be the securing of rights to the use of surface water in the mountain and foothill area and construction of a basic distribution system. Action to form such a district should be initiated by residents and developers of the foothill and mountain area." (page 56)

b. Implementation of General Plan

Community Water System:

The development shall be accomplished by utilizing a community water system administered by County Waterworks District No. 41 as generally shown on Map I, Water and Sewer Plan and in accordance with the county adopted Shaver Lake Sewer and Water Master Plan and that any changes to the Master Plan required to implement the amended Shaver Lake Forest Specific Plan shall be the responsibility of the developer.

Water Source and Quality:

Prior to the filing of any tentative map, adequate water supply with acceptable quality, as determined by the State and County Public Health Agencies, shall be demonstrated. Determination of adequacy shall contemplate the needs for which approval is sought including commercial, domestic, fire protection and normal residential irrigation needs in accordance with County Standards. Where extraction of ground water occurs, it shall be limited to wells which will not adversely affect the conservation elements previously established. Adequate storage facilities for the above described needs shall be provided.

2.00 SEWERAGE SYSTEM

a. County Policy

The County recognized that future use of individual septic tank and drainage field systems in the foothill and mountain region may result in contamination of groundwater basins and is therefore unacceptable as a long-range solution to the area's sewage disposal needs.

As an alternative, the County policy is to encourage the development of safe, economical community disposal and treatment facilities. It recommends that:

"All commercial uses within a developed or developing area and all residential subdivisions should be served by approved community or 'package' sewage treatment systems except in those cases where soil and geologic conditions are particularly suited to operation of individual septic tank systems."

"A system of treatment plants should be developed and operated by a broadscale, multi purpose district."

"Except for those areas in which individual septic tank systems are feasible, the design of residential development should be keyed to economical use of community liquid waste disposal systems."

b. Plan Proposals

The plan recommends that a treatment plant be constructed on a centrally located site. See Water and Sewer Plan, Map I. The plant will be fed by both gravity and force main sewer lines, depending upon their alignment and local topography. The system will be designed to be expandable to accommodate the projected growth to final occupancy, utilizing the expansion capabilities of the plant. The system will be designed with approval from State and County Health Agencies and Water Quality Control Boards and will be in conformance with the county adopted Shaver Lake Sewer and Water Master Plan and that any changes to the Master Plan required to implement the amended Shaver Lake Forest Specific Plan shall be the responsibility of the developer.

3.00 SOLID WASTE DISPOSAL

a. Regional Solid Waste Disposal Policy

Solid waste disposal in the foothill region is to be based on a limited number of disposal sites in snow free, easily accessible areas, according to the Master Plan, and transfer sites should be located near centers of development in the foothills.

b. Existing Disposal System

Solid waste disposal in the foothill region is now handled by trucking to approved disposal sites in the Valley. The U.S. Forest Service has recently approved the location of a transfer station for joint Forest Service County use on Dinkey Creek Road off the extreme northeast corner of Shaver Lake Forest.

c. Project Solid Waste Disposal Goals

The solid waste disposal system to be implemented at Shaver Lake Forest shall meet operational requirements of the County Air Pollution Control, Regional Water Quality and Health Agencies, as well as State and Federal Highway, Forest, and Conservation Agencies, as well as goals of preservation of scenic values and pleasant recreation environment. Integrating Shaver Lake Forest with the developing foothill regional solid waste disposal transfer system will accomplish these goals.

SNOW REMOVAL

Snow removal services provided within the Specific Plan boundaries shall ensure that cleared or removed snow is retained in the Specific Plan area and not removed onto adjacent properties.

802.09 SOCIAL SERVICES AND FACILITIES ELEMENT

1.00 EDUCATION

a. County Policy

The County's primary objective in this area is to provide the best school facilities possible within convenient access distance to a

maximum number of residents. Implicit in this policy is a recognition of the probability of continued growth in the County into the foreseeable future, and of the need for a corresponding school expansion program.

b. Current Enrollment and Facilities

The Shaver Lake area is served by the Pine Ridge Elementary School District and the Sierra Union High School District, with respective 1971-72 enrollments of 25 and 777 students. Current projections of land development in the area indicate increased school populations over the next 15 years.

c. New Facility Requirements

Current projections indicate that the Sierra Union High School District will not be able to absorb the increases in high school enrollment with existing facilities, and new construction seems necessary. A Developers' agreement has been executed with the Pineridge Elementary and the Sierra Union High School Districts for collection of fees for additional facilities construction.

A 16.5 acre school site is provided for in Development Area No. 7 of the Single Family Residential Development Area and is shown on Map B. Development of the school site for residential purposes may be permitted where a determination is made that the school site is not needed to meet the needs of the local School District when Area No. 7 is proposed for development.

2.00 PUBLIC SAFETY

a. County Policy

The County's primary concern regarding public safety in the foothill and mountain areas is the extreme fire danger during the summer months. The thrust of the policy is to encourage the improvement and expansion of present fire fighting capabilities with particular emphasis on suppression and preventative measures.

Of special importance are the provisions of (1) adequate and accessible water supplies for suppression activities, (2) multiple points of ingress and egress to developments to assure the safe movement of people and equipment during emergencies, (3) adequate community fuel breaks and spacing between structures.

b. Existing Conditions

People in the Shaver Lake area share the traditional concern of most residents of the foothills over fire hazard. The relatively limited protection offered by the community funded volunteer fire department seems to have done very little to allay their fears. Fire protection is also available in emergencies from the California Forestry Division (through the Mid Valley Fire Protection District) and the U.S. Forest Service (when U.S. lands may become involved).

c. Plan Measures

A water system with adequate storage and distribution facilities will be constructed to provide a much improved level of fire protection. Other fire prevention measures such as forest thinning and firebreak

construction are discussed in Section 802.03-3.00a. The provision of loop connector roads to facilitate ingress and egress to the development during emergencies is discussed in Section 802.06.

Additional fire protection services will be provided through implementation of the adopted CSA #31 Fire Protection Master Plan.

802.10 NOISE ELEMENT

1.00 NOISE IMPACT STANDARDS

The Sierra Nevada-Sierra Foothills General Plan does not address itself specifically to noise impact and mitigating principles. The Shaver Lake Forest development as a recreational community in a mountain setting, however, must evaluate and control, as much as is appropriate, the acoustic environment of its site. In the case of highway traffic noise, Federal Department of Transportation guidelines for allowable noise levels for adjacent land uses will be utilized.

2.00 SOURCES OF ACOUSTIC IMPACT

Traffic noise will primarily occur from through traffic on State Route 168 and, in the future, the Route 168 Freeway. (The latter is considered to be only in the early planning stages, thus the exact alignment and traffic projections are not available, and potential traffic noise cannot be detailed at this time.)

Existing average daily traffic (ADT) conditions on Route 168 range from 1,400 ADT in both directions on an annual basis on the segments within the project site, to 2,700 ADT during the peak month. The percentage of traffic represented by trucks, primarily logging trucks, is 15 to 20 percent. This proportion has an effect of adding about 8 dBA to the acoustic impact of the highway traffic. These factors imply 72-84 dBA 130 feet from the right-of-way.

3.00 MITIGATING MEASURES

Open space and vegetation conservation standards in Sections 802.03 and 802.04 will provide open space near Route 168, and physical insulation, including walls or berms with appropriate landscaping, will be constructed to attenuate noise levels to 6870 dBA, 100 feet from the right-of-way, within Federal Department of Transportation standards for "residences, motels, hotels, public meeting rooms, schools, churches, libraries, hospitals, picnic areas, recreation areas, playgrounds, active sports areas, and parks." These include most community activities and land uses proposed for Shaver Lake Forest.

As outlined in Section 802.03-3.00d, off-road recreation vehicles will be prohibited by deed restrictions.

802.11 HOUSING ELEMENT

1.00 HOUSING POLICY GUIDELINES

The General Plan states that "much of the Crescent area lying westerly of Shaver Lake is suitable for recreation and retirement oriented housing developed in groups and 'villages' at such time as adequate, proven sources of domestic water are developed.

"Housing areas should be in harmony with the environment and may be developed at medium to high densities, provided proposed densities are consistent with the inherent limitations of the soil and water resources. The average gross density would be about two units per acre."

2.00 RESIDENTIAL AREAS AT SHAVER LAKE

The Shaver Lake community now consists of primarily second home residents, though commuting to Fresno and Clovis is increasing, and perhaps 200 or so residents are employed in seasonal work or by Southern California Edison, the Forest Service, or Pacific Gas & Electric, and the housing available now reflects this economic distribution.

Of the total built up area of 832 acres of Shaver Lake, 29 percent, or 246 acres, is in residential uses. In 1970, 1,115 housing units of all types, including trailer spaces, public campsites, cabins and motel/hotel accommodations, and about 800 units, or 75 percent, are single-family homes.

3.00 PROPOSED HOUSING TYPES

The condominiums and single-family homes would serve as year round, vacation and retirement homes. The recreational vehicle and mobile home sites represent opportunities for a broad range of incomes to enjoy the environment of the Shaver Lake region.

Mobile homes are considered appropriate housing types within Single Family Development Area 2, 3 and 4, provided that implementation is by Planned Residential Development. Such development would provide increased opportunity for varying ranges of incomes to enjoy affordable housing in the Shaver Lake Region.

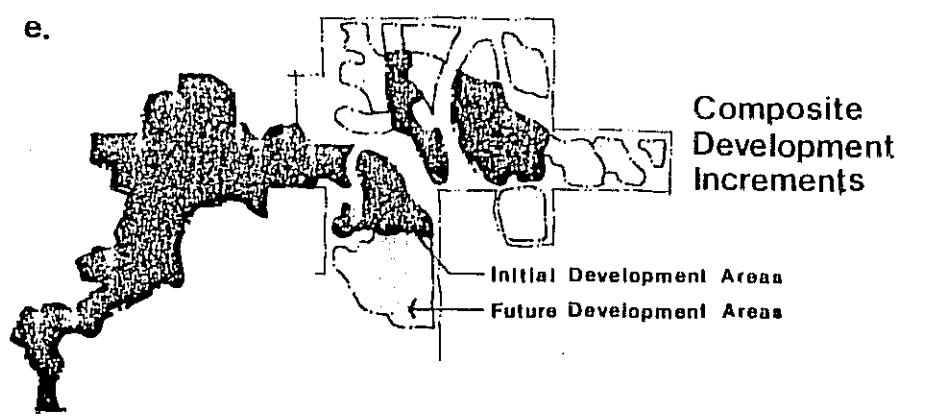
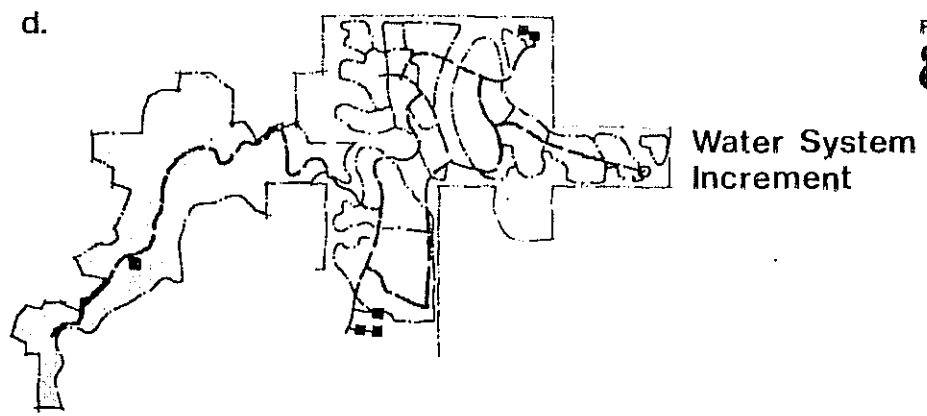
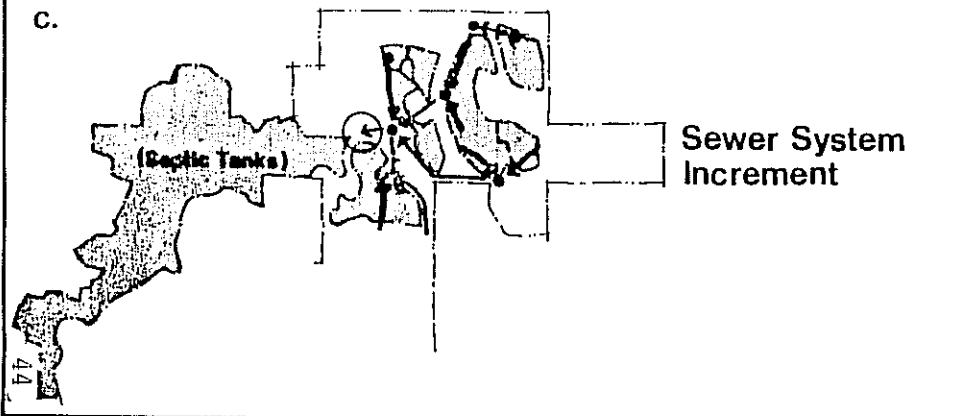
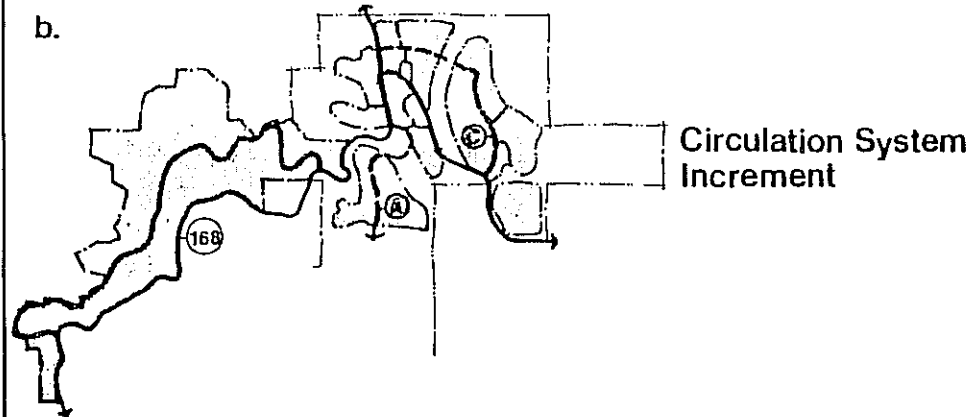
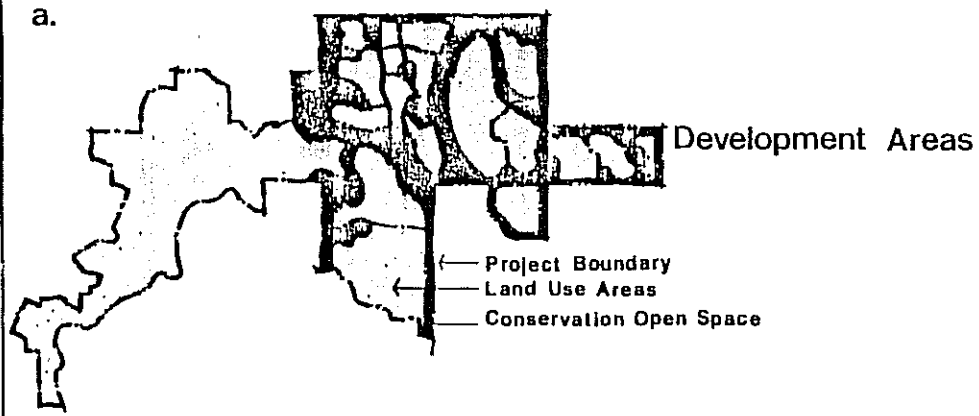
802.12 IMPLEMENTATION

1.00 DEVELOPMENT PHASING

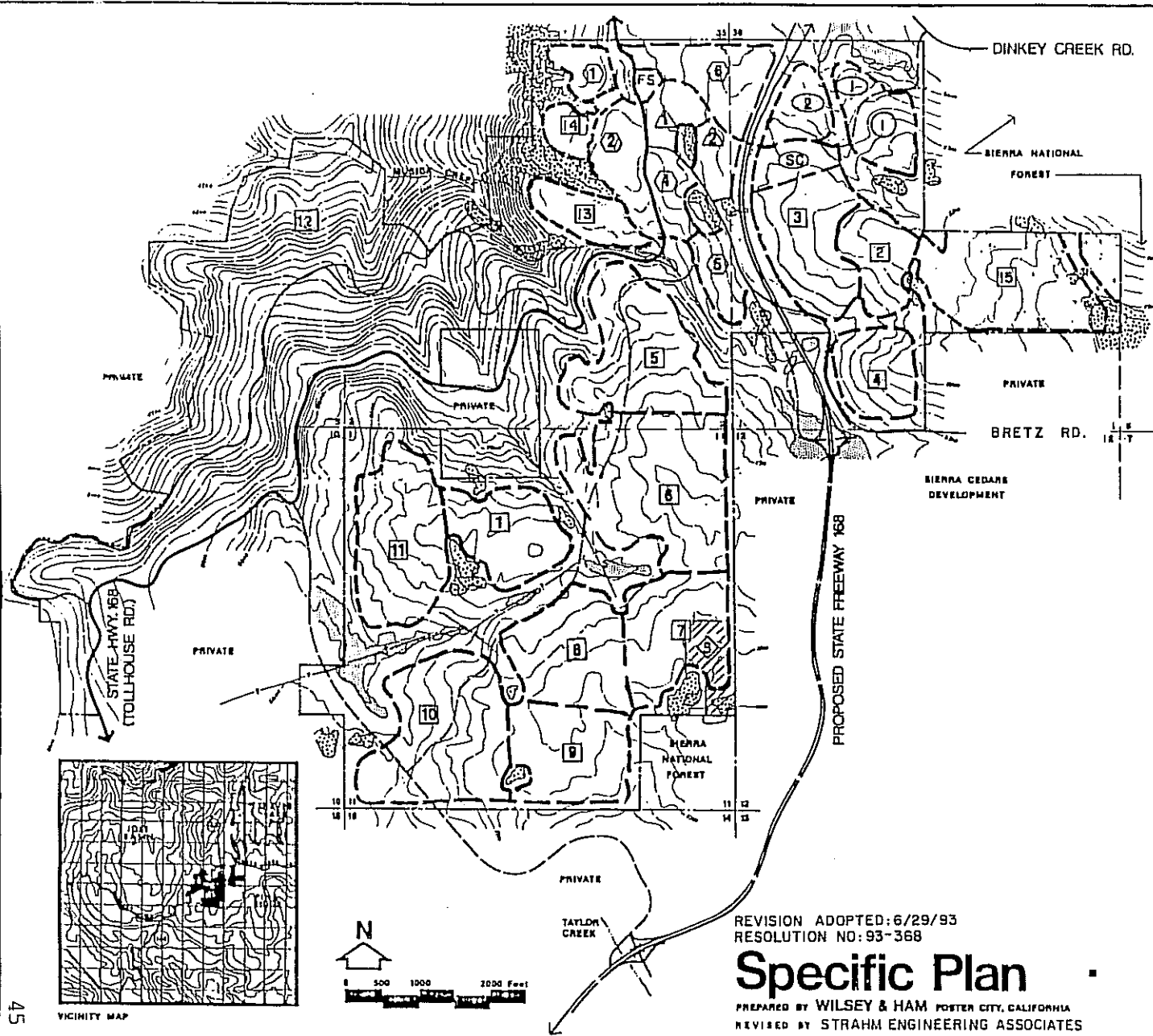
Development phasing will be based on the coordinated installation of utilities and circulation systems. Figure 8, Staging Criteria, schematically illustrates the primary determinants of development phasing.

Figure 8a outlines the development areas as derived from the open space and conservation reservations. Figure 8b shows the development areas as they would be served by the incremental additions to the circulation system beginning with the existing portions of the network. Basically, the development areas will be served by looped collector roads. Figure 8c shows the development areas servicable by the initial increments of the sewerage system. The water service increments are noted on Figure 8d. The area servicable by these increments are the most extensive of the various criteria. Figure 8e Composite Development Increment, illustrates the initial development areas determined by the areas servicable by all the utility and circulation systems increments, denoted by the darker shading.

The remaining areas are to be developed when the required service systems are extended, and this development will be based on the principles stated above.



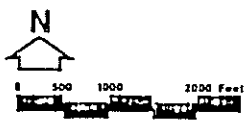
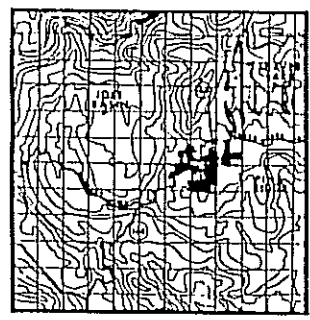
Staging Criteria



Development Areas

LEGEND

DESCRIPTION	ACREAGE	NUMBER OF LOTS/SITES
SINGLE FAMILY		
1	39.5	130
2	25.7	32
3	39.4	56
4	29.6	101
5	39.3	107
6	83.3	272
7	47.9	166
8	50.2	172
9	45.2	155
10	81.0	287
11	50.8	210
12	385.0	71
13	16.6	60
14	10.7	30
15	68.7	92
		2022
CONDOMINIUMS		
1	8.8	50
2	21.9	130
3	14.0	73
4	15.7	82
5	30.0	157
		492
MOBILE HOME SITES		
1	8.5	66
2	12.7	124
		190
RECREATIONAL VEHICLE SITES		
1	16.7	174
		174
VILLAGE COMMERCIAL		
1	11.0	1
2	12.0	1
SERVICE COMMERCIAL		
SC	17.0	1
SCHOOL SITE		
S	16.5	1



REVISION ADOPTED: 6/29/93
RESOLUTION NO: 93-368

Specific Plan

PREPARED BY WILSEY & HAM, POSTER CITY, CALIFORNIA
REVISED BY STRAHM ENGINEERING ASSOCIATES

Shaver Lake Forest

FRESNO COUNTY, CALIFORNIA

The development areas for the entire project area are shown on Map J.

2.00 INITIAL PHASES

The first phase of the project is the development of the recorded 71 five acre estates in the western portion of the site. A collector road and wells and water lines are part of this phase which will be completed during the summer of 1973.

The second phase would be concentrated in the northern portion of the site, east of Route 168. Approximately 150 single family sites, 150 condominiums, and 200 recreational vehicle sites would be the residential components of this phase, in addition to the initial elements of a convenience commercial center and a recreation center serving the first units of development. This is shown on Figure 8, the Staging Criteria.

3.00 LATER PHASES

The phased development of this project would be extensions of the second unit which would include logical expansion of existing utility and traffic arteries. Possible units of development are shown on Map J, Development Areas.

4.00 RESTRICTION OF HOMEOWNERS' ASSOCIATION

As a condition of approval of any tentative map evidence satisfactory to the County shall be presented that a declaration of restrictions to implement the relevant provisions of this Specific Plan have or will be recorded prior to the sale of any lot in any such unit of the subdivision to the public. Such restrictions shall be enforced by an Owners' Association established pursuant to Section 11003.1 of the California Business and Professions Code.

5.00 CONSTRAINT TO DEVELOPMENT

Between this Plan's adoption date and October 1, 1976, there shall be no more than 840 total units (including motel units, condominium units, single family dwellings, recreational vehicle sites, or lodging units of any other type) authorized by a tentative subdivision map, conditional use permit, director review and approval, or site plan review.

In accordance with the adopted CSA #31 Water and Sewer Master Plan which provides for utilization of water from Shaver Lake, subject to facilities approval and financing, there shall be no limit (to the extent of the Specific Plan authorization) upon the number of units which may be authorized by tentative subdivision map, conditional use permit, director review and approval, or site plan review.

BIBLIOGRAPHY

Public Agencies

Fresno County Regional Open Space Plan.

Fresno County Sierra Nevada-Sierra Foothills General Plan. Vols. I, II, III.

A Master Plan for the Disposal of Solid Wastes from the Sierra Nevada-Sierra Foothills, Fresno County, Fresno County Departments of Public Works, Public Health, and Planning.

Fresno County Zoning Ordinance.

Fresno County Improvements Standards.

The Climate of Fresno County, Fresno County Planning Department.

Guide for Planning Recreation Parks in California, State of California Recreation Commission.

The Scenic Route: A Guide for the Designation of an Official Scenic Highway, State of California, Transportation Agency and Department of Public Works.

Management Guide: Northern California Subregion, Forest Service Handbook, U.S. Department of Agriculture.

Consultant Reports

Shaver Lake Mountain Home Development, Compla Corporation.

Community of Shaver Lake-Sierra Cedars: Comprehensive Water and Sewer Plan, Boyle Engineering.

Geologic and Soils, Hydrogeologic and Sewage Disposal Investigation, Shaver Lake Forest Project, Fresno County, California, Braun, Skaggs and Kevorkian.

Environmental Impact Study of Shaver Lake Forest, AVCO Community Developers, Inc., Environmental Treatment Systems, Inc.

CONSULTANT

Wilsey & Ham, Planners and Engineers - Foster City, California

Planning Staff

Felix Warburg
Howard Takaoka
Richard Morehouse

Graphics Staff

Joseph Mastainich
Gerrie Baird
Rae Tortorella, Typist

ACKNOWLEDGEMENTS

Fresno County Planning Department
Donald Livingston, Director of Planning
Robert Bolt, Principal Planner
Thomas Harper, Principal Planner
Donald Gouge, Senior Planner
Steven Hogg, Senior Planner
Jeff Tweedie, Associate Planner

Fresno County Public Works Department
Clinton Beery, Director of Public Works
Walter Clark, Assistant Director of Public Works
Harold Durham, Traffic Engineer
Ronald Barr, Assistant Traffic Engineer

Fresno County Public Health Department
William DeFries, M.D., Health Officer

Big Creek School District
Edwin Swanson, Superintendent and Principal

California Division of Highways, District 6
T. S. Ashley

California Division of Forestry
William Pennington, State Forest Ranger IV

U.S. Forest Service, Sierra National Forest
Robert Flynn, Fire Management Officer

U.S. Soil Conservation Service
Morris Martin, Jr., District Conservationist

PLAN AMENDMENT CONSULTANT

Strahm Engineering Associates - Fresno, California

A P P E N D I X

WHITING & MORLEY

SAM J. WHITING
C. BLAINE MORLEY
HARVEY DIEMER
MICHAEL E. SCHNEIDER
KENNETH D. BUCKWALTER

ATTORNEYS AT LAW
780 WELCH ROAD
STANFORD PROFESSIONAL CENTER
PALO ALTO, CALIFORNIA 94304

TELEPHONE
(415) 321-8243

April 16, 1973

The Planning Commission
Fresno County
4499 E. Kings Canyon Road
Fresno, California

Re: Shaver Lake Forest
Environmental Impact Report - Response

Gentlemen:

We have reviewed the Environmental Impact Study prepared at your request by Environmental Systems, Inc., in the fall of 1972. We have also reviewed the responses and comments thereto from the various agencies. Inasmuch as state guidelines were not adopted by the California Resources Agency under the Environmental Quality Act until February 23, 1973, and inasmuch as the County did not adopt its guidelines until very recently, the work of Environmental Treatment Systems, Inc., on the EIS was not done with the advantage of those guidelines. Understandably, there are some deficiencies in the report which merit further attention and to which we desire to direct ourselves.

The EIS rather comprehensively enumerates environmental impacts which might result from the implementation of the development plan which has generally been proposed to you. Sporadically throughout the study and at pages 116 - 118, certain mitigation measures are proposed. Third party comment and the additional work done by the developer have caused a recognition of certain impacts that were not identified or certain mitigation measures which were not proposed. Further, the EIS may be lacking in a particular area in that it does not adequately address itself to the relationship of the proposed project to other specific neighboring or related projects. Also, the justification required by the new guidelines of the proposal when compared to other possible uses of the property has not been accomplished.

The purpose of this letter is, therefore:

- (1) To identify and direct attention to deficiencies highlighted by the guidelines and not treated in the EIS.
- (2) To identify mitigating measures not previously proposed and propose implementation of mitigating measures not previously discussed.

- (3) To respond to additional questions raised by the comments from individuals and agencies which have commented on the EIS.
- (4) To discuss the relationship of the proposed project with neighboring or relating projects.
- (5) To advance justification for the proposed project as opposed to the other possible alternatives.

Inasmuch as we are in the process of developing and processing the Specific Plan for the proposed project, many of the mitigating measures proposed are contained in Specific Plan. Where such is not the case, specific discussion will be advanced herein.

EIS DEFICIENCIES

1. Maps: State Guidelines, Section 15141(a) requires precise location and boundaries to be shown on a detailed map. Also, a regional map is required. To the extent this requirement was not met by the EIS, the maps submitted with the Specific Plan should suffice.
2. Solid Waste Disposal: Solid waste disposal is recognized by both public and private segments related to this project as an item of major concern. The EIS mentions the impact but goes no further. The Specific Plan, Section 10.300 et. seq., identifies the problem specifically and regionally; discusses it; and proposes adequate mitigating measures.
3. Proliferation of Districts: Characteristic of rural California development, each project has been required to be self-sufficient in terms of governmental and quasi-governmental services. Shaver Lake Forest has been considered no differently by both public and private sectors considering this project. Water District #41 was formed to provide water and sanitary sewer service to the entire project, except the five-acre parcels. A homeowners' association will be formed under the California Non-Profit Corporation Law utilizing recorded covenants and restrictions appurtenant to each lot and common areas within the subdivision to implement and enforce many of the proposed mitigating measures. The creation of these additional entities does in fact increase county governmental effort to run the new water district and supervise the operation of the homeowners' association, to the extent that the County desires to involve itself in the latter. We presently contemplate that much of the administrative work for both entities will be contracted to one agency--probably one with which the County has an established working relationship. Under those circum-

stances, the proliferation issue would seem not to create a significant environmental impact requiring further mitigation measures at the present time.

4. Sewage and Soil Liquification: The EIS proposes mitigating measures for the impact of sewage disposal in mountain subdivisions. Little or no mention is made of the related soil liquification problem in the EIS and no mitigation measures are proposed. The Specific Plan, Sections 10.200 and 7.320, respectively, treat the problems.

MITIGATION MEASURES

In addition, the mitigation measures proposed in the Specific Plan and above discussed, we are cognizant that certain measures proposed in the EIS, pages 116 - 118, are not specifically treated in the Specific Plan. However, we believe they are best treated either by the restrictions and the homeowners' association or by individual unit approvals required as conditions precedent to tentative and final map approvals. For example, subjects such as restrictions on tree cutting and brush removal, hunting restrictions, protection and supervision of endangered or rare species, architectural control and other similar matters are best treated in the recorded Declaration of Restrictions enforced by the homeowners' association (and by the County if it desires). Initial brush removal, reforestation, etc., are best treated when actual circumstances are known and are made conditions of map approval.

Where alternative mitigating measures are available, the indicated choice was predicted upon the suggestions contained in the EIS, Planning Commission Staff and other agency comments and upon the professional advice of private consultants.

RESPONSES TO THIRD PARTY COMMENTS

1. Shaver Lake Point Taxpayers' Association, Letter dated February 14, 1973:
 - (a) Overcrowding of Shaver Lake: Shaver Lake is open to the public generally without restrictions. Overcrowding that presently exists is due not to use of the Lake by regional homeowners but to use by the general public whose genesis has never been defined. We feel too much emphasis has been placed on who will own sites in Shaver Lake Forest. We are sure that many present residents of the valley will desire to and eventually make use of the site for a primary home site as well as a second home site. Further, we believe that too little emphasis is directed to the desirability of the area for attractions

other than Shaver Lake such as Huntington Lake, China Peak, Edison Lake, Florence Lake, and Dinkley Creek area, in addition to the ever-increasing popularity of wilderness-type activities such as back-packing and hiking. We view and stress the regional desirability and not just Shaver Lake.

- (b) Density: We believe that the expert land planning incorporated into this project reflected in the other documentation before you is consistent with prudent use of the property and can be substantiated and justified.
 - (c) We are confident the Specific Plan will meet with Government and Business and Professions Code requirements preparatory to mapping.
2. Division of Forestry - Letter dated February 15, 1973: We are of the opinion that the Specific Plan meets the concerns expressed with the possible exception of the concern over meadow maintenance. We are planning to preserve the meadow areas as open space and believe and can demonstrate that a systematic program of irrigation of these areas will prevent their drying up. Selective thinning of up-slope vegetation to maintain and promote natural surface water drainage will preserve the natural replenishment functions.
 3. California Regional Water Quality Control Board - Letter dated February 15, 1973: We are aware and fully intend to devise a system liquid waste disposal which will meet anticipated discharge requirements--see Specific Plan. Solid waste disposal will be removed from the area. Construction will be undertaken and continued in such a way as to minimize all environmental disturbances - see Specific Plan.
 4. U. S. Department of Agriculture, Letter dated February 15, 1973: While the EIS does not specifically address itself to the comments noted, we believe that the Specific Plan contemplates them adequately.
 5. Department of Public Works - Letter dated February 14, 1973: Response on item-by-item basis:
 - (1) Public road standards. Propose County maintenance.
 - (2) Circulation patterns are, to extent possible at present time, shown on exhibits related to Section 8.000 et seq. of Specific Plan. All roads are not yet laid out and cannot be until specific engineering is done for each unit.
 - (3) Negligible effect on air quality. Wood or other fossil fuel consumption should be limited to fireplace burning.

- (4) The community water system will be done in the first phase - Sewage treatment plant, also.
- (6) (no #5 in letter). No comment.
- (7) No comment.
- (8) No comment.
- (9) No comment.
- (10) No comment.
- (11) No comment.
- (12) No comment.
- (13) See Specific Plan dealing with fire prevention.
- (14) Deed Restrictions can be made enforceable not only by the Owners' Association but also by the County as well if it so desires. We are amenable to such a position.
- (15) No comment.
- (16) See #18.
- (17) Not misleading - statement only says "can be".
- (18) Whether eligible or the amount of reduction possible if eligible is not material. Project not dependent upon State or Federal grants or subsidies.
- (19) No comment.
- (20) Roads proposed to be constructed to County Standards as public roads. Offers of Dedication to Public Use including maintenance will be made. If rejected, maintenance will be required by property owners' association.
- (21) No comment.
- (22) No comment other than to add that until the extent of governmental services to be provided is known, the tax rate cannot be accurately estimated either.

No. # - P. 94. Please refer to Specific Plan on soils.
- (23) Ponding of effluent at Tahoe (8000' ±) proved satisfactory. If freezing occurs, it only affects top 1 - 3" and remaining 3 - 4' sufficient to achieve infiltration. Deem freezing an insignificant problem.

- (24) Disagree. While writer does not fully substantiate thesis, his conclusions are logically consistent.
- (25) See #14, above.
- (26) Architectural Control Committees are not intended as substitute for building departments of Counties. Their purpose is private to provide a degree of uniformity with private standards of construction. Experience in new, better subdivisions generally has been good on a state-wide basis.
- (27) See Specific Plan.
6. U. S. Department of Interior - Letter dated February 16, 1973: We do not dispute the water rights generally alleged. However, the general claim of the Bureau of Reclamation is too broad. The adjudicated rights of the Bureau do not extend to groundwaters from which we intend to extract waters for the beneficial use of this subdivision. We attach hereto a copy of an opinion letter of the law firm of Rowell, Lamberson, Thomas & Hiber rendered with respect to the water rights related to the subject property.
7. Division of Forestry - Letter dated February 20, 1973: We generally support the observations of the CDF regarding fire protection during development and reference you to the section of the Specific Plan concerning fire protection. The width of the fuel break must be the subject of further determination to be considered in connection with other measures proposed. In respect to self-contained fire protection, we are amenable to any of the following suggestions: (a) contribute to the upgrading and expansion of the existing Volunteer Fire Department; (b) coordinate with U. S. Forest Service in relocation of its plant to the commercial site adjacent to the subdivision; or, (c) develop a fire station within the project with pumper truck, etc. The water system will contain adequate water storage for structural fire protection.

RELATED PROJECTS

The following are the projects, both public and private, which are related and defined in the State Regulations..

The pending projects are:

- (1) Van Vleet subdivision, tentative tract No. 2485, filed March, 1973. It contains 111 acres to be subdivided into 49 lots.

- (2) Pending tract No. 2417, 225 acres, subdivided into 278 lots tentative map approved July 1972.

Existing related projects are:

- (1) Sierra Cedars Development. Developed in four units between 1964 and 1971 containing 97 acres subdivided into a total of 240 lots and governmental services are provided by a community services district.
- (2) Tract No. 2282 consisting of 39 acres subdivided into 92 lots, recorded September 1971.
- (3) Tract No. 1982 consisting of 11 acres subdivided into 30 lots which was recorded April 1965.

The known planned public projects consist of:

- (1) The extension of the proposed freeway 168 which will in part cross over a portion of the proposed project. The timing of construction is not known to the developer.
- (2) The proposed Forestry Service Solid Waste Disposal transfer station which is located off Dinkey Creek Road which has been budgeted by the U. S. Forest Service and the County of Fresno.

PROJECT JUSTIFICATION

Although the EIS rather comprehensively describes those adverse impacts which may be reduced to insignificant levels but which cannot be eliminated, there is little or no description as to why the project is being proposed, notwithstanding the effect of such impacts. There are basically three such reasons:

First, the mitigation measures proposed by the developer, and to be incorporated into the Specific Plan for Shaver Lake Forest, will eliminate some, and significantly alleviate all, of the adverse impacts discussed in the EIS.

Second, the beneficial impacts of the proposed development, balanced against the mitigated adverse impacts, fully justify proceeding with the project as planned. The adverse effects which cannot be avoided if the proposal is implemented are discussed at pages 112 through 115 of the EIS. Each of these will be mitigated by measures undertaken by the developer. On the other hand, the EIS recognizes numerous beneficial impacts of the development, which in all likelihood will not occur if the proposed development is not carried out. Note, in particular, those beneficial impacts numbered 6 through 12 on page 115 of the Impact Study.

April 16, 1973

Third, a comparison of the alternative uses of the property fully justifies the development as proposed. These alternatives are summarized on page 119 of the EIS. A brief review of each illustrates the appropriateness of the Shaver Lake Forest proposal:

- (a) Allowing the property to remain in its wild, undeveloped state, will avoid the possible adverse impact on the wildlife in the area. However, this alternative does nothing to alleviate the serious fire hazard which now exists.
- (b) Selective clearing of the land to reduce the fire hazard and create a wildlife habitat would, of course, prevent certain impacts which are possible if the development proceeds as proposed. However, such action would undoubtedly have to be undertaken by public authorities, and would likely require public acquisition of the land for such use. The cost to the public of such course of action would appear to be prohibitive, particularly in view of the fact that the proposed development will, at no expense to the public, undertake measures both to reduce the fire hazard and to protect the wildlife habitat to the extent possible.
- (c) The alternative of using the area for timber production is also less desirable than the proposed development, since it will necessarily entail some of the same adverse impacts as the proposed development, such as increasing the fire hazard and impairing the existing wildlife habitat. In addition, such use will create additional adverse impacts, such as danger from increased logging truck traffic.
- (d) Use of the property for some type of public park would again entail large expenditures of public funds, both to obtain and to maintain the property. Use as a park would not necessarily prevent the kinds of adverse impacts which are possible with the proposed development. For example, the fire hazard would probably be just as great, if not greater, than with the proposed development, and the use of the area as a public park would entail, to some degree, the same kinds of impacts on the area's wildlife, on public services and facilities, and on traffic.
- (e) The alternative of a lower density development is discussed in the EIS. The disadvantages of such an alternative are noted on page 119.

In addition to the fact that each of the alternatives for use of the property will entail some or all of the adverse impacts associated with the proposed development, and even additional ad-

April 16, 1973

verse impacts, none of them will provide the beneficial impacts, described in the EIS, which are attributable to the proposed development. As mentioned above, the balance of the beneficial impacts with the mitigated adverse impacts fully justifies proceeding with the development as planned.

In summary, we desire to add that we have attempted to treat the Environmental Impact Report as an informational document to assist us as well as the County in evaluating the project to determine whether, on balance, the environmental, economic, and social objectives can be harmonized to successfully integrate the subdivision into the existing ecology. We have considered all of the proposals of which we are aware and have attempted by this letter to implement those areas where we have deemed the initial report insufficient. It is our opinion that it should be construed, as a planning measure, in connection with the Specific Plan and all other inputs in making the proper determination respecting the project. Should you deem additional information, desirable or necessary, for you to complete your deliberations, please advise us at your earliest convenience, and we will attempt to supply them to you as quickly as possible. Your consideration and cooperation in connection with this important matter has been and will be gratefully appreciated.

Very truly yours,

WHITING & MORLEY

By


C. BLAINE MORLEY

AVCO COMMUNITY DEVELOPERS, INC.

By


FRAZIER ARMBUSTER, Director
of Environmental Planning

WHITING & MORLEY

ATTORNEYS AT LAW
780 WELCH ROAD
STANFORD PROFESSIONAL CENTER
PALO ALTO, CALIFORNIA 94304

TELEPHONE
(415) 321-8243

SAM J. WHITING
C. BLAINE MORLEY
HARVEY DIEMER
MICHAEL E. SCHNEIDER
KENNETH D. BUCKWALTER
HONORE K. ZENA

April 19, 1973

The Planning Commission
Fresno County
4499 E. Kings Canyon Road
Fresno, California

Re: Shaver Lake Forest Subdivision

Gentlemen:

In addition to other matters discussed in the Specific Plan, the subject of an owners association and restrictions has been mentioned. Shaver Lake Forest will be developed as a "Planned Development" as defined in Section 11003 in the Business & Professions Code and as such will include an "owners association" as defined in Section 11003.1(b), Business & Professions Code. The attached articles and by-laws are explanatory only but would be substantially in the form which we anticipate to be ultimately utilized in the formation of the development. We have not included a declaration of restrictions for the reason that the definition of the subdivision is not sufficiently complete to enable us to adequately draft the restrictions for your consideration. However, we anticipate the use of a declaration of restrictions which would contain "mutual, common or reciprocal interests in or restrictions upon on ... separately owned lots, parcels, or areas..." within the subdivision [Business & Professions Code, 11003.1(a)(2)]. As soon as the differential aspects of the subdivision have been refined to the point that we can adequately address ourselves to the question restrictions, we will prepare them in draft form and submit them to you and County Counsel for review, comment and approval.

The form of restrictions which we contemplate contains the following enforcement mechanisms: (a) direct enforcement, and (b) indirect enforcement. By direct enforcement we contemplate that the employees of the homeowners association would be empowered, through their rules and regulations, to cause cessation of any action in violation of the restrictions. By indirect enforcement mechanisms we contemplate the use of the courts at law or in equity to prevent the occurrence or continuation of any act or violation of any restriction. It has been the experience of this office in its representation of several major subdivisions throughout the State of California that

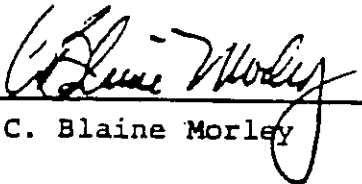
The Planning Commission
April 19, 1973
Page Two

the type of enforcement mechanisms contemplated are effective especially in the better, well planned subdivisions where the developer intends to be present and involved for a longer period of time. Such is the case of Shaver Lake Forest. Not only does the developer have a vested interest in assuring the enforcement of the restrictions during the development phase; but, as long as it retains inventory, the developer is a member of the association and is subject to and is benefited by those same restrictions.

Should you or your staff have any questions or comment which you desire to direct to this office in regard to the foregoing, we will attempt to respond in a timely fashion with a view to your ultimate approval of the proposed project.

Very truly yours,

WHITING & MORLEY

By 
C. Blaine Morley

CBM: jr

cc: Shaver Lake Forest
Douglas McDonald
R. Duplanty
Wilsey & Ham