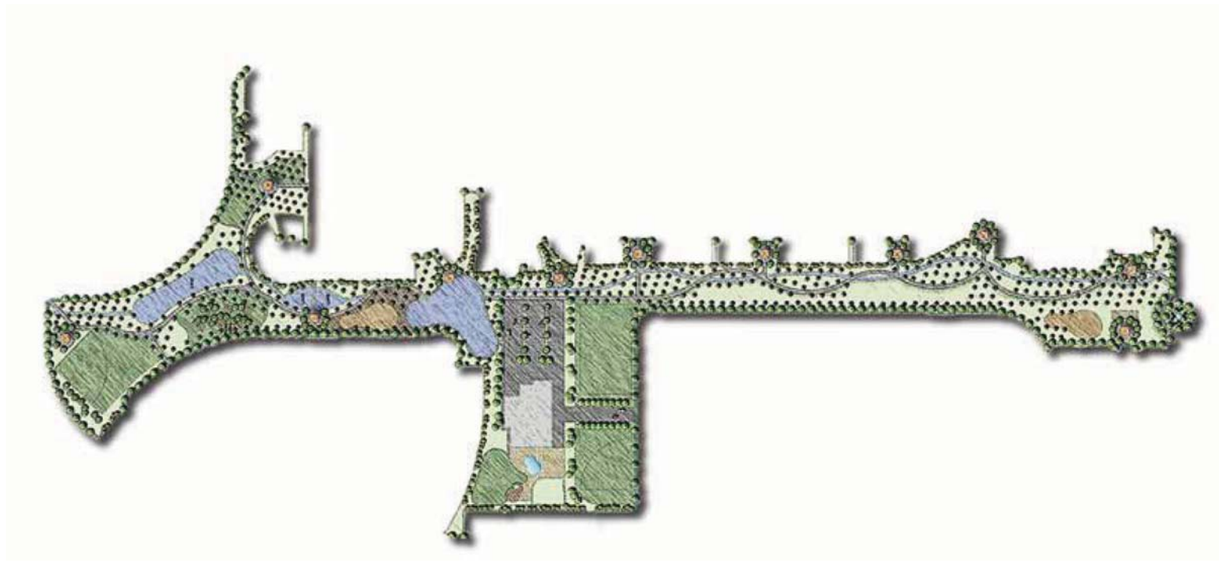
AMBERWOOD

AMBERWOOD SPECIFIC PLAN • SELMA • CALIFORNIA



Property Owner/Project Applicant:

Serimco Ranch, LLC
Selma, CA

AMBERWOOD

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1. INTRODUCTION

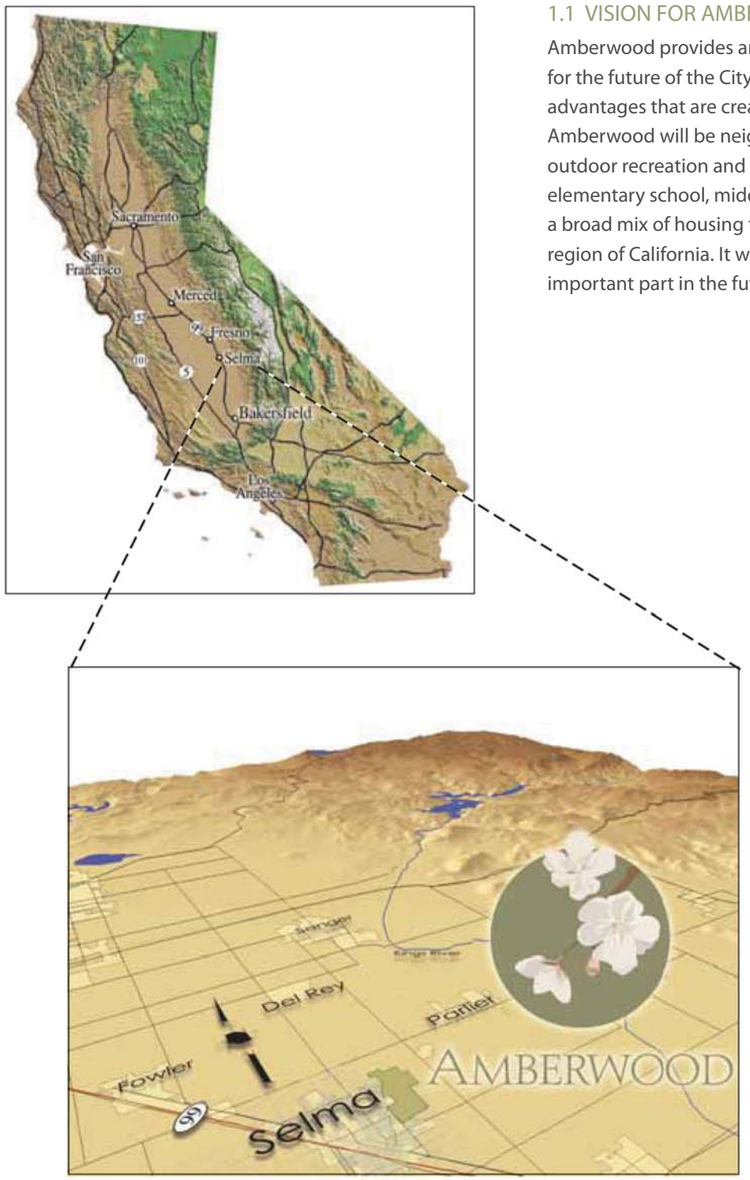


Figure 1.1 Location Map

1.1 VISION FOR AMBERWOOD

Amberwood provides an opportunity to create a new residential and mixed-use community for the future of the City of Selma with the intent to secure the physical, social and economic advantages that are created through systematic planning of land resources and uses. Amberwood will be neighborhood oriented with numerous parks and open spaces to promote outdoor recreation and social activities along with safe pedestrian and bicycle access to the elementary school, middle school, and neighborhood shopping. This community will also offer a broad mix of housing types to support the expansion of jobs and population required for this region of California. It will provide an eastern gateway to the City of Selma, as well as play an important part in the future development of the City.

In summary, the vision for Amberwood is based on:

- Compact, mixed-use, mixed-income development
- A pedestrian-friendly street, sidewalk, and trail system
- A wide spectrum of housing opportunities
- Housing that is affordable by design
- Economically viable and sustainable community patterns
- Socially equitable and environmentally sensitive design solutions

1.2 PURPOSE OF THE SPECIFIC PLAN

The purpose of the Amberwood Specific Plan (the Specific Plan) is to implement the City of Selma General Plan (General Plan) in a comprehensive and orderly approach to the development of Amberwood. To achieve this, the Specific Plan establishes the land use, infrastructure, public services, and financing plans to direct future development. The Specific Plan also ensures a balance between growth and public infrastructure/services such that development within its planning area pays its fair share of infrastructure, public facility, and public service costs..

The Specific Plan includes project zoning and development standards that implement the vision and principle of the Specifi c Plan as well as the General Plan's goals, objectives, policies, and standards relating to Amberwood. The document is intended to be used by applicants in designing and formulating their development proposals, and by City staff in reviewing development proposals in the planning area. In addition, the Specific Plan is intended to accomplish the following:

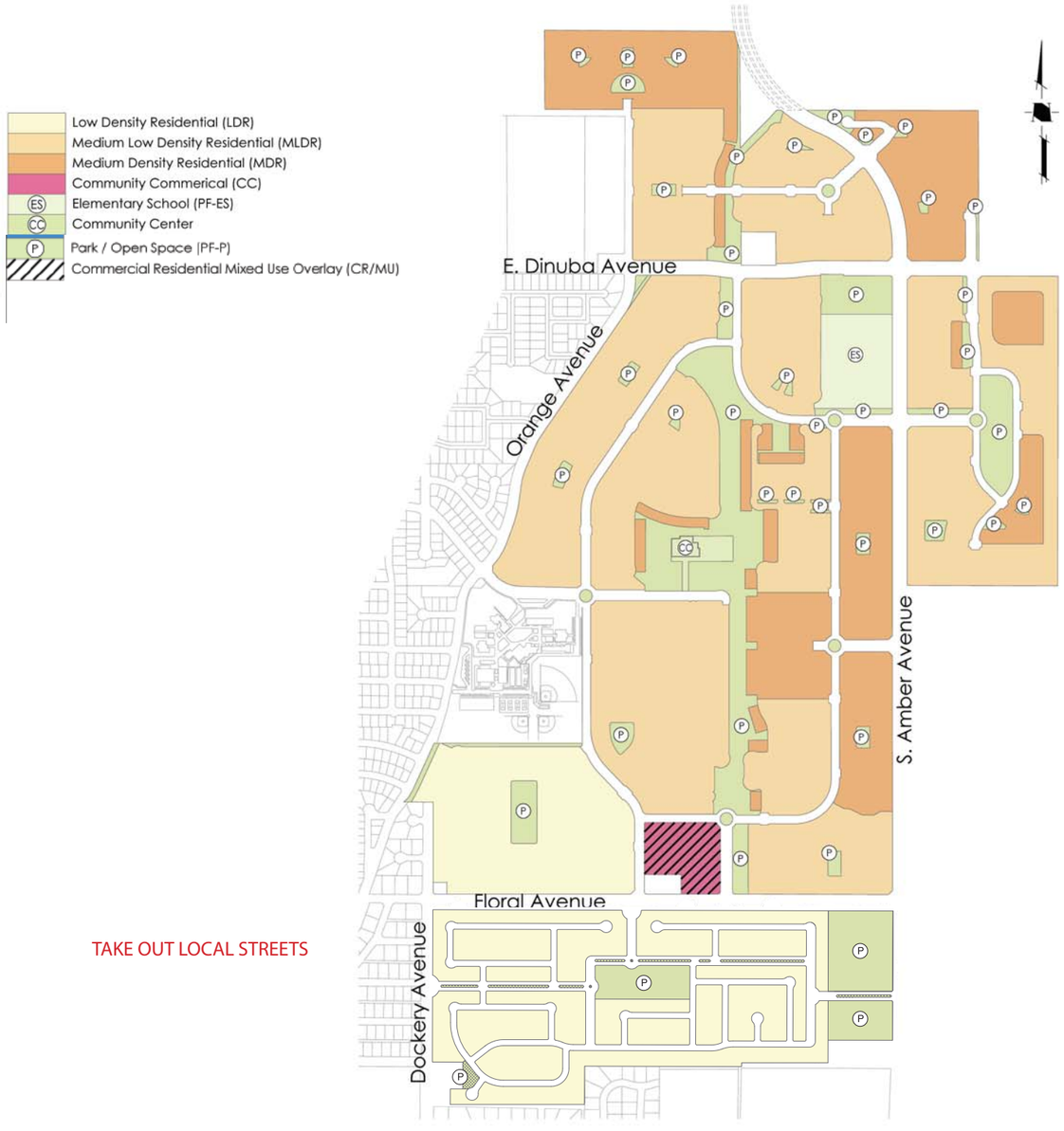
- Establish the land uses, development standards, and zoning for development
- Establish design provisions to stimulate responsible project design while allowing flexibility for changing trends in building architecture and design
- Provide detailed plans for infrastructure, public facilities, and services to support these land uses
- Finance the development, operation and maintenance of its infrastructure, public facilities and utilities
- Describe implementation measures, including phasing, service provisions, and administration of the Specific Plan
- Provide appendix references to design guidelines

1.3 AUTHORITY

The adoption of the Specific Plan by the City of Selma is authorized by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457. As set forth by the Government Code, specific plans must contain the information outlined below in text or exhibits. References to the location of this information within the Specific Plan are shown below in italics.

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan. (See Section 2.2.2, Land Use Plan and Section 3, Development Standards and Zoning)
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan. (See Section 2.4, Community Facilities; Section 2.5, Community Infrastructure and Section 2.6, Public Services)
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable. (See Section 3.3, Energy Conservation Guidelines; Section 3.4, Environmental Resources Management; and Section 4, Community Design Guidelines)
- A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out the above items. (See Section 3, Development Standards and Zoning, and Section 5, Implementation)
- A statement of the relationship of the Specific Plan to the General Plan (See Section 1.5, General Plan Conformance and Appendix B, Consistency with Selma General Plan)

Specific plans may be adopted by resolution or by ordinance (Government Code Section 65453). Both Planning Commission and City Council hearings are required. The Specific Plan must be adopted by the City Council. Tentative maps, parcel maps, and zoning ordinances applicable to the Specific Plan area, and local public works projects must be consistent with the Specific Plan (Government Code Section 65455).



TAKE OUT LOCAL STREETS

Figure 1.2 Land Use Map

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT

The Specific Plan was prepared in accordance with the California Environmental Quality Act (CEQA). The City of Selma prepared an Environmental Impact Report (EIR) for the Specific Plan. This EIR addresses the potential environmental impacts associated with the Specific Plan and is intended to serve as a EIR document for the planning area. The EIR will apply to future development projects, tentative maps, and other development processed in conformance with the Specific Plan.

1.5 GENERAL PLAN CONFORMANCE

State law requires that no specific plan may be adopted or amended unless the proposed plan or amendment is consistent with the general plan (Government Code Section 65454). The General Plan land uses for the site are shown in Figure 1.2, Land Use Map. An analysis of the consistency of this Specific Plan with the General Plan is provided in Appendix B of this document. This analysis explains how the Specific Plan is in conformance with and implements the goals, objectives, and policies of the General Plan.

1.6 USING THE SPECIFIC PLAN

1.6.1 Organization of the Specific Plan

The Specific Plan describes how the proposed development will be built, how public improvements will be paid for, and how the Specific Plan can be modified in the future. The Specific Plan is divided into five sections and appendices. The scope of each is summarized below

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- Section 1: Introduction describes the Specific Plan process and project. It also presents the authority for preparing specific plans under the California Government Code, and subsequent environmental review of ensuing development entitlements under the California Environmental Quality Act (CEQA).
- Section 2: Development Plan consists of the Land Use Plan addressing the location, designations and descriptions of land uses; environmental resources; management actions; and community facilities plans for parks, schools and infrastructure.
- Section 3: Development Standards and Zoning includes Specific Plan zoning district descriptions, zoning map, permitting uses, and development standards. It establishes zoning designations and districts for the Amberwood development and detailed zoning standards for specific residential lot types.
- Section 4: Community Design Guidelines includes the design guidelines for public facilities and infrastructure that will be implemented by the City of Selma. It specifies design standards and guidelines for such things as street right-of-way landscaping and paving, street lighting fixtures, street furniture, park landscaping, utility facilities, and public and quasi-public structures.
- Section 5: Implementation includes plans for public services financing, public facility phasing and financing, school financing, annexation, processing of entitlements and subdivisions, and design guidelines implementation.
- Appendices to the Specific Plan include property ownership information and references to residential and commercial design guidelines. The appendices also contain the City of Selma General Plan consistency analysis

1.6.2 Controlling Document

The Specific Plan and the Development Agreement(s) for properties within Amberwood are the controlling documents for development within the planning area. The purpose of the Specific Plan is to provide more detail to guide development within Amberwood, as set forth in the General Plan, such that the Specific Plan fully implements the goals, objectives, and policies of the General Plan for development of the planning area.

When there are differences of interpretation between requirements in the General Plan and the Specific Plan, the more specific requirement shall govern. If this Specific Plan is silent on a matter addressed by the General Plan, the General Plan shall govern. Where other various City plans or ordinances differ from the Specific Plan, the Specific Plan and/or the Development Agreement(s) shall govern. If the Specific Plan is silent on a matter addressed by other City plans and ordinance, the relevant plan or ordinance shall govern.

1.6.3 Interpreting the Specific Plan

If any situation arises in the implementation of the Specific Plan that is not addressed by specific development standards or guidelines, or if a situation arises that is not clearly addressed in the Specific Plan, the City of Selma Planning Director (Director) shall provide an interpretation based on such City goals, policies, plans and requirements as are most closely related to the subject matter of the situation to be interpreted. The Specific Plan is intended to be interpreted and applied in a manner consistent with its principles, plans, standards, actions and design guidelines, as well as the City of Selma Municipal Code. If the Director determines that a conflict exists between the Specific Plan and the Municipal Code, the provisions of the Specific Plan shall take precedence as per Section 1.6.2.

1.6.4 Implementing the Specific Plan

The Amberwood Specific Plan will be implemented through the use of the City of Selma's subdivision and site plan review process. Tentative subdivision maps must be consistent with the requirements of the Specific Plan. Conditions of approval for the tentative maps will incorporate the infrastructure, public facility, utility, finance and development standards requirements of the Specific Plan. These conditions of approval must be met prior to approval of final subdivision maps and subsequent development.

The financing plans presented in the Implementation Plan, Section 5, provide the financial and fiscal programs to ensure that the project pays its fair share of infrastructure, public facility, and utility improvements, and its fair share of public service, operation and maintenance costs.

1.6.5 Variations and Amendments

Variations are identified as minor adjustments to the Specific Plan that do not substantially change the overall intent or environmental impact of the Specific Plan. Variations may consist of adjustments to land use and zoning district boundaries, density transfers between designated neighborhood areas so long as the overall unit count is not exceeded, and adjustments to interior roadway alignments and infrastructure as a result of detailed engineering information. Variations may be approved by the Director provided that they are substantially consistent with the overall intent of the Specific Plan and do not result in significant impacts not already addressed by the EIR or by subsequent environmental documents.

Amendments to the Specific Plan will require review and approval by the City of Selma Planning Commission and City Council. Such amendments are governed by the California Government Code, Section 65453. There is no limit to the number of times a specific plan may be amended in a year.

1.6.6 Severability

In the event that any portion or provision of this Specific Plan, including any regulation or program identified herein, is held invalid or unconstitutional by a California or federal court of competent jurisdiction, such provision(s) shall be deemed separate, distinct, and independent provisions. The invalidity of such provisions shall not affect the validity of the remaining provisions of the Specific Plan therein, provided the overall vision and principles of the Specific Plan can be achieved.

1.7 PROJECT DESCRIPTION

Amberwood is located within Fresno County about a mile and one half east of the Selma city center and its Highway 99 interchange. It is adjoined by Orange Avenue on the west and overlaps South Amber Avenue on the east, East Dinuba Avenue on the north, and Floral Avenue on the south. The property is adjacent to the City's eastern residential areas and Abraham Lincoln Middle School. All of the site will be annexed to the City. See Figure 1.1, Location Map.

The project site is located immediately east of Selma's city limits and has historically been used for agricultural purposes. A property ownership map is exhibited in Appendix A. Agricultural land is located east and north of the site. An established residential neighborhood is located west of the site, and two residential neighborhoods are being developed south and west of the site. Access to the site is provided via East Dinuba Avenue, Floral Avenue, and South Amber Avenue.

Electrical transmission lines run along the center of the southern area of the site then turn west to Nelson Boulevard passing north of Abraham Lincoln Middle School. An agricultural cold storage facility, which is planned for conversion into a community center, is located in the center of the site north of the transmission lines. The site drains towards the south where various storm water retention options are provided.

Amberwood is a master planned community that proposes a mixture of residential, commercial, and civic land uses for approximately 7,700 residents. The project consists of approximately 671.3 acres upon which 2,558 residential units and approximately 131,200 square feet of commercial space will be constructed. Approximately 100 high density residential mixed-use units could be accommodated on the second floor of the commercial space. The signature features for Amberwood will be the community facilities core with its community park, elementary school and linear park. Del Rey Avenue is replaced by a linear park running the full length of the project. South Amber Avenue is expanded to an arterial roadway which then curves and connects to the Del Rey Avenue alignment at the north end of the site. See Figure 1.3 Amberwood Illustrative Plan.

The residential areas of Amberwood north of Floral Avenue consist of numerous neighborhoods of low, medium low, and medium density single family homes along the linear park, neighborhood parks, and open space corridors. These neighborhoods will provide a wide variety of housing opportunities for a broad range of homebuyers. The residential area south of Floral Avenue will include a signature outdoor feature with low density single family homes. Portions of Amberwood may included gated neighborhoods, such as the southeast corner of East Dinuba Avenue and South Amber Avenue and the area south of Floral Avenue

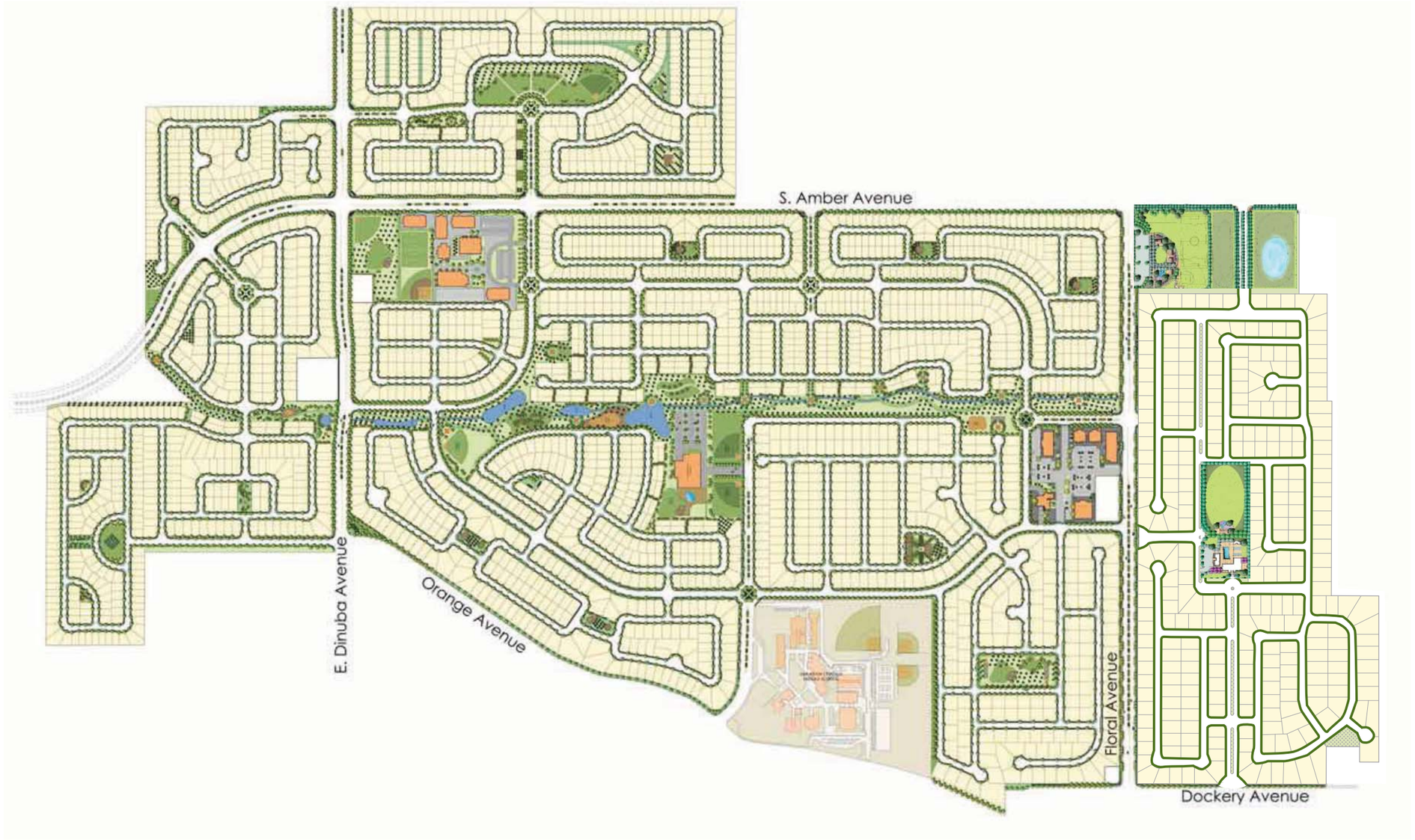


Figure 1.3 Amberwood Illustrative Plan

Note: the Amberwood illustrative plan is only intended to provide a conceptual idea of how the project may develop and will be refined as the project develops..

1.8 GUIDING PRINCIPLES

The design of Amberwood is based upon a set of guiding principles that form the basis for successful mixed-use communities and residential neighborhoods. The guiding principles are intended to direct the design, development, and future growth of Amberwood. These principles balance the requirements for vehicular access with pedestrian access, density with open space, and public facilities with community needs.

1. Develop a unified residential, commercial, and recreation oriented community with signature elements that are compatible with the character of the project setting and the needs of the community.

2. Plan the development so that the basic planning unit is the residential neighborhood, with a focus on the neighborhood streets and open spaces as important social places.

3. Plan the residential neighborhoods so that they are in close proximity to parks, open spaces and schools, so that they are easily accessible to residents

4. Provide a variety of quality housing within low, medium low, and medium density residential neighborhoods containing a range of lot sizes, including small lots and lots served by lanes, to promote housing opportunities for people with diverse housing needs and income levels..

5. Provide for a neighborhood commercial site that provides easily accessible commercial services to residents and neighbors of Amberwood.

6. Provide for a commercial and residential mixed use site that will allow residential uses above or in close proximity to commercial services.

7. Provide scenic view corridors and observation points of scenic areas within the Amberwood area.

8. Promote water and energy conservation for the Amberwood development through the careful planning and design of all aspects of the project.

9. Ensure a high quality lifestyle for City and community residents by providing public services via sites for an elementary school, a community center, neighborhood parks, and a linear park for walking, jogging and biking.

10. Provide a safe and efficient circulation system that also protects residential neighborhoods from through traffic and that includes transit, vehicular circulation, sidewalks, and bike paths.

11. Provide narrower public and private local streets to reduce traffic speeds and promote neighborhood unity, while still providing adequate on-street parking.

12. Provide a storm drainage system that will incorporate the best management practices to control water quality impacts from urban runoff and to protect water quality.

13. Design the wastewater system to include the either 1) connection to the existing City of Selma and Selma Kingsburg Fowler County Sanitation District wastewater system, or 2) on-site packaged wastewater treatment plant.

14. Design the water system to be integrated with the existing City of Selma and California Water Service Company water system.

15. Anticipate and provide for the needs of the community's residents through the timely provision of facilities and services required for a fully serviced community in a manner that is financially self-supporting.

AMBERWOOD

2. DEVELOPMENT PLAN

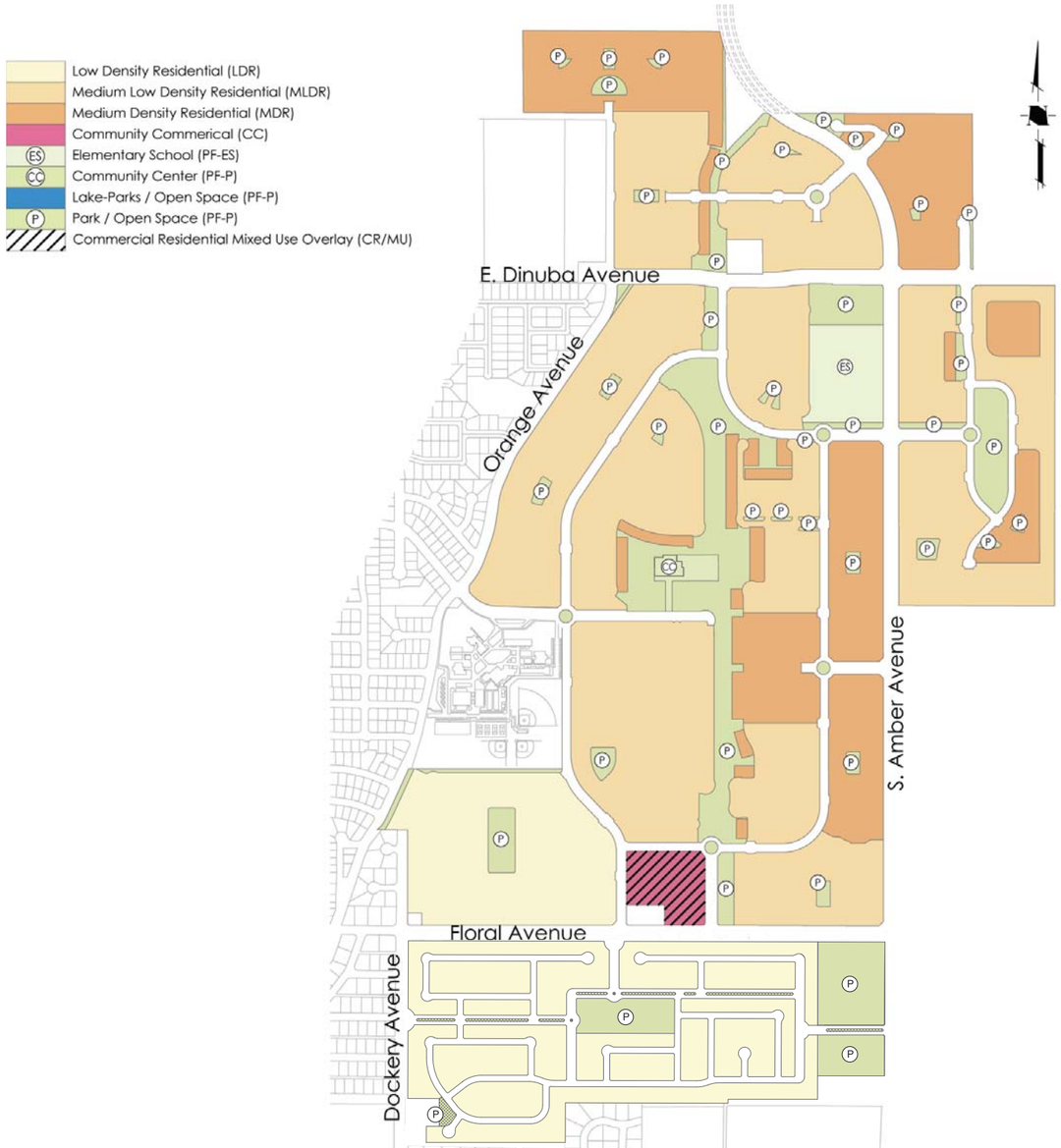


Figure 2.1 Land Use Plan

2.1 OVERVIEW

The Development Plan for the Amberwood Specific Plan (the Specific Plan) addresses land uses to be implemented by the Specific Plan and the community facilities, community infrastructure, and public services that will be provided to serve the residents and businesses of Amberwood. The Land Use section describes the locations and types of uses to be developed within Amberwood. The Community Facilities, Community Infrastructure, and Public Services sections set forth the public improvements, infrastructure, and services needed to support development of the Specific Plan land uses.

2.2 LAND USE

The land uses of the Specific Plan are designed to establish the community patterns that define Amberwood as a family-oriented and pedestrian-friendly community within the City of Selma. The land use designations for the planning area are set forth along with a description of allowed uses and intensities of use. See Figure 2.1, Land Use Plan.

Figure 2.2 Community Patterns - Option 1
Central Park and Dual Use Basin Shown

2.2.1 Community Patterns

The plan for Amberwood establishes a pattern of land uses, public areas, building spacing and scale, architecture, and landscaping that form the character and perception of the community. The resulting community patterns create a sense of neighborhood and community within the Specific Plan and provide linkages to the larger community of Selma. The linkage patterns within the planning area are formed by its parks, open spaces, trails, roadways, commercial areas, schools and community centers. See Figure 2.2, Community Patterns.

The most apparent community patterns within the planning area are formed by the central linear open space corridor connecting its northerly and southerly boundaries, the collector loop road, and the adjacent open space corridor circling the central neighborhoods around the linear park. Other neighborhoods south of Floral Avenue, east of South Amber Avenue and north of East Dinuba Avenue have central open spaces-that identify the areas. Numerous pathways provide public access throughout Amberwood, connecting all neighborhoods to each other and to the commercial shopping area, public facilities, and schools within and adjacent to Amberwood. These pathways are also an integral component of a "safe walk to school" system.

There are two conceptual alternatives for the area south of Floral Avenue. The first option includes a central park and a dual-use basin that would serve as a community amenity and a stormwater retention basin. See Figure 2.8a and 2.8b.The second alternative includes lakes and waterways, which would also create a strong community pattern complementing the open space system See Figure 4.27, Boat Docks.

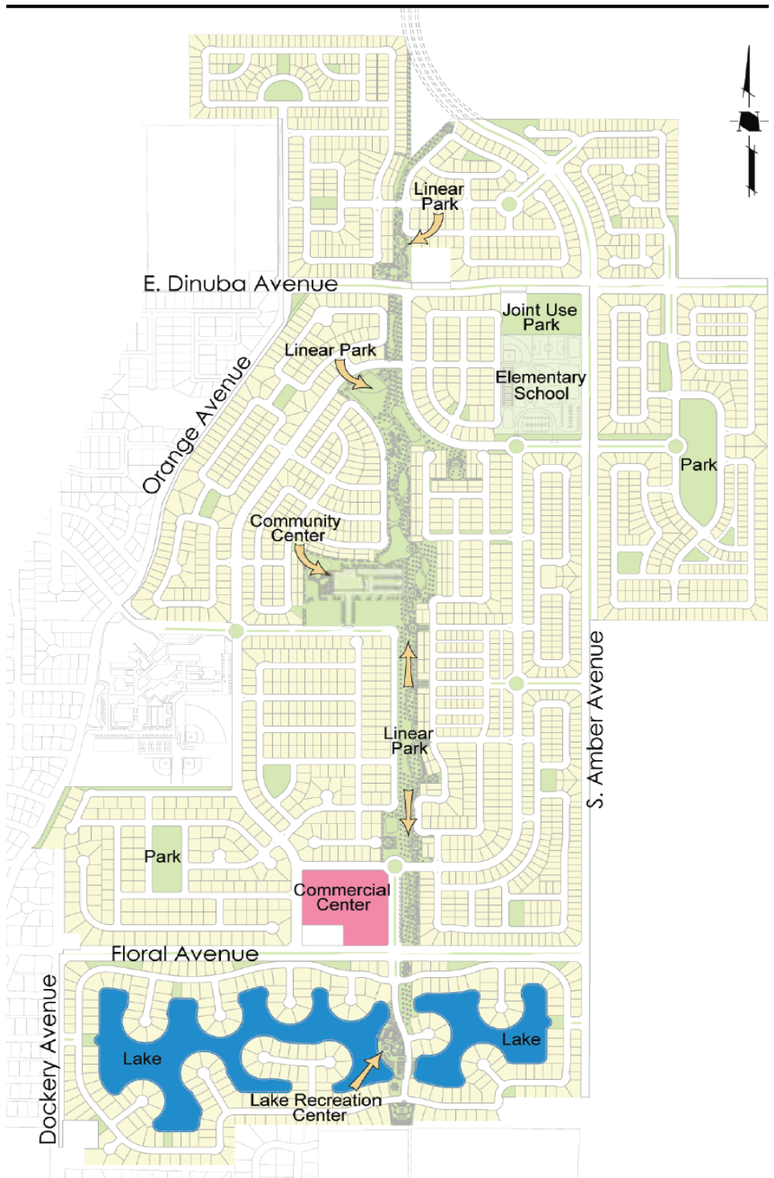


Figure 2.3 Community Patterns - Option 2
Lakes and Waterways Shown

Amberwood is designed to be developed in a series of neighborhoods which provide the planning framework for identifiable residential areas within the community. The neighborhoods will have a distinct typical lot size and configuration. As a result, a variety of lot types is provided within the planning area that will accommodate a wide range of housing objectives, buyer needs, and income levels. All neighborhoods also have, or are adjacent to, parks or open spaces that add identity and focal points for the residents.

The landscaping along the streets and open space corridors of Amberwood is designed to have a planting pattern that varies according to the type of street, but maintains a central theme recognizable throughout the community.

The patterns of Amberwood are also defined by its building and design requirements. The rules and regulations that guide these patterns are often found in City codes and other laws intended to ensure the public welfare. The establishment of community patterns for Amberwood will go a step further by providing design guidelines. The architecture and landscaping of the residential and commercial structures will follow design themes set forth in the Residential Design Guidelines and Commercial Design Guidelines administered by the Master Developer and/or property owner. The architectural styles allowed within the planning area will be identified in these guidelines, and standards for treatment of elevations adjacent to streets will be set forth to create an attractive pattern of residential architecture that further defines and enhances the character of the community and its neighborhoods.

2.2.2 Land Use Plan

Amberwood is planned as a community with single family residential, community commercial, school, park, and open space uses. A number of parks and open space areas will be located throughout the community. The primary circulation system consists of local streets with grid and loop patterns connecting to a collector street loop that links the residential neighborhoods and has entrance roads along Floral Avenue, East Dinuba Avenue and South Amber Avenue. Neighborhoods south of Floral Avenue, east of South Amber Avenue and north of East Dinuba Avenue have loop road systems which are linked to at least two access points on City arterial streets.

Approximately 2,558 residential units are located on about 530 acres within the planning area. The residential areas are composed of multiple residential neighborhoods of varying lot sizes, mixed with numerous recreational amenities. The types of housing may include custom homes, production homes, and lane loaded detached units. See Table 2.1, Land Use Summary.

The Low Density Residential neighborhoods in Amberwood are located in the south and southwest areas of the site. Neighborhoods located south of Floral Avenue are intended to be within the gated area of the project. Homes located along the southern boundary of the site will be limited to a single story in height. The first alternative for this area calls for a dual-use basin along Amber Avenue and a central park with private clubhouse which may be gated. See Figure 2.2, Community Pattern Option 1. A second alternative would include one more lakes and waterways. See Figure 2.3, Community Pattern Option 2.

The other low density neighborhood located between Floral Avenue and Abraham Lincoln Middle School, east of Orange Avenue, surrounds a large neighborhood park.

Other residential neighborhoods within Amberwood consist of a variety of single family housing types, including traditional lots, compact lots, and lane loaded lots. These neighborhoods will be linked to the linear park and other parks by a network of bike and pedestrian pathways. Medium Low Density Residential and Medium Density Residential areas are located in the remainder of the planning area north of Floral Avenue. The cluster of neighborhoods east of South Amber Avenue and south of East Dinuba Avenue may be gated in a similar fashion as the neighborhoods south of Floral Avenue.

TABLE 2.1 LAND USE SUMMARY

Land Use Designation	Acres	Maximum DU	Expected DU	Expected SF
Residential				
Low Density Residential (LDR)	122.9	491	432	
Medium Low Density Residential (MLDR)	258.3	1,420	1,332	
Medium Density Residential (MDR)	108.1	973	794	
Commercial				
Community Commercial (CC)	7.5			131,200
Commercial Residential Mixed-Use Overlay (CR/MU)	7.5	100		
Public/Quasi-Public				
Parks/Open Space (PF-P)	99.7			
Elementary School (PF-ES)	10.8			
Arterial and Collector Streets	80.4			
Not a Part of Project	1.8			
TOTAL	**689.5**	**2,985**	**2,558**	**131,200**

Notes:
Acreage includes street frontage to the centerline of the street for Residential Densities.
Square footage for commercial uses is calculated on net parcel area which excludes street right-of-way.
DU = Dwelling Units
SF = Square Feet
Commercial SF Based on Typical FAR of 0.4.

A community commercial shopping center of approximately 7.5 acres and 131,200 square feet is located at the Floral Avenue entrance to Amberwood. This center will provide a variety of small and medium scale retail services to serve the community. Retail stores, bookstores, coffee shops, delicatessens, restaurants, a convenience grocery store, personal services, real estate offices and financial institutions may be provided. Architectural guidelines will be used to ensure the highest quality development.

Numerous public and quasi-public facilities and recreational land uses are proposed within Amberwood. An elementary school is located near the corner of East Dinuba Avenue and South Amber Avenue. Neighborhood parks are located throughout the planning area to serve each neighborhood. A large linear park with adjoining neighborhood parks and a community center is located in the center of the planning area. The linear park stretches the length of the planning area as a central open space corridor and drainage swale with a creek. A combined pedestrian and bike path, consisting of an all-weather trail constructed to accommodate police and emergency vehicles, will pass through this linear park. See Section 2.4.1 for more details.

2.2.3 Housing Plan

A wide variety of single family housing is planned for Amberwood. The Land Use Plan and Conceptual Lotting Plan provide a range of land use densities and lot sizes intended to accommodate a commensurate range of home sizes and prices. See Figure 2.1, Land Use Plan. This "affordability by design" approach promotes home ownership for households with a variety of income levels while also allowing homeowners to reap the rewards of any market appreciation. Smaller lots within the Medium Density for lower cost housing. Homes on these lots will be compactly sited to provide land cost and development economies while still creating an attractive neighborhood of high architectural and landscape quality. Anticipated home types and sizes for the various lots are described in Section 3. In addition, the Residential Design Guidelines implemented by the master developer can require that homes also vary in square footage so that at least one model on the smaller lots with smaller square feet of living area to be affordable by design.

Residential areas will provide an opportunity

2.3 LAND USE DESIGNATIONS

The Amberwood Specific Plan contains land use designations and density ranges that apply only to this planning area within the City. The land use designation descriptions are intended to be compatible with the planned community character of Amberwood. The land use plan map locates the residential, commercial, and public facility land uses allowed within Amberwood as described below. Refer to Figure 2.1, Land Use Plan.

2.3.1 Residential

Residential land use designations within Amberwood include Low Density Residential (LDR), Medium Low Density Residential (MLDR), and Medium Density Residential (MDR). These land uses are described below.

Low Density Residential (LDR)

The Low Density Residential land use designation within Amberwood is for low density single family detached housing on the larger lots within the planning area. The LDR land use designation has a maximum density of 4.0 dwelling units per acre and would accommodate a population density of up to 15 persons per acre at an average household size of 3.4 persons. Low density residential neighborhoods will include approximately 432 low density, single family detached homes.

Medium Low Density Residential (MLDR)

The Medium Low Density Residential land use designation within Amberwood is for single family detached housing on middle-sized lots. Medium Low Density Residential has a maximum density of 5.5 dwelling units per acre. The MLDR land use designation would accommodate a population density of up to 19 persons per acre, assuming an average household size of 3.4 persons. Medium low density neighborhoods will include 1,332 units of single family detached production homes.

Medium Density Residential (MDR)

The Medium Density Residential land use designation within Amberwood is for single family detached housing on smaller lots which may be lane serviced. Medium Density Residential has a maximum density of 9.0 dwelling units per acre. The MDR land use designation would accommodate a population density of up to 31 persons per acre, assuming an average household size of 3.4 persons. Medium density neighborhoods will include 794 units of single family detached production homes and lane serviced homes.

2.3.2 Commercial

Commercial land use designations within Amberwood consist of the Community Commercial (CC) land use and the Commercial Residential Mixed-Use (CR/MU) overlay described below.

Community Commercial (CC)

The Community Commercial land use designation provides for commercial shopping services typically serving the local resident. Appropriate commercial uses within this designation include retail commercial, services, offices and other businesses.

The community commercial shopping center will be located north of Floral Avenue adjacent to the southern entrance to Amberwood. It is anticipated that approximately 131,200 square feet of commercial development will be built at a floor area ratio (FAR) of 0.40 (1). This size of shopping center will provide approximately 262 jobs based on a factor of 2 jobs per 1,000 square feet

(1) Note that this FAR is used for square footage estimation only. There is no FAR restriction for Community Commercial development. See Section 3: Development Standards and Zoning.

Commercial Residential Mixed-Use Overlay (CR/MU)

The Commercial Residential Mixed-Use overlay designation provides for a mix of office, retail and service commercial uses, along with high density residential uses such as apartments, condominiums and townhomes within the same site. The CR/MU overlay designation allows a maximum of 14 units per acre in addition to commercial uses and could accommodate a population density of up to 39 persons per acre, given an average household size of 2.8 persons.

The CR/MU land use overlay has been designated for the northwestern corner of Floral Avenue and the loop road to provide high visibility and accessibility. The site could accommodate approximately 100 attached housing units in addition to the allowed commercial uses.

2.3.3 Public/Quasi-Public Facility

The Public/Quasi-Public land use designations within Amberwood include Park/Open Space (PF-P) and Elementary School (PF-ES) described below

Parks/Open Space (PF-P)

The Park/Open Space land use designation provides for community parks, neighborhood parks, and other public and private open space areas. This designation is applied to the numerous public parks and open spaces within Amberwood, including its neighborhood parks, a community center, the linear park, the open space corridors and community entries.

Elementary School (PF-ES)

The Elementary School land use designation provides locations for elementary schools within Amberwood. A location far a future Selma Unified School District elementary school is identified south of East Dinuba Road and west of South Amber Avenue. The school will provide educational facilities to project residents, as well as the City of Selma. Schools will have recreational facilities and may use the recreational amenities located in the adjacent neighborhood park. Residents from surrounding residential areas may use these facilities and classrooms for meetings, classes and social gatherings.

Arterial and Collector Streetsl

The arterial and collector streets within and adjacent to Amberwood are public facilities, but are not designated with a land use designation. Rather they are delineated as street types shown in *Figure 2.11, Circulation System.*

Figure 2.4 Linear Park

2.4 COMMUNITY FACILITIES

2.4.1 Parks, Recreation, Open Space and Trails

Amberwood contains an extensive parks, open space and trail system providing recreation opportunities throughout the project area. See Figure 2.2 Community Patterns.
In the middle of the project will be a large community center which is connected to the linear park that extends throughout Amberwood. This center, with the surrounding park lands, will serve as a major recreational resource for the community. Facilities adjacent to the community center may include parking lots, sports fi elds for baseball and soccer, a play fi eld, child play areas and water features, and passive recreation facilities. The community center could contain conference and multi-purpose rooms. The community center structure will be dedicated to the City by the developer. See Figure 2.5, Community Center Concept Plan.

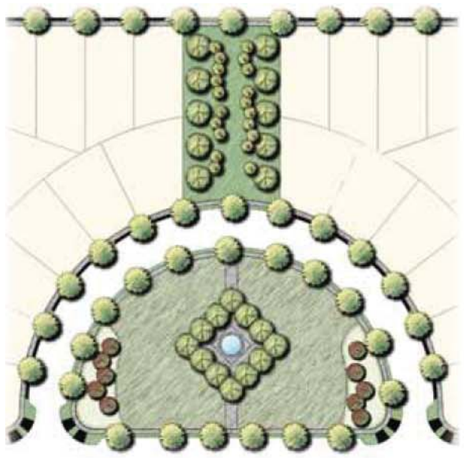
A linear park of approximately 41 acres extends through the middle of the entire community, running from the northern limits to the southern limits of Amberwood. This continuous open space corridor links all of the adjacent neighborhoods to the community center, middle school, and elementary school, providing a safe walk to school for the elementary and middle school students of Amberwood. The linear park also provides a buffer from the electrical transmission lines running through the middle of the southern half of the project. A creek and several ponds could be planned for the linear park as part of the master drainage plan for the community. The land for the linear park will be dedicated to the City by the developer. See Figure 2.4, Linear Park.

Numerous neighborhood parks are located throughout the project to serve different residential neighborhoods. Public neighborhood parks will be maintained by the City and will provide a variety of recreational amenities to the residents. The neighborhood parks range in size up to approximately 5.6 acres. The neighborhood parks are generally oriented towards passive recreation. Only the joint use neighborhood park adjacent to the elementary school and the dual-use park on Amber south of Floral are designed for active recreation. See Figure 2.6, Joint Use Neighborhood Park.

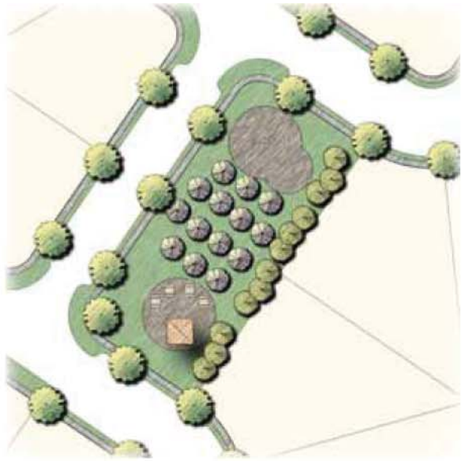
There also could be several private parks if any gated portions of the project. The central park and clubhouse is located in the neighborhood south of Floral. A homeowners association is proposed to maintain any private parks and recreation center. Under the lake alternative, there would be a lakes and waterways designed for the area south of Floral. See Figure 2.7, Neighborhood Parks Concept Plans and Figure 5.2 Amberwood Location Map.

Figure 2.5 Community Center Concept Plan

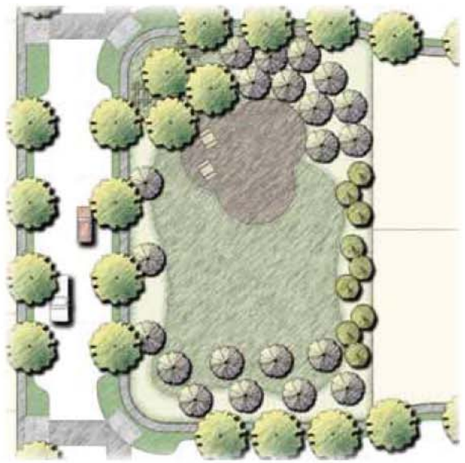
Figure 2.6 Joint Use Neighborhood Park



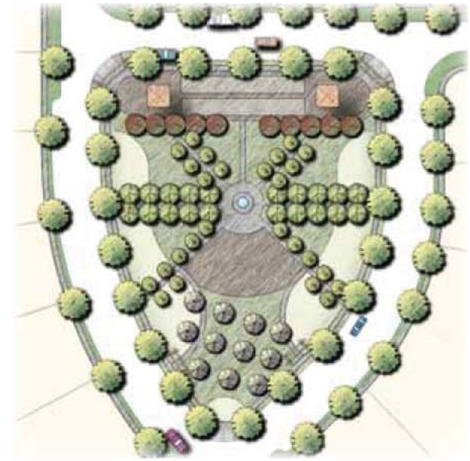
NEIGHBORHOOD A PARK



NEIGHBORHOOD C PARK



NEIGHBORHOOD I PARK



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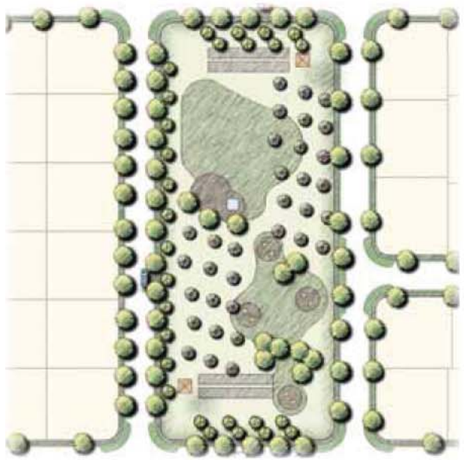

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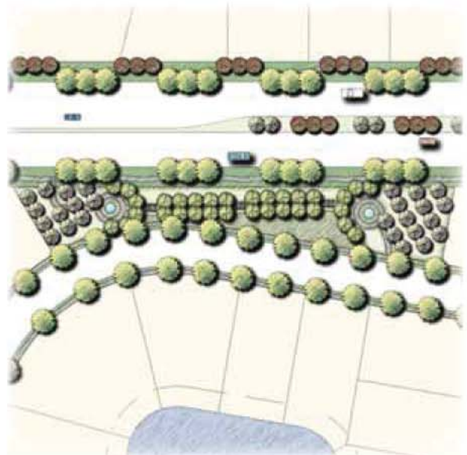
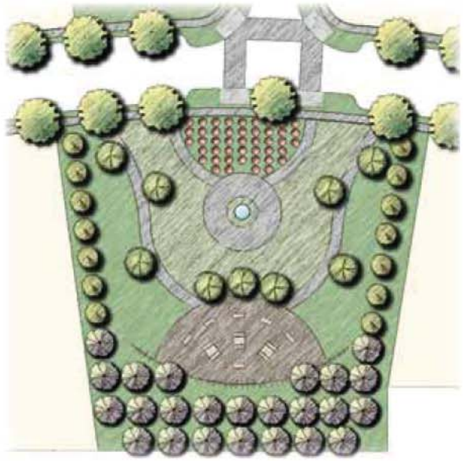
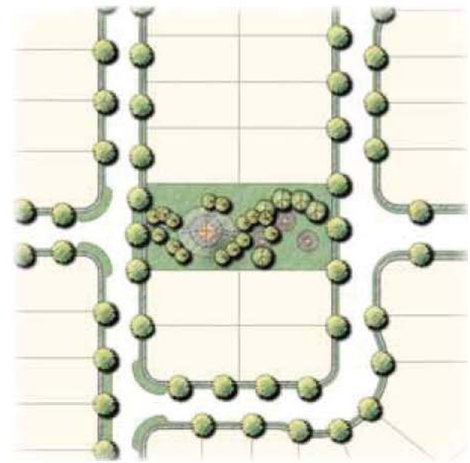


NEIGHBORHOOD P PARK



NEIGHBORHOOD R PARK



NEIGHBORHOOD Z PARK

Figure 2.7 Neighborhood Parks Concept Plans

The public and private open spaces also include community entries, major street and median landscaping. The landscaped areas along
the arterial and collector streets provide an attractive visual and spatial buffer between residences and the busier streets of the community. The selected outdoor alternatives for the area south of Floral will be a major signature element of Amberwood, and provide for recreational opportunities.

The community center, the linear park, dual-use basin, and the public neighborhood parks north of Floral Avenue will be administered and maintained by the Selma Recreation and Community Services Department along with the Selma Public Works Department. The City will also be responsible for improving the community center once it has been dedicated to the City. Improvements within these parks are to be compatible with surrounding residential uses, and they should serve the recreational needs of the Amberwood residents. The neighborhood parks are intended to serve primarily the residents of the neighborhood in which they are located.

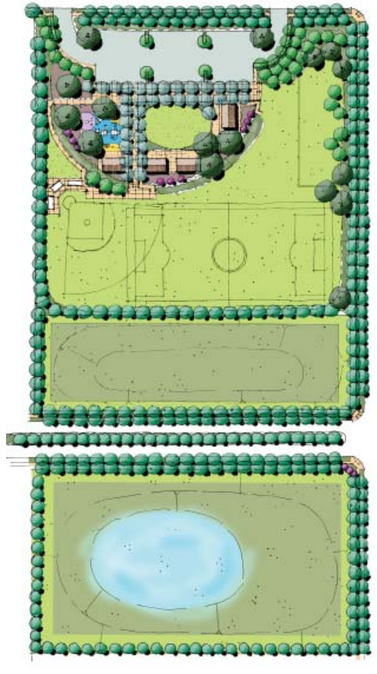


Figure 2.8b Dual Use Basin Plan

2.4.2 Schools

A site has been identified tp build one elementary school on 10.8 acres of land in the northeast corner of the site. The elementary school is proposed adjacent to a neighborhood park at the corner of East Dinuba Avenue and South Amber Avenue. The school will have educational and recreational facilities, and may use the recreational facilities in the adjacent neighborhood park through a joint use agreement with the City. See Figure 2.9, Conceptual School Plan. The elementary school is linked to residential areas by a network of pedestrian walks and bike paths. Residents from surrounding residential areas and other neighborhoods in Selma may use these facilities and classrooms for meetings, classes and social gatherings.

Abraham Lincoln Middle School is located adjacent to Amberwood on Nelson Boulevard east of Orange Avenue a few hundred feet away from the Community Center. It is readily accessible to the residents and middle school students of Amberwood. The linear park pathways provide a safe walk to school route to the middle school. Selma High School is less than 1 mile due west of the middle school and Amberwood. This high school serves the entire Selma community.

Figure 2.8a Central Park Plan

Figure 2.9 Conceptual School Plan

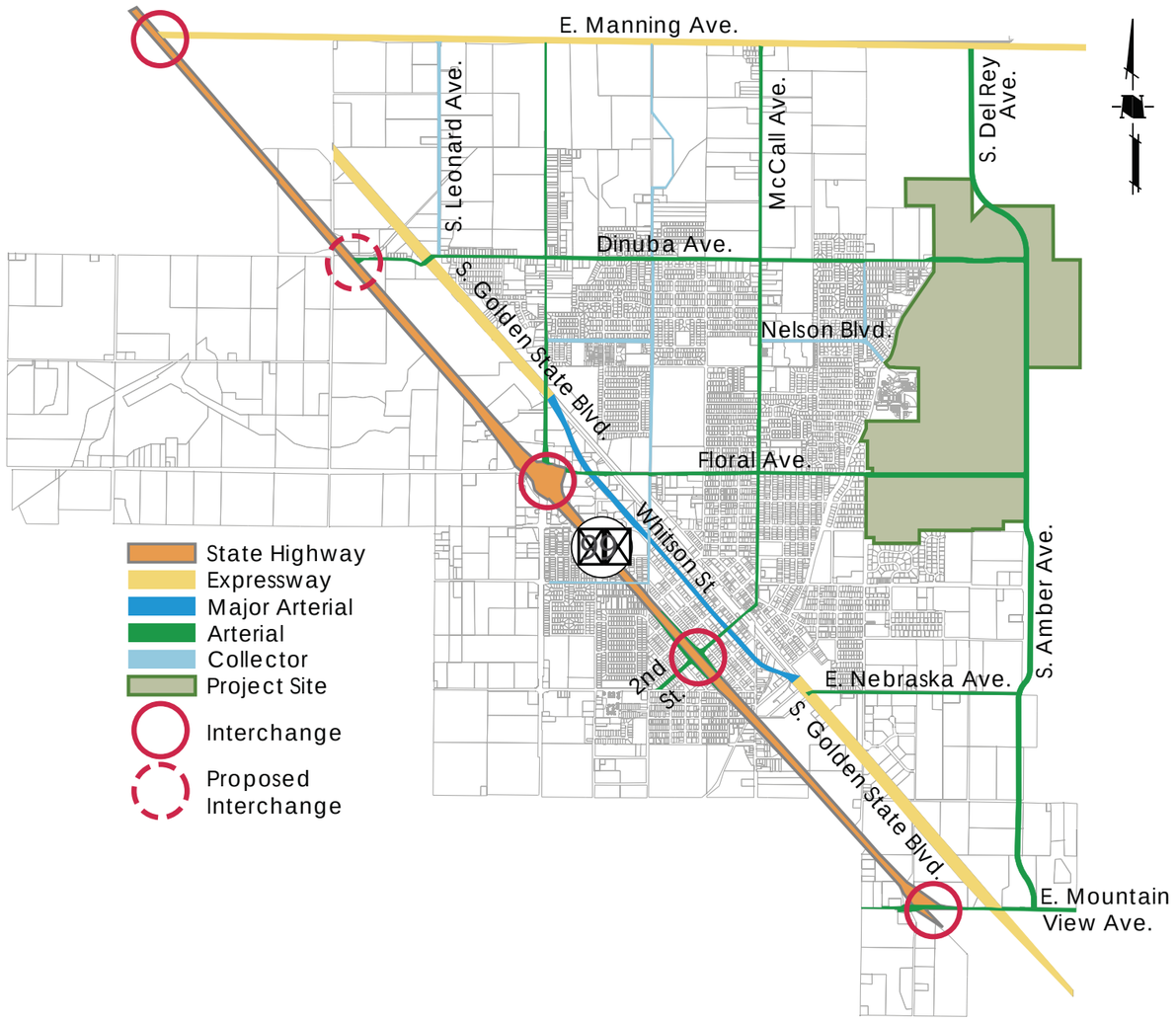


Figure 2.10 Regional Circulation

2.5 COMMUNITY INFRASTRUCTURE

2.5.1 Circulation System

The regional and local circulation system provides access to Amberwood. Highway 99 is a four to six lane freeway that passes through Selma to Fresno and other cities in the Central Valley. The primary freeway interchanges serving Amberwood are located at Floral Avenue and Manning Avenue. A freeway interchange at Dinuba Avenue is also proposed by the City and Caltrans. The Selma General Plan considers Floral Avenue an arterial and Manning Avenue an expressway. Local access to Amberwood is provided by Floral Avenue, East Dinuba Avenue, Orange Avenue, and South Amber Avenue. See Figure 2.10, Regional Circulation.

The interior circulation system for Amberwood is designed to use the major circulation routes surrounding the site for access. The interior circulation system will consist of residential roads and cul-de-sacs linked by interior loop roads that connect with entry roads. The goal of the circulation system is to provide safe and efficient traffic flow throughout Amberwood. Homeowners associations will maintain all private roads while the City will maintain all public roads within the project. See Figure 2.11, Circulation System

The Specifc Plan provides for a comprehensive circulation system that will accommodate a variety of transportation modes and pedestrian, bike, and vehicular routes. The Specific Plan promotes the neighborhood concept by allowing for easy access and social interaction within a neighborhood environment. Amberwood's mix of interconnected land uses creates a project where residential neighborhoods are in close proximity and conveniently connected by bike and pedestrian routes to schools, commercial centers and parks. Each neighborhood has a minimum number of entries to reduce through traffic flow. The streets are planned in a grid pattern that has a serpentine design with medians along all major arterial streets. Bicycle and pedestrian routes are located along the loop road, within the linear park, and along community collectors.

A safe and efficient system of streets is promoted through street location and design. Traffic calming features include curvilinear streets, forced turn islands at major intersections, roundabouts, and medians along entry collectors and neighborhood entries. The intrusion of through traffic onto the public streets is discouraged by the lack of through streets destined for locations outside the planning area. Through traffic in private residential neighborhoods is further discouraged by providing gates.

In addition to the standards provided for in the Amberwood Specific Plan, City of Selma adopted street standards may be used with the approval of the master developer/property

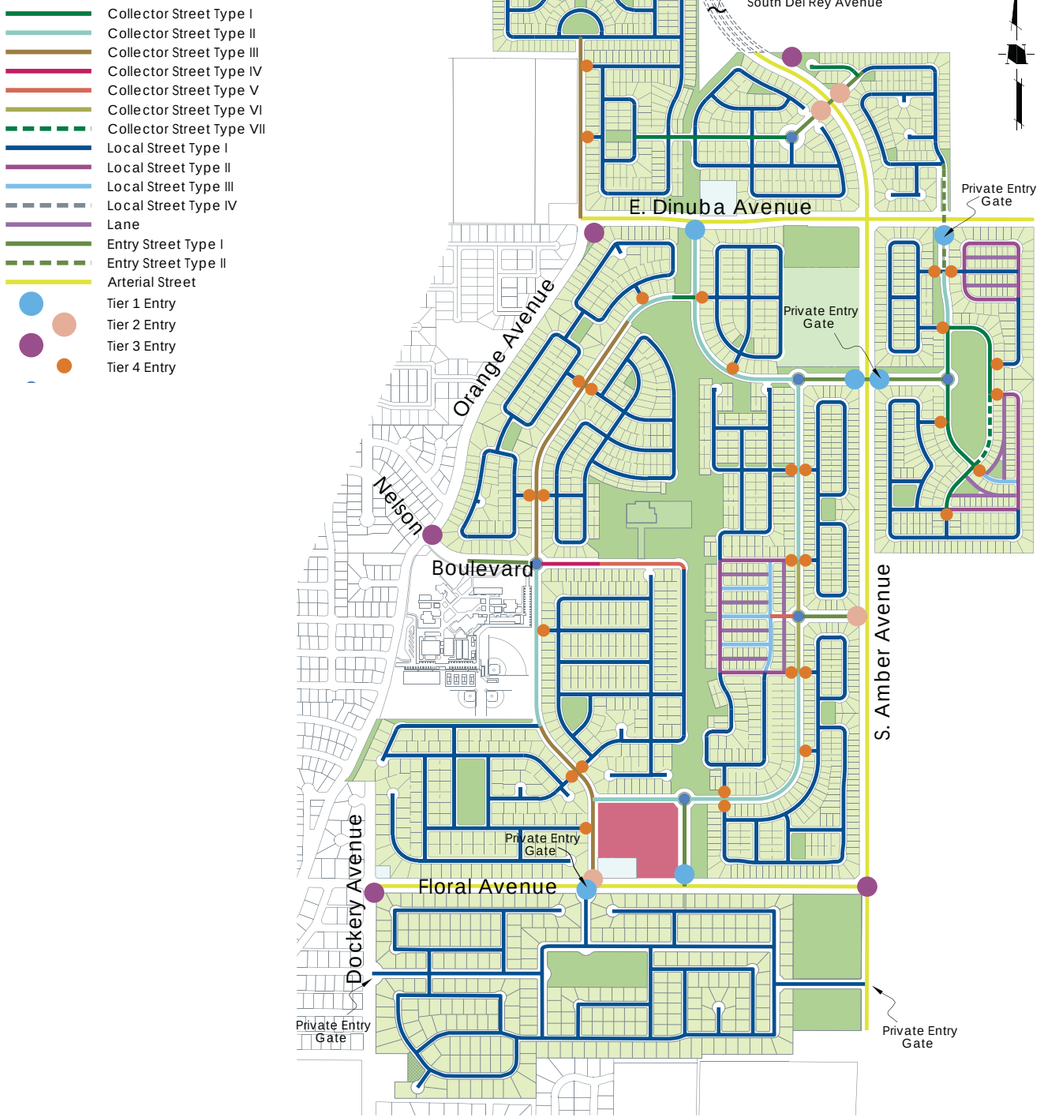


Figure 2.11 Circulation System

The circulation system promotes traffic reduction by reducing average auto trip lengths from residential neighborhoods to commercial and public services by incorporating a mix of land uses within the project. In this way, trips destined for commercial and public services provided within the planning area are shorter and can be accessed by pedestrians and bicyclists. Residents may then walk or bicycle from their homes to places of work, school, recreation, and shopping

.

A rural streetscape design for Amberwood is emphasized through using a serpentine street alignment, traffic calming elements, and extensive planting of canopy shade trees along all streets. Visual continuity in the streetscape is created through planting the same tree species, at regular spacing, on both sides of streets, and planting accent shade trees along medians that complement the street trees

.

Major access routes and entries to Amberwood are accentuated by planting street trees and landscaping along the sides of the streets and within medians for arterials, community collectors and entries to the community. The entries to Amberwood are designed to reflect the relative importance of the entry to the overall circulation system and identity of the community. Entry monuments and signs will be constructed at the entries to the project and at the entrance of each residential neighborhood to create a sense of character for the community and a sense of place for each neighborhood within it.

2.5.1.2 Major and Secondary Entries

There are six major entries and six secondary entries to Amberwood shown on the Circulation System diagram. The Tier 1 entries are located along arterial roads at the north, south and east entries to the central area and its collector loop road. These entries will be identified with landscaping and monumentation that announces the significance of the entry. Tier 2 entries are located at the northern area of the site and at the second entrance to the community commercial shopping center north of Floral Avenue. Tier 2 entries will have a scaled down level of landscaping and monumentation in comparison to the Tier 1 entries. Additional secondary entrances are located at the Nelson Boulevard roundabout and the extension of Orange Avenue north of East Dinuba Avenue. The Tier 3 entries consist of project monumentation and landscaping located at the exterior gateways to the project. See Figure 2.11, Circulation System. See also Section 4.6 Monuments and Signage for standards and conceptual designs of the entries.

2.5.1.3 Neighborhood Entries

Neighborhood entries are identified as Tier 4 entries on Figure 2.11, Circulation System. These entries, which have a landscape island with a neighborhood monument sign, are designed to provide identification of each neighborhood. The conceptual designs of the Tier 4 entries are presented in Section 4.

2.5.1.4 Street Standards

The Circulation Plan for Amberwood contains a hierarchy of street designs consistent with expected traffic volumes to be carried by the streets and the function of the street within the community. See Figure 2.12, Street Sections for typical street section designs and dimensions within and adjacent to Amberwood. Table 2.2, Amberwood Public Street Classifications and Standards shows Amberwood's public street classifications and standards, and Table 2.3, Amberwood Private Street Classifications and Standards shows the standards of Amberwood's private street classifications and standards.

2.5.1.5 Arterial Streets

Arterial streets are public streets that have a minimum 124 foot right-of-way with two traffic lanes in each direction, an emergency lane on each side of the roadway, and a landscaped median where sufficient right-of-way width is available. Direct driveway access onto an arterial street is restricted.

Floral Avenue is an arterial carrying traffic to and from central Selma and Highway 99. A landscaped buffer with a masonry wall will be installed along both sides of the street and planted with evergreen and ornamental trees. Medians for left and right turn lanes will be installed at intersections, as required, within the rightof-way.

East Dinuba Avenue is an arterial street carrying traffic to northern Selma and the proposed Highway 99 Interchange. As with Floral Avenue, a landscaped buffer with a masonry wall will be installed along both sides of the street and planted with evergreen and ornamental trees. Medians for left and right turn lanes will be installed at intersections, as required, within the right-of-way.

South Amber Avenue will replace Del Rey Avenue as the arterial street on the eastern boundary of Selma. South Amber Avenue is realigned north of East Dinuba Avenue to merge westwardly with Del Rey Avenue to maintain a one mile spacing of arterial streets connecting to East Manning Avenue. South Amber Avenue will be improved in phases as traffic volumes warrant. Until such time as their is sufficent development to warrant the build-out of Amber Avenue, Del Rey will continue to function as an arterial street. Future phasing plans will provide a detailed transistion plan. A bicycle trail will be included in the right-of-way. See Figure 2.12, Street Sections.

TABLE 2.2 AMBERWOOD PUBLIC STREET CLASSIFICATIONS AND STANDARDS

	Right of Way (ft)	Number of Lanes	Pavement Width (ft)	On-Street Parking
Arterial Street	124	4	68	No
Entry Street Type I	100	2	44	No
Entry Street Type II	90	3	46	No
Collector Street Type I	60	2	40	Yes, Both Sides
Collector Street Type II	70	2	40	One Side Only
Collector Street Type III	80	2	40	No
Collector Street Type IV	90	2	44	One Side Only
Collector Street Type V	80	2	44	One Side Only
Collector Street Type VI	80	2	40	No
Local Street Type I	52	2	36	Yes, Both Sides
Local Street Type II	50	2	36	Yes, Both Sides
Local Street Type III	48	2	36	Yes, Both Sides
Lane	24	2	20	No

Notes:

Standards are all minimums.
See roadway sections for dimension details.
Right-of-way includes all public land within the street boundaries including roadway median, walks, paths, landscaping and soundwalls.
Emergency parking only on arterial, entry and collector streets with no parking.
Sidewalks are 5 feet wide on entry, and collector streets and 4 feet wide on local streets.

2.5.1.6 Collector Streets

Collector streets are the major traffic routes that link all residential neighborhoods with public facilities, the community shopping center, and the major entries to Amberwood. These streets have a 60 to 90 foot right-of-way with one travel lane in each direction, masonry walls on one or both sides as needed to provide privacy to residents and attenuate traffi c noise, an open space corridor with a pedestrian pathway on at least one side, and Class 2 bicycle lanes. There is generally no parking on the collectors except where single family homes front onto the street.

2.5.1.7 Local Streets

Local streets consisting of grid streets, loop streets, and cul-de-sacs provide for circulation within residential neighborhoods and connect with collector streets to provide access from residential areas to arterial streets, public services, shopping centers and recreation areas. Local streets have a minimum 52 foot, 50 foot or 48 foot right-of way, but all have 36 feet of pavement with one travel lane in each direction and parking on the road. Lanes which serve the rear of Type 11 lots have a right-of-way of 24 feet and no parking. Private local streets will consist of Entry Street Type I and Local Street Type I. These private streets have the same standards as the corresponding public residential streets.

2.5.1.8 Pedestrian and Bicycle Paths

Amberwood's circulation system also includes numerous levels of pedestrian and bicycle facilities. All streets within the community have sidewalks within the street right-of-way with bulbouts at intersections to slow down traffic and increase safety for pedestrians. Pedestrian paths are also provided through the linear park, providing a safe walk to school where children walking to the elementary school within Amberwood can follow an open pathway that minimizes street crossings.

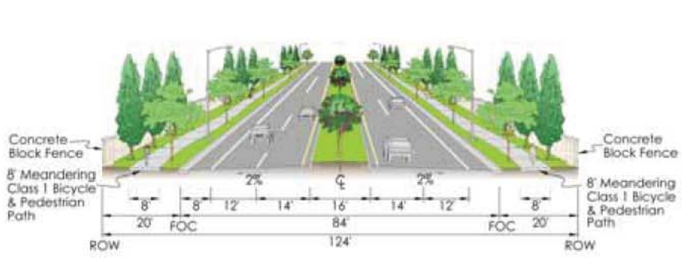
The bicycle circulation system includes Class 1 bicycle trails along arterial streets and the linear park. Class 2 bicycle lanes are provided along collector streets. See Figure 2.13, Conceptual Transit, Bicycle, and Pedestrian Routes.

TABLE 2.3 AMBERWOOD PRIVATE STREET CLASSIFICATIONS AND STANDARDS

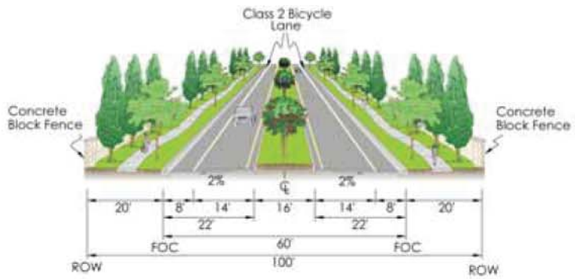
	Right of Way (ft)	Number of Lanes	Pavement Width (ft)	On-Street Parking
Entry Street Type I	100	2	44	No
Entry Street Type II	90	3	46	No
Collector Street Type I	60	2	40	Yes, Both Sides
Collector Street Type II	70	2	40	One Side Only
Collector Street Type VII	60	2	40	Yes, Both Sides
Local Street Type I	52	2	36	Yes, Both Sides
Local Street Type II	50	2	36	Yes, Both Sides
Local Street Type III	48	2	36	Yes, Both Sides
Lane	24	2	20	No

Notes:

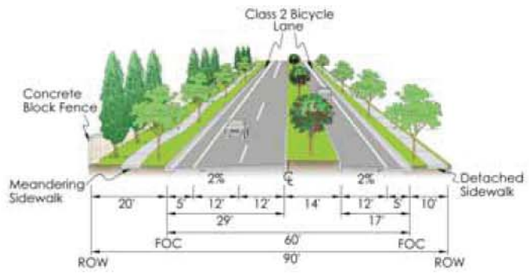
Standards are all minimums.
See roadway sections for dimension details.
Right-of-way includes all public land within the street boundaries including roadway median, walks, paths, landscaping and soundwalls.
Emergency parking only on arterial, entry and collector streets with no parking.
Sidewalks are 5 feet wide on entry, and collector streets and 4 feet wide on local streets.



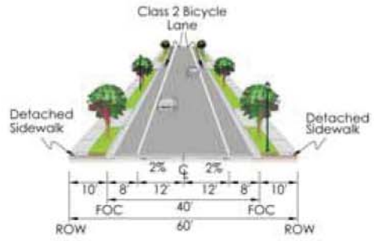
Arterial Street



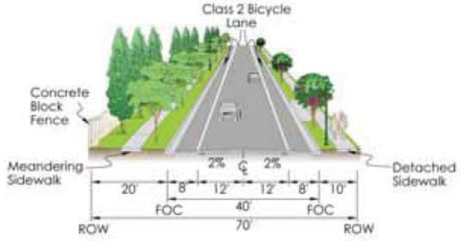
Entry Street Type I



Entry Street Type II



Collector Street Type I



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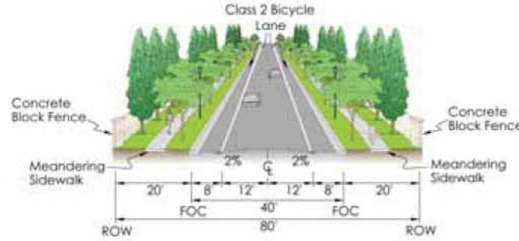
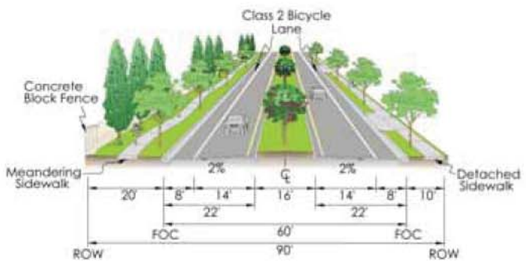
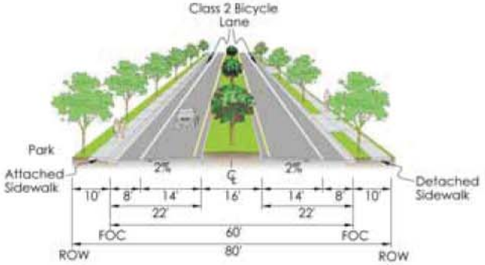


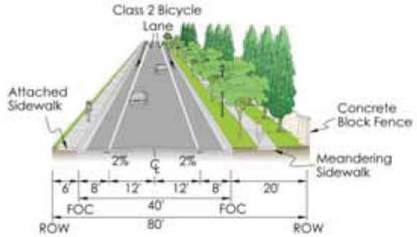
Collector Street Type III



Collector Street Type IV

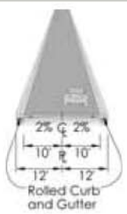


Collector Street Type V

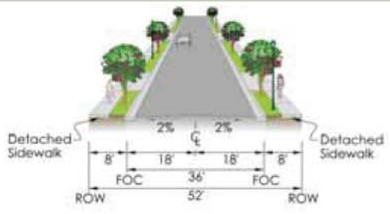


Collector Street Type VI

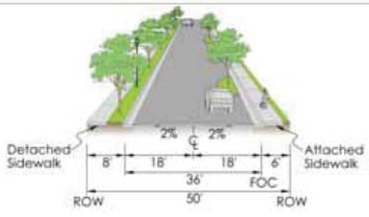
Collector Street Type VII



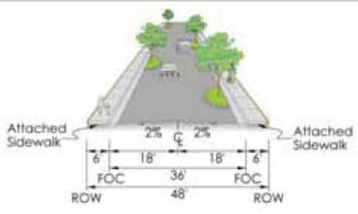
Lane



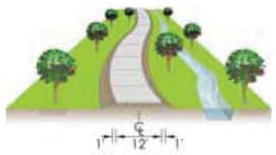
Local Street Type I



Local Street Type II



Local Street Type III



Bike Path

Figure 2.12 Street Sections

Y/H to check ROW sections

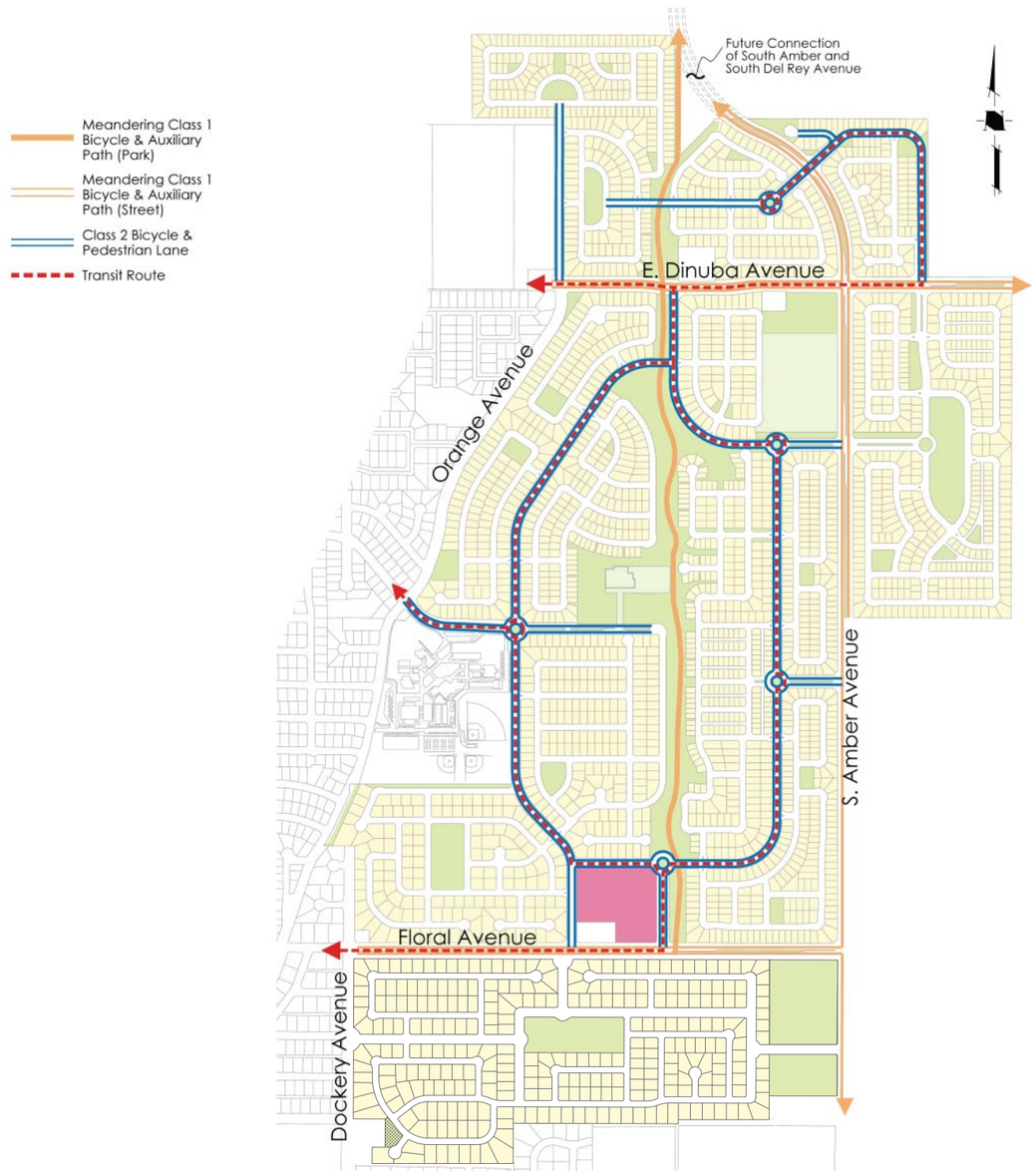


Figure 2.13 Conceptual Transit, Bicycle, and Pedestrian Routes

2.5.1.9 Actions

The following actions will be included in the improvement plans for all Amberwood subdivisions to implement the intent of the Circulation Plan

- Provide traffic calming measures, such as roundabouts, forced turn islands at major intersections, and medians along entry collectors and neighborhood entries.
- Plant large canopy tree species at regular spacing on both sides of streets. Plant accent shade trees, which complement the street trees, along medians, thereby creating visual continuity in the streetscape. Street trees shall be planted with root barriers to prevent root damage to sidewalks, utility lines, and streets.
- Plant street trees along the parkways and within medians of community collectors and neighborhood entries to accentuate the main streets and entries to the project.
- Improve Floral Avenue, East Dinuba Avenue, and South Amber Avenue within the planning area with masonry walls, landscaping and walkways.
- Install entry monuments and signs at entries to the project and residential neighborhoods to create a sense of identity and continuity.
- Provide Class 1 bicycle pathways along the arterial streets and Class 2 bicycle lanes along the collector loop road in the central area of Amberwood.
- Provide a Transportation System Management and Transportation Demand Management Program to the City as part of the Final Map Street Improvement Plans. This Program may address the following items:

1. Public transit service and facilities within Amberwood.

2. Ridesharing, including a location for a park and ride lot within Amberwood.

3. Bicycle parking facilities in the community center, linear park, dual-use basin (or alternative), central park, major neighborhood parks, the commercial center and transit facilities.

4. Provision of internet and other communication facilities to facilitate telecommuting.

5. Provision of day-care facilities in the community center.

6. Provision of pedestrian enhancing infrastructure including trails throughout the linear park and other open space and park areas, safe walk to school routes, separated sidewalks with street tree shading, traffic calming at intersections within residential areas, and appropriate street and pathway lighting.

7. Preferential carpool parking for employees within the community commercial area.

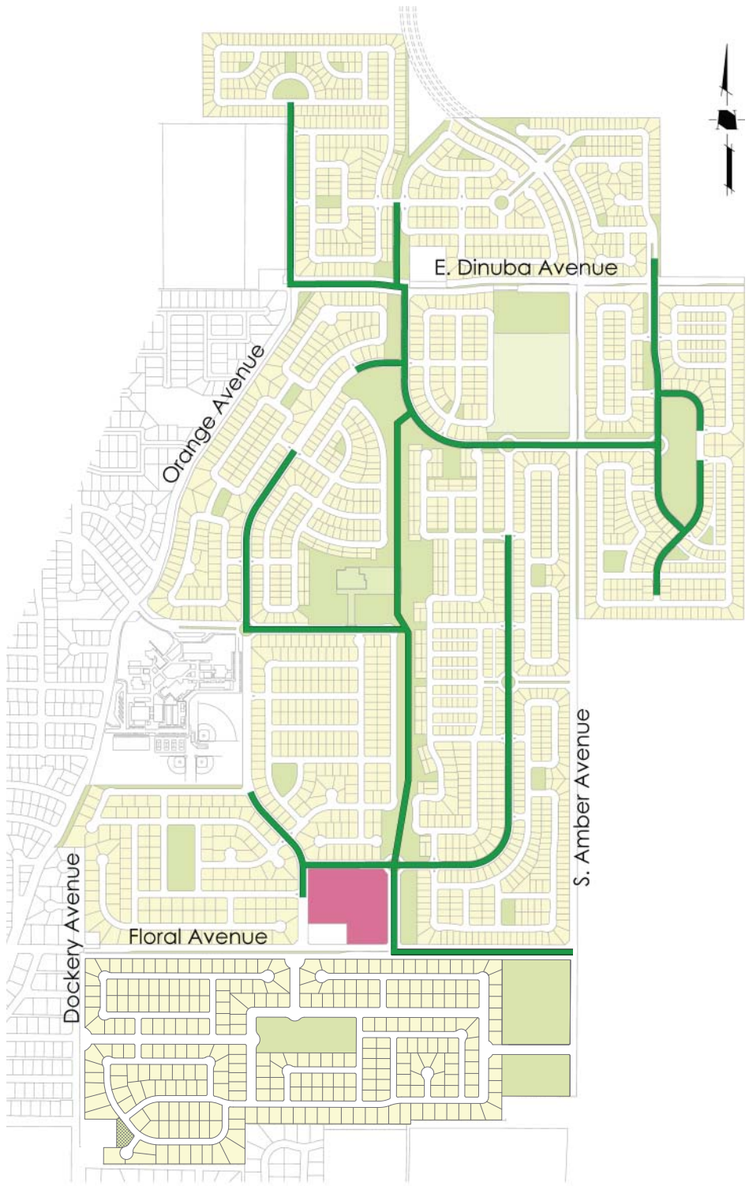


Figure 2.14 Storm Drainage System

2.5.2 Public Transportation

The City of Selma is served by Selma Transit and the Fresno County Rural Transit Agency (FCRTA), which provide local public transportation within Selma and regional transportation between nearby communities within Fresno County. Selma Transit has an electric trolley serving the downtown business district and the large shopping centers in Selma, and has natural gas vans that provide curb-to-curb, demand response transit service for the general public, the elderly, and the handicapped.

2.5.2.1 Transit Service and Facilities

The transit route within Amberwood uses the main northern and southern entrances to the community and follows the collector roadways within the central and northern areas. See Figure 2.13, Conceptual Transit, Bicycle, and Pedestrian Routes. Bus stops and transit shelters will be located at the commercial center and other locations spaced along the collector routes to be determined by the transit authority.

2.5.2.2 Actions

The following actions will be included in the improvement plans for all Amberwood subdivisions to implement the intent of the Public Transportation Plan:

- Coordinate transit services and routing with the City of Selma and its transit providers
- Provide for future public transit stops and shelters at schools, commercial areas, parks, and selected arterial street intersections

2.5.3 Storm Drainage System and Water Features

The storm drainage system will be designed to collect stormwater runoff in individual neighborhoods and convey it to the linear park via a traditional inlet and pipe system. There may be a central water feature with a small meandering swale (or creek) running north to south through the linear park to a water detention basin designed as a dual-use facility located off Amber Avenue at the southern end of the development.

Best management practices will be used to assure water quality; these may include filtration, detention of runoff to allow collection of sediments, incorporating sumps into storm drainage basins, installation of sediment collectors at locations, and routing of storm drainage flows through grassy swales to aid filtration of the water. See Figure 2.14, Storm Drainage System.

It is our understanding that the project is outside the 100-year flood plain as identified on the Federal Emergency Management Agency (FEMA) map. Therefore, no special measures are required to accommodate sheet flow storm flooding.

2.5.3.1 Collection System

Storm drain water will be collected and detained on-site through the storm drainage system for Amberwood as described below.

2.5.3.2 Linear Park

The linear park will act as a dual use facility. The park will provide recreational opportunities, and it may contain creek drainage within a shallow swale. Small lakes along the creek could be used as shallow storm drain detention and recharge basins during the rainy months. These areas will be designed so that the pedestrian pathway will be accessible year round.

2.5.3.3 Residential Neighborhoods

Stormwater from residential neighborhoods will be collected using grass-lined swales and standard underground collection systems. This water will either be directed to the dual-use basin (or alternative) or the linear park detention basins.

2.5.3.4 Shopping Centers

Surface runoff from the commercial shopping center will be collected on-site, and drained to the dual use basin (or alternative).

2.5.3.5 Schools

The school site will collect storm water on site and release it to the linear park detention basin system.

2.5.3.6 Quality of Stormwater Drainage

Best Management Practices will be used to assure water quality which may include: filtration, detention, collection of sedimentation, sumping, installation of grease collectors at critical locations, and routing of storm drainage flow through swales to aid filtration of the water.

2.5.3.7 Actions

The following actions will be included within the improvement plans for Amberwood subdivisions to further implement the intent of the Storm Drainage Plan::

- Detain stormwater in detention facilities and allow it to percolate into the ground to recharge the ground water aquifer.
- Direct stormwater through vegetated swales for natural filtration of water (when possible).
- Direct stormwater into primary dual use basin on Amber Avenue.
- Construct storm drain system to current City standards.

2.5.4 Water Supply and Irrigation System

California Water Service Company will provide domestic water for Amberwood by water mains located in Floral Avenue and East Dinuba Avenue. The Amberwood water supply system is shown in Figure 2.15, Water Supply System. The primary sources of water for non-domestic use, such as irrigation and aquifer recharge, are private wells, water runoff, and municipal water. Alternative water sources to serve the demands of Amberwood include water districts and county, state and federal agencies.

2.5.4.1 Water Demand and Sources

Water usage in the City will be projected in the General Plan and the Water Master Plan. The forecast of water usage within Amberwood is based on the water use factors used in the Water Master Plan.

Annual water duty factors are used in the computation of the total water usage, and these include both potable and non-potable water uses. If available, non-potable water will be used to irrigate open spaces, parks, parkways, medians, and landscaping around commercial shopping centers. Non-potable water will not be used around private residences.

Domestic water will be provided to the community by the wells of the California Water Service Company. The construction of new water mains connecting to Amberwood or wells shall not be required unless and until, in the opinion of the City Engineer and California Water Service, the supply of water will not be adequate to serve the residents.

Ground water will be a major source of water for the project. The water quality of ground water is very good in Fresno County due to geological formations and the rich, alluvial soil. Groundwater wells for municipal use are regulated and permitted by local and state agencies.

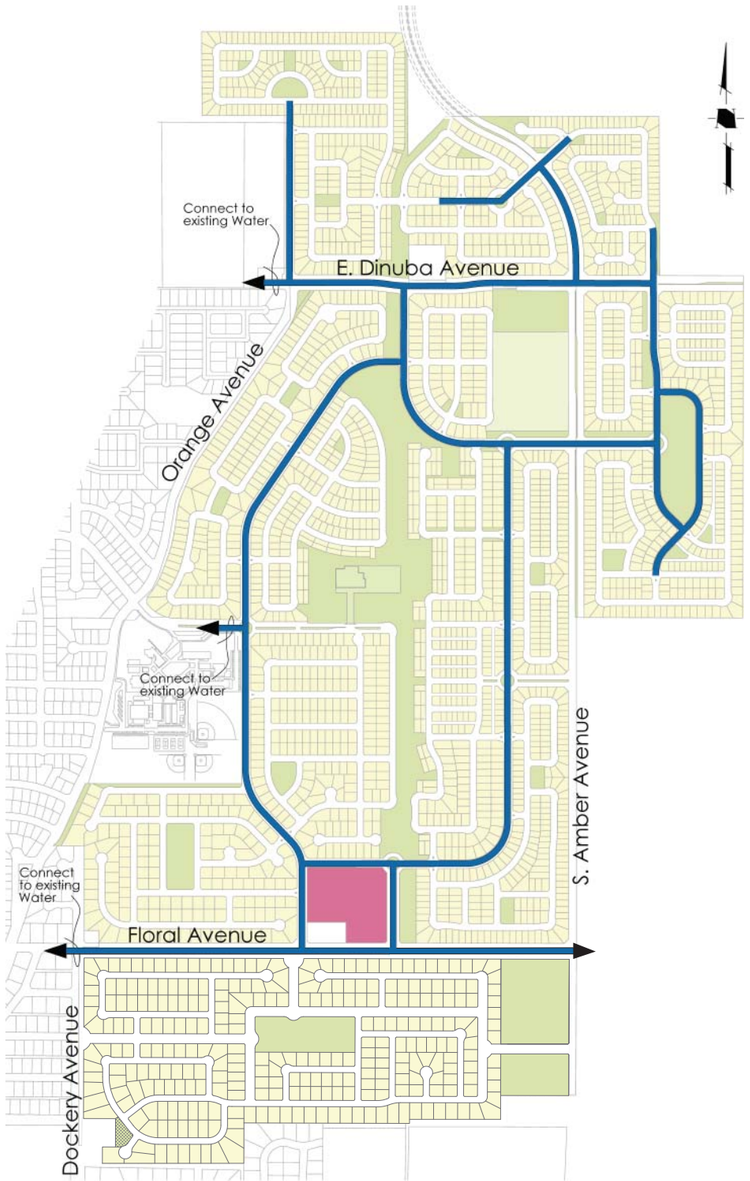


Figure 2.15 Water Supply System

2.5.4.2 Water Distribution and Storage System

The domestic water distribution system will consist of a network of pipelines that run underground within right-of-ways and easements. They will connect with the main lateral pipelines as determined by the project engineers. Water lines will consist of 8-inch pipes within the easements located in the community collector roads. Water will then continue in 8-inch pipes through the easements located in the residential streets. See Figure 2.15, Water Supply System.

The distribution system will be designed in accordance with the City's Municipal Code and Design Standards. Final pipe sizes and alignment will be determined during the detailed design phase. All public utility mains will be installed in the public rightof-way unless the City Engineer approves alternate locations. Potable water from the City's distribution system will be pumped to maintain a minimum residual pressure consistent with the City's standards.

2.5.4.3 Irrigation Water System

Amberwood may provide for future use of reclaimed water, should it become available, through the irrigation system that could be hooked into a reclaimed water distribution system. See Figure 2.16, Irrigation Water Plan.

2.5.4.4 Actions

The following actions will be included within the improvement plans for Amberwood subdivisions to further implement the intent of the Water Plan:

- Construct the water distribution consistent with the current City and California Water District Company standards in order to meet the needs of the project.
- Construct the water system so that it will integrate with the remainder of the City water system and provide the necessary pipes to convey peak fire protection flows.
- When possible, reuse on-site stormwater to irrigate both public and private open space areas to minimize the need for potable water for irrigation.
- Pump groundwater from existing irrigation wells to provide a supplementary source of water for irrigating public and private open space areas as needed and until such time as reclaimed water is made available to the project.

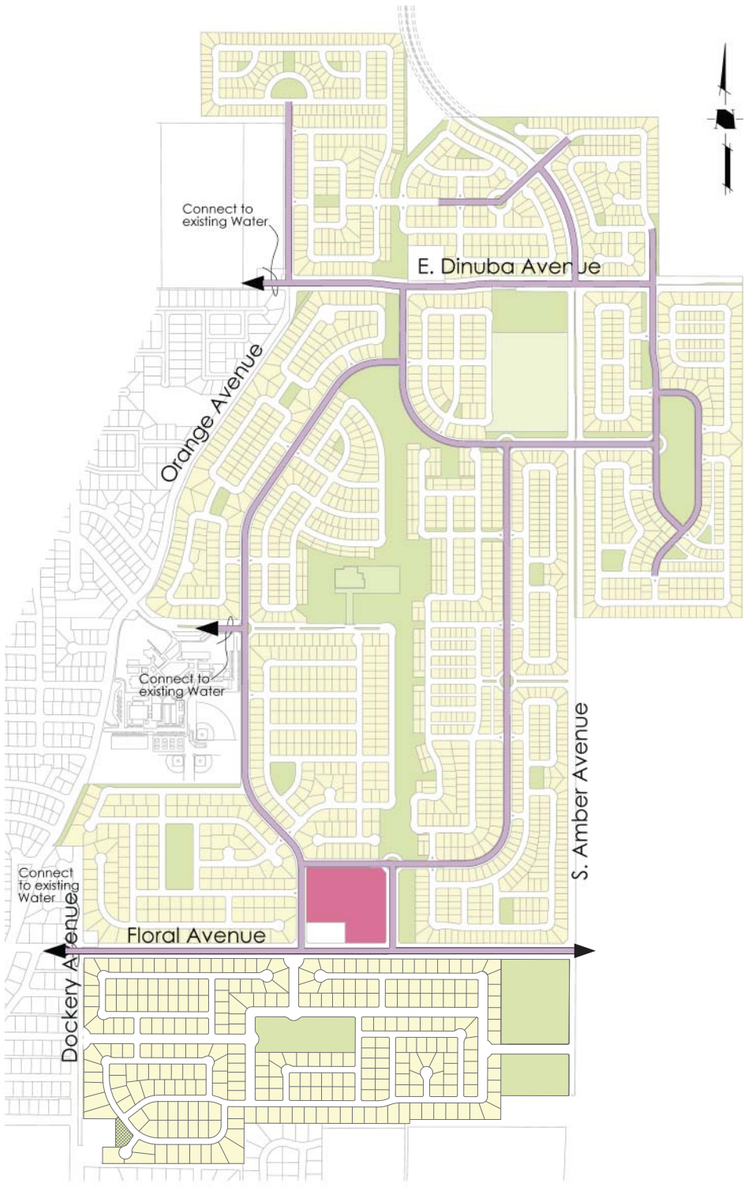


Figure 2.16 Irrigation Water Plan

2.5.5 Sanitary Sewer System

The Selma Kingsburg Fowler County Sanitation District (SKF) operates and maintains the wastewater treatment facility that serves Selma. The SKF wastewater treatment facility is located approximately 3.5 miles southeast of the City, just west of Kingsburg. The City of Selma owns the sanitary sewer system that collects the wastewater generated within the City. SKF maintains and operates the sanitary sewer system for the City.

Wastewater will be collected within Amberwood and then conveyed by either piping to the sewage treatment plant or an on-site sewer wastewater package treatment plant.

2.5.5.1 Sewer Collection System

Wastewater will be collected in a community-wide sanitary sewer system for Amberwood. On-site interceptors, collectors, and branches will be located in accessible streets, parks, open space areas, or maintenance easements. The capacity of the collection system will be designed and installed for full build- out of Amberwood. A sewer system to the SKF plant will be designed to meet or exceed the standards of SKF as set forth in its design guidelines. SKF must review and approve all such sanitary sewer improvement plans prior to construction. Maintenance easements shall be a minimum of 20 feet wide, unless otherwise required. SKF shall be responsible for the maintenance of the collection system conveying wastewater to the SKF plan after construction is completed. .

A sewer trunk line will convey the wastewater from Amberwood to the SKF wastewater treatment plant from the south end of the project. This off-site sewer trunk line will be designed with sufficient capacity to collect influent from future developments as outlined in the SKF/Selma Sanitary Sewer Report and as required by Selma General Plan.

2.5.5.2 Treatment and Disposal

The SKF Sewage Treatment Plant, which is located west of Highway 99 and west of Kingsburg, will be used for the treatment and disposal of the sewage generated by the project. The wastewater treatment facility is designed with an activated sludge and has sufficient capacity to accommodate buildout of Amberwood along with other commercial, industrial and residential development within Selma.

2.5.6 Utilities

2.5.6.1 Electricity

Pacific Gas & Electric Company (PG&E) will provide electric service to the project and has facilities near the proposed project. A 115 kv electrical transmission line traverses the site running along the linear park from the southern boundary of the site to the community center, then westward to and along Nelson Boulevard

2.5.6.2 Natural Gas

PG&E will also provide natural gas service to the project and has facilities in close proximity to the proposed project.

2.5.6.3 Telephone Network

Local phone service will be provided by AT&T or whoever is the local service provider; this network has been extended to be within close proximity to the proposed project.

2.5.6.4 Cable

Comcast has a cable television network close to the project, and will be providing service to new residential and commercial development, or whoever is the local service provider. .

2.6 PUBLIC SERVICES

Before Amberwood is annexed, the City will determine its capability of providing services to the project as required by the Local Agency Formation Commission (LAFCO). A further description of these services and associated financing, administration and responsibilities is contained in Section 5 Implementation.

2.6.1 Police and Fire

The City of Selma has jurisdiction for providing police and fire protection services to all City residents. A public service facility will be provided within the community commercial area to facilitate provision of police and fire services to Amberwood.

2.6.2 Solid Waste

A solid waste disposal system consists of storage, collection, transportation, processing and disposal of solid waste. The City sub-contracts domestic solid waste collection to all areas within the city limits. The City's current and future provision for refuse collection will be made available as Amberwood is built out. The City has developed AB 939 compliance plans.

2.6.3 Municipal Services

The City will provide a variety of municipal services to residents of Amberwood similar to those provided to other City residents. The City will be responsible for increasing its resources to serve population growth within its incorporated area.

The City of Selma Public Works Department will maintain all publicly owned infrastructure within Amberwood, unless otherwise agreed to by City of Selma. The public parks within the community will be operated and maintained by the City. The master developer or a home-owners association may negotiate a maintenance agreement with the City, whereby the City maintains private streets and other infrastructure.

AMBERWOOD

3. DEVELOPMENT STANDARDS AND ZONING

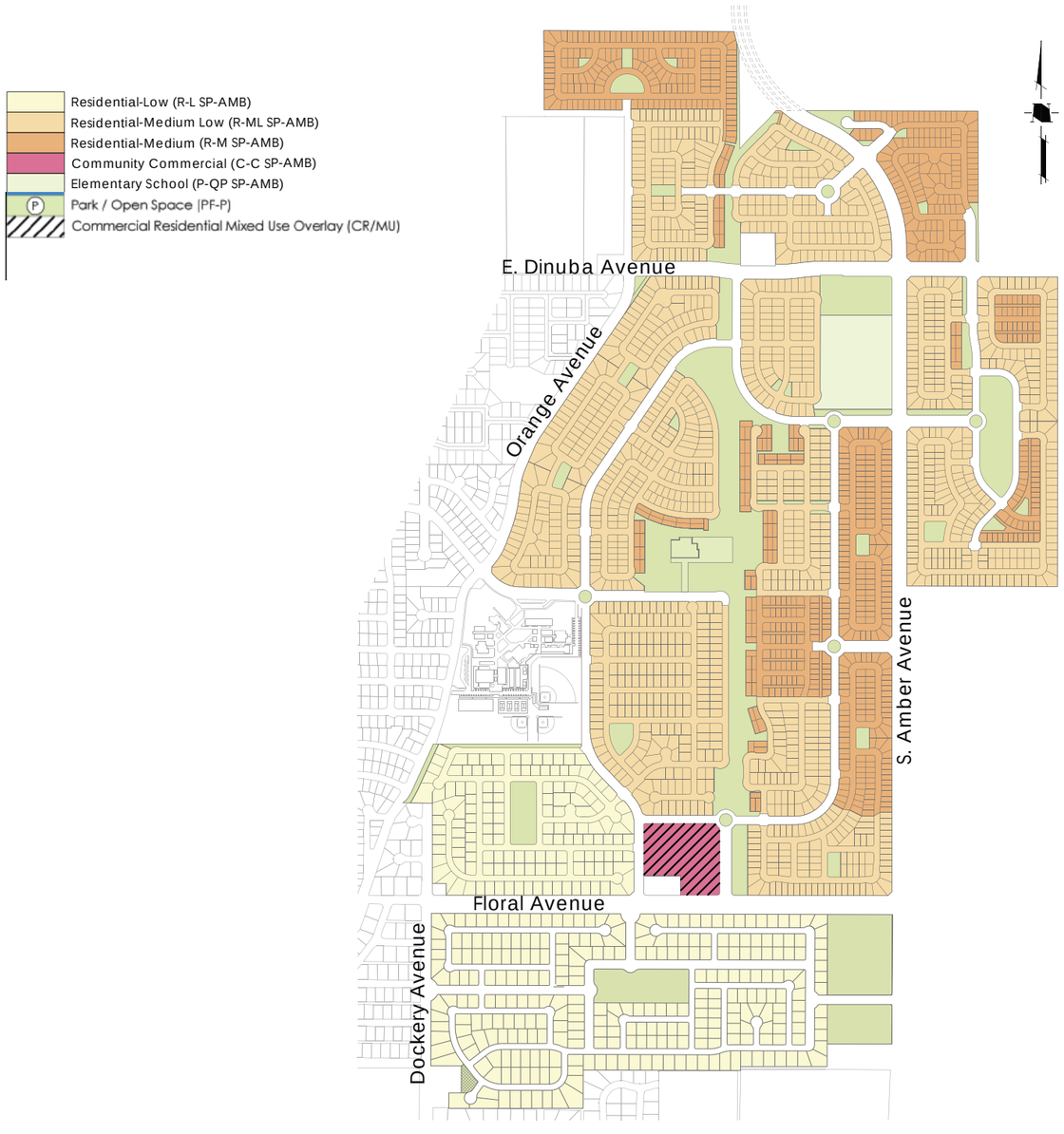


Figure 3.1 Zoning Map

3.1 PURPOSE

The Development Standards and Zoning in Section 3 serve to implement the Amberwood land use plan, and designations and actions set forth in Section 2 Development Plan. The zoning designations along with the standards and guidelines set forth in this section apply to development within Amberwood only and supersede the requirements of the Zoning Ordinance of the Selma Municipal Code (MC) except where these Specific Plan zoning standards are silent on a subject addressed by the Zoning Ordinance. In addition to the zoning districts included in the specific plan, projects may be built out according to the current standards of the Zoning Ordinance of the Selma Muncipal Code (MC) within applicable zone districts..

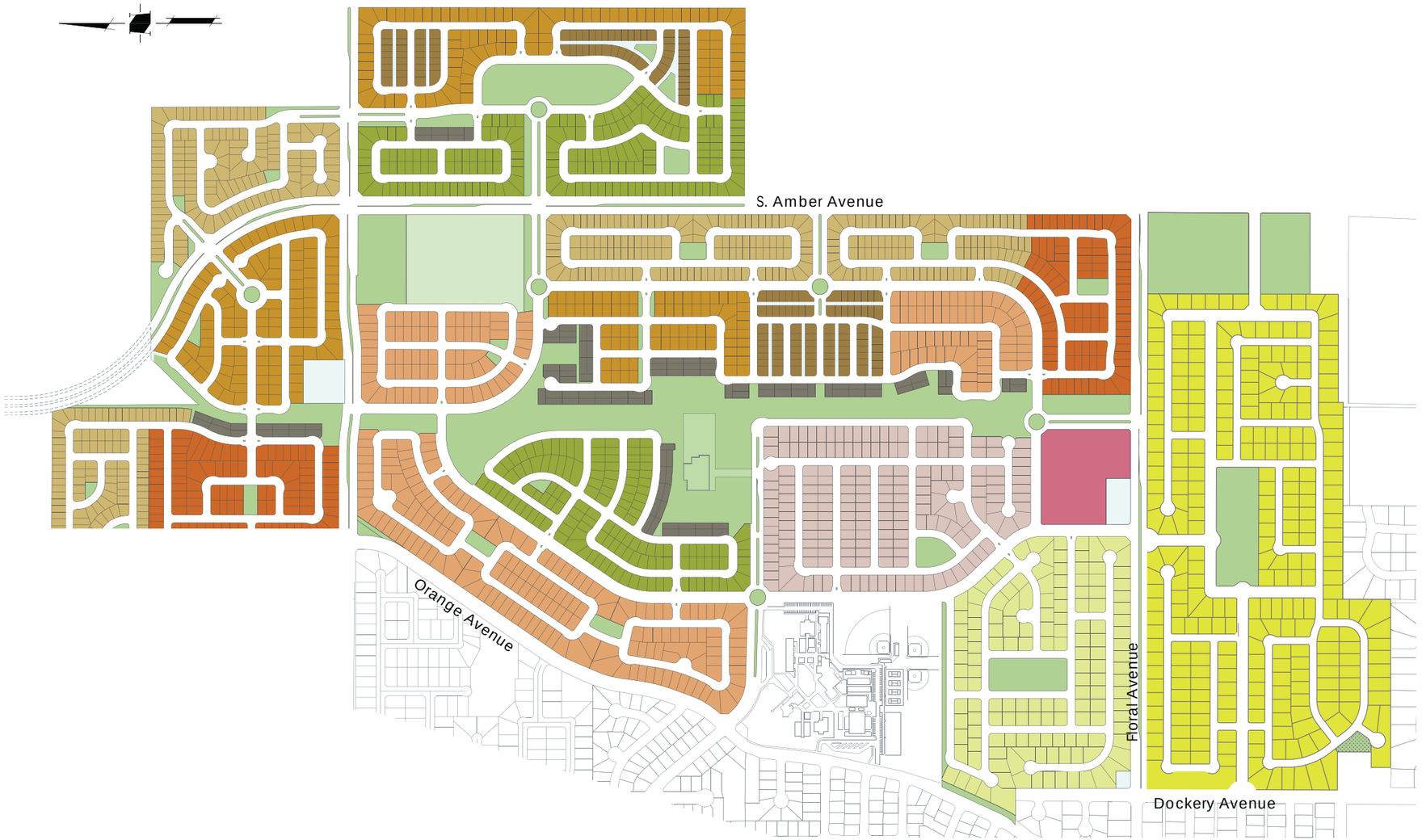


Figure 3.2 Conceptual Lot Type Configurations

3.2 ZONING DISTRICTS

The land use map for the community of Amberwood contains six land use designations and one overlay designation as described in Section 2.2 and identified in Table 3.1, Implementing Zoning Districts for Amberwood Specific Plan Land Use Designations. The Amberwood Specific Plan (the Specific Plan) sets forth the zoning regulations that implement the land use and overlay designations. The Zoning Map for Amberwood is shown in Figure 3.1, Zoning Map. The zoning district designation names, descriptions, and intents are described below and are matched to land use designations as shown in Table 3.1. The "SP-AMB" designation identifies that this zoning district applies only to property within Amberwood. See Figure 3.2, Detailed Zoning Map. The tables and figures within this Section set forth the permitted and conditional uses, as well as development standards such as lot sizes, densities, setbacks, and building coverage. The development standards set forth below are mandatory, unless otherwise noted within this Specific Plan or approval by the master developer/property owner to allow use of standard City of Selma zoning districts.

TABLE 3.1 IMPLEMENTING ZONING DISTRICTS FOR AMBERWOOD SPECIFIC PLAN LAND USE DESIGNATIONS

Land Use Designations	RESIDENTIAL	LDR Low Density Residential	MLDR Medium Low Density Residential	MDR Medium Density Residential	COMMERCIAL	CC Community Commercial	CR/MU Commercial Residential Mixed-Use Overlay	PUBLIC/QUASI-PUBLIC	PF-P Parks/Open Space	PF-ES Elementary School
Zoning Districts										
R-L SP-AMB		x								
R-ML SP-AMB			x							
R-M SP-AMB				x						
C-C SP-AMB						x				
C-R MU SP-AMB							x			
P-QP SP-AMB									x	x

Note: In addition to these zoning districts, the master developer/property owner may allow for use of standard City of Selma zoning districts.

TABLE 3.2 USE REGULATIONS

Permitted and Conditional Uses	**Residential uses**	Single Family Home	Duet (Single Family Attached)	Duplex	Multifamily Apartment/Housing	Townhouse/Condominium	Mobile Home	Daycare Homes (6 or less children)	Daycare Homes (7 or more children)	Second Unit/Granny Flat (1)	Senior Citizen Housing Project	Residential Care Facility (6 or less patients) (2)	Residential Care Facility (7 or more patients) (2)	Temporary Tract Offices/Models (3)	Accessory Uses and Buildings (4)
RESIDENTIAL DISTRICTS															
R-L SP-AMB		P	P •	P •	•	•	•	P	C	C	•	C	•	P	P
R-ML SP-AMB		P	P •	P •	•	•	•	P	C	C	•	C	•	P	P
R-M SP-AMB		P	P •	P •	•	•	•	P	C	C	•	C	•	P	P
COMMERCIAL DISTRICTS															
C-C SP-AMB		•	•	•	•	•	•	•	•	•	•	•	C	•	C
C-R MU SP-AMB		•	•	•	C	C	•	P	C	•	C	C	C	•	C
PUBLIC/ QUASI PUBLIC															
P-QP SP-AMB		•	•	•	•	•	•	•	•	•	•	•	•	•	P

Permitted and Conditional Uses	**Commercial uses**	Adult Businesses	Ambulance and Emergency Services	Amusement Centers/Arcades	Athletic/Fitness Clubs and Recreational Facilities	Barber and Beauty Shops	Business Support Services	Dry Cleaners and Laundries	Home Occupation	Hospitals and Medical Laboratories	Hotels, Motels, and Inns	Medical and Dental Clinics and Services	Personal Services	Professional Offices and Banks	Repair and Maintenance	Restaurants, Delicatessens and Bars (5)
RESIDENTIAL DISTRICTS																
R-L SP-AMB		•	•	•	•	•	•	•	C	•	•	•	•	•	•	•
R-ML SP-AMB		•	•	•	•	•	•	•	C	•	•	•	•	•	•	•
R-M SP-AMB		•	•	•	•	•	•	•	C	•	•	•	•	•	•	•
COMMERCIAL DISTRICTS																
C-C SP-AMB		•	C	C	C	P	P	C	•	C	•	P	P	P	P	P
C-R MU SP-AMB		•	C	C	P	P	P	C	C	C	•	C	P	P	P	P
PUBLIC/ QUASI PUBLIC																
P-QP SP-AMB		•	P	•	C	•	•	•	•	•	•	•	•	•	•	•

Permitted and Conditional Uses	**Retail Sales**	Auto Service Station, Carwash, Mini-marts	Building Material and Equipment	Convenience and Grocery Stores (5)	Drive-in and Drive-through Sales	Drug Stores (5)	Hardware, Appliances, Sporting Goods	Home Furniture and Furnishings	Office Furniture and Supplies	Shopping Malls	Vehicle Repair and Maintenance	Veterinary Clinics and Hospitals	Video/Media Rentals	Warehouses and Storage Facilities	Wholesale Sales	**Public/Quasi-Public Uses**	Clubs and Lodges	Libraries, Museums and Galleries	Private Schools	Public Indoor and Outdoor Recreation Facilities	Public Safety and Utility Facilities	Public Schools	Religious Assembly/Churches
RESIDENTIAL DISTRICTS																							
R-L SP-AMB		•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	C	•	C
R-ML SP-AMB		•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	C	•	C
R-M SP-AMB		•	•	•	•	•	•	•	•	•	•	•	•	•	•		•	•	•	•	C	•	C
COMMERCIAL DISTRICTS																							
C-C SP-AMB		C	•	P	C	P	P	P	P	•	C	C	P	•	C		C	P	C	P	P	•	C
C-R MU SP-AMB		C	•	P	•	P	P	P	P	C	•	C	P	•	•		C	C	C	P	P	•	C
PUBLIC/ QUASI PUBLIC																							
P-QP SP-AMB		•	•	•	•	•	•	•	•	•	•	•	•	•	•		C	C	C	P	P	P	C

Key to Land Use Regulations:

P = Permitted Use

C = Conditional Use Permit Required

• = Use Not Allowed

Footnotes:

(1) See also MC§ 11-1-1 Granny Flat

(2) See also MC§ 11-1-1 Rest Home

(3) Temporary tract offices, model homes and construction materials yards allowed within tract while being developed.

(4) See also MC§ 11-1-1 Accessory Building and Accessory Use, and §11-20-8.

(5) Sale of liquor requires a conditional use permit.

Note: In addition to these zoning districts, the master developer/property owner may allow for use of standard City of Selma zoning districts.

3.2.1 Residential Districts

3.2.1.1 Description

Residential - Low (R-L SP-AMB)

The Residential - Low zone within Amberwood is intended to provide for neighborhoods consisting of detached, single-family residences in a density range of 2 to 4 dwelling units per gross acre (du/ac). This zone is intended to implement the Low Density Residential land use designation of the land use plan in Section 2.3.1.s

Residential - Medium Low (R-ML SP-AMB)

The Residential - Medium Low zone within Amberwood is intended to provide for neighborhoods consisting of detached, single-family residences with a maximum density range of 4 to 5.5 units per gross acre. Housing types include single family homes on medium sized lots. This zone is intended to implement the Medium Low Density Residential land use designation of the land use plan in Section 2.3.1.

Residential - Medium (R-M SP-AMB)

The Residential - Medium zone within Amberwood is intended to provide for neighborhoods consisting of detached, single-family residences in a density range of 5.5 to 9 dwelling units per gross acre. Housing types may include small lot homes and homes served by lanes. This zone is intended to implement the Medium Density Residential land use designation of the land use plan in Section 2.3.1.

3.2.1.2 Permitted and Conditional Uses

Permitted and conditional uses allowed under the residential zoning districts within Amberwood are set forth in Table 3.2, Use Regulations.

3.2.1.3 Development Standards

Basic development standards within residential zones are shown in Table 3.3, Development Standards: SP-AMB Residential Districts. These standards are to be applied only in an eventuality that a lot specific development standard, summarized in Table 3.4, does not exist for a given lot. The specific development standards for each standard lot size are identified on pages 3-8 through 3-19. A summary of these specifications are shown in Table 3-4, Summary of Lot Specific Development Standards. The development standards are minimums unless noted otherwise. Single story residences are allowed in all residential zoning districts and lot types. Standard City of Selma development standards may be in used in lieu with approval of City of Selma City Manager.

TABLE 3.3 DEVELOPMENT STANDARDS: SP-AMB RESIDENTIAL DISTRICTS

	R-L	R-ML	R-M
Density (Units/Acre) (1)	2.0 to 4.0	4.0 to 5.5	5.5-9.0
Lot Size (sq ft)	7,000	5,000	3,000
Lot Frontage (ft)	35	30	25
Lot Depth (ft)	90	80	70
Lot Width (ft)	60 (2)	50 (2)	40 (2)
Setbacks (3)	[	See Pages 3-8 through 3-19	]
Space Between Homes (ft)	15 (4)	10 (4)	10 (4)
Max Site Coverage (5)	[	not applicable	]
Max Building Height (ft)	36 (6)	36 (6)	36 (6)
Landscaping (7)	[	See Section 3.2.1.5	]
Parking (8)	2/2	2/2	2/1

*In addition to these zoning districts, the master developer/property owner may allow for use of standard City of Selma zoning districts.

Note:

The development standards in Table 3.3 are to be applied in an eventuality that a lot specific development standard, summarized in Table 3.4, does not exist for a given lot. Setbacks for such a lot shall comply with the standard lot that has the most similar size and dimensions.

Footnotes:

(1) Gross density range includes local streets, open spaces and neighborhood parks.

(2) Add 10 feet to minimum lot width for corner lots.

(3) Setbacks are designated for each typical lot type on pages 3-8 through 3-19.

(4) The minimum space between houses is 8 feet on lane lots. The minimum space between single story accessory structures and a house or other accessory structure is 8 feet.

(5) Site coverage is governed by setback requirements.

(6) Maximum height for accessory structures is 12 feet. Detached garages with a second unit on the second story have a maximum height of 28 feet. Single story residences are allowed.

(7) See also MC §8.9.8, Design Criteria for Water Conservation in Landscaping.

(8) Covered spaces/offstreet spaces. A covered space must be in a garage with a minimum of 240 square feet per space. Offstreet parking spaces must be uncovered and on a paved area within the lot without encroaching on a sidewalk, lane, or street.

TABLE 3.4 SUMMARY OF LOT SPECIFIC DEVELOPMENT STANDARDS

LOT TYPE	LOT AREA minimum	LOT DIMENSIONS minimum		SETBACKS minimum					HEIGHT maximum	ENCROACHMENTS	OFFSTREET PARKING
		Width	Depth	Front	Rear	Side	Corner Side	Garage		Porch/Features	Garage [8]/Other
1	**8,450**	65 feet	130 feet	20 feet	40 feet	5/10[1] feet	15 feet	5[2] feet	36 feet	8 feet/24 inches[3,4]	2 spaces/2 spaces
2	**7,200**	80 feet	90 feet	15 feet	20 feet	5/10[1] feet	15 feet	5[2] feet	36 feet	5 feet/24 inches[3]	2 spaces/2 spaces
3	**6,080**	76 feet	80 feet	15 feet	15 feet	5/10[1] feet	15 feet	3/5[5] feet	24 feet[10]	5 feet/24 inches[3]	2 spaces/2 spaces
4	**6,000**	60 feet	100 feet	15 feet	20 feet	5 feet	15 feet	5[2] feet	36 feet	5 feet/24 inches[3]	2 spaces/2 spaces
5	**5,500**	55 feet	100 feet	15 feet	20 feet	5 feet	15 feet	5[2] feet	36 feet	5 feet/24 inches[3]	2 spaces/2 spaces
6	**5,200**	65 feet	80 feet	15 feet	15 feet	5 feet	15 feet	5[2] feet	36 feet	5 feet/24 inches[3]	2 spaces/2 spaces
7	**5,100**	60 feet	85 feet	15 feet	15 feet	5 feet	15 feet	5[2] feet	36 feet	5 feet/24 inches[3]	2 spaces/2 spaces
8	**5,000**	50 feet	100 feet	15 feet	15 feet	5 feet	15 feet	5[2] feet	36 feet	5 feet/24 inches[3]	2 spaces/1 space
9	**4,250**	50 feet	85 feet	12 feet	15 feet	5 feet	15 feet	5[2] feet	36 feet	5 feet/24 inches[3]	2 spaces/1 space
10	**3,600**	45 feet	80 feet	12 feet	15 feet	8[6] feet	12 feet	5[2] feet	36 feet	5 feet/24 inches[3]	2 spaces/1 space
11 Lane	**3,480**	40 feet	87[9] feet	8 feet	15[7] feet	8[6] feet	10 feet	15[7] feet	36 feet	3 feet/24 inches[3]	2 spaces/0 space
12 Greencourt	**4,400**	40 feet	110[9] feet	18[9] feet	30[7] feet	5 feet	10 feet	30[7] feet	36 feet	3 feet/24 inches[3]	2 spaces/0 space

Notes

(1) Setback is 5 feet on one side of the lot and 10 feet on the other side.

(2) Garage setback is measured from front and corner side of living area, not including single story porch. Garages facing front/side streets or rear lanes shall be setback a minimum of 18 feet from right-of-way .

(3) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk. Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.

(4) A dock may encroach 39 feet into the rear setback as long as a 1 foot rear setback and 5 foot side setback is maintained. A gazebo may encroach 20 feet into the rear setback as long as a 5 foot side setback is maintained.

(5) Setback is 3 feet from front of home and 5 feet from corner side of home.

(6) Setback is total for both sides; setback may not be less than 3 feet for any side.

(7) Setbacks are measured from centerline of rear lane.

(8) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

(9) Lot depth measured from centerline of lane for lane and greencourt lots. Lot depth and front setbacks measured from centerline of greencourt for greencourt lots.

(10) Single story residences only.

*In addition to these zoning districts, the master developer/property owner may allow for use of standard City of Selma zoning districts.

Additional property development standards contained within the Selma Zoning Ordinance may also apply. See Municipal Code Section 11.20. (MC §11.20) The residential design standards set forth in Sections 3.2.1.4 through 3.2.1.10 are in addition to standards set forth in Table 3.3 and Table 3.4, and are given priority over any conflicts with the City's Municipal Code.

3.2.1.4 Circulation, Access and Parking Standards

The following circulation, access and parking standards apply to residential development within Amberwood:

- Parking or storing of boats, recreational vehicles, mobile homes, motor homes and truck campers are not allowed on residential lots except for loading and unloading
- Lanes will be maintained by homeowners associations or a maintenance district
- Clear views across corner areas at all intersections of streets, alleys or private driveways shall be designed to meet Caltrans standards to ensure adequate visibility for vehicular traffic

3.2.1.5 Landscaping

Landscaped areas totaling a minimum of 20 feet adjacent to arterial streets and a minumum of 10 feet adjacent to collector streets shall be provided within the street right of-way, within the property setback, or a combination of both. Landscaping within the street right-of-way shall be completed prior to occupancy of adjacent residences. Each lot shall have a minimum of one street tree planted per 30 feet of frontage.

Front and street side yard landscape shall be installed and provided with a permanent automatic irrigation system prior to occupancy of the residential unit on the lot. On corner lots, landscaping shall not interfere with the visibility of street traffic, pedestrians or bicyclists.

Drought tolerant landscaping is recommended. Landscaping shall be of a type and size specified in the Amberwood Residential Design Guidelines referenced in Appendix C of this Specific Plan.

3.2.1.6 Lighting

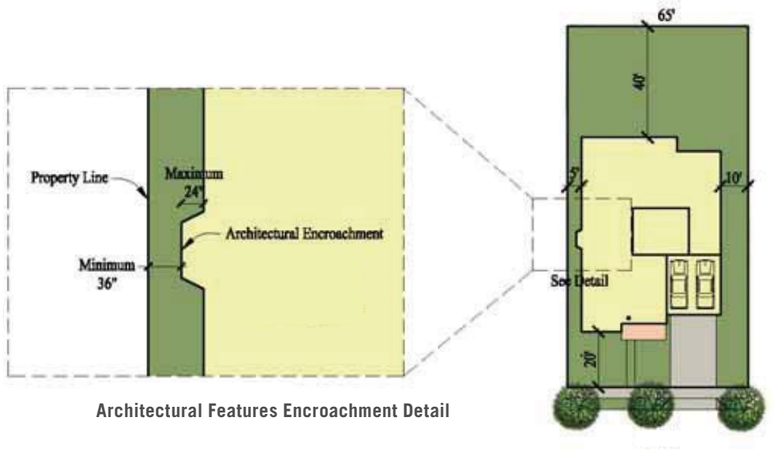
Area lighting within parking lots and common areas will match the residential streetlights with respect to color, design, and light fixtures. Height and locations will conform to the lighting standards set forth in the Residential Design Guidelines referenced in Appendix C of this Specific Plan.

3.2.1.7 Fencing

Privacy fencing shall not be higher than six feet and may be constructed from wood or other material that is compatible with the architecture of the structure. Privacy fencing on residential lots will conform to the fencing standards set forth in the Residential Design Guidelines referenced in Appendix C of this Specific Plan. On lots fronting the Central Park south of Floral, side yard privacy fencing shall be metal picket fencing for the last 16 feet of the fence to the bulkhead. This is to ensure adequate views for each residence.

3.2.1.8 Porches and Architectural Features

Front porches are recommended on 25% of all homes. Each porch must have a usable area that is not less than eight feet deep by not less than ten feet wide. Homes on corners shall have a side porch along the street not less than 6 feet deep by not less than 10 feet wide. Single story porches may encroach 3 to 8 feet, according to lot type, into the front yard and street side setbacks as long as corner visibility standards are met as per Section 3.2.1.4.



Architectural Features Encroachment Detail

Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.

3.2.1.9 Trash Enclosures

All single family structures shall have enclosures that screen trash receptacles so that they cannot be viewed from the street. The location and design of trash enclosures shall conform to the standards set forth in the Residential Design Guidelines referenced in Appendix C of this Specific Plan.

3.2.1.10 Signage

Community entry signs shall be installed at the main entrances to the project and will bear the Amberwood name and logo. Neighborhood entry signs shall be located at the entry points of each neighborhood. See also Section 4 regarding entry monument signs for residential areas. Signage within residential areas shall conform to the standards set forth in the Residential Design Guidelines referenced in Appendix C of this Specific Plan.

LOT TYPE 01 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	8,450 square feet
Minimum Lot Dimensions	65 feet x 130 feet
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street, front or side
Setbacks	
Front	20 feet minimum
Rear	40 feet minimum
Side	5 feet minimum/ 10 feet minimum (1)
Street Side	15 feet minimum
Garage	5 feet minimum (2) (3)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	8 feet maximum (4)
- Features	24 inches maximum (5) (6)
Off street Parking	
- Garage	2 spaces (7)
- Off Street	2 spaces

Notes:
(1) Setback is 5 feet on one side of the lot and 10 feet on the other side.
(2) Garage setback is measured from front and corner side of living area, not including single story porch. Garage setback is 3 feet from front of home and 5 feet from corner side of home.
(3) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
(4) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(5) Architectural features such as bay windows, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(6) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE

PLOTTING STUDY

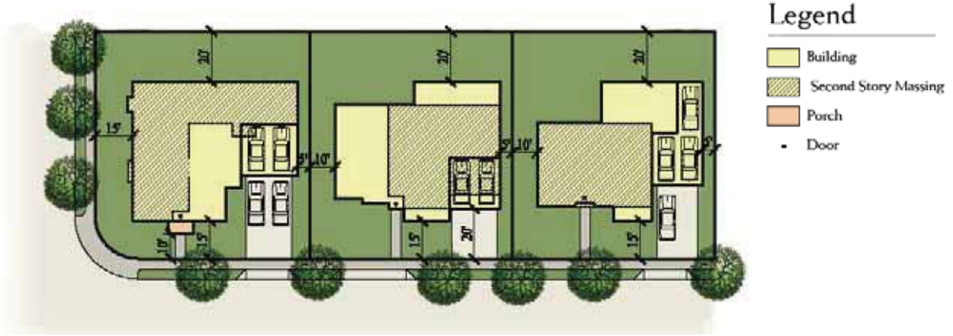
ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 02 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	7,200 square feet
Minimum Lot Dimensions	80 feet x 90 feet
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street, front or side
Setbacks	
Front	15 feet minimum
Rear	20 feet minimum
Side	5 feet minimum/ 10 feet minimum (1)
Street Side	15 feet minimum
Garage	5 feet minimum (2) (3)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	5 feet maximum (4)
- Features	24 inches maximum (5)
Off street Parking	
- Garage	2 spaces (6)
- Off Street	2 spaces

Notes:
(1) Setback is 5 feet on one side of the lot and 10 feet on the other side.
(2) Garage setback is measured from front and corner side of living area, not including single story porch.
(3) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
(4) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(5) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(6) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE



PLOTTING STUDY

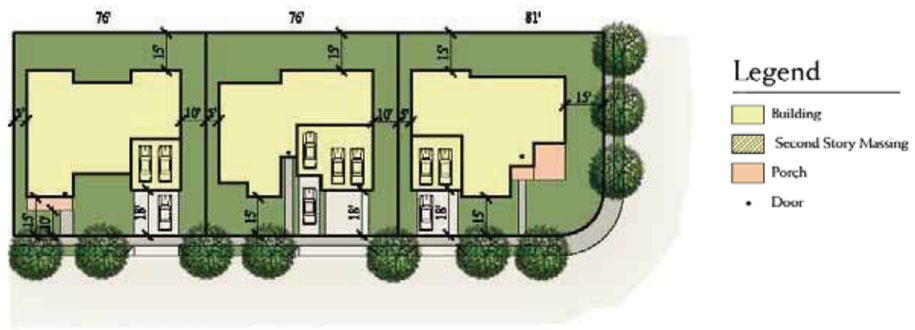
ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 03 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	6,080 square feet
Minimum Lot Dimensions	76 feet x 80 feet
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street, front or side
Setbacks	
Front	15 feet minimum
Rear	15 feet minimum
Side	5 feet minimum/ 10 feet minimum (1)
Street Side	15 feet minimum
Garage	3/5 feet minimum (2) (3)
Additional Requirements	
Building Height	Single Story, 24 feet maximum
Encroachments	
- Porch	5 feet maximum (4)
- Features	24 inches maximum (5)
Off street Parking	
- Garage	2 spaces (6)
- Off Street	2 spaces

Notes:
(1) Setback is 5 feet on one side of the lot and 10 feet on the other side.
(2) Garage setback is measured from front and corner side of living area, not including single story porch. Garage setback is 3 feet from front of home and 5 feet from corner side of home.
(3) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
(4) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(5) Architectural features such as bay windows, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(6) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE



PLOTTING STUDY

ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 04 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	6,000 square feet
Minimum Lot Dimensions	60 feet x 100 feet
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street, front or side
Setbacks	
Front	15 feet minimum
Rear	20 feet minimum
Side	5 feet minimum
Street Side	15 feet minimum
Garage	5 feet minimum (1) (2)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	5 feet maximum (3)
- Features	24 inches maximum (4)
Off street Parking	
- Garage	2 spaces (5)
- Off Street	2 spaces

Notes:
(1) Garage setback is measured from front and corner side of living area, not including single story porch.
(2) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
(3) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(4) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(5) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE

PLOTTING STUDY

ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 05 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	5,500 square feet
Minimum Lot Dimensions	55 feet x 100 feet
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street, front or side
Setbacks	
Front	15 feet minimum
Rear	20 feet minimum
Side	5 feet minimum
Street Side	15 feet minimum
Garage	5 feet minimum (1) (2)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	5 feet maximum (3)
- Features	24 inches maximum (4)
Off street Parking	
- Garage	2 spaces (5)
- Off Street	2 spaces

Notes:
(1) Garage setback is measured from front and corner side of living area, not including single story porch.
(2) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
(3) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(4) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(5) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE

PLOTTING STUDY
ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 06 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	5,200 square feet
Minimum Lot Dimensions	65 feet x 80 feet
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street, front or side
Setbacks	
Front	15 feet minimum
Rear	15 feet minimum
Side	5 feet minimum
Street Side	15 feet minimum
Garage	5 feet minimum (1) (2)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	5 feet maximum (3)
- Features	24 inches maximum (4)
Off street Parking	
- Garage	2 spaces (5)
- Off Street	2 spaces

Notes:
(1) Garage setback is measured from front and corner side of living area, not including single story porch.
(2) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
(3) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(4) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(5) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE

PLOTTING STUDY

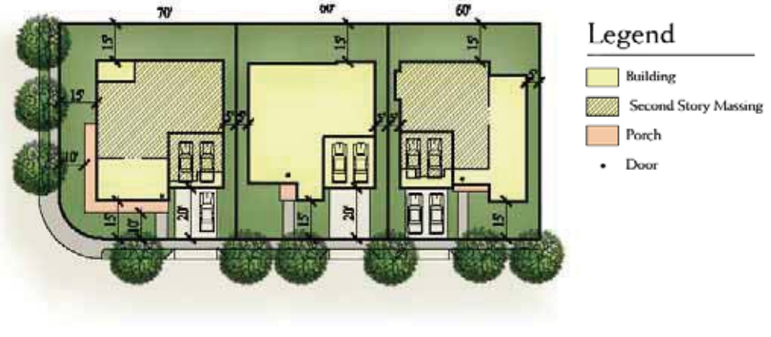
ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 07 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	5,100 square feet
Minimum Lot Dimensions	60 feet x 85 feet
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street, front or side
Setbacks	
Front	15 feet minimum
Rear	15 feet minimum
Side	5 feet minimum
Street Side	15 feet minimum
Garage	5 feet minimum (1) (2)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	5 feet maximum (3)
- Features	24 inches maximum (4)
Off street Parking	
- Garage	2 spaces (5)
- Off Street	2 spaces

Notes:
(1) Garage setback is measured from front and corner side of living area, not including single story porch.
(2) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
(3) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(4) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(5) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE



PLOTTING STUDY

ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 08 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	5,000 square feet
Minimum Lot Dimensions	50 feet x 100 feet
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street, front or side
Setbacks	
Front	15 feet minimum
Rear	15 feet minimum
Side	5 feet minimum
Street Side	15 feet minimum
Garage	5 feet minimum (1) (2)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	5 feet maximum (3)
- Features	24 inches maximum (4)
Off street Parking	
- Garage	2 spaces (5)
- Off Street	1 space

Notes:
(1) Garage setback is measured from front and corner side of living area, not including single story porch.
(2) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
(3) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(4) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(5) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE

PLOTTING STUDY

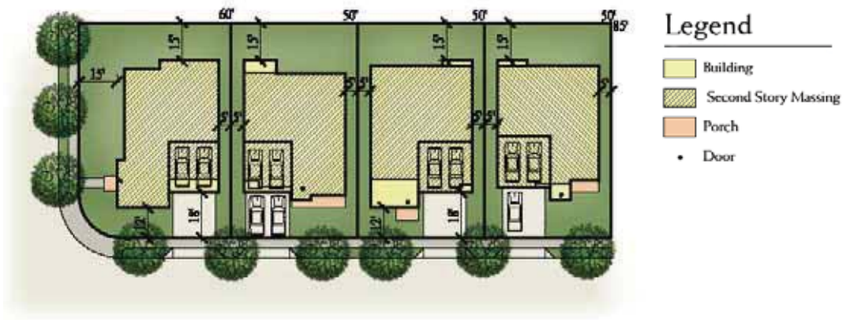
ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 09 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	4,250 square feet
Minimum Lot Dimensions	50 feet x 85 feet
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street, front or side
Setbacks	
Front	12 feet minimum
Rear	15 feet minimum
Side	5 feet minimum
Street Side	15 feet minimum
Garage	5 feet minimum (1) (2)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	5 feet maximum (3) (4)
- Features	24 inches maximum (5)
Off street Parking	
- Garage	2 spaces (6)
- Off Street	1 space

Notes:
(1) Garage setback is measured from front and corner side of living area, not including single story porch.
(2) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
(3) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(4) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(5) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE



PLOTTING STUDY

ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 10 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	3,600 square feet
Minimum Lot Dimensions	45 feet x 80 feet
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Street, front or side
Setbacks	
Front	12 feet minimum
Rear	15 feet minimum
Side	5 feet minimum
Street Side	13 feet minimum
Garage	5 feet minimum (1) (2)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	5 feet maximum (3)
- Features	24 inches maximum (4)
Off street Parking	
- Garage	2 spaces (5)
- Off Street	1 space

Notes:
(1) Garage setback is measured from front and corner side of living area, not including single story porch.
(2) Garage shall be setback a minimum of 18 feet from right-of-way for both front and side loading garages.
(3) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(4) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(5) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE

PLOTTING STUDY

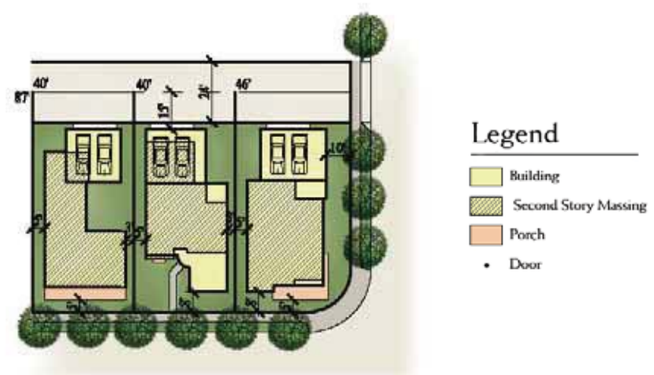
ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 11 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	3,480 square feet
Minimum Lot Dimensions	40 feet x 87 feet (1)
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Lane
Setbacks	
Front	8 feet minimum
Rear	15 feet minimum (2)
Side	8 feet minimum (3)
Street Side	10 feet minimum
Garage	15 feet minimum (4)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	3 feet maximum (5)
- Features	24 inches maximum (6)
Off street Parking	
- Garage	2 spaces (7)
- Off Street	0 spaces

Notes:
(1) Lot depth measured from front right-of-way to centerline of lane.
(2) Setbacks are measured from centerline of lane.
(3) Setback is total for both sides; Setback must not be less than 3 feet for any side.
(4) Garage setback is measured from centerline of lane.
(5) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(6) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(7) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE



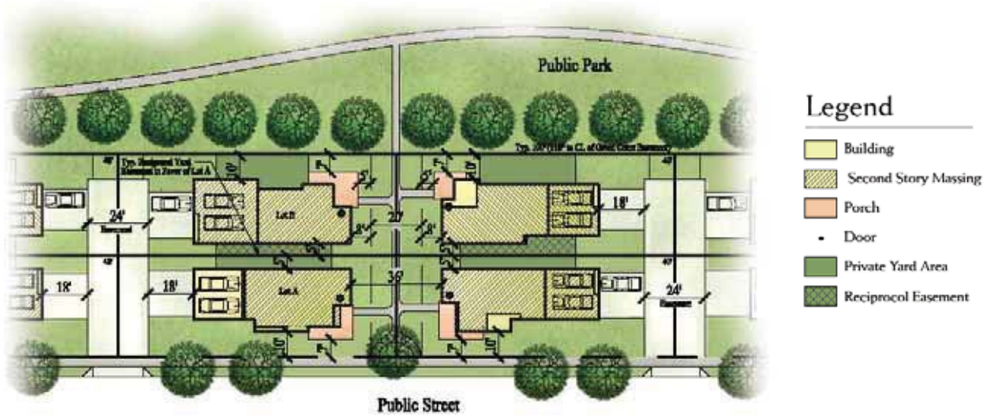
PLOTTING STUDY
ALL DIMENSIONS SHOWN ARE MINIMUMS

LOT TYPE 12 DEVELOPMENT STANDARDS

Lot Configuration	
Minimum Lot Size	4,400 square feet
Minimum Lot Dimensions	40 feet x 110 feet (1)
Maximum Building Coverage	Building coverage is governed by setback requirements
Garage Access	Lane
Setbacks	
Front	18 feet minimum (2) / 36' building to building minimum
Rear	30 feet minimum (3)
Side	5 feet minimum
Street Side	10 feet minimum
Garage	30 feet minimum (3)
Additional Requirements	
Building Height	36 feet maximum
Encroachments	
- Porch	3 feet maximum (4)
- Features	24 inches maximum (5)
Off street Parking	
- Garage	2 spaces (6)
- Off Street	0 spaces

Notes:
(1) Lot depth measured from centerline of shared driveway to centerline of common greencourt.
(2) Setback measured from property line at middle of green court easement.
(3) Setback measured from centerline of lane; Garage shall be setback a minimum of 18 feet from edge of lane.
(4) Single story porch may encroach into front or corner side setback as long as a minimum 5 foot setback is maintained from the sidewalk.
(5) Architectural features such as bay windows, second story porches, roof overhangs, etc. may encroach 24 inches into front, side, rear and corner side setbacks as long as a minimum 36 inch setback is maintained from the sidewalk and property line.
(6) Two (2) car tandem parking shall be counted as one (1) space towards the garage parking minimum.

ILLUSTRATIVE HOME SCENE



PLOTTING STUDY
ALL DIMENSIONS SHOWN ARE MINIMUMS

3.2.2 Commercial Districts

3.2.2.1 Description

Community Commercial (C-C SP-AMB)

The Community Commercial zone within Amberwood is intended to provide for commercial shopping services specifically targeted to the local resident. Typical commercial uses appropriate within this district include retail commercial, services, offices, and other businesses that would provide commercial services for this area of Selma. This zone is intended to implement the Community Commercial land use designation of the land use plan in Section 2.3.2.

Commercial Residential Mixed-Use Overlay (C-R/MU SP-AMB)

The Commercial - Residential Mixed Use Overlay zone is intended to allow for high density residential uses such as apartments, condominiums, and town homes on Community Commercial sites to provide for a mix of residential and commercial office, retail, and service uses within the same site. Residential densities of up to 14 units per acre on second stories are allowed in addition to commercial uses. This zone is intended to implement the Commercial Residential Mixed Use Overlay designation of the land use plan in Section 2.3.2.

3.2.2.2 Permitted and Conditional Uses

Permitted and conditional uses allowed under the commercial zoning districts within Amberwood are set forth above in Table 3.2, Use Regulations.

3.2.2.3 Development Standards

Development Standards within commercial zones shall be as provided in Table 3.5, Development Standards: SP-AMB Commercial Districts. Standards presented in Table 3.5 are minimums unless noted otherwise; the symbol "-" means no standard is specified. Additional property development standards contained within the Selma Zoning Ordinance may also apply. See Selma Municipal Code Section 11.20 (MC §11.20).
The commercial design standards set forth in Sections 3.2.2.4 through 3.2.2.9 are in addition to standards set forth in Table 3.5 and are given priority over any conflicts with the City's Municipal Code.

3.2.2.4 Circulation and Access

The development plan for commercial uses shall have adequate vehicular access from a dedicated and improved street, service road or lane; the design of which shall be approved by the City site plan review process. The points of ingress and egress shall be limited along major streets to reduce the points of circulation congestion and promote traffic safety. Left turn movements onto and off of major streets shall also be minimized wherever possible. The site plan review application shall designate the location and number of points of ingress and egress to the property.

TABLE 3.5 DEVELOPMENT STANDARDS: SP-AMB COMMERCIAL DISTRICTS

	C-C	C-R/MU
Residential Density (Max. Units/Acre)	0	14
Lot Size (sq ft)	-	-
Lot Frontage (ft)	-	-
Lot Depth (ft)	-	-
Lot Width (ft)	-	-
Setbacks		
Front (ft)	10	10
Rear (ft)	0/10 (1)	0/10 (1)
Side (ft)	0/10 (2)	0/10 (2)
Corner Side (ft)	10	10
Space Between Buildings (ft) (3)	-	-
Max Site Coverage	-	-
Max Building Height (ft) (4)	35	35
Landscaping	[See Section 3.2.2.5]	
Parking & Loading	[See MC §11.17 and §11.18]	

Footnotes:

(1) Rear setback is 10 feet where rear property line adjoins or has a common street frontage with a residential use.

(2) Side setback is 10 feet where side property line adjoins or has a common street frontage with a residential use.

(3) Retail/commercial stores and businesses shall be grouped together to form building complexes surrounded by large parking areas to provide convenient and adequate parking for adjacent stores and to create a village character with small and large retail/commercial uses.

(4) Height of a commercial building may not exceed twice the distance to the nearest property line shared by a residential use.

*Note: In addition to these zoning districts, the master developer/property owner may allow for use of standard City of Selma zoning districts..

3.2.2.5 Landscaping

Main entries into the commercial areas will be extensively landscaped to provide dominant visual corridors to the centers while all commercial buildings will be accentuated by substantial landscaping. A minimum of 5% of the commercial site shall be landscaped and or used for outdoor public areas and walkways.

Parking areas shall be screened from adjacent streets by landscaping, berming or low walls; and shall separated by landscaped islands with a minimum of one tree per five parking spaces. To the extent possible, the landscape design shall incorporate drought tolerant trees, shrubs, and groundcover. All landscape areas shall be watered by an automatic irrigation system and, where feasible, a subsurface drip irrigation system shall be installed.

Landscaped areas totaling a minimum of 20 feet adjacent to arterial streets and a minimum of 10 feet adjacent to collector streets shall be provided within the street right-of-way, within the property setback, or a combination of both. The required setback area between a commercial use and an adjacent residential use shall be landscaped according to standards set forth in the Commercial Design Guidelines referenced in Appendix C of this Specific Plan.

3.2.2.6 Lighting

Area lighting within parking lots will match the residential street lights with respect to color, design and light fixtures. Parking lot and loading area lighting shall be designed to meet published Illuminating Engineering Standards (IES) for security and safety. Lighting for common areas and building entrances shall also meet the lighting standards set forth in the Commercial Design Guidelines referenced in Appendix C of this Specific Plan.

3.2.2.7 Screen Walls and Fencing

A solid masonry wall six feet tall shall be installed along the rear and side property lines that are adjacent to residential areas. Walls shall enclose outdoor storage or equipment, screening them from adjacent public streets. No walls are allowed along the street frontage(s) of the commercial site. Walls and fencing shall also meet the standards set forth in the Commercial Design Guidelines referenced in Appendix C of this Specific Plan.

3.2.2.8 Trash Enclosures

Trash and recycling enclosures shall be provided and constructed of wood, stucco, brick or stone, and shall be compatible with the architecture of the structures. Trash and recycling collection facility dimensions shall conform to applicable City standards, be located to not restrict vehicular circulation, and be of a size to meet the needs of the stores and offices. The location and design of trash enclosures shall also meet the standards set forth in the Commercial Design Guidelines referenced in Appendix C of this Specific Plan.

3.2.2.9 Signage and Graphics

Monument signs shall be located at the main entrances to each commercial site to identify and direct visitors. A master signing program for all stores and businesses shall be submitted to the City for site plan review approval. There shall be no moving or flashing signs and all signing shall also meet the standards set forth in the Commercial Design Guidelines referenced in Appendix C of this Specific Plan. See also Section 4, regarding signs for shopping centers and public services.

3.2.3 Public/Quasi-Public District

3.2.3.1 Description

Public/Quasi-Public (P-QP SP-AMB)

The Public/Quasi-Public zone within Amberwood is intended to provide for elementary schools, public parks and open space, public facilities, and quasi-public facilities such as the dual use basin (or alternative). This zone is intended to implement the Public Facility land use designations of the land use plan in Section 2.3.2.

3.2.3.2 Permitted and Conditional Uses

Permitted and conditional uses allowed under the Public/Quasi-Public zoning district within Amberwood are set forth in Table 3.2, Use Regulations.

3.2.3.3 Development Standards

Development Standards within Public/Quasi-Public zone shall be as provided in Table 3.6, Development Standards: SP-AMB Public/Quasi-Public District. Standards presented in Table 3.6 are minimums unless noted otherwise; the symbol "-" means no standard is specified. Additional property development standards contained within the Selma Zoning Ordinance may also apply. See Municipal Code Section 11.20 (MC §11.20). The public/quasi-public design standards set forth in Sections 3.2.3.4 through 3.2.3.9 are in addition to standards set forth in Table 3.6 and are given priority over any confl icts with the City's Municipal Code.

3.2.3.4 Circulation and Access

All land uses in the Public/Quasi-Public district shall be adequately served by roads and provide access to all facilities.

3.2.3.5 Landscaping

Landscaped islands will separate parking areas. The islands and landscaping immediately adjacent to the parking lot shall have shade trees at a minimum of one tree per five parking spaces. To the maximum extent possible, the landscape design shall incorporate drought tolerant trees, shrubs, and groundcover. All landscaped areas shall be watered by an automatic irrigation system and, where feasible, a subsurface drip irrigation system shall be installed.

3.2.3.6 Lighting

Area lighting within parking lots will match the street lights with respect to color, design, and light fixtures. Parking lot and loading area lighting shall be designed to meet published Illuminating Engineering Standards (IES) for security and safety. Lighting on buildings or for loading areas will be located and designed to meet the City's standards.

3.2.3.7 Fencing

Fencing for outdoor recreation areas shall be of a type specified in Section 4. Fencing for the public safety facility shall meet fencing standards for commercial areas set forth in Section 3.2.2.7 and Section 4.

3.2.3.8 Trash Enclosures

Trash and recycling enclosures shall be constructed of wood, stucco, brick or stone, and be compatible with the architecture of the structures. Trash and recycling collection facility dimensions shall conform to applicable City standards, be located to not restrict vehicular circulation, and be of a size to meet the needs of the facilities.

TABLE 3.6 DEVELOPMENT STANDARDS: SP-AMB PUBLIC/QUASI-PUBLIC DISTRICT

	P-QP
Lot Size (sq ft)	-
Lot Frontage (ft)	-
Lot Depth (ft)	-
Lot Width (ft)	-
Setbacks	
Front (ft)	10
Rear (ft)	0/10 (1)
Side (ft)	0/10 (2)
Corner Side (ft)	10
Space Between Buildings (ft)	-
Max Site Coverage	-
Max Building Height (ft)	35
Landscaping	[See Section 3.2.3.5]
Parking	[See MC §11.17 and §11.18]

Footnotes:

(1) Rear setback is 10 feet where rear property line adjoins a residential use.

(2) Side setback is 10 feet where side property line adjoins a residential use.zone.

*In addition to these zoning districts, the master developer/property owner may allow for use of standard City of Selma zoning districts.

3.2.3.9 Signage and Graphics

Signs shall be located at the entrances to each facility to direct visitors. A master signing program for parks and recreational uses shall be submitted for site plan review. There shall be no moving or flashing signs and all signage shall conform to the City's sign standards.

3.3 ENERGY CONSERVATION GUIDELINES

Energy efficiency is an important element in the Amberwood community. The Land Use Plan for Amberwood conserves energy by locating most public facilities in the center of the project, providing loop roads which link with major access roads, and providing alternative transportation for residents to reduce the amount of vehicular travel needed to access services within the community. All development within Amberwood will meet the State's Title 24 Energy Conservation requirements. In addition, the Energy Conservation Guidelines presented below describe manners in which energy may be further conserved through site planning, architectural design and landscape design.

3.3.1 Architectural Design

The following guidelines should be followed in an effort to save energy:

1. Install high efficiency, energy conserving windows to reduce heat gain during the summer and provide warmer temperatures during the winter.

2. Encourage designs with more and larger windows on the north and east sides of buildings to reduce heat gain.

3. Encourage architectural designs that allow the option for integrated solar energy collectors with roofing materials.

3.3.2 Landscape Architectural Design

The following guidelines should be used in the design of landscaping to conserve energy:

1. Use energy efficient street lighting that ensures adequate light levels for safety and minimizes unnecessary light dispersal and unnecessary hours of operation.

2. Encourage landscape designs that can reduce solar heat gain during the summer.

3. Plant street trees along all park strips and medians to provide shade and cooling to streets and sidewalks. Encourage landscape plans that provide shade to the homes in the summer and sun in the winter.

3.4 ENVIRONMENTAL RESOURCES MANAGEMENT

Proper management of environmental resources is a guiding principle of the Specific Plan. Standards for conserving natural resources within and adjacent to the project area are identified in the following sections. These standards will be implemented through the application of conditions of approval during the tentative map, site plan review, and conditional use permit process.

3.4.1 Agricultural Resources

The Amberwood site is bordered by City development to the south and west, and by agriculture to the east and north. Development will be phased within Amberwood to allow the orderly transition of agricultural to urban uses within the site. The packing plant located in the central open space area will continue its use as an agricultural facility until such time when it will be renovated for use as a community recreation center.

Standards:

1. The approval of the tentative and final subdivision map shall be conditional upon the recordation with the Fresno County recorder of a notice in substantially the following form:

FRESNO COUNTY RIGHT-TO-FARM NOTICE

It is the declared policy of Fresno County to preserve, protect, and encourage development of its agricultural land and industries for the production of food and other agricultural products. Residents of property in or near agricultural districts should be prepared to accept the inconveniences and discomfort associated with normal farm activities. Consistent with this policy, California Civil Code 3482.5 (right-to-farm law) provides that an agricultural pursuit, as defined, maintained for commercial uses shall not be or become a nuisance due to a changed condition in a locality after such agricultural pursuit has been in operation for three years.

2. Buffers along the edges of Amberwood that border agricultural uses will consist of fencing as per Figure 4-10, Walls and Fences.

3.4.2 Water Quality

The Amberwood development will utilize different methods to address stormwater. Much of the stormwater from the project will be directed drainage swales and the dual use basin located on Amber Avenue. When possible stormwater will be used to irrigate both public and private parks and open spaces. The majority of the stormwater from the northern portion of the project will be directed to the linear park, where it will be drained along a swale and creek providing natural water-quality treatment.

Standards:

1. Provide drainage systems that collect sediments through natural filtration devices and debris collectors. Route storm drainage flows through grassy swales and other means to aid filtration of water prior to discharge to the dual use water detention basin.

2. Utilize best management practices (BMP) erosion control techniques for all site trenching and grading operations.

3. Upon completion of site preparation activities, plant permanent groundcover to stabilize all ground surfaces.

4. Obtain all necessary discharge permits.

3.4.3 Water Resources

Amberwood will use many techniques to manage water usage and to conserve water resources. Wells, stormwater runoff, and the irrigation canal are some of the potential sources of water involved in the water resource management of Amberwood.

Standards:

1. Create a series of landscaped swales and drainage basins in the linear park to allow runoff to percolate into the ground.

2. Encourage the installation of low flow emitter irrigation systems with automatic controllers to conserve water.

3. Install water conserving low flow appliances in all new buildings.

4. Encourage the installation of drought resistant landscaping throughout the planning area.

3.4.4 Air Quality

Amberwood is planned to encourage alternative modes of transportation to reduce air emissions. The project provides transportation alternatives to residents that reduce vehicle transportation miles and vehicle emissions, such as a park and ride lot in the commercial area and pedestrian pathways and bike trails that link homes to schools, parks, and commercial areas. A master air quality management plan will be prepared for the construction of this project and will be made available to State and local agencies including the San Joaquin Valley Air Pollution Control District (SJVAPCD), Council of Fresno County Governments, State Air Resources Board and the City of Selma.

Standards:

1. Provide transit shelters at activity centers within the planning area to enhance access to public transportation systems.

2. Provide Class I bicycle trails or Class II bicycle lanes within arterial and major collector street right-of-ways. Provide bicycle parking facilities at schools, major parks, transit shelters, commercial areas and public facilities.

3. Provide pedestrian paths within open space corridors and parks, and provide sidewalks along all streets. Design pedestrian paths to incorporate safe walk to school standards.

4. When available, provide a highspeed Internet service throughout the community to facilitate telecommuting and a reduction in community oriented vehicle trips.

5. Implement SJVAPCD's air quality control measures during construction.

6. Allow only natural gas fireplaces that meet SJVAPCD standards.

7. Provide outdoor electrical outlets to facilitate use of electrical lawn and garden maintenance equipment, and a natural gas outlet option for outdoor barbecues.

8. Implement SJVAPCD's mitigation requirements as specified in the Guide for Assessing and Mitigating Air Quality Impacts.

3.4.5 Energy Conservation

Energy conservation can be accomplished in two primary ways: reducing use of automobiles and incorporating energy conserving features into the orientation and design of all buildings and landscaping. Amberwood encourages the use of alternative transportation modes and reduced length of vehicular trips. It does this through the proximity of residential neighborhoods to schools, commercial centers, and parks, and through development of a pedestrian/bike trail system that connects residential neighborhoods to public services. Energy conserving designs include use of trees to shade roads and sidewalks, thereby reducing the heat radiated by the paved surfaces within Amberwood, and orientation of roads and lots to take advantage of southern and western exposures for solar energy use.

Standards:

1. Design ornamental and street landscaping to control solar heat gain in buildings and on pavement. Plant canopy shade trees along streets to cool transportation corridors and reduce reflection.

2. Plant canopy shade trees throughout all parking areas to reduce heat gain, reflection, glare, and to cool parking areas and adjacent areas. Trees will be planted at spacing of one tree per five parking spaces.

3. Use low emission, energy efficient street lighting that use photo voltaic or solar sensors when available. Designs shall provide efficient street lighting systems to ensure adequate light levels for public safety, while minimizing unnecessary light dispersal and unnecessary hours of operation.

4. Encourage solar energy use as appropriate for residential, commercial and public/quasi-public uses.

3.4.6 Scenic Resources

Scenic resources, such as views to the foothills and parks and the streetscape along the local, collector and arterial streets around and within the site, are important in defining Amberwood's visual character. The community center and linear park provide a scenic area within the project and provide meandering pedestrian/bike paths so that pedestrians and bicyclists can enjoy the scenic qualities of the parks and views to the surrounding neighborhoods. The addition of numerous neighborhood parks creates further opportunities to view scenic areas within the project. Park and street landscaping design requirements are provided in Section 4 Community Design Guidelines.

Standards:

1. Provide view corridors between the homes that border the linear park consistent with Figure 3.2, Detailed Zoning Map.

2. Design and landscape the parks within Amberwood to create scenic views within the community.

AMBERWOOD

4. COMMUNITY DESIGN GUIDELINES

Figure 4.1 Community Character Map

4.1 OVERVIEW

The Amberwood Community Design Guidelines set forth the design elements and guidelines for the public facilities and improvements creating the community character of the project. See Figure 4.1, Community Character Map. The landscape patterns, colors, forms and textures envisioned for the project will not only complement the diversity of architectural products found in Amberwood but will also provide connections to the occupational and leisure activities found within the project. The landscape architecture of Amberwood will be the backbone component for community living and habitability. The appropriate use of proportion and scale should be used, with human scale being the prevailing consideration. The following design considerations are incorporated into these guidelines.

- Consideration of the regional and historic nature of Selma.
- Defining the character of the neighborhoods as an integral part of the project and in association with the open space.
- Pedestrian friendly environments that provide safe paths of travel and minimize interaction between pedestrians and motorized vehicles.
- A formalized pattern of street trees and vegetation that articulate the character of each different product-type neighborhood.
- Enhanced pedestrian pathways and bicycle routes that provide connections and linkages to shopping, transit systems, open space, parks and trail systems.
- Utilization of climate appropriate and drought tolerant plant material that when used in appropriate massing provides seasonal interest and character.
- Design of hydro-zone efficient automatic irrigation systems.

The design of streetscapes, pathways, entries, monuments, walls, fences, and street furnishings are addressed by these design guidelines. These design guidelines are intended to supplement the development standards of Section 3 and be applied during the site plan review process and the subdivision improvement plan review process.

The master developer or property owner may make modifications to the requirements of section 4 so long as the alternative meets the design intent and desired community aesthetic.

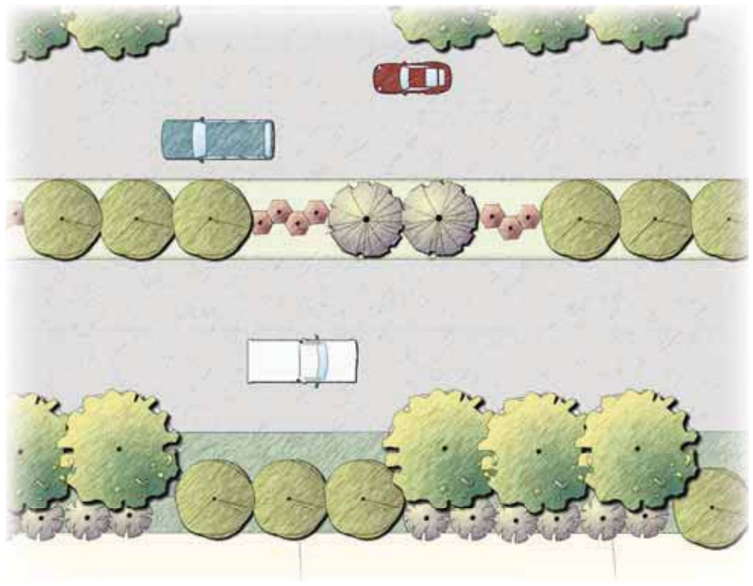


Figure 4.2 Arterial Street Landscaping

4.2 STREETS

Streets will be constructed and landscaped according to the standards set forth in Section 2.5 and this Section 4.2; streets may be named after fruit trees and will be submitted to the City for review.

4.2.1 Streetscape

Streets will be planted with trees to offer shade, to provide visual continuity along the streets, and to sustain the character of the project. In most cases, street trees will be planted along parkways within the street right-of-way. Lane accessed lots will have street trees planted within the front yards. Entries to the community will be landscaped to create attractive, landmark entrances to the project. These entries will have wide right-of-ways, integrated pathways, and enhanced landscaping, as well as accent walls and signage, in order to create a dramatic entrance. See Section 2.5 Community Infrastructure.

4.2.2 Arterial Streets

The arterial streets running through or adjacent to the site may be landscaped with alternating evergreen trees and other accent trees. Clusters of evergreen trees and flowering accent trees may be planted at the major intersections. Additional plantings with various species of evergreen shrubs may be used to enhance the corridor and add interest to the masonry walls facing the street. Grass will extend along the entire length of this frontage between the back of curb and the detached sidewalk. A hierarchy of shrubs will fill the area between the sidewalk and the screen wall or good neighbor fence. Annual color will be used as an accent at the main intersections to enhance signage and architectural elements. See Figure 4.2, Arterial Street Landscaping.

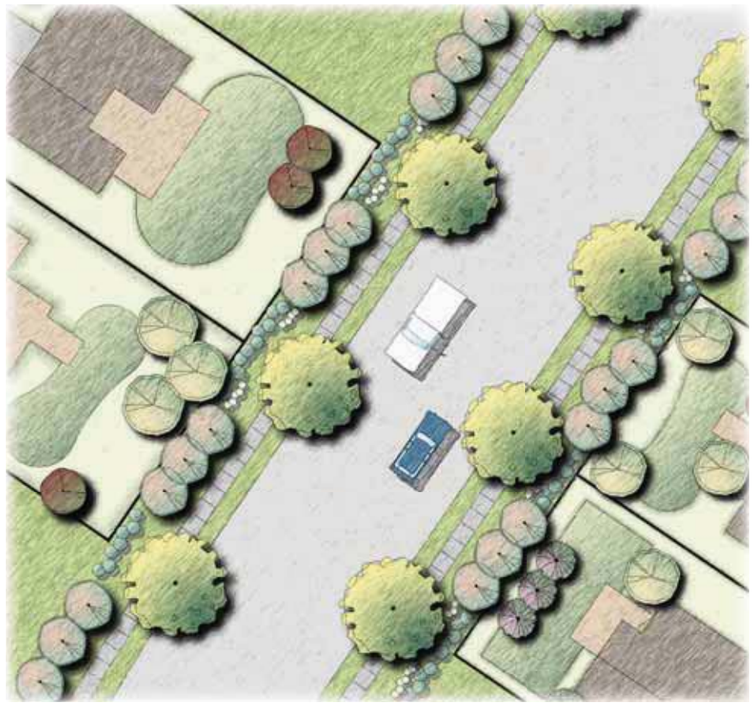


Figure 4.3 Residential Collector Street Landscaping

4.2.3 Residential Collector Streets

The residential collector streets within the site will be landscaped in a variety of ways according to the type of collector street. Canopy trees and flowering accent trees can be planted at major intersections. Large broad-leafed canopy trees with seasonal interest will be planted as the primary street tree. Secondary accent trees and evergreen trees may be planted in the ten to twenty foot landscape areas behind the detached sidewalks. A hierarchy of seasonal evergreen shrubs and perennials may fill the area between the sidewalk and the screen wall or good neighbor fence. Low shrubs, groundcover and turf grass will be used to fill the park strip area and other open planting areas. Vine plantings also be used to provide vertical vegetation on the areas proposed with masonry walls. See Figure 4.3, Residential Collector Street Landscaping.

4.2.4 Local Residential Streets

The local residential streets will be landscaped in a variety of ways according to the type of street. Large broad-leafed canopy trees with seasonal interest will be planted as the primary street tree. Low shrubs, groundcover and turf grass will be used to fill the park strip area and other open planting areas. Flowering accent trees, seasonally evergreen shrubs, perennials, groundcover and turf will be encouraged for the private residential front yards through the residential design guidelines. See Figure 4.4, Local Residential Street Landscaping.

4.3 ENTRIES

4.3.1 Community Entries

Community entries will typically have landscaped medians and entry areas. The medians will be planted with groups of evergreen trees, canopy trees, accent trees, low flowering shrubs, and attractive groundcovers. Community entries include Tier 1, Tier 2, and Tier 3 entries. The entry areas along the streets will be planted with groups of canopy trees, flowering accent trees and evergreen shrubs. Low shrubs, perennials and attractive groundcovers will be used to add additional color, texture, and form. Where appropriate, hardscape elements will be placed at the intersections and may include large architectural gateways situated near the street connected to vertical pedestrian elements at the corners. Materials such as stone, stucco, concrete and wood will be used in the gateways and monuments. Accents such as concrete interlocking pavers, and textured, patterned, colored concrete will be used as identifying elements for the pedestrian. See Figure 2.11, Circulation System.

4.3.1.1 Tier 1 Entry

The Tier 1 entries will be at the main entrances to Amberwood. The landscape and architectural elements adjacent to the roadway will be highlighted with an entry monument. These monument areas will be planted with groups of evergreen trees, canopy trees, flowering accent trees, low flowering shrubs, and attractive groundcovers. Accent paving patterns, accent trees and vegetation will also be used to emphasize the visual appeal of this entry. The adjacent areas along the streets will be planted with groups of canopy trees, flowering accent trees and evergreen shrubs. Low flowering shrubs, perennials and attractive groundcovers will be used to add additional color, texture, and form. See Figure 4.5, Tier 1 Entry.

4.3.1.2 Tier 2 Entry

The Tier 2 entries will be located at the secondary entrances to Amberwood. These entries will be highlighted with architectural monuments and landscape elements smaller in scale than Tier 1 entries and will relate to the vehicular and pedestrian scale of the intersections. The monument areas will be planted with flowering accent trees, low flowering shrubs, and attractive groundcovers. The adjacent areas along the streets will be planted with groups of canopy trees, flowering accent trees and evergreen shrubs. Low flowering shrubs, perennials and attractive groundcovers will be used to add additional color, texture, and form. See Figure 4.6, Tier 2 Entry.

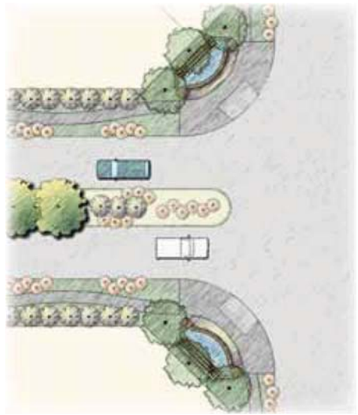


Figure 4.5 Tier 1 Entry

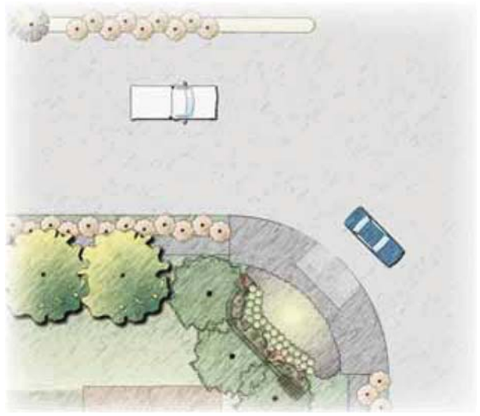


Figure 4.6 Tier 2 Entry

4.3.1.3 Tier 3 Entry

The Tier 3 entries will be located at the gateways to the project. These entries will be highlighted with architectural monuments and landscape elements similar to the other entries but with differing paving patterns and accent trees and plants to distinguish them from the Tier 1 and Tier 2 entries. The monument areas will be planted with flowering accent trees, low flowering shrubs, and attractive groundcovers. The adjacent areas along the streets will be planted with groups of canopy trees, flowering accent trees and evergreen shrubs. Low flowering shrubs, perennials and attractive groundcovers will be used to add additional color, texture, and form. See Figure 4.7, Tier 3 Entry.

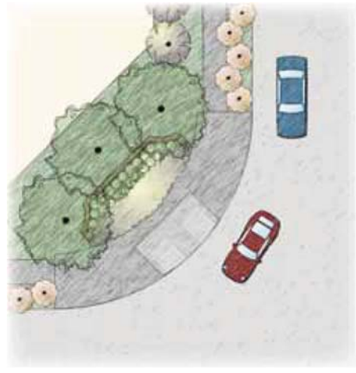


Figure 4.7 Tier 3 Entry

4.3.2 Roundabouts

Many of the intersections located within the Amberwood project will incorporate roundabouts to facilitate traffic calming. The landscape elements of the roundabout will be highlighted with accent paving patterns, natural stone, and accent trees to emphasize the visual appeal of these areas. The roundabout may include a water feature, turf and accent evergreen shrubs and groundcover. Orchard style fruitless trees will circle the arbor structures set in the middle, which willl be landscaped with fl owering vines and illuminated by in-ground lights. Colorful vegetation will be planted around the fountain. See Figure 4.8, Roundabout.

Figure 4.8 Roundabout

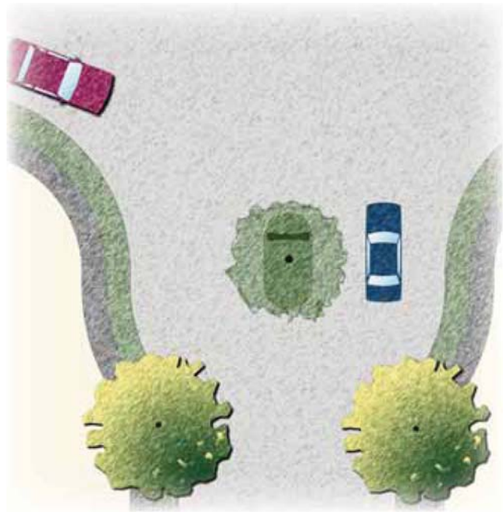


Figure 4.9 Tier 4 Entry

4.3.3 Neighborhood Entries

Entries to the Amberwood neighborhoods north of Floral Avenue are designated as Tier 4 entries. These entries will have a landscape island with a neighborhood monument sign. These monument areas will be planted with flowering accent trees, low flowering shrubs, and attractive groundcovers. See Figure 4.9, Tier 4 Entry.

Masonry

Figure 4.10 Walls and Fences

Figure 4.10 Walls and Fences

Figure 4.10 Walls and Fences

4.4 WALLS AND FENCES

Community walls will border the rights of way adjacent to Floral Avenue, South Amber Avenue and East Dinuba Avenue. The walls will be designed to provide both privacy and sound attenuation from traffic along these arterial roadways. The walls will be constructed of masonry block with decorative elements (e.g. stucco finish) and will be approximately seven feet in height. Some walls will be lower in height and will have iron or steel pickets at key wall panel areas in order to maintain visibility into parts of the project.

Neighborhood walls will border the right of way for the loop road where homes back onto this main collector street. These walls will be smaller in scale than the community walls, approximately six feet in height. The walls will be constructed of masonry block with decorative elements (e.g. stucco finish). Additionally, view fences will have iron or steel pickets that will allow visibility into various areas of the community. In many parts of the community there will be good neighbor fences made of wood and approximately six feet in height. Good neighbor fences shall be constructed of pressure treated wood or similarly durable material. See Figure 4.10, Walls and Fences.

4.5 SITE FURNISHINGS

Site furnishings consist of bus shelters, newspapers stands, benches, drinking fountains, trash receptacles, mailboxes, and other similar elements which are placed along streets and trails, and in parks, lobbies, plazas, open spaces, entrances to communities, or other locations that are accessible to pedestrians.

The provision of site furniture within the shopping center shall be addressed by the Commercial Design Guidelines for the project. Site furniture in public places shall be consistent with this Section and shall be approved by the City concurrently with the project improvement plans, prior to the approval of the project's Final Map or other development permits if no subdivision map is submitted for the property. Furniture shall be installed concurrently with the landscaping improvements. See Figure 4.11, Site Furnishings.

Figure 4.11 Site Furnishings

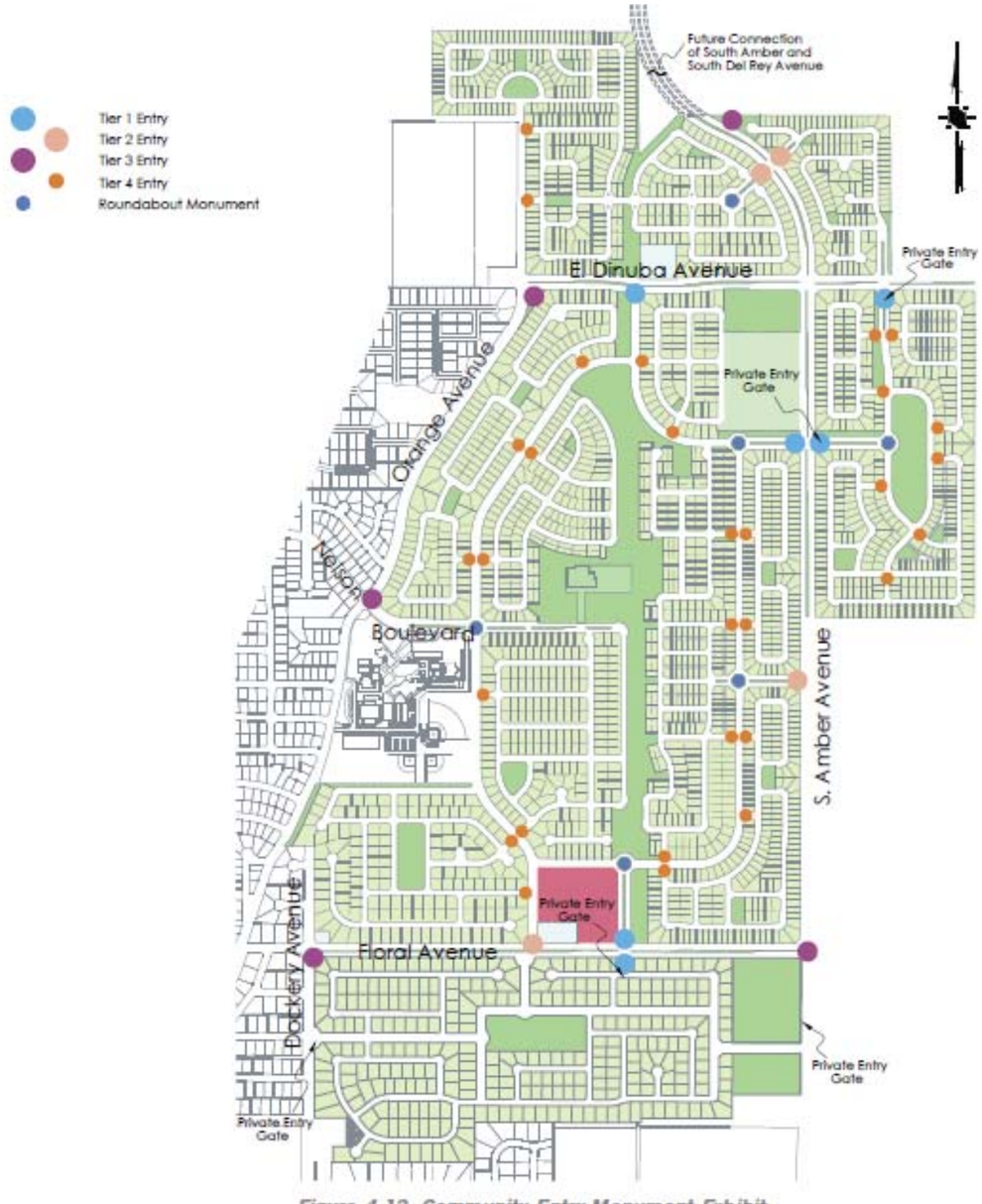


Figure 4.12 Community Entry Monument Exhibit

4.6 MONUMENTS AND SIGNAGE

4.6.1 Monuments & Signage for Residential Areas

Community entry monuments with signage displaying the Amberwood name and logo will be installed at the Tier 1, 2 and 3 entries to the project. Neighborhood entry monuments and signage displaying the neighborhood name and Amberwood logo will be installed at the Tier 4 neighborhood entries. See Figure 4.12, Community Entry Monument Exhibit.

4.6.2 Roundabout Monuments

The Roundabout Monument will be within the traffic calming roundabout areas in Amberwood. The walls and pilasters will be natural stone or stucco consistent with the materials of other Amberwood monuments. The focal point of the monument will be a centralized tiled arch with a flowering espalier. Alternate designs that meet the intent, asthetic, and vision for Amberwood will be permitted. Directional lighting shall externally illuminate the monuments. See Figure 4.13, Roundabout Monument.

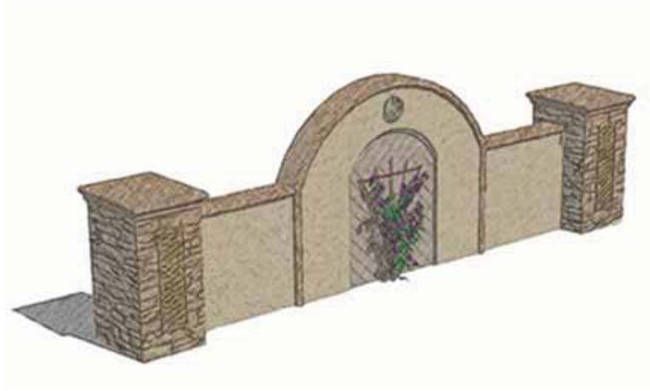


Figure 4.13 Roundabout Monument

Figure 4.14 Tier 1 Entry Monument.

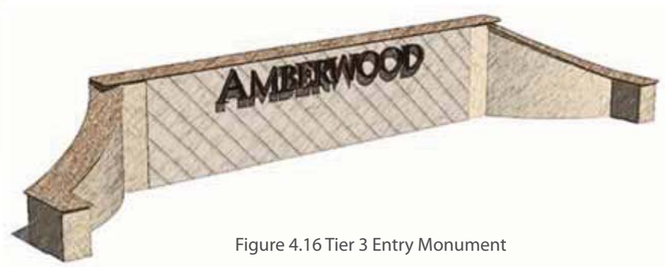


Figure 4.16 Tier 3 Entry Monument

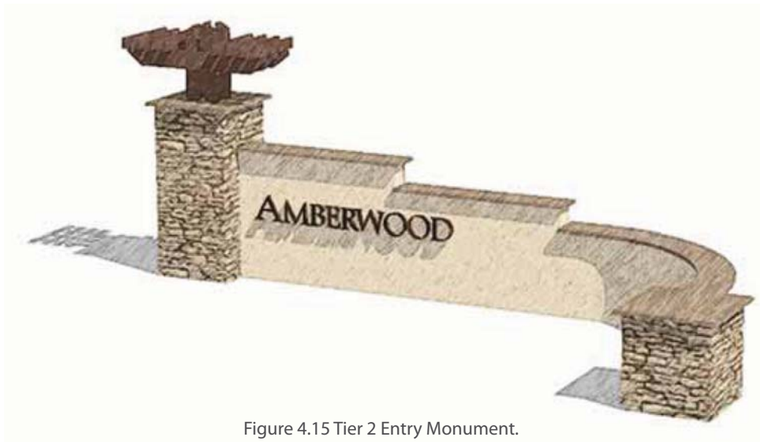


Figure 4.15 Tier 2 Entry Monument.

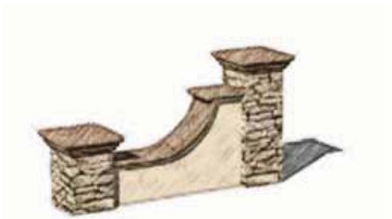


Figure 4.17 Tier 4 Entry Monument

4.6.3 Tier 1 Entry Monuments

The Tier 1 entry monuments will incorporate materials such as stone, stucco, pre-cast concrete and wood arbor work. They will be large with accent pilasters at each end. Signage will be installed on the wall face and will be inset in a manner to enhance visibility from the street. The monuments will be located so that the monument does not interfere with driver sight distances. Alternate designs that meet the intent, asthetic, and vision for Amberwood will be permitted. Directional lighting shall externally illuminate the monuments. See Figure 4.14, Tier 1 Entry Monument.

4.6.4 Tier 2 Entry Monuments

The Tier 2 entry monuments will be stucco finish with pre-cast concrete caps and will support a wood arbor structure. Raised lettering and logo will also be part of the monument to keep with the project theme and to provide continuity. Alternate designs that meet the intent, asthetic, and vision for Amberwood will be permitted. See Figure 4.15, Tier 2 Entry Monument.

4.6.5 Tier 3 Entry Monuments

The Tier 3 entry monuments will be stucco finish with pre-cast concrete caps and decorative pilasters. Raised lettering and logo will also be part of the monument to keep with the project theme and to provide continuity. Alternate designs that meet the intent, asthetic, and vision for Amberwood will be permitted. See Figure 4.16, Tier 3 Entry Monument.

Figure 4.18 Private Entry Gates

Figure 4.19 Secondary Entry Gates

4.6.6 Tier 4 Entry Monuments

The Tier 4 Entry Monuments will be located at the entries to the neighborhoods. These entries will have a landscape island with a neighborhood monument sign. The monuments will function as signage and way-fi nding for the community. The monuments will be stucco fi nish with decorative stone pilasters. A logo inlay and neighborhood lettering will also be part of the monument to keep with the project theme and to provide continuity. Alternate designs that meet the intent, asthetic, and vision for Amberwood will be permitted. See Figure 4.17, Tier 4 Entry Monument.

4.6.7 Private Entry Gates

Electronically operated gates will control entry and exit of vehicles to the gated neighborhoods. The gates will include elements of the entry gateway and will include stone, stucco, and wood arbor works. A logo inlay will also be part of the arbor to keep with the project theme and to provide continuity. Pilasters will include a textured finish and will be illuminated by in-ground floodlights. A turnaround area will be provided for vehicles that do not have access to the gated community. Pedestrians will be able to walk through the entry via the pedestrian entrance. A call box at the entry gate will allow visitors in vehicles to communicate with homeowners to gain access. Alternate designs that meet the intent, asthetic, and vision for Amberwood will be permitted. See Figure 4.18, Private Entry Gates.

4.6.8 Secondary Entry Gates

These gates will include elements of the main gate areas but smaller in scale. The electrically operated gate will be used for resident vehicles only and will not be accessible to visitor vehicles. Pedestrians will be able to walk through the entry via the pedestrian entrance. Alternate designs that meet the intent, asthetic, and vision for Amberwood will be permitted. See Figure 4.19, Secondary Entry Gates.

4.7 SIGNAGE FOR SHOPPING CENTER AND COMMUNITY FACILITIES

A minor pilaster sign will be installed to identify each shopping center or public facility. The minor pilasters for the community commercial shopping center will be located on the right side of the road, at the corner of the main entrance, not less than five feet from the right-of-way. These pilasters will be located to comply with the intersection sight distance requirements. Minor pilasters will be made of stone, four feet high by two feet wide, with a recessed metal sign face with raised letters and will bear the Amberwood logo. These pilasters shall be externally illuminated by directional lighting of not greater than fifty foot candles. Community facilities that require minor pilaster signs include the community center, neighborhood parks, the elementary schools, and the public safety facility. Property owners will maintain the minor pilasters and signage. Alternate designs that meet the intent, asthetic, and vision for Amberwood will be permitted. See Figure 4.20, Pilaster Monument.

Figure 4.20 Pilaster Monument

4.8 STREET SIGNS

Street signs will consist of materials, forms, colors and lettering styles that complement the architecture and landscape of the community. Street signs must be approved by the City. The signage program is designed to direct people in a safe and efficient manner to locations and activities throughout the community.

Street signs within residential areas will be located at all intersections, on opposing corners. Signs will be seven feet six inches in height from top of sidewalk to bottom of the sign. Signs shall be metal with a dark green enamel finish and have a clean legible design with reflective white lettering. The police and fire departments will approve all street sign locations and designs. See Figure 4.21, Street Signs.

Figure 4.21 Street Signs

4.9 LIGHTING AND UTILITIES

4.9.1 Street Lighting

Street lighting along Floral Avenue, East Dinuba Avenue, South Amber Avenue, and Orange Avenue is under the jurisdiction of the City; therefore, only the lights on internal streets will be addressed in this section.

Streetlights on interior collector streets will be eighteen feet high with poles painted a dark green to match the color of the street signs. Light fixtures will have an acorn shape with an acrylic, prismatic globe having 250 watt, metal halide luminaries, or equivalent, with aluminum reflectors and NEMA standard photoelectric units. Alternate designs that meet the intent, asthetic, and vision for Amberwood will be permitted. Street light poles will be installed twelve inches behind the rear edge of side-walkin areas with contiguous sidewalks and six feet from the face of curb in other areas.

Street lights will be installed along both sides of the street at a regular spacing that avoids street trees and creates a uniform pattern of illumination. Street lights on local and lane streets will be twelve feet high and be the same design and color as arterial and collector street lights, except that the street lights along residential streets will be installed at a closer spacing to ensure uniform illumination.

Pedestrian pathways within parks will be illuminated with low bollard lighting not exceeding 42 inches in height. Fixtures will have cutoff reflectors and will be painted a dark color to match the street signs.

4.9.2 Shopping Center and Community Facilities Lighting

Area lighting and street lighting within parking lots in the community commercial shopping center and community facilities will match the streetlights with respect to the color and design of poles and light fixtures. Lighting shall be designed and located to provide a minimum of one foot-candle of uniform illumination throughout parking lots for security and safety. Lighting for loading areas will be located and designed to meet the City's lighting standards for commercial land uses to avoid light dispersion onto adjacent areas. Pedestrian walkways within common areas shall be illuminated with low bollard lighting not exceeding 42 inches in height. These fixtures will have cutoff reflectors and will be painted a dark color to match the street signs. See Figure 4.22, Community Lighting.

Figure 4.22 Community Lighting

4.9.3 Joint Trench and Underground Utilities

Joint trench boxes and utility boxes will be located below grade and in inconspicuous locations where possible. To minimize conflicts and optimize the aesthetic quality of key landscape areas, utility box locations shall be secondary to street tree and monument locations. Utility boxes should be at least ten feet from street tree locations, neighborhood monuments and walls, front door locations and intersection corners. On the lane loaded areas, the preferred location for the joint trench lines and boxes should be in the lanes and at the property lines. Utility lines within Amberwood shall be placed underground except for the existing transmission lines passing through the site.

4.10 PEDESTRIAN WALKS AND BIKE PATHS

4.10.1 Pedestrian Walks

Pedestrian walks will be installed along Floral Avenue, East Dinuba Avenue, South Amber Avenue, and Orange Avenue as well as throughout Amberwood. These with provide strong connections between neighborhoods, public facilities, and shopping centers. There will be sidewalks along both sides of the street along residential streets. Walkways will be installed adjacent to curbs within shopping centers. Walkways will be separated from the street by a planting strip, except in front of lane loaded lots, where they will be attached to the curb. The walkways through the linear park will have bollards to restrict unauthorized motor vehicle access. Lanes themselves will not have sidewalks. Sidewalks may be enhanced to include brick, stone, or other appropriate material for crosswalks or at main entrances to the project. See Figure 4.23, Pedestrian Walk Exhibit.

Figure 4.23 Pedestrian Walk Exhibit

Figure 4.24 Bicycle Lane Exhibit

4.10.2 Bike Paths and Lanes

In addition to the internal system of sidewalks, Amberwood will have a network of bike paths throughout the project. Arterial Streets will have Class I bike paths and collector streets will have Class 2 bike lanes. There will also be multiuse paths within the linear park and the neighborhood parks. These paths will be combination bike lane and pedestrian walk, and will be 10 to 12 feet wide. See Figure 4.24, Bicycle Lane Exhibit.

4.10.3 Accessibility

There will be ramps at the corners of intersections, per City standards. Public facilities, shopping centers, and recreation areas will have parking stalls and access per City and ADA standards

Figure 4.25 Linear Park Entry

Figure 4.26 Play Structure

4.11 PARKS AND OPEN SPACE

4.11.1 Linear Park

In addition to the internal system of sidewalks, Amberwood will have a linear park, which will have an extensive system of pedestrian walkways, paths, and multipurpose trails. This trail system will offer access and connections to many destination points within and outside the community. The trails accommodate and encourage alternative modes of travel other than the motorized vehicle. The trail system is intended to provide aesthetically pleasing and functional access throughout the community. The linear park will also provide residents and guests with spaces for active and passive recreation. The park could contain a mix of trails, tot-lots, open turf play/picnic areas, park furniture, and shaded sitting areas. The non-turf areas will include evergreen trees, canopy trees, flowering accent trees, evergreen shrubs and groundcover plantings, and hardscape materials could include decomposed granite fines, asphaltic concrete, colored and natural concrete, and decorative modular concrete paving. See Figure 4.25, Linear Park Entry.

4.11.2 Neighborhood Parks

Neighborhood parks will provide spaces for active and passive recreation similar to those in the linear park. Many of the neighborhood parks will be smaller in size and designed to serve the residents in close proximity to the park. The program elements and amenities for the parks could contain a mix of tot-lots, open turf, picnic areas, park furniture, and shaded sitting areas. The non-turf areas will include evergreen trees, canopy trees and flowering accent trees. Evergreen shrubs and groundcover plantings consistent with the theme of the neighborhood will enhance the overall appearance and rural character of the parks. Hardscape materials could include decomposed granite fines, asphaltic concrete, colored and natural concrete, and decorative modular concrete paving. See Figure 2.7, Neighborhood Parks Concept Plans and Figure 4.26, Play Structure.

4.11.3 Community Center

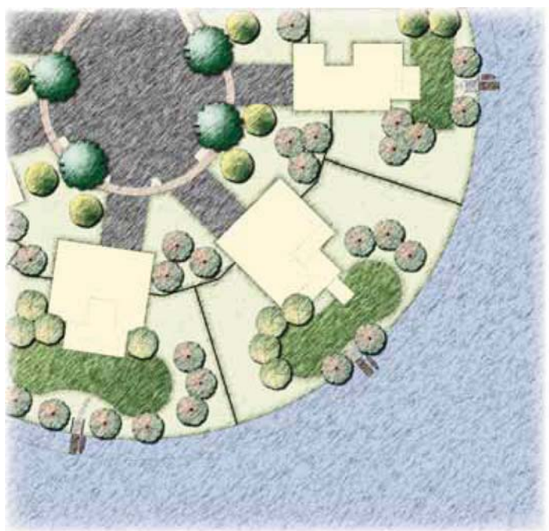
The grounds of the community center will have a combination of active and passive recreations areas. Larger turf areas and paved areas can be utilized for more active recreation. Along the perimeter of these areas will be large broad-leafed canopy trees for shade and relaxation. Other active recreation areas may include sports fields, a pneumatic water splash park with resilient play surfacing, as well as a tot-lot with play structures. Flowering accent trees will surround these areas, offering shade and an aesthetically pleasing recreational environment.

Passive areas may include pergola-covered patios and gazebo structures with fixed benches and game tables. Water misters may be installed and run during the warm season to provide cooling while sitting and enjoying the company of friends and family. These areas can function as additional gathering areas for activities happening within the community center. Seasonally flowering evergreen shrubs, perennials, and groundcovers will be planted around the passive areas to offer additional visual excitement for the areas. Fragrant plants will be used in key areas to offer another dimension to the landscape design. Additional water elements such as birdbaths, fountains, and reflecting basins may be designed into the project to reflect the themes of the project as a whole. See Figure 2.5, Community Center Concept Plan.

4.12 BOAT DOCKS (OPTIONAL)

If the lake alternative is selected homeowners with lake frontage will have the option of installing docks to access the water. Construction and placement of these docks shall meet the following requirements. See Figure 4.27, Boat Docks.

1. Docks shall be designed as per standards set forth in the Amberwood Residential Design Guidelines.
2. No dock shall be enclosed or roofed over, or constructed at a level higher than the bulkhead, except as permitted and as necessary for the connecting deck to clear the top of the bulkhead.
3. No dock shall be attached to the bulkhead, nor shall such dock put weight on the bulkhead.
4. All docks shall be moveable to allow for repair and renovation. A homeowners association maintenance easement extends along the full length of the bulkhead.
5. Docks shall be no greater than 4 feet in width and not extend more than 10 feet from the lake bulkhead. In no case shall any dock extend beyond the property line of the lot.
6. Docks shall be set back from the side yard lot lines a minimum of 10 feet.



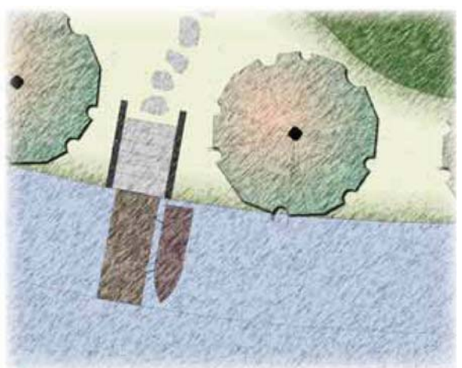


Figure 4.27 Boat Docks

AMBERWOOD

5 . IMPLEMENTATION

Figure 5.1 Facilities Plan

5.1 OVERVIEW

This section describes how the development plan, public facilities, public services, and community support systems of Amberwood shown in Figure 5.1, Facilities Plan will be implemented and administered. A range of possible financing measures is discussed. The responsibilities for construction, the funding mechanisms, and the entity or agency ultimately responsible for administering and maintaining each system or service are identified.

5.2 ANNEXATION

Amberwood needs to be annexed into the City of Selma by the Fresno County Local Agency Formation Commission (LAFCO). The City will take the lead in annexing this property once the Amberwood Specific Plan (the Specific Plan) has been adopted. The Specific Plan zoning for the property also acts as the prezoning required by LAFCO prior to annexation approval.

5.3 SUBDIVISION AND DEVELOPMENT PERMITS

The following sections summarize the development plan review and substantial conformance procedures for the processing of subdivision maps and permits under the Specific Plan. Implementation of the Specific Plan land uses and infrastructure improvements set forth in Section 2 Development Plan shall be through application of the standards and requirements set forth in Section 3 Development Standards and Zoning and Section 4 Community Design Guidelines. Subdivisions shall also comply with the requirements of the Subdivision Map Act, the City's Subdivision Ordinance (Selma Municipal Code (MC) Title IX, Chapter 6), and the City's Zoning Ordinance (MC Title XI) as detailed in this Specific Plan.

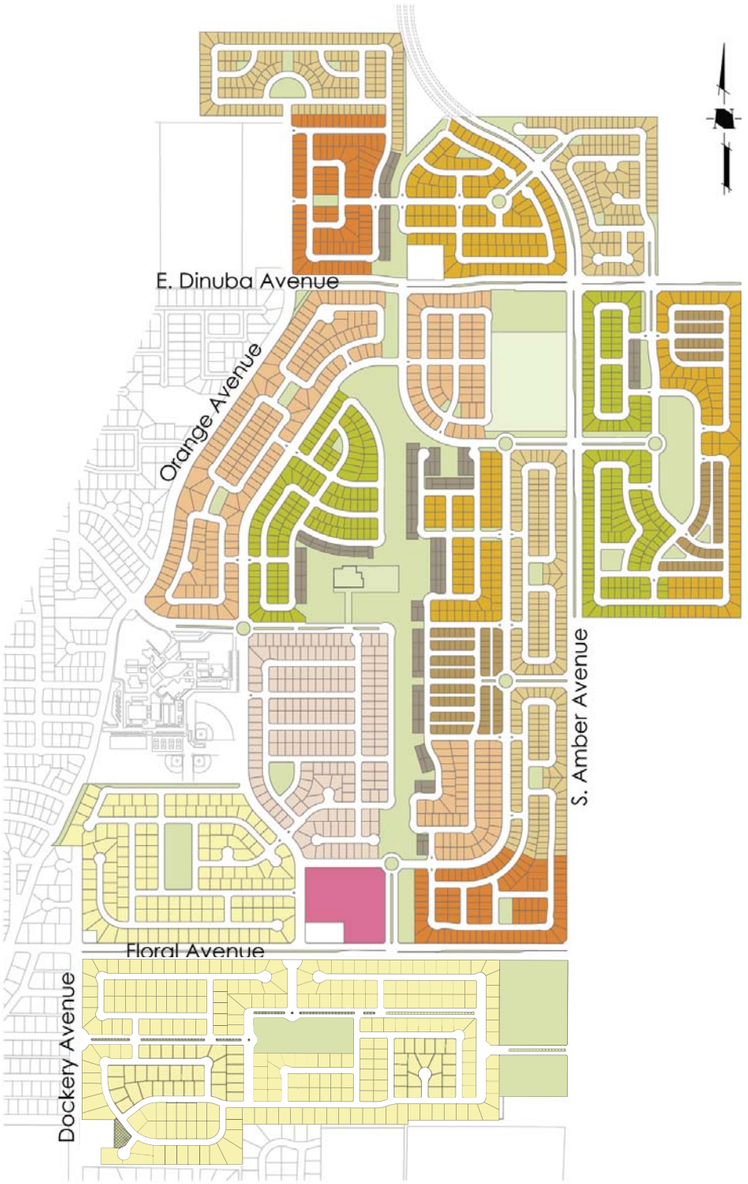


Figure 5.2 Neighborhood Locations Map
Concept Only

5.3.1 Project Proposals and CEQA

An Environmental Impact Report (EIR) has been prepared by the City of Selma which addresses potential impacts of the land uses proposed in the Specific Plan. The EIR identifies the impacts and proposes mitigations to address the impacts of the proposed project. Buildout of Amberwood will require no further environmental documentation, pursuant to the exemption provided in Government Code Section 65457, unless 1) specified during the specific plan approval process or 2) the City determines that there have been substantial changes in circumstances resulting in new or more severe environmental effects or new information on new or more severe environmental effects of the project. CEQA Guidelines Section 15162.

5.3.2 Subdivision Maps

A Tentative Subdivision Map shall be approved if it is determined by the City to be consistent with the development plan, zoning, and development standards set forth in this Specific Plan. The City may impose specific conditions on Tentative Subdivision Maps to implement the requirements of this Specific Plan and applicable sections of the Municipal Code.

Final Subdivision Maps shall be approved by the City Council if they determine that the Final Subdivision Maps and the related Improvement Plans substantially conform to the Tentative Subdivision Map, as it was approved or conditionally approved. In determining substantial conformance, Final Subdivision Maps shall comply with the circulation system, design character, and general lot sizing, location and number shown on the Tentative Subdivision Map.

The total number of lots shown on a Final Subdivision Map shall be within the density range applicable to that neighborhood. The total number of lots shall not exceed 2,558 as idenfied in the EIR unless additional environmental review and documentation is provided.

5.3.3 Development Permits and Site Plan Review

An Environmental Impact Development permits in the form of Conditional Use Permits are required by the City for all conditional uses identified within Section 3. The Conditional Use Permit process is set forth in MC Title XI, Chapter 16. Site Plan Review approval, as set forth in MC Title XI, Chapter 20.1, is required for all uses, permitted and conditional, with the exception of single family homes, model homes, and temporary tract offices.

5.3.4 Building Permits and Design Review

Building permits will be issued by the City upon determination that building plans and accompanying site plans conform to applicable building codes; the plans, standards and requirements set forth in this Specific Plan; all applicable Tentative Subdivision Map, Conditional Use Permit (if applicable), and Site Plan Review conditions; and all applicable terms and conditions of any adopted Development Agreement(s) for the project.

If the designs of any improvements within the planning area are subject to design review by the Master Developer and/or a homeowners association,
their approval of the design is required prior to City issuance of a building permit. All project development and impact fees are to be paid when building permits are issued, unless a Development Agreement specifies differently.

5.3.5 Covenants, Conditions & Restrictions

It is anticipated that Covenants, Conditions and Restrictions (CC&Rs) will be prepared and recorded against most, if not all, private property within Amberwood. CC&Rs are rules, regulations, and restrictions that property owners are to abide by in order to avoid, minimize, and mitigate adverse affects of post-construction improvements and uses within the property. CC&Rs may be more restrictive than standards in the Specific Plan and other applicable Zoning Ordinance requirements, but shall not be less restrictive. CC&Rs run with the property and are binding upon the homeowners associations and each owner of real property. CC&Rs are usually enforced by homeowners associations or by individual property owners with the assistance of the courts.

5.4 PUBLIC FACILITY FINANCING AND OPERATION

The Specific Plan establishes a plan for improvement of: public facilities including water, wastewater, and storm drainage infrastructure; streets, sidewalks and trails; parks and open spaces; and schools. The Specific Plan was prepared on the premise that the project will not impose any new financial burden on the City or its current residents. Thus, the cost of all public improvements and infrastructure not borne by the Master Developer or homebuilders will be funded through special fees or assessments established by the City. Reimbursement mechanisms for privately financed public improvements may also be established in a Development Agreement.

The following sections set forth implementation and financing measures to support the infrastructure and public facility improvements identified in Section 2 of the Specific Plan. Construction, operation, maintenance, and financing responsibilities for infrastructure and public facility improvements are summarized in Table 5.1, Infrastructure and Public Facilities Construction, Administration and Maintenance which also identifies the financing methods that will be utilized to fund construction, operations, and maintenance of the public facility improvements. Alternative financing methods are discussed in Section 5.5. Development Agreement(s) between the City and Master Developer/Property Owner/Developers will specify in detail how the financing programs will be used to fund construction, administration, and maintenance of the public facilities serving Amberwood. Any responsibility assigned to the Master Developer may be assumed by the homebuilder(s) as specified in the Development Agreement.

5.4.1 Circulation System

Circulation improvements for Amberwood include widening of East Dinuba Avenue and Floral Avenue passing through the project site, phased construction of South Amber Avenue adjacent to and through the project site, and construction of internal streets and lanes. Pedestrian and bicycle pathways are also included in the circulation improvements for Amberwood. Construction, maintenance and financing responsibilities for these improvements are summarized in Table 5.1, Infrastructure and Public Facilities Construction, Administration and Maintenance.

TABLE 5.1 INFRASTRUCTURE AND PUBLIC FACILITIES CONSTRUCTION, ADMINISTRATION AND MAINTENANCE

Facility	Construction		Administration/maintenance	
	Responsibility	Funding	Responsibility	Funding
TRANSPORTATION/ CIRCULATION SYSTEM				
Highway 99 Interchange (Offsite)	City of Selma/Caltrans	Community Facilities District (CFD)/Caltrans	City of Selma/Caltrans	City of Selma/ Caltrans
Backbone Roadway System (see Figure 2.11) (Onsite and Adjacent to Site)	Master Developer[1] (MD)	MD/CFD	City of Selma	City of Selma
Local Streets & Lanes (public)	Homebuilder[2] (HB)	HB	City of Selma	City of Selma
Local Streets & Lanes (private)	HB	HB	Homeowners Association (HOA)	HOA Dues
Street Lighting & Landscaping[3]	Backbone Streets-MD Local Streets-HB	Backbone Streets-MD Local Streets-HB	Public - City of Selma Private - HOA	Public -L & L Maintenance District Private - HOA
Traffic Signals	MD/City of Selma	Impact Fees/CFD	City of Selma	City of Selma
Transit Pullouts and Shelters & Park and Ride Lot	MD	CFD, MD/HB	Transit Authority	Transit Authority
WATER SUPPLY SYSTEM				
Backbone Mains (see Figure 2.14)	MD	MD/CFD Cal Water	California Water Company (Cal Water)	Water Fees
Wells and Storage	Cal Water	Cal Water	Cal Water	Water Fees
Local Street Mains	HB	HB Cal Water	Cal Water	Water Fees
SANITARY SEWER SYSTEM				
Wastewater Treatment Plant Expansion	Selma Kingsburg Fowler County Sanitation District (SKF)	CFD	SKF	SKF/Sewer Fees
Sewer Trunk Line (Offsite)	MD SKF	MD/CFD SKF	SKF	SKF/Sewer Fees
Backbone Mains (see Figure 2.16)	MD	MD/CFD SKF	SKF	Sewer Fees
Local Street Mains	HB	HB SKF	SKF	Sewer Fees

Review as a group prior to submittal

Amberwood may be combined with other projects for purposes of participation in paying for the costs of any necessary improvements for Highway 99 interchanges and other external streets. The costs for widening and improving East Dinuba Avenue and Floral Avenue adjacent to the project will be financed by bonding for these improvements as established by the City. These external circulation improvements will be phased as required in the project traffic report. The City of Selma recently adopted a new set of impact fees, which includes allocation for major improvements needed throughout the City. Development under the specific plan will fall under that program through the payment of applicable fees (see section 5.5.3).

Phased construction of internal street improvements will generally correspond to the development phasing of residential and nonresidential land uses. The arterial streets and residential collector streets of Amberwood identified in Figure 2.11, Circulation System and their associated improvements will be financed and constructed by the Master Developer or homebuilder as part of the backbone infrastructure. Local streets and lanes, and their associated improvements, will generally be financed and constructed by the homebuilders, as each neighborhood is built out, and by commercial developers, as the commercial center is constructed. Associated street improvements generally include all improvements within the right-of way such as landscaping, utilities, sidewalks, signage, signals, and lighting.

The City will be responsible for the maintenance of all public streets and associated improvements within the planning area. The gated community homeowners association will be responsible for maintenance of the private streets and associated improvements within the gated portion of the project. The homeowners association(s) will be responsible for the maintenance of lanes within the residential portions of the project. The commercial developer(s) or a commercial association will be responsible for the maintenance of private streets (if any) within the commercial area of the project. The homeowners/ commercial association(s) may enter into maintenance agreement(s) with the City's Public Works Department to maintain the private streets. Homeowners/commercial association dues will provide financing for maintenance of the private streets.

Bicycle and pedestrian paths associated with streets will be constructed at the time the corresponding street is constructed. The bicycle and pedestrian paths located in the linear park and neighborhood parks will be constructed when these parks are

TABLE 5.1 INFRASTRUCTURE AND PUBLIC FACILITIES CONSTRUCTION, ADMINISTRATION AND MAINTENANCE (CONT'D)

Facility	Construction		Administration/maintenance	
	Construction	Funding	Responsibility	Funding
Storm Drainage System				
Backbone Drainage Mains and Basins (see Figure 2.17)	MD	MD, CFD	City of Selma	Storm Drain Impact Fees
Local Street Mains	HB	HB	City of Selma	Storm Drain Impact Fees
BMPs and Drainage Swales	MD	MD, CFD	Public - City of Selma Private - HOA	Storm Drain Impact Fees HOA Dues
Lakes	MD	MD, CFD	HOA	HOA Dues
Utilities				
Natural Gas	MD/HB, PG&E	MD/HB, PG&E	PG&E	PG&E
Electricity	MD/HB, PG&E	MD/HB, PG&E	PG&E	PG&E
Phone/Fiber Optics	AT&T	AT&T	AT&T	AT&T
Cable Services	Comcast	Comcast	Comcast	Comcast
Public/Community Facilities				
Public Safety Facility – Police Substation and Fire Station	City of Selma	Land Dedication - MD CFD, City of Selma,Impact Fees	City of Selma	CFD City of Selma
Schools	Selma Unified School District	Land Dedication - MD School Agreement Fees Statutory School Fees State Funding	Selma Unified School District	State Funding Selma Unified School District
Community park	City of Selma	Land Dedication - MD CFD, City of Selma	City of Selma	CFD City of Selma
Linear Park	MD	Land Dedication - MD CFD	City of Selma	CFD City of Selma
Public Neighborhood Parks	MD/HB	MD/HB CFD	City of Selma	L & L Maintenance District
Private Parks and Open Spaces	MD/HB	MD/HB	HOA	HOA Dues
Recreation Center on Lake	MD/HB	MD/HB	HOA	HOA Dues

Footnotes:

(1) The Master Developer as per the Development Agreement for AHBerwood.

(2) The developer of a tract's local streets will generally be a Homebuilder, if the local streets are not improved by the Master Developer.

(3) Includes parkways, medians, and roundabouts.

Note: See Development Agreement for specifics on implementation and funding responsibilities for infrastructure and public facilities construction, administration, and maintenance.

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improved. The Master Developer or homebuilder will be responsible for constructing and financing the paths in the linear park. The City will be responsible for constructing and financing the paths surrounding the Community Center.

5.4.2 Water Supply System

Water supply system improvements consist of major water mains along arterial and collector streets, distribution mains along local streets and lanes, and connections to the City's water system. See Figure 2.15, Water Supply System. The backbone water mains and connections to the City's water supply system will be financed and constructed by the Master Developer or homebuilder as part of the backbone infrastructure of Amberwood. The distribution mains along local streets and lanes will be financed and constructed by the homebuilders for each neighborhood and by the commercial developer(s) for the commercial portion of the project and dedicated to the California Water Company. Maintenance of the water supply system in both the public and private areas of the community will be the responsibility of the California Water Company. Funding for maintenance of the water supply system will be provided through water fees.

5.4.3 Sanitary Sewer System

Sanitary sewer system improvements consist of major sanitary sewer mains along arterial and collector streets, collection mains along local streets and lanes, and connections to the City's sanitary sewer system which is owned by the City and operated by the Selma-Kingsburg-Fowler County Sanitation District. See Figure 2.17, On-site Sanitary Sewer System and Figure 2.18, Off-site Sanitary Sewer System. The backbone sanitary sewer mains and connections to the City's sanitary sewer system will be financed and constructed by the Master Developer or homebuilder as part of the backbone infrastructure of Amberwood. The collection mains along local streets and lanes will be financed and constructed by the homebuilders for each neighborhood and by the commercial developer(s) for the commercial portion of the project. Maintenance of the sanitary sewer system in both the public and private areas of the community will be the responsibility of the Selma-Kingsburg-Fowler County Sanitation District. Funding for maintenance of the sanitary sewer system will be provided through sewer fees.

5.4.4 Storm Drainage System

The storm drainage system in Amberwood utilizes a dual-use basin located at the southern end of the project on Amber Avenue. The storm drainage system also consists of stormwater collection mains along the streets and lanes of Amberwood. The backbone stormwater mains, drain inlets, and associated BMPs will be financed and constructed by the Master Developer or homebuilder as part of the backbone infrastructure of Amberwood. See Figure 2.14, Storm Drainage System. The collection mains and inlets along local streets and lanes will be financed and constructed by the homebuilders for each neighborhood and the commercial developer(s) for the commercial portion of the project. BMP facilities, and drainage swales and basins in the linear park will be financed and constructed by the Master Developer or homebuilder.

Maintenance of the storm drainage system and its facilities within public areas will be the responsibility of the City. Funding for maintenance of the storm drainage system will be provided through drainage impact fees.

5.4.5 Schools

An elementary school on the designated site within Amberwood may be constructed by the Selma Unified School District. Construction of the elementary school and any needed expansion of the middle school and high school will be financed by the School District through use of school fees. See Figure 2.9, Conceptual School Plan.

Ongoing funding for the operation and maintenance of the elementary school will be provided by the Selma Unified School District through its normal financing sources, such as State payments and local bonds. Funding for expanded middle school and high school operations and maintenance to serve the community will also be through state payments and local bonds for the Selma Unified School District.

5.4.6 Parks and Open Space

The Community Center building and site will be dedicated to the City by the Master Developer or homebuilder. See Figure 2.5, Community Center Concept Plan. The City will improve the Community Center using Community Facilities District (CFD) funds. The linear park will be financed and constructed by the Master Developer or homebuilder and dedicated to the City. See Figure 2.4, Linear Park. Public neighborhood parks will be financed and constructed by the Master Developer and the homebuilders. Operation and maintenance of these public parks will be the responsibility of the City. A CFD or similar mechanism will provide the funding for operation and maintenance of the community center and the linear park. A landscape and lighting district will provide funding for maintaining the public neighborhood parks.

Financing and construction of the neighborhood parks and open spaces within the gated community will be the responsibility of the Master Developer and the homebuilders. Private parks and open space areas within the gated area will be dedicated to the homeowners association, which will then be responsible for maintenance. Homeowners association dues will finance the maintenance of these facilities.

5.4.7 Recreation Center

The recreation center is part of the gated community private facilities. The Master Developer and the homebuilders will be responsible for the financing and construction of the facility. The gated community homeowners association will be responsible for its maintenance and operation with funding from homeowners association dues and any revenues that could be derived from special events. The section is applicable to either the 1) central park/dual-use basin or 2) lake alternatives.

5.5 FINANCING PROGRAMS

As noted in Section 5.4, the majority of public infrastructure and facility improvements within Amberwood will be financed through private financing obtained by the Master Developer, the homebuilders, and the commercial developer(s). Land-secured debt financing, such as a CFD, will be used to finance public facilities, such as the community center, the linear park, arterial and collector streets, the storm drainage system, and the public safety facility. Some public facilities, such as schools, will be financed by state and local funding sources, as well as agreed upon fees. Utility infrastructure will be constructed with funds from the utility provider, which in turn are financed through connection charges, development fees, and charges to end users.

The following sections detail financial programs that the Master Developer, homebuilders, and City may utilize in financing the infrastructure, public facilities, and community design features.

5.5.1 Mello-Roos Community Facilities District Act

The Mello-Roos Community Facilities District Act of 1982 established a method whereby cities may form a separate district to finance certain public facilities and services on a pay-as-you-go basis through the sale of bonds. A CFD may provide for the design, purchase, and construction of public improvements and may finance a wide range of public services including:

- Police and fire protection
- Recreation services including operating and maintenance costs for parks, parkways and open space
- Flood and storm drainage services
- Elementary school sites
- Parks
- Natural gas, telephone, or electrical transmission lines and facilities
- Street, sewer, and water systems

5.5.2 Development Exactions

Development exactions are dedications of land, improvements, or fees that are levied on development to fund the construction of capital facilities. The scope of improvements includes road improvements, parks, school sites, fire and police stations, and libraries. Unlike taxes that are used to raise revenues, an exaction is levied to finance a specific activity, facility, or service. Exactions cannot be used for operation or maintenance.

5.5.3 Development Impact Fees

An alternative to direct exactions, development impact fees may be used to finance local improvements. These fees are used to pay for the costs of providing public facilities and services for a development. Fees are paid when building permits are issued. Fees may be charged to fund traffic mitigation measures, storm drainage facilities, water and sewer facilities, and public buildings.

5.5.4 General Obligation Bonds

General obligation bonds are bonds that may be sold by the City, subject to voter approval. If approved, the bonds result in a tax on the property within the bond district. General obligation bonds may be issued to acquire, construct, or improve real property, but not to purchase equipment or pay for operating or maintenance costs.

5.5.5 Revenue Bonds

Revenue bonds may be issued to finance facilities that provide benefits to a group of easily identifiable users. Revenue bonds are used for financing or reimbursing developers to construct specific projects. They are repaid from the income generated by use of the property or facility. Revenues to underwrite the revenue bond may include service charges, tolls, connection fees, standby charges, leases and rents.

5.5.6 Landscape and Lighting Act of 1972

The Landscape and Lighting Act of 1972 allows for issuance of assessment bonds to finance landscaping, lighting, and recreational improvements for the public in public places. This act also provides for the creation of a district divided into benefit zones.

5.5.7 Community Services District

Community Service Districts can be formed pursuant to the Community Services District Law (Gov't Code §61000 et.seq.) to provide a method of financing services for traffic and circulation, street lighting, police services, and facility maintenance for a specific area.

5.5.8 Utility Districts

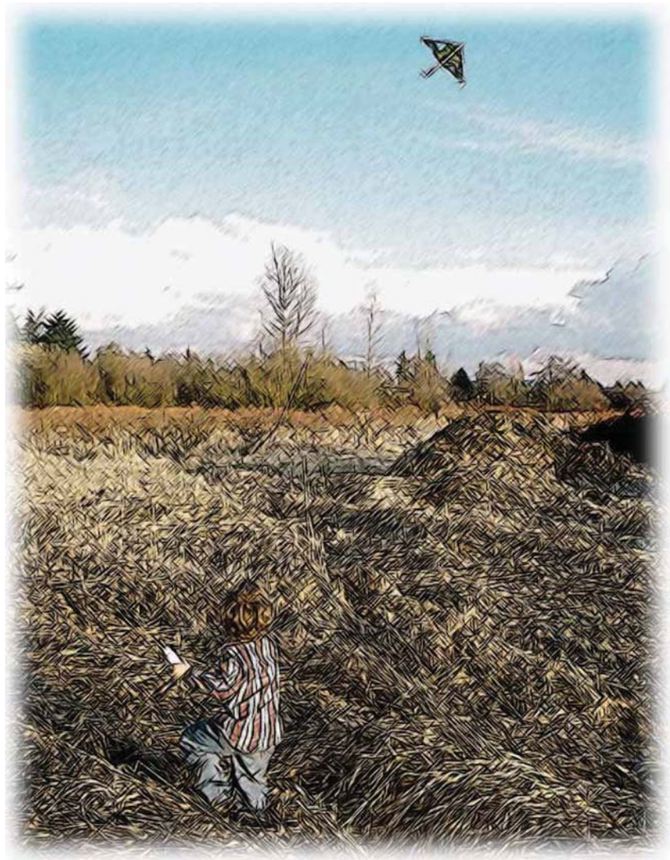
Utility districts, including districts for furnishing potable water, irrigation, electricity, sewer, solid waste, and hazardous waste facilities, are empowered by California law to incur bond debt according to revenues received from their operations. Utility Districts can also issue general obligation bonds up to a maximum of 1% of the assessed value of the property, improvement bonds, special tax bonds, or revenue or bond anticipation notes.

5.5.9 Integrated Financing Districts

The Integrated Financing District (IFD) Act is a financing mechanism used to construct expensive public projects, such as freeway interchanges, that might not otherwise be built. The IFD authorizes the levy of an assessment on private property in a fixed dollar amount, which is contingent upon the development of land within the boundaries of the IFD.

5.5.10 User Charges

User charges are fees that are levied by the developer or City to finance certain infrastructure elements of a development.



AMBERWOOD

APPENDICES

APPENDIX A PROPERTY OWNERSHIP

The property ownership map for Amberwood is on file with the City of Selma.

CHECK THIS.

APPENDIX B CONSISTENCY WITH SELMA GENERAL PLAN

The analysis of the consistency of the Amberwood Specific Plan with the Selma General Plan is on file with the City of Selma.

CHECK THIS.

APPENDIX C REFERENCE TO AMBERWOOD RESIDENTIAL AND COMMERCIAL DESIGN GUIDELINES

The Amberwood Residential Design Guidelines and the Amberwood Commercial Design Guidelines may be prepared by the Master Developer and/or Property Owner.

DISCUSS THIS WITH THE GROUP