









**Legend**

-  10 Foot Contours
- Project Boundary**
-  Friant Ranch (942.2 ac)
- Potentially Jurisdictional per the Corps of Engineers (31.29 ac)**
-  Vernal Pool (11.68 acres)
-  Vernal Swale (11.43 acres)
-  Wetland Channel (8.18 acres)
- Isolated Waters Boundary**
-  Areas determined to be isolated waters as directed by the Corps of Engineers
- Potentially Non-Jurisdictional per the Corps of Engineers (3.65 ac)**
-  Vernal Pool (2.70 acres)
-  Vernal Swale (0.95 acres)

**Figure 2  
Existing Resources  
Friant Ranch**

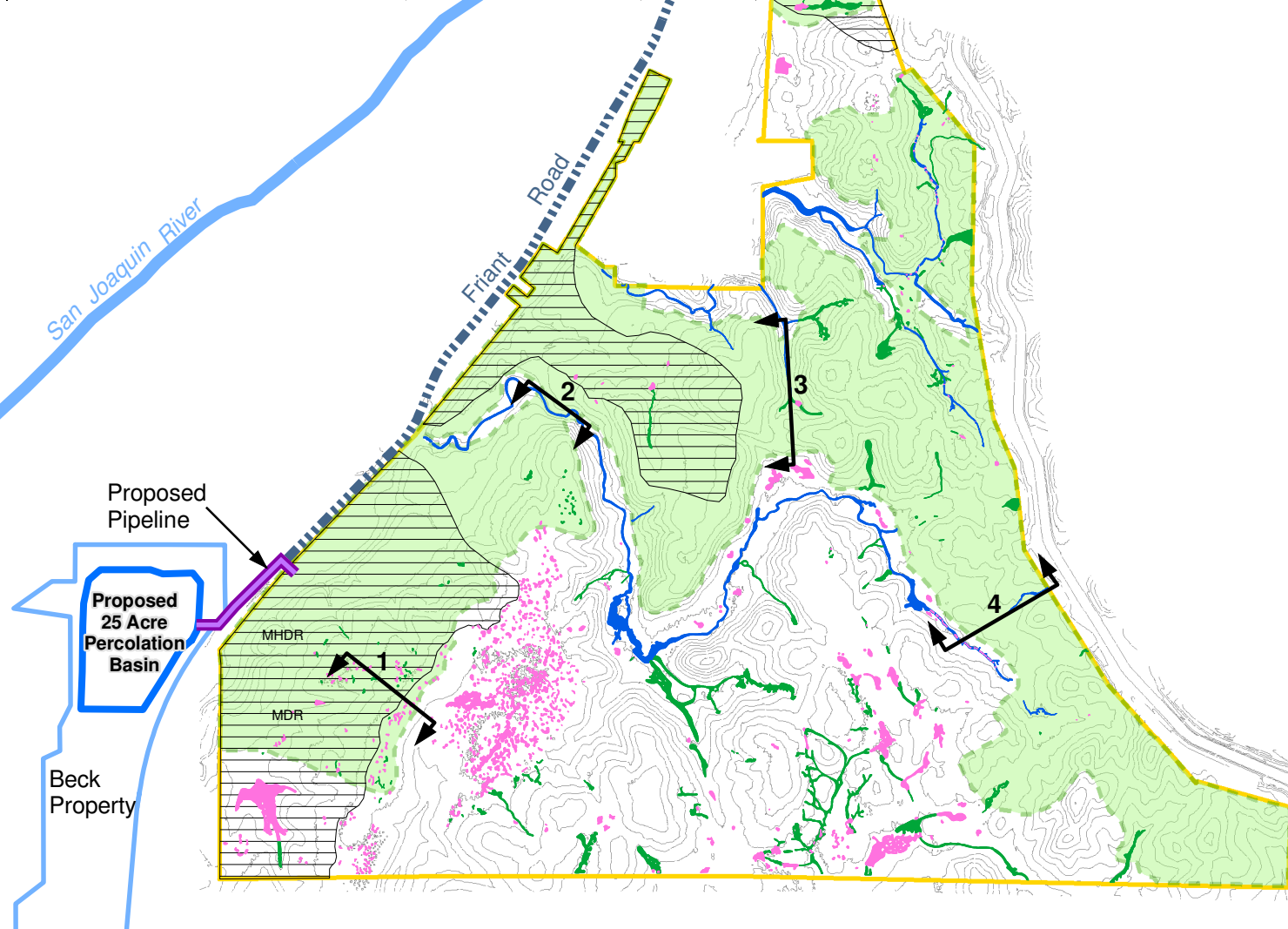


0 500 1,000  
Feet

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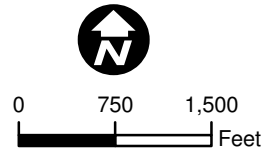
	Wetland Type	Existing (ac)	Impacted (ac)	Avoided (ac)
Potentially Jurisdictional	Vernal Pool	11.68	0.47	11.21
	Vernal Swale	11.43	3.49	7.94
	Channel	8.18	1.47	6.71
	Subtotal	31.29	5.43	25.86
Potentially Non-Jurisdictional (Isolated Waters)	Vernal Pool	2.70	0.52	2.18
	Vernal Swale	0.95	0.83	0.12
	Channel	0.00	0.00	0.00
	Subtotal	3.65	1.35	2.30
<b>Grand Total</b>		<b>34.94</b>	<b>6.78</b>	<b>28.16</b>



**Legend**

- 10 Foot Contours
- Project Boundary**
  - Friant Ranch (942.2 ac)
- Development Boundary**
  - Proposed Development (482 acres)
- Isolated Waters Boundary**
  - Areas determined to be isolated waters as directed by the Corps of Engineers
- Wetlands**
  - Vernal Pool
  - Vernal Swale
  - Wetland Channel
- Offsite Features**
  - Friant Road
  - River
- Cross Sections**
  - #
  - See Figures 5 & 6 for Cross Section Details

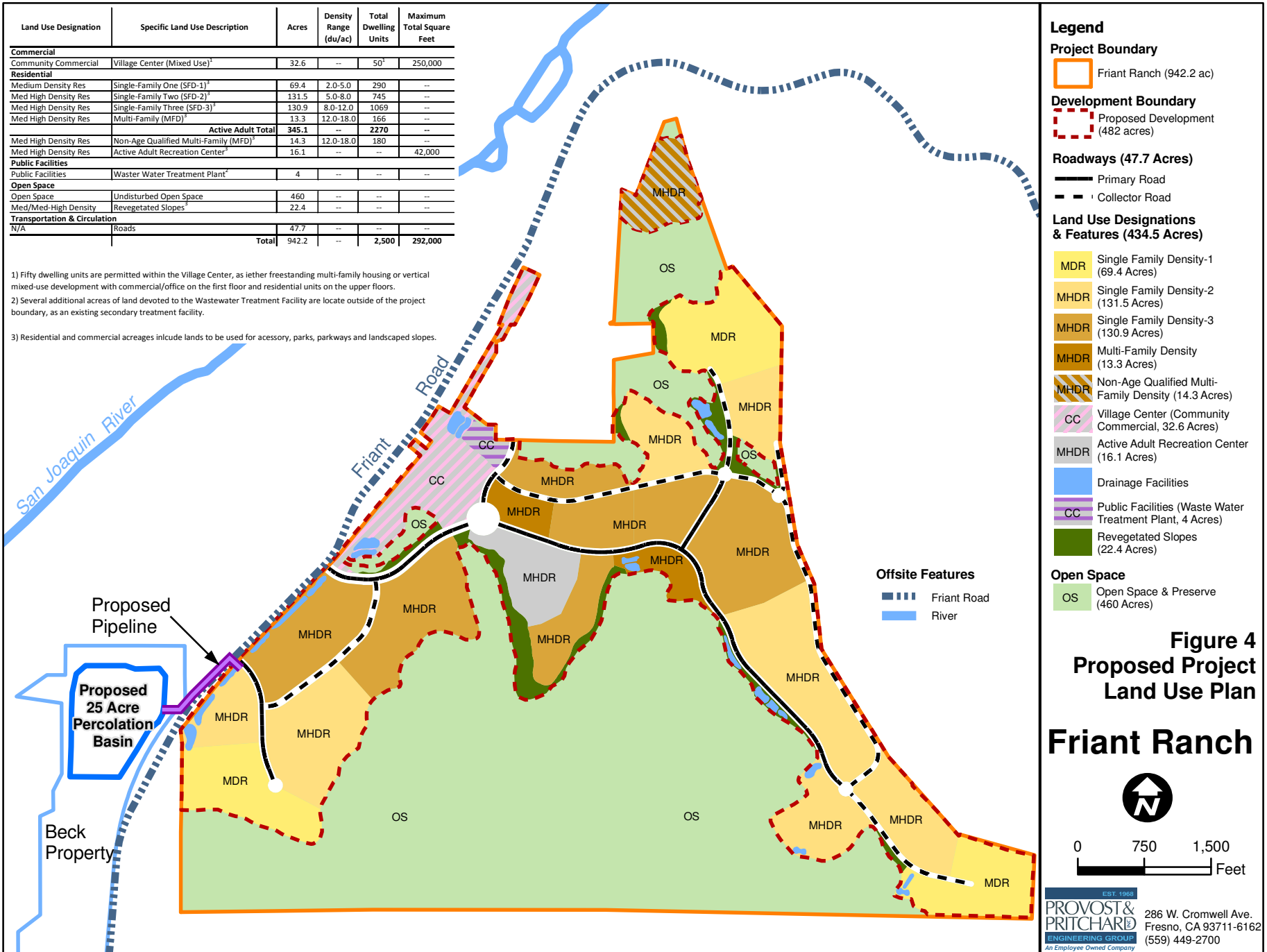
**Figure 3**  
**Proposed Project**  
**Friant Ranch**



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Land Use Designation	Specific Land Use Description	Acres	Density Range (du/ac)	Total Dwelling Units	Maximum Total Square Feet
<b>Commercial</b>					
Community Commercial	Village Center (Mixed Use) <sup>1</sup>	32.6	--	50 <sup>2</sup>	250,000
<b>Residential</b>					
Medium Density Res	Single-Family One (SFD-1) <sup>3</sup>	69.4	2.0-5.0	290	--
Med High Density Res	Single-Family Two (SFD-2) <sup>3</sup>	131.5	5.0-8.0	745	--
Med High Density Res	Single-Family Three (SFD-3) <sup>3</sup>	130.9	8.0-12.0	1069	--
Med High Density Res	Multi-Family (MFD) <sup>3</sup>	13.3	12.0-18.0	166	--
<b>Active Adult Total</b>		<b>345.1</b>	--	<b>2270</b>	--
Med High Density Res	Non-Age Qualified Multi-Family (MFD) <sup>3</sup>	14.3	12.0-18.0	180	--
Med High Density Res	Active Adult Recreation Center <sup>3</sup>	16.1	--	--	42,000
<b>Public Facilities</b>					
Public Facilities	Waster Water Treatment Plant <sup>4</sup>	4	--	--	--
<b>Open Space</b>					
Open Space	Undisturbed Open Space	460	--	--	--
Med/Med-High Density	Revegetated Slopes <sup>5</sup>	22.4	--	--	--
<b>Transportation &amp; Circulation</b>					
N/A	Roads	47.7	--	--	--
<b>Total</b>		<b>942.2</b>	--	<b>2,500</b>	<b>292,000</b>

- 1) Fifty dwelling units are permitted within the Village Center, as either freestanding multi-family housing or vertical mixed-use development with commercial/office on the first floor and residential units on the upper floors.
- 2) Several additional acres of land devoted to the Wastewater Treatment Facility are located outside of the project boundary, as an existing secondary treatment facility.
- 3) Residential and commercial acreages include lands to be used for accessory, parks, parkways and landscaped slopes.



**Legend**

**Project Boundary**  
 Friant Ranch (942.2 ac)

**Development Boundary**  
 Proposed Development (482 acres)

**Roadways (47.7 Acres)**  
 Primary Road  
 Collector Road

**Land Use Designations & Features (434.5 Acres)**

- MDR Single Family Density-1 (69.4 Acres)
- MHDR Single Family Density-2 (131.5 Acres)
- MHDR Single Family Density-3 (130.9 Acres)
- MHDR Multi-Family Density (13.3 Acres)
- MHDR Non-Age Qualified Multi-Family Density (14.3 Acres)
- CC Village Center (Community Commercial, 32.6 Acres)
- MHDR Active Adult Recreation Center (16.1 Acres)
- Drainage Facilities
- CC Public Facilities (Waste Water Treatment Plant, 4 Acres)
- Revegetated Slopes (22.4 Acres)

**Open Space**  
 OS Open Space & Preserve (460 Acres)

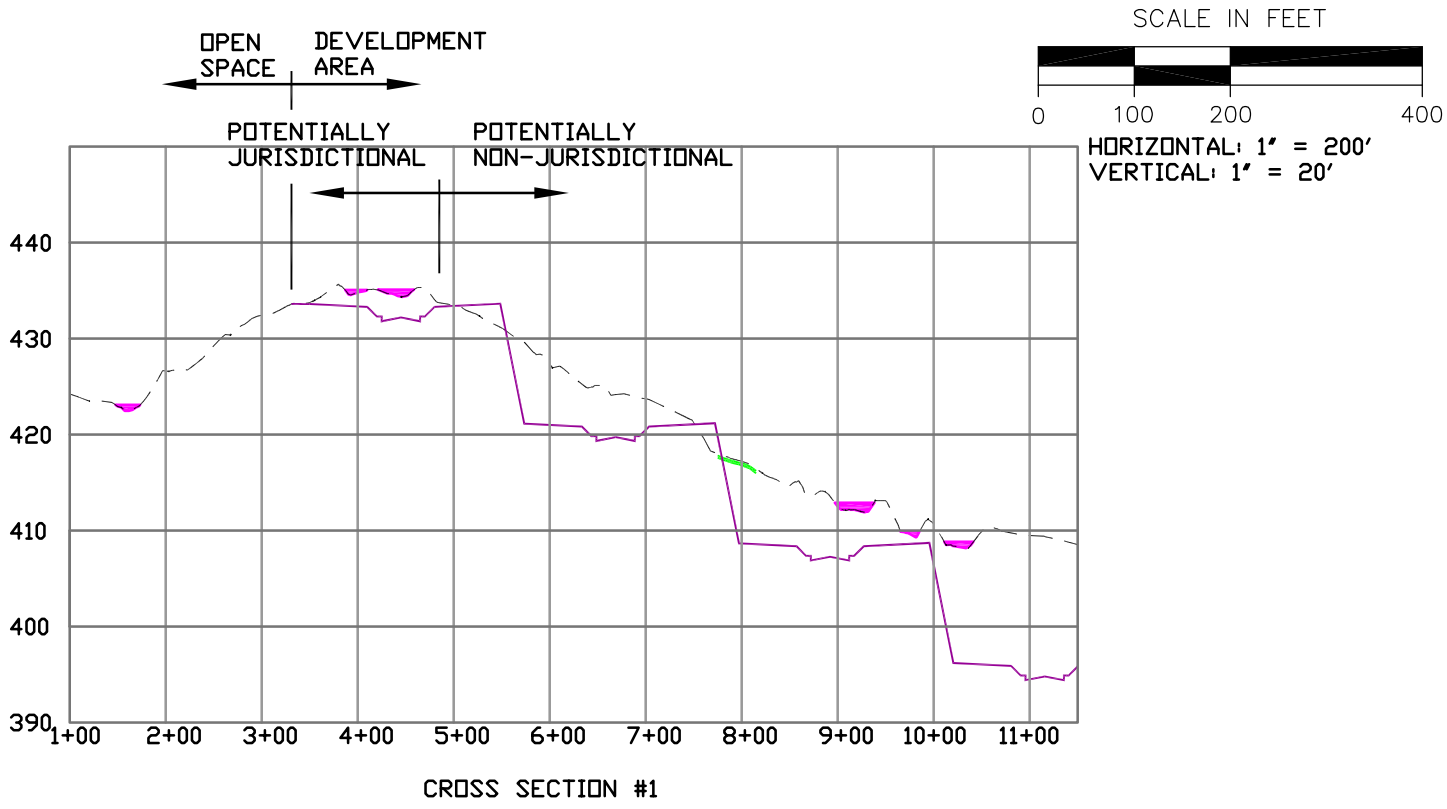
**Offsite Features**  
 Friant Road  
 River

**Figure 4  
Proposed Project  
Land Use Plan  
Friant Ranch**

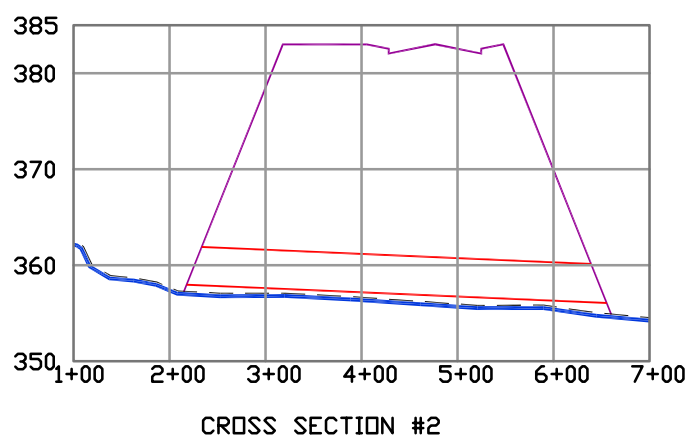
0 750 1,500  
Feet

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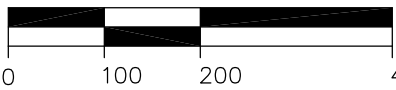


- LEGEND**
- EXISTING GROUND
  - PROPOSED GRADE
  - PROPOSED CULVERTS
  - WETLAND CHANNEL
  - VERNAL SWALE
  - VERNAL POOL



**Figure 5**  
**Proposed Project**  
**Cross Sections**  
**Friant Ranch**

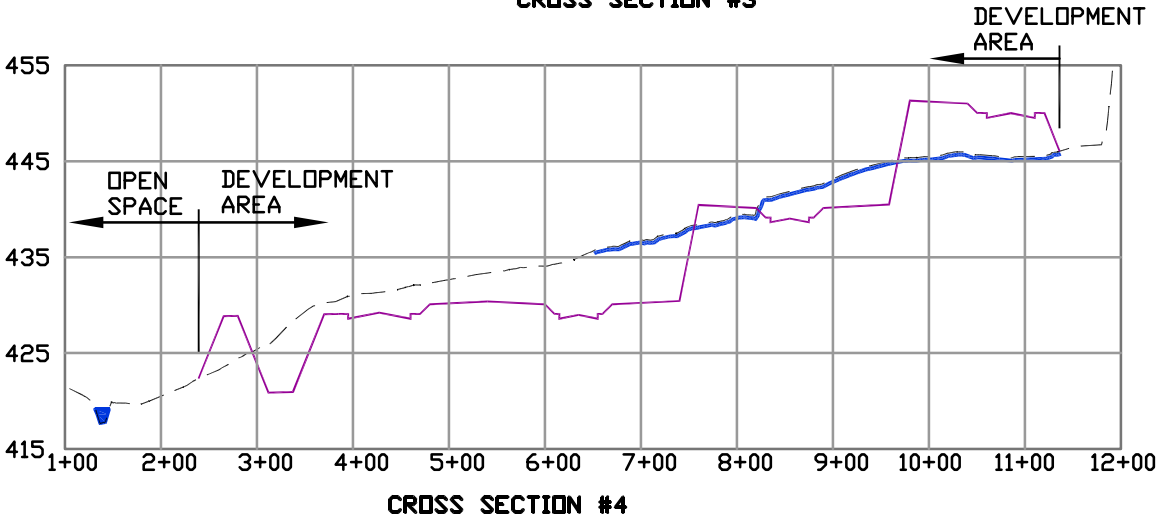
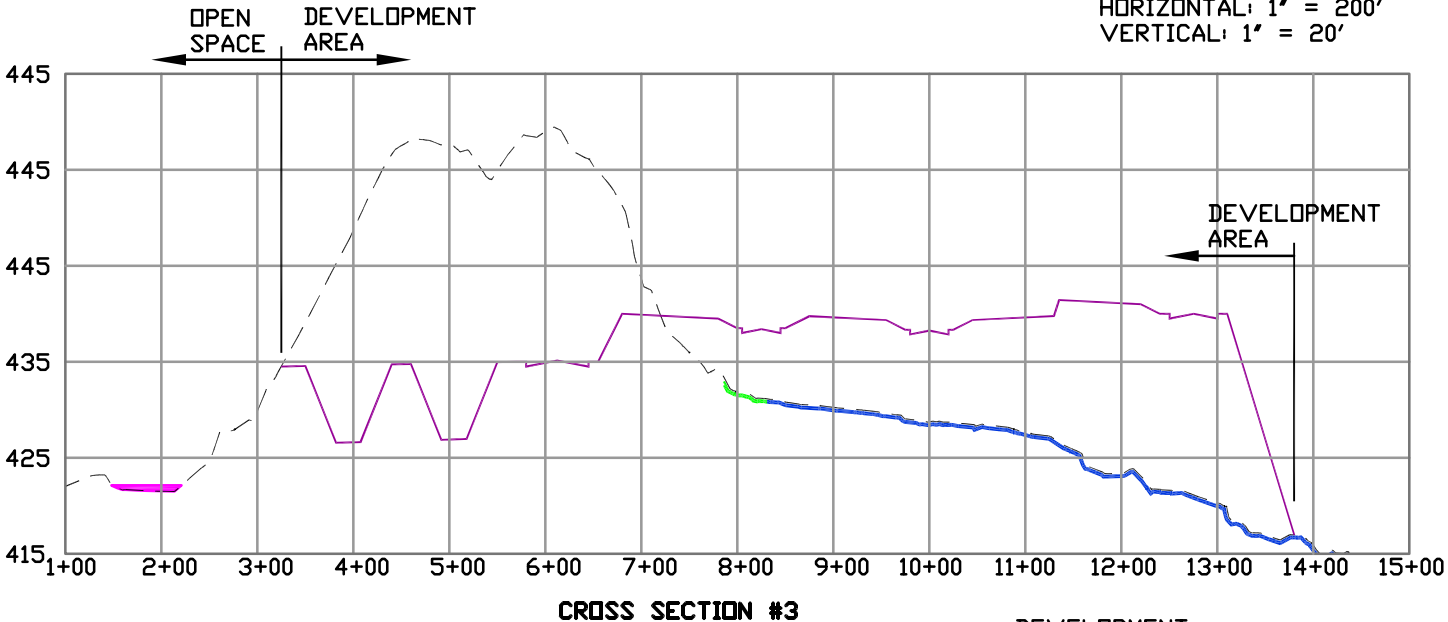
SCALE IN FEET



HORIZONTAL: 1" = 200'  
VERTICAL: 1" = 20'

**LEGEND**

- - - EXISTING GROUND
- PROPOSED GRADE
- PROPOSED CULVERTS
- WETLAND CHANNEL
- VERNAL SWALE
- VERNAL POOL



**Figure 6**  
**Proposed Project**  
**Cross Sections**  
**Friant Ranch**

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