



Board Agenda Item 58

DATE: April 21, 2026

TO: Board of Supervisors

SUBMITTED BY: Steven E. White, Director
Department of Public Works and Planning

SUBJECT: Final Map for Tract No. 6382 (Subdivider: Don Fowler)

RECOMMENDED ACTION(S):

- 1. Approve and accept the Final Map for Tract No. 6382, providing for a nine (9) lot subdivision in the Sierra North Regional Plan area near the intersection of Auberry Road and Thunderbird Road, approximately fourteen miles northeast of the northern boundary of the City of Clovis and within the unincorporated community of Prather;**
- 2. Accept the offer of dedication for public use of Bullfrog Lane and Morning Dove Lane as indicated on the Final Map;**
- 3. Accept the offer of dedication for public use of twenty-three feet (23') of additional right-of-way across parcel frontage along Auberry Road as indicated on the Final Map;**
- 4. Accept the offer of the relinquishment of direct vehicular access rights as indicated on the Final Map; and**
- 5. Determine that the foregoing actions are exempt from the California Environmental Quality Act, Public Resources Code, section 21000.**

Adoption of the recommended actions will provide for the fulfillment of the final tract map requirements and allow for the recordation of the Final Map and the construction of the tract infrastructure and facilities (improvements). All application fees per the County Master Schedule of Fees have been paid. Conditions of approval have been met or have been addressed by separate agreement, and requested documents were provided.

The recommended actions were required either directly as or through the fulfillment of the conditions of approval associated with Vesting Tentative Tract Map No. 6382, Classified Conditional Use Permit No. 3726 and the Mitigation Measures and Conditions of Approval adopted and/or approved through these land use actions and their associated Initial Study and Mitigated Negative Declaration. This item pertains to a location in District 5.

ALTERNATIVE ACTION(S):

The recommended actions were all required through the fulfillment of the Mitigation Measures and Conditions of Approval associated with the Tentative Tract Map. This Final Map is the first and only phase of the approved Tentative Tract Map. Your Board may deny any or all of the recommended actions identified above. Denial will require your Board to identify the action or actions being denied, the reasons for the denial

and to direct staff accordingly.

FISCAL IMPACT:

There is no Net County Cost associated with the recommended actions. The Subdivider has paid a Final Map Fee in the amount of \$6,763 as required by the County Master Schedule of Fees. Creation of lots and development thereon will increase the assessed value of the property, thereby generating additional revenue to the County through property taxes. However, public facilities and services will be impacted by the project and the additional costs associated with these activities may offset the potential additional revenue. To reduce some of these costs, the County has annexed the Subdivider's land into Community Facilities District No. 2006-01 for the financing of enhanced police protection services by the Fresno County Sheriff-Coroner's Office. The Fresno County Fire Protection District exempted the Subdivider from annexation into the Fresno County Fire Protection District No. 2010-01.

DISCUSSION:

On May 18, 2023, the Planning Commission approved Initial Study Application No. 8154, Tentative Tract Map Application No. 6382 and Classified Conditional Use Permit Application No. 3726, a subdivision of a 39.63-acre parcel into nine Rural Residential (Two net acre minimum parcel size) lots on the north side of Auberry Road between Prather and Marshall Junction as shown on Attachment A. The Final Map for Tract No. 6382 is the only phase of the Tentative Tract Map and includes all of the nine lots.

Tract No. 6382 includes the development of approximately 1.5 miles of non-exclusive private road easements. The tract also includes the reservation of open space for preserving wetland areas and cultural resources as noted on the map. Maintenance of these improvements will be provided by the property owners through a cost sharing agreement.

EASEMENTS:

The majority of the aforementioned improvements identified on the plans approved by the Department will be constructed within easements being dedicated to the County for non-exclusive private road easements as indicated on the Final Map. These easements are necessary for the construction of private roads.

Also being offered for dedication is the restriction of direct vehicular access rights for lots fronting along Auberry Road. The restriction is required as a condition of approval of the Tentative Tract Map for the purposes of limiting direct access to higher traffic volume roads adjacent to the subdivision.

California Environmental Quality Act (CEQA) DETERMINATION:

Recommended Actions 1 through 5 are encompassed within the previously adopted Mitigated Negative Declaration that was prepared for Tentative Tract Map Application No. 6382 and Classified Conditional Use Permit Application No. 3726. Under section 15162, subd. (a) of the CEQA Guidelines, no further environmental review is necessary for approval of the Recommended Actions.

Tentative Tract Map No. 6382 encompassed the area included in Tract No. 6382. Accordingly, circumstances do not exist that would necessitate a subsequent Mitigated Negative Declaration or Environmental Impact Report per section 15162 of the CEQA Guidelines.

With your Board's approval, the Mitigation Measures and Conditions of Approval associated with Tentative Tract Map No. 6382 and Classified Conditional Use Permit No. 3726 will be fulfilled.

REFERENCE MATERIAL:

BAI #29, February 11, 2025

ATTACHMENTS INCLUDED AND/OR ON FILE:

Attachment A - Location Map

Attachment B - Final Map

CAO ANALYST:

Maria Valencia