

# WINN RANCH

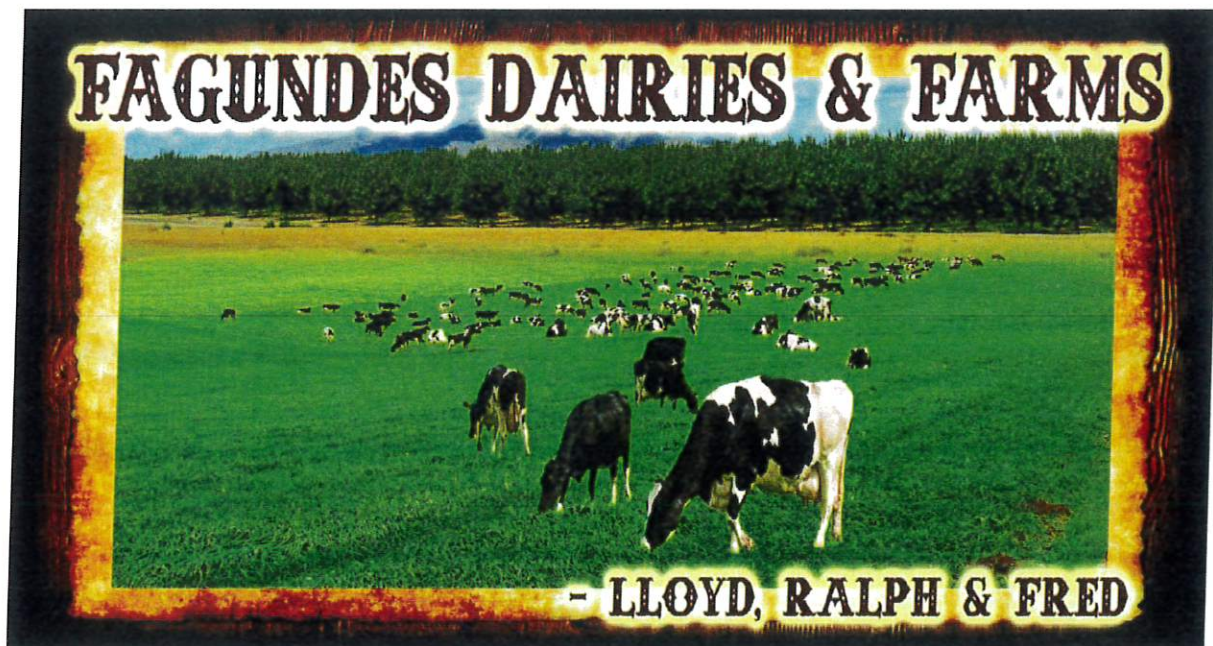
Winton, CA (Merced County)

Paper Lots

Major Subdivision No. MAS06-008

142 Residential Lots

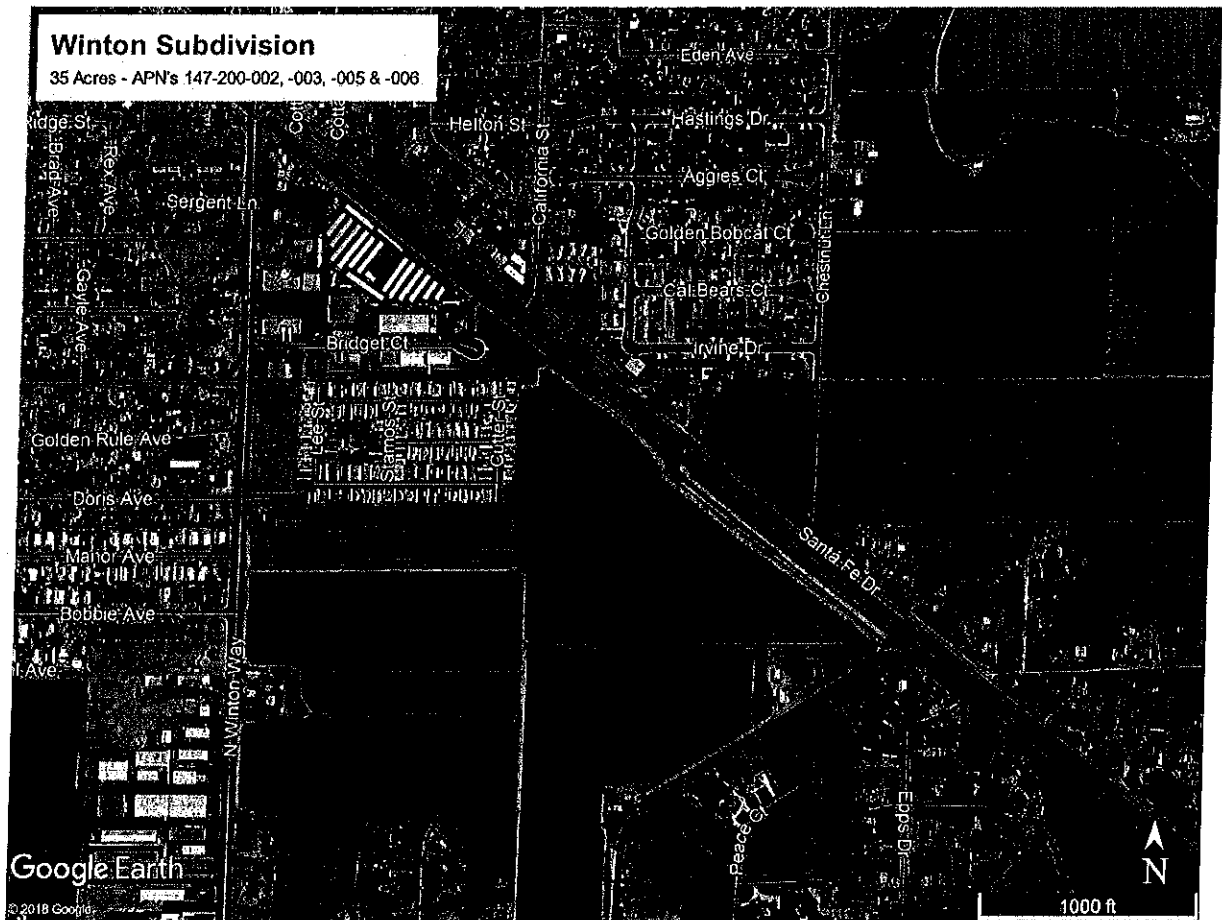
1 Commercially Zoned Lot



Major Subdivision No. MAS06-008, also known as "Winn Ranch", allows for the subdivision of a 35 acre parcel into one-hundred-forty-eight (148) lots.

The lots include one-hundred-forty-two (142) residential lots, one (1) commercially zoned lot, one (1) storm drainage basin lot, two (2) open space lots, one (1) well site lot, and a historical site to be dedicated to the Winton Historical Society.

The project site is generally located on the east side of Winton Way south of Doris Avenue, between Winton Way and Santa Fe Drive.



Produced by

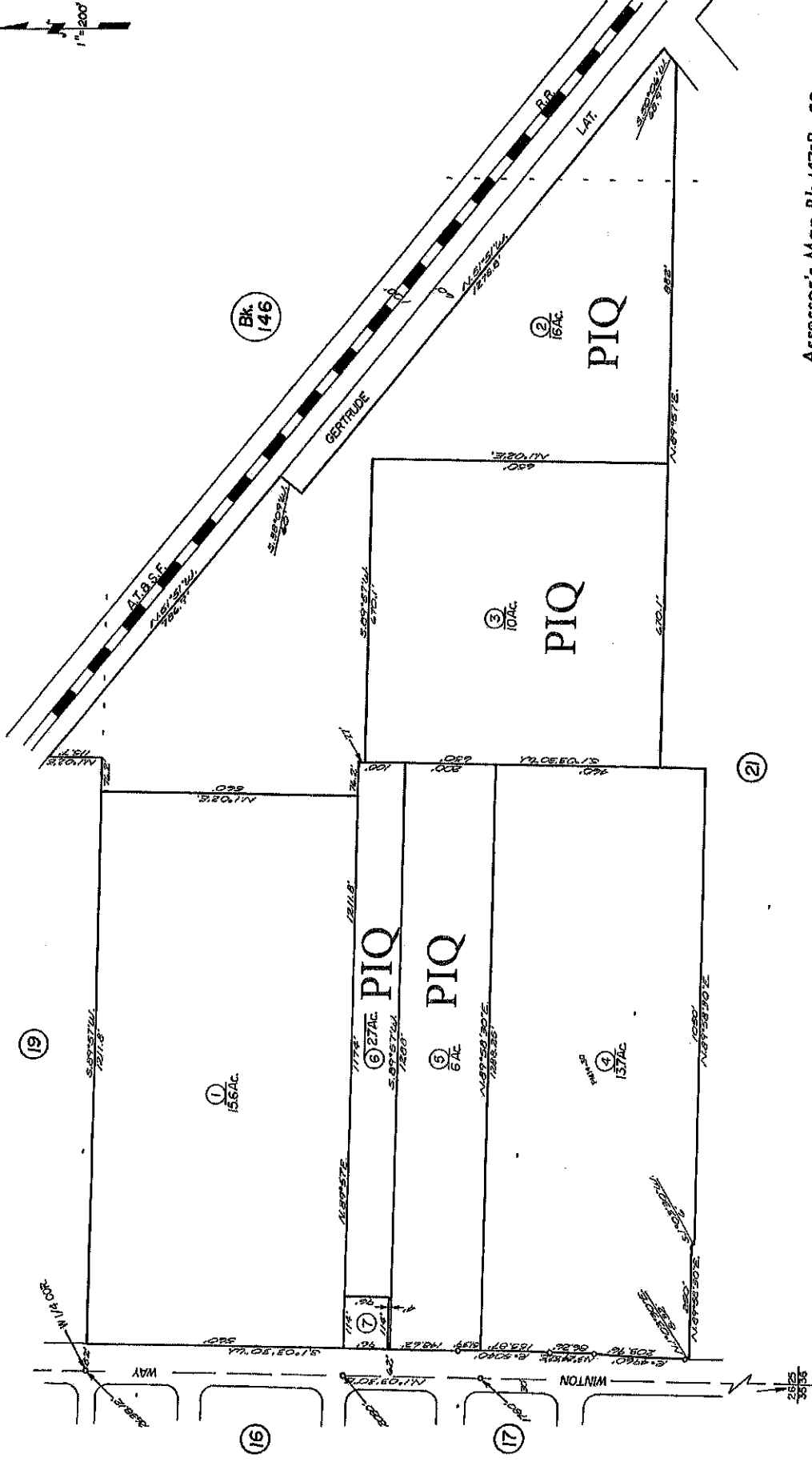
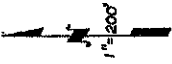


PARCELQUEST

NOTE—  
This map is for Assessment purposes only.  
It is not to be construed as portroying  
legal ownership or divisions of land for  
purpose of zoning or subdivision law.

POR. SEC. 25, T. 6 S., R. 12 E., M. D. B. & M.

87-01  
09-02  
147-20  
Tax Rate Area  
09-04



Assessor's Map Bk. 147-Pg. 20  
County of Merced, Calif.  
1976

NOTE—Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles



COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT

Mark J. Hendrickson  
Director

Steve Maxey  
Deputy Director

2222 "M" Street  
Merced, CA 95340  
(209) 385-7654  
(209) 726-1710 Fax  
www.co.merced.ca.us

Equal Opportunity Employer

Tuesday Oct. 9, 2018

FAUNDES, FAGUNDES, FAGUNDES  
P. O. Box 2717  
Merced, California 95344

Engineer:  
Mid-Valley Engineering

RE: Expiration Date for Major Subdivision 06008 – “Winn Ranch”  
APN 147-200-005, 002, 003 Winton, California

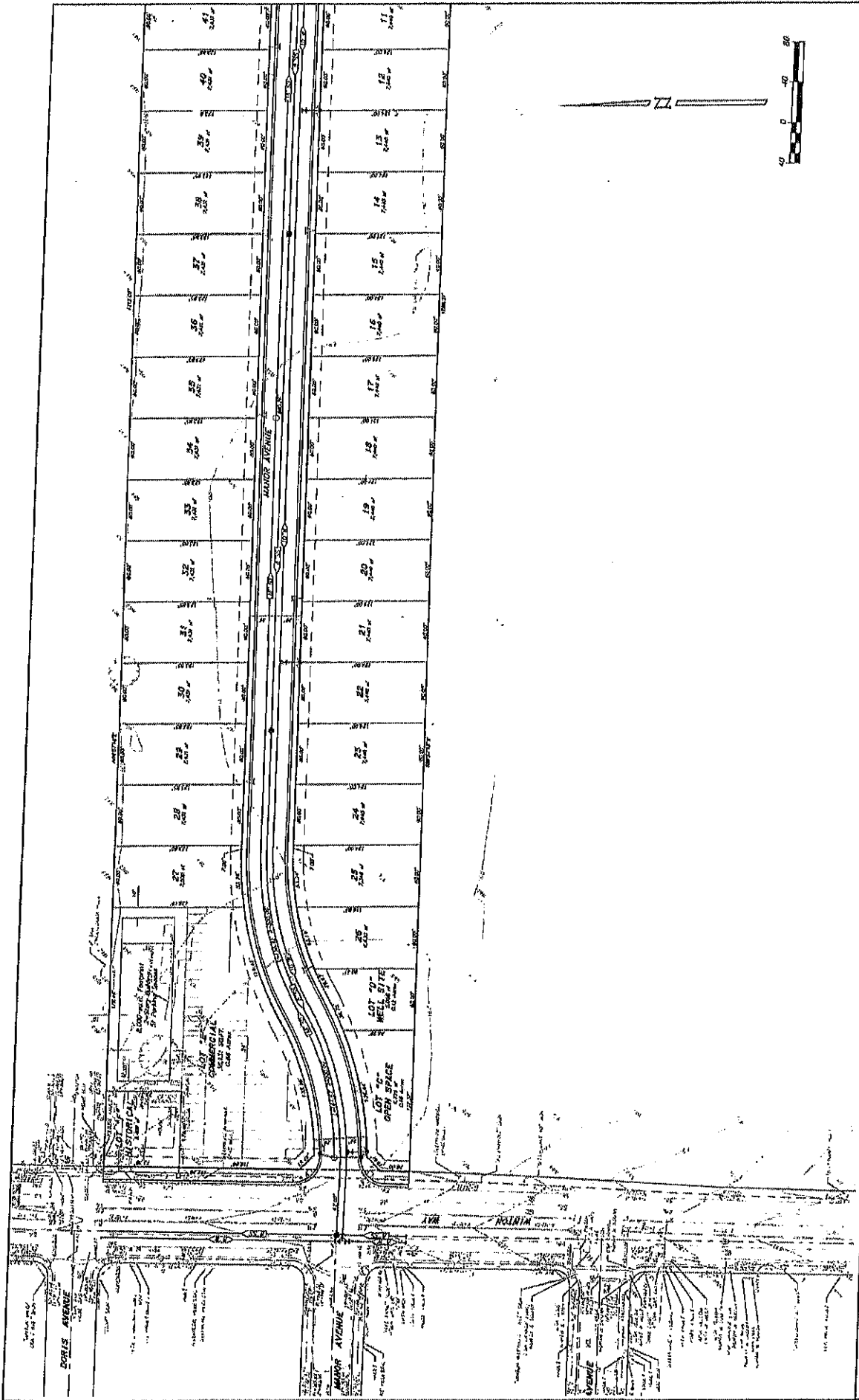
On Aug. 29, 2018, the State of California passed Assembly Bill AB-2973 granting an automatic 2-year extension to eligible tentative subdivision maps, meeting certain criteria. This extension is in addition to previous automatic extensions granted by the State of California via Assembly Bill 1303 in July 2015, Assembly Bill AB-116 in July 2013, Assembly Bill AB-208 in July 2011, Assembly Bill AB-333 in July 2009 and Senate Bill SB-1185 in July 2008.

Based on AB-2973, and all previous extensions authorized for your subdivision, our records indicate the expiration date of Major Subdivision 06008 – “Winn Ranch” **is now: June 26, 2021.**

Additionally, some or perhaps all of the land represented by this automatic extension is likely vacant. Please remember, the property owner is still responsible for maintaining the land in a neat, orderly, weed free manner, free of debris at all times, with appropriate fire prevention steps taken, in accordance with all Merced County Codes.

Al Gray, Planning Technician II  
Merced County Community and Economic Development Department.





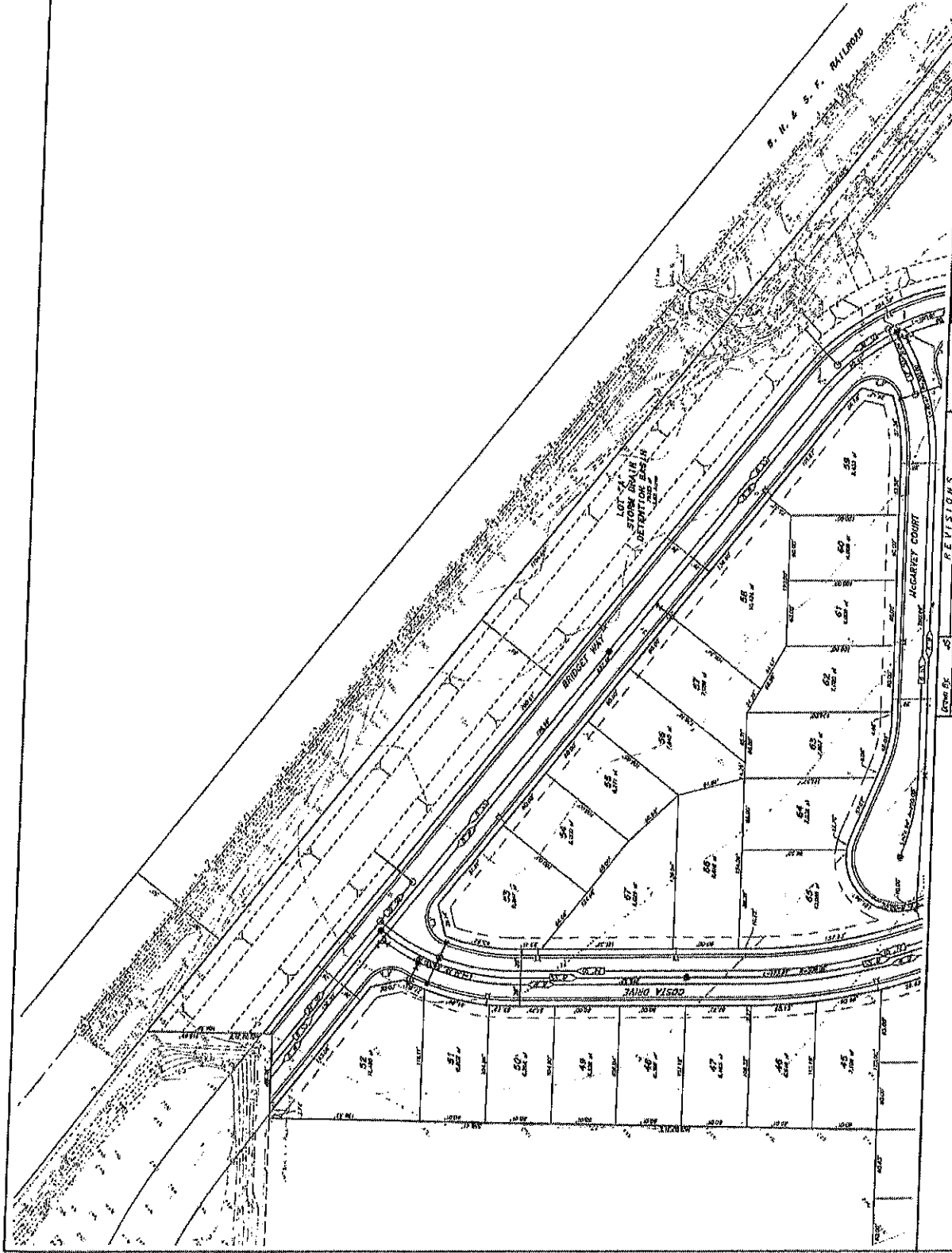
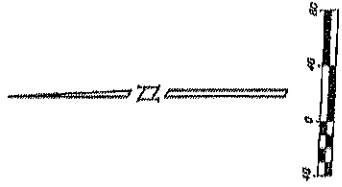
NO.	DATE	REVISIONS ISSUED FOR

Drawn By: J.S.  
 Issue Date: 04/24/2008  
 Job No.: 05291  
 Checked: [initials]  
 Title: [initials]

Winn Ranch  
 Vesting Tentative Subdivision Map  
 County of Merced  
 California

DWG. TM2  
 SHEET 2  
 OF 5

**ME**  
 Modularity Engineering



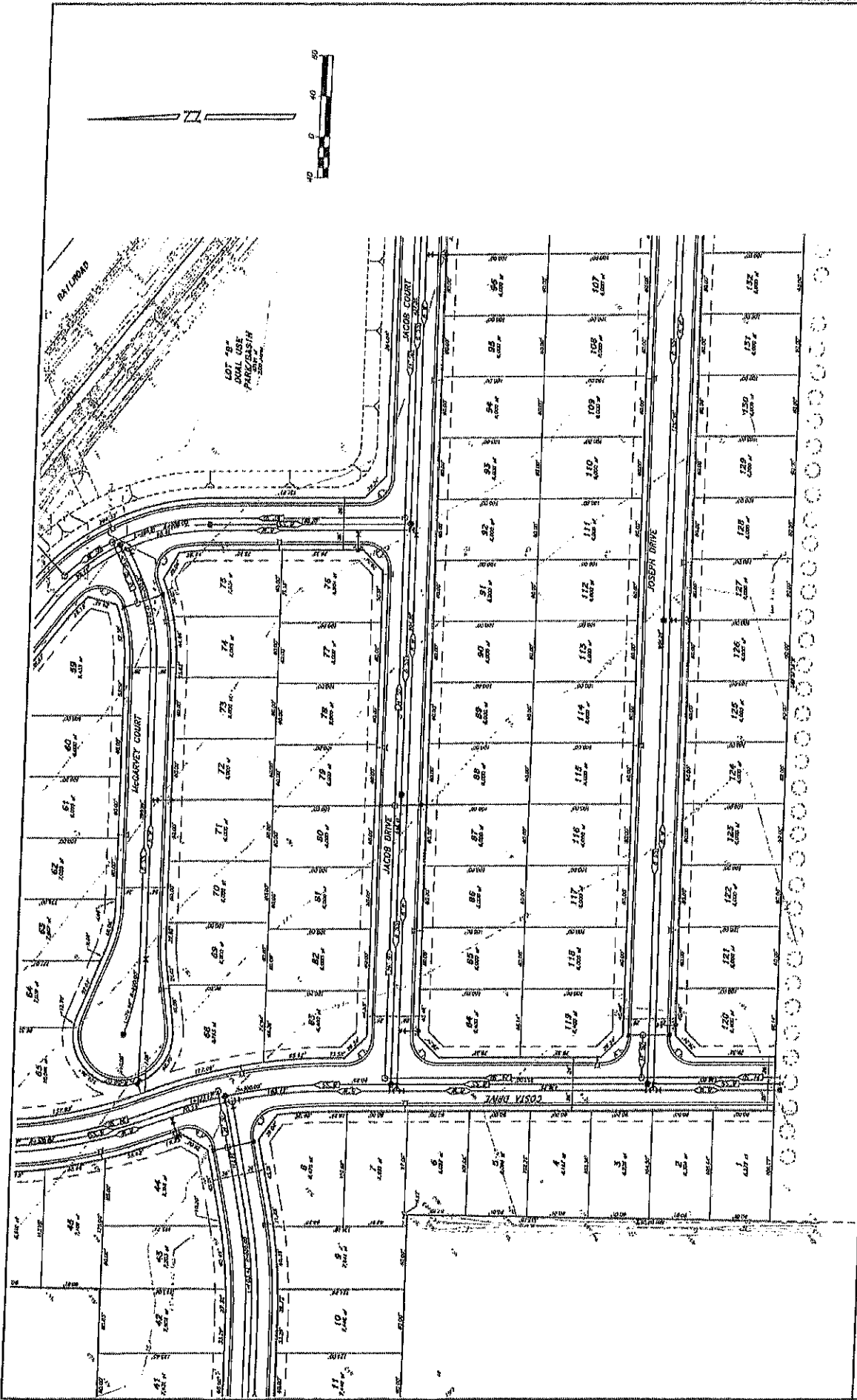
WINN RANCH  
 VESTING TENTATIVE SUBDIVISION MAP  
 COUNTY OF MERCED  
 CALIFORNIA

**ME**  
 mcdonnelly engineering

REV. NO.	DATE	REVISIONS
		ISSUED FOR APPROVAL

DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: [ ]  
 SCALE: [ ]  
 SHEET NO. 3 OF 5  
 PROJECT NO. [ ]





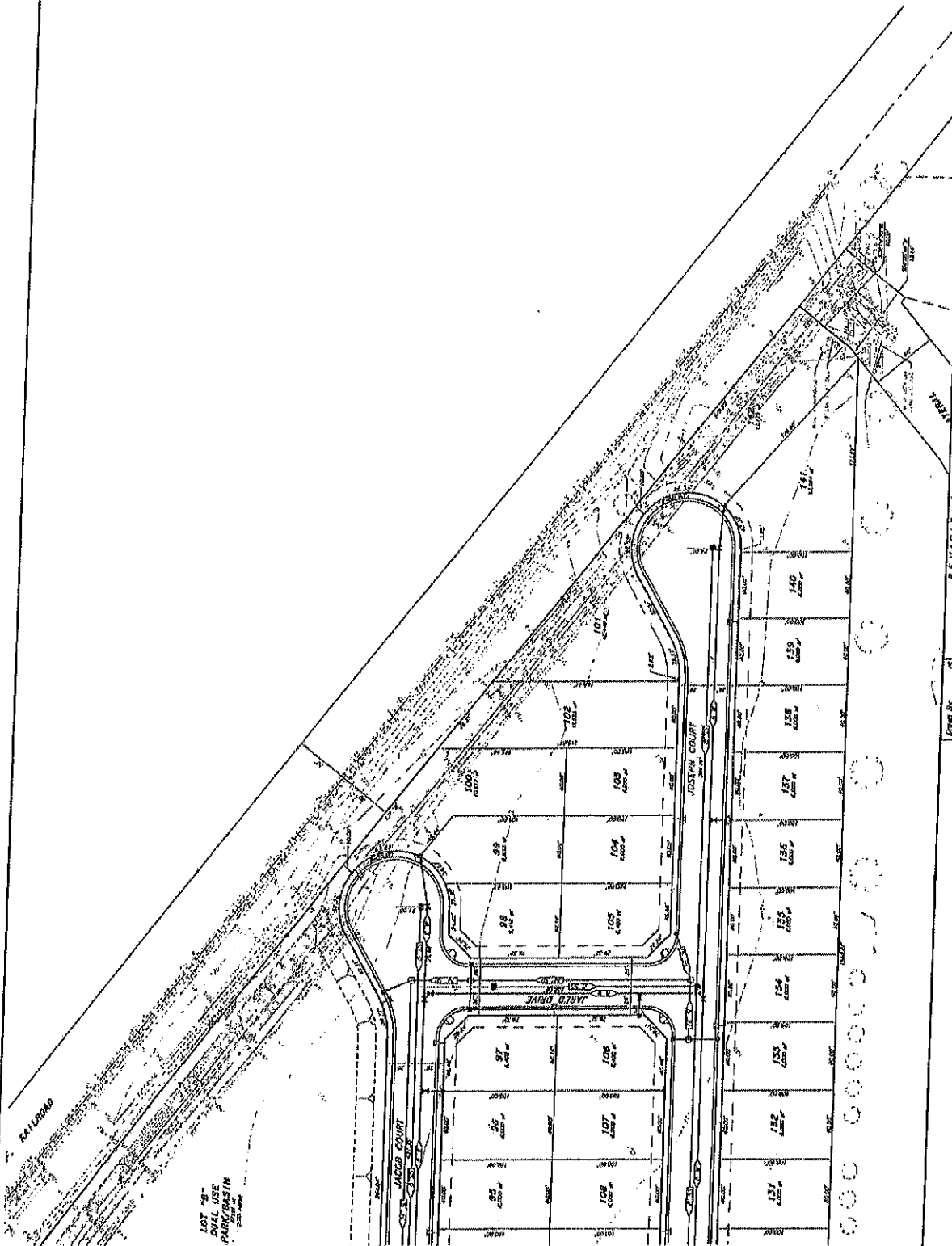
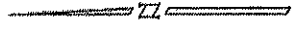
Drawn By	DATE	REVISIONS
From Date	01/20/08	ISSUED FOR
App No.	08000	APPS
Checked		
File		
Dr. Submittals		



WINN RANCH  
VESTING TENTATIVE SUBDIVISION MAP  
COUNTY OF MERCED  
CALIFORNIA

SHEET 4  
OF 5





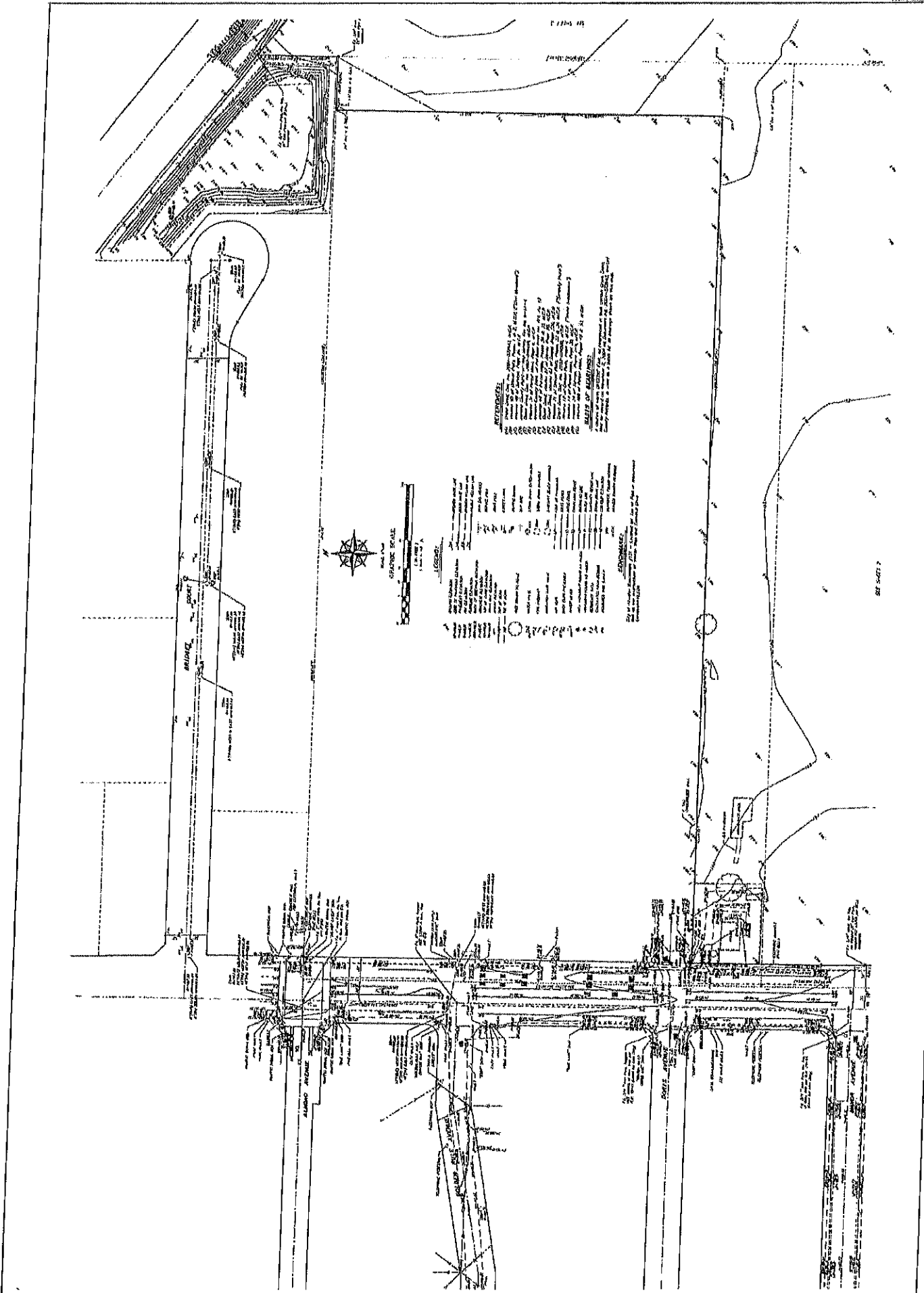
LOT 98  
DUAL USE  
PARK/BASIN  
200,000 sq. ft.

NO.	DATE	REVISIONS ISSUED FOR

Drawn By: JG  
 Check Date: 01/06/05  
 Job No.: 052799  
 Checked: JG  
 Title: PLS  
 P: 052799/01.dwg

**ME**  
 MATE VALLEY ENGINEERS  
 CALIFORNIA

WINN RANCH  
 VESTING TENTATIVE SUBDIVISION MAP  
 COUNTY OF MERCED  
 SHEET 5  
 OF 5



**LEGEND**

- Contour Lines
- Spot Elevation
- Water
- Highway
- Road
- Property Boundary
- Survey Line
- Iron Pin
- Iron Stake
- Iron Nail
- Iron Pipe
- Iron Rod
- Iron Bolt
- Iron Nut
- Iron Washer
- Iron Plate
- Iron Sheet
- Iron Bar
- Iron Pipe
- Iron Rod
- Iron Bolt
- Iron Nut
- Iron Washer
- Iron Plate
- Iron Sheet
- Iron Bar

**GRAPHIC SCALE**

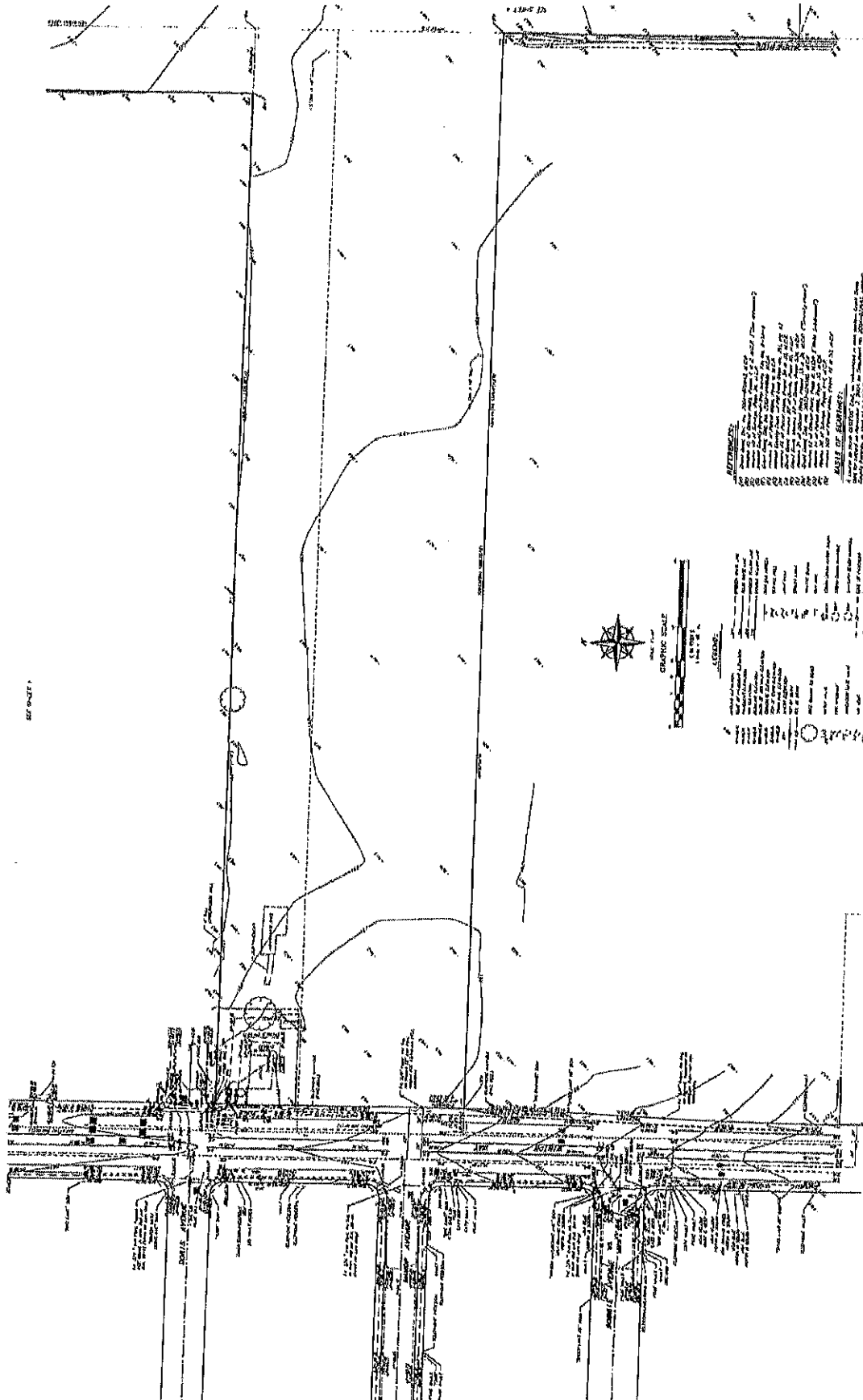
1" = 100'



SEE SHEET 7

NO.	DATE	DESCRIPTION	BY	CHKD.

**ME**



**NOTES:**  
 1. This map was prepared from a planimetric map of the area, and the contours are not based on spot heights.  
 2. The boundary shown on this map is the boundary of the estate as shown on the planimetric map.  
 3. The boundary shown on this map is the boundary of the estate as shown on the planimetric map.  
 4. The boundary shown on this map is the boundary of the estate as shown on the planimetric map.  
 5. The boundary shown on this map is the boundary of the estate as shown on the planimetric map.  
 6. The boundary shown on this map is the boundary of the estate as shown on the planimetric map.  
 7. The boundary shown on this map is the boundary of the estate as shown on the planimetric map.  
 8. The boundary shown on this map is the boundary of the estate as shown on the planimetric map.  
 9. The boundary shown on this map is the boundary of the estate as shown on the planimetric map.  
 10. The boundary shown on this map is the boundary of the estate as shown on the planimetric map.

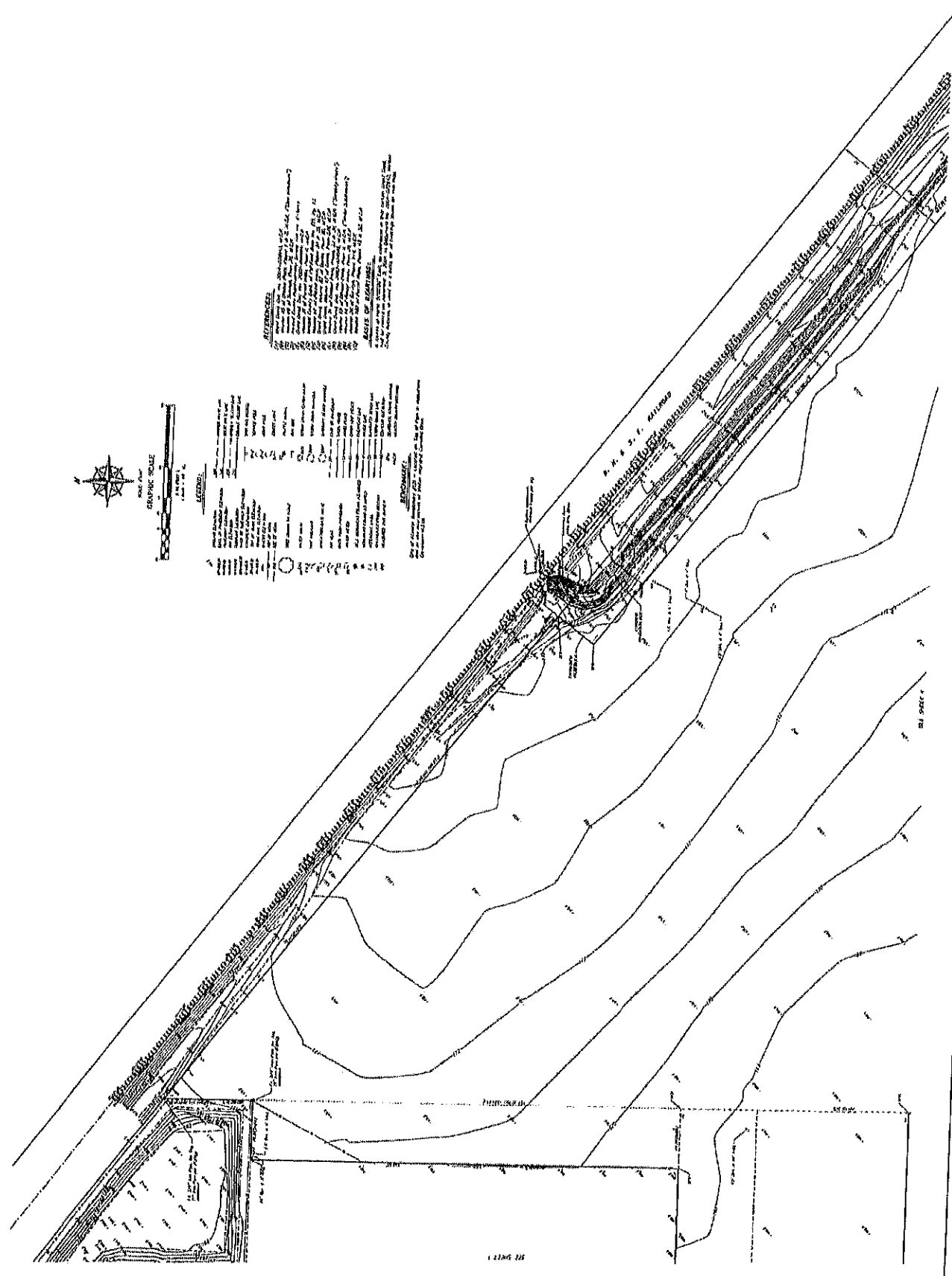


GRAPHIC SCALE  
 1:1000  
 1 cm = 10 m

**LEGEND:**  
 Contour lines: 10m intervals  
 Boundary: Solid line  
 Fences: Dashed line  
 Roads: Dotted line  
 Rivers: Wavy line  
 Buildings: Rectangles  
 Trees: Small circles  
 Survey points: Letters and numbers

NO.	DATE	REVISIONS	BY	CHKD.

**ME**



GRAPHIC SCALE  
1:25,000

**LEGEND**

Contour lines	100 feet
Contour lines	200 feet
Contour lines	300 feet
Contour lines	400 feet
Contour lines	500 feet
Contour lines	600 feet
Contour lines	700 feet
Contour lines	800 feet
Contour lines	900 feet
Contour lines	1000 feet
Contour lines	1100 feet
Contour lines	1200 feet
Contour lines	1300 feet
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Contour lines	1500 feet
Contour lines	1600 feet
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Contour lines	3000 feet
Contour lines	3100 feet
Contour lines	3200 feet
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Contour lines	7000 feet
Contour lines	7100 feet
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Contour lines	8900 feet
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Contour lines	9100 feet
Contour lines	9200 feet
Contour lines	9300 feet
Contour lines	9400 feet
Contour lines	9500 feet
Contour lines	9600 feet
Contour lines	9700 feet
Contour lines	9800 feet
Contour lines	9900 feet
Contour lines	10000 feet

**NOTES**

1. Contour lines are shown at 100-foot intervals.

2. The road shown on this map is a private road.

3. The building shown on this map is a private building.

4. The map is based on a survey conducted in 1910.

5. The map is not to be used for any other purpose.

6. The map is the property of the U.S. Army.

7. The map is not to be reproduced without the permission of the U.S. Army.

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16. The map is not to be reproduced without the permission of the U.S. Army.

17. The map is not to be used for any other purpose.

18. The map is the property of the U.S. Army.

19. The map is not to be reproduced without the permission of the U.S. Army.

20. The map is not to be used for any other purpose.

**EDWARDS**

U.S. Army, Topographic Engineers

1910

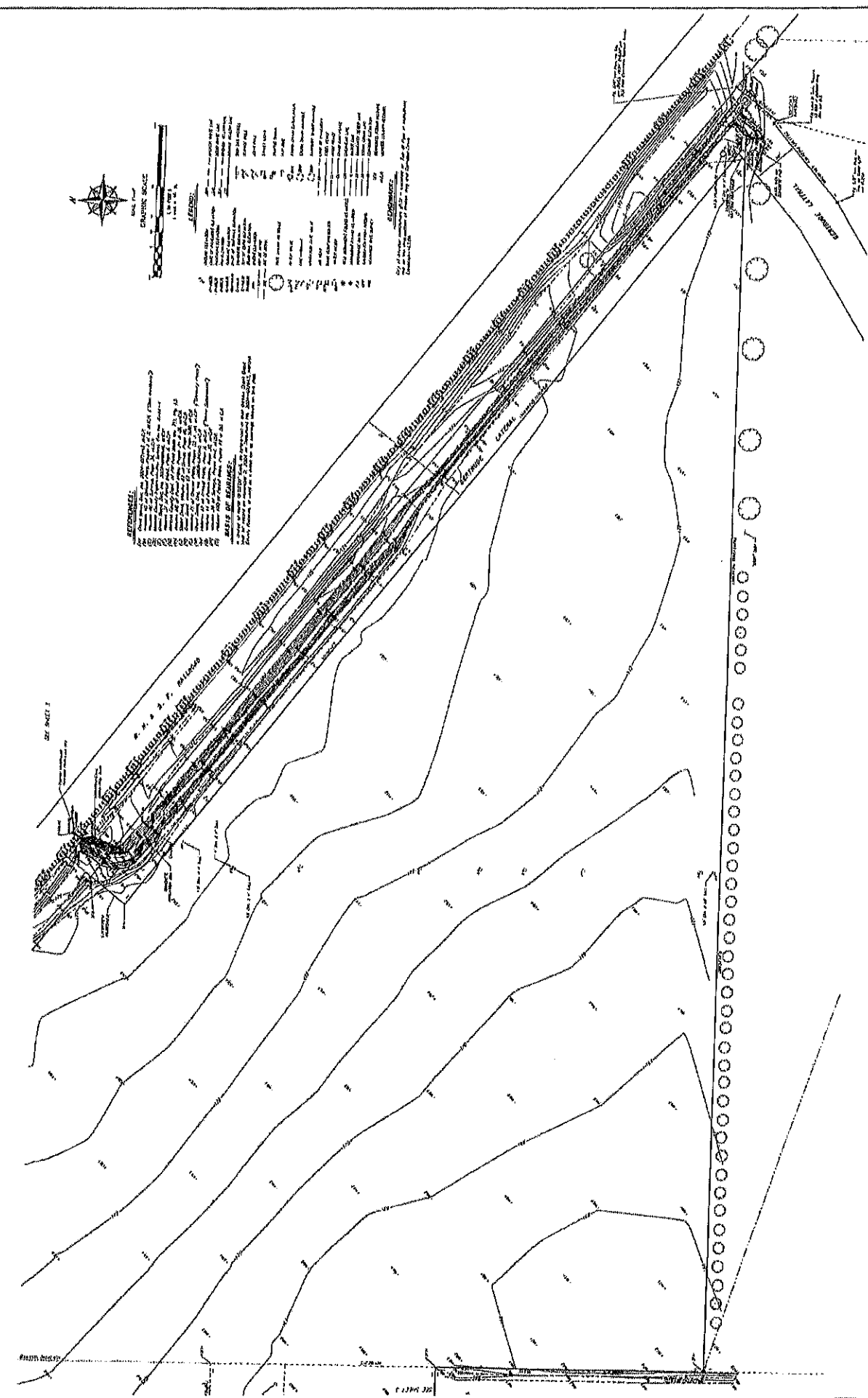
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Projection	Universal Transverse Mercator
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Datum	North American 1983
Units	Meters
Contour Interval	100 feet
Map Date	1910
Sheet No.	3
Sheet Size	10" x 10"
Scale	1:25,000
Projection	Universal Transverse Mercator
Zone	18N
Datum	North American 1983
Units	Meters
Contour Interval	100 feet
Map Date	1910
Sheet No.	3
Sheet Size	10" x 10"

**ME**

TOPOGRAPHY / BOUNDARY  
MOONSHAN  
VINTAGE ESTATES  
CALIFORNIA

ME

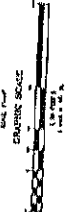
DATE	21 AUGUST 1972
DRAWN BY	[Name]
CHECKED BY	[Name]
SCALE	1" = 400'
COLOR	None
PROJECT NO.	[Project No.]
CLIENT	[Client Name]
LOCATION	[Location]
DESCRIPTION	[Description]



**LEGEND:**

THICK DASHED LINE: Boundary Line  
 THIN DASHED LINE: Easement Line  
 DOTTED LINE: Property Line  
 THIN SOLID LINE: Contour Line  
 THICK SOLID LINE: Drainage Line  
 DASHED LINE WITH CIRCLES: Survey Line  
 CIRCLES: Survey Points  
 TRIANGLES: Benchmarks  
 SQUARES: Stationing Points  
 DIAGONAL LINES: Right-of-Way Line  
 Wavy Lines: Fences  
 Short Dashed Lines: Utility Lines

**CONTINUITY:**  
 This map is a continuation of the map of Archerman Phinage Estates, California, showing the boundary and topography of the property.



SHEET 1

SHEET 2



PLANNING AND COMMUNITY  
DEVELOPMENT DEPARTMENT

Robert A. Lewis  
Director

2222 "M" Street  
Merced, CA 95340  
(209) 385-7654  
(209) 726-1710 Fax  
www.co.merced.ca.us

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MAJOR SUBDIVISION APPROVAL LETTER

---

June 27, 2007

WINTON WILLOWS LLC,  
PO Box 251  
Winton, CA 95388

Re: General Plan Amendment No. GPA06-003, Zone Change No. ZC06-003 and Major  
Subdivision Application No. MAS06-008

Dear Winton Willows LLC,

This letter is to inform you that on June 26, 2007, General Plan Amendment No. GPA06-003, Zone Change No. ZC06-003 and Major Subdivision Application No. MAS06-008 was Approved by the Merced County Board of Supervisors subject to specific conditions of approval. Attached, please find the Conditions of Approval and the approved Preliminary Major Subdivision map for your records. In order to finalize this subdivision, the following items shall be completed prior to the expiration date of June 26, 2009:

1. An official Final Map shall be prepared by a registered civil engineer or a licensed land surveyor. The Final Map shall substantially conform to the approved Preliminary Major Subdivision Map.
2. The official Final Map shall be submitted to the Merced County Surveyor's Office for technical review with appropriate fees:
  - a. A Map Checking Fee is required and is made payable to Merced County Department of Public Works.
  - b. The Recording Fee is required, and is made payable to Merced County Recorder.
3. A letter from the Merced County Tax Collector.
  - a. It is required to obtain a letter from the Merced County Tax Collector's Office stating that all applicable taxes have been paid on the subject property.

If you have any questions, please contact Gene Barrera, Planner II at (209) 385-7654 ext. 4404.

Sincerely,



Robert A. Lewis  
Development Services Director

cc: Public Works Road Division

STRIVING FOR EXCELLENCE

**Conditions of Approval for General Plan Amendment No. GPA06-003, Zone Change No. ZC06-003 and Major Subdivision Application No. MAS06-008:**

Merced County Planning and Community Development Department:

1. The Final Map, or all map phases, shall be recorded within two years.
2. For the purpose of mitigation and/or condition monitoring, a fee in the amount of \$392.00 shall be required. The fee shall be paid prior to recordation of the Final Map
3. The project proponents shall obtain and submit an Unconditional Water and Sewer Commitment Notice from the Winton Water and Sanitary District prior to recordation of the Final Map, or a first phase Final Map.
4. The applicant shall comply with all of the standard conditions of approval listed in the Planning Commission Resolution No 97-1.
5. A "Right to Farm" certificate shall be recorded on the final map.
6. The project sponsors shall convey to the County or its designated agent a conservation easement or equivalent in-lieu fees that would permanently protect agricultural land of similar or better quality as that farmed on the project site. Such land will be placed under an Agricultural Conservation Easement at a ratio of 1 acre of Easement land for every 1 acre of land converted to nonagricultural uses and shall be paid or conveyed at the building permit stage. These mitigation lands may be located in the Winton vicinity, or in a location mutually agreed upon by the applicant and the County Planning and Community Development Director.
7. A one-time pre-construction survey within 0.25 miles of the project site shall be conducted by a qualified biological consultant to determine the presence of nesting Swainson's hawks prior to the initiation of any ground breaking/construction activities occurring on the project site between March 1 and August 15, the nesting season for the species. Should a nest be discovered within 0.25 miles of the project site, temporal construction restrictions may be necessary to eliminate the potential for noise disturbance to the nesting hawks, which may cause nest abandonment or forced fledging. The consultant shall base the necessity for restrictions on the location of the nest in relation to construction activities. A survey shall not be required to be conducted should initiation of ground breaking/construction activities occur outside of the March 1-August 15 nesting season. (EM)
8. The applicant shall prohibit direct truck traffic access to and from proposed Bridget Way through the installation of a traffic sign. The NO TRUCKS restriction (signs R5-2 and R5-2a) shall be provided by Board of Supervisors resolution. The applicant shall be required to install the signs and also prepare an exhibit map for the resolution showing the affected streets(s) to be subject to the restriction and the location of the sign.
9. The applicant shall comply with all applicable County, State and Federal regulations.
10. The applicant shall comply with all noise mitigation requirements as noted in Impact No XI, in Section 4 of the of the Mitigated Negative Declaration., and in Appendix C of the Mitigated Negative Declaration.

Department of Public Health Environmental Health Division:

11. An appropriate and effective sound mitigation method for Lot "D" shall be required to diminish the noise impact on the adjacent residential Lot 26.

Department of Public Works Road Division:



12. Satisfy Improvement Level 1 requirements as set forth in Chapter 16.08 of the Merced County Code, which generally includes dedication of right-of-way and public utilities easements, roadway construction and installation of matching pavement along existing roadways, street lighting, storm drainage system and to install underground or relocate utilities and irrigation facilities.
13. Dedicate on the final map a non-access strip across the dead-end of Costa Drive at the south boundary of the subdivision pursuant to Section 17.04.050.A.11 of the Merced County Code.
14. Costa Drive and Jared Drive shall be designated "Avenue" pursuant to Section 17.04.050.B of the Merced County Code. Bridget Court shall be designated "Street" or "Drive." Jacob Drive shall be designated between Costa Drive and Jared Drive; Jacob Court shall be designated east of Jared Drive.
15. Release and relinquish all abutters' rights of access to and from the entire Winton Way frontage of Lots "C", and "E". Lot "F" will have its primary access through Lot E, but right in and right out access will be allowed on Winton Way.
16. Through Conditions, Covenants, and Restrictions recorded concurrent with the final map, access to and parking for Lot "F" shall be allowed through Lot "E".
17. A second driveway approach to serve Lot "E" should be placed near the east boundary of the lot.
18. The developer shall construct traffic signals with raised medians at the intersection of Winton Way and Manor Avenue.
19. A six feet (6') high wood cedar fence between neighboring properties of different uses identified in Table 13 of the Zoning Code (the Mobile Home Park) shall be shown on the subdivision improvement plans and constructed with subdivision improvements.
20. The developer shall be responsible for providing all documentation and paying all fees associated with forming a landscape maintenance zone of benefit which also includes graffiti abatement of the proposed masonry wall along the Burlington Northern Santa Fe Railway right of way.
21. The developer shall be responsible for all costs associated with obtaining necessary road right of way and public utility easements, relocating utilities, and constructing all improvements for Bridget Way from the owner of Parcel 'C' as shown on the Parcel Map for Ruben P. Webb, Jr., recorded in Volume 66 of Parcel Maps at Pages 34 and 35, Merced County Records.
22. Provide a letter from M.I.D. accepting storm drainage water from this proposed development into their facilities prior to recording the final map.
23. The dual use storm drainage basin and recreation facility shall be designed pursuant to the Preliminary Draft Revision to the Storm Drainage Design Manual, dated May 3, 2004, attached.
24. Subdivision improvements shall be constructed to the Department of Public Works Improvement Standards and Specifications and with the following attached revised standards: Drawing DW-01, Driveway Approach (Adjacent Sidewalk); Drawing EB-01, Trench Excavation & Backfill; Drawing MS-08, Sidewalk; Drawing MS-09, Intersection Ramp (Vertical Curb); Drawings SN-02 and SN-04, Stop Sign (R1) and Foundation Detail; and, Electroler Mounted Street Name Sign. A 3/4 inch galvanized rod shall be placed across the curb face opening of the catch basin shown in Drawing SD-04.
25. All lot grading shall be completed, all underground improvements shall be installed and aggregate base material on all new streets shall have been rough graded and

compacted, prior to the issuance of any building permits within the phase under construction. The developer shall enter into an agreement with Public Works that no occupancy shall take place until such time as all improvements are completed.

26. Provide centerline striping for those new roads which intersect the existing peripheral streets.
27. Developer/Applicant is advised that he/she may be obligated to comply with Federal Regulations for storm water runoff issued by the U.S. EPA on November 16, 1990 (40 Code of Federal Regulations Parts 122, 123 and 124). For information and direction, contact the State Water Resources Control Board's Construction Activity Storm Water Hotline at (916) 341-5537, e-mail: [stormwater@swrcb.ca.gov](mailto:stormwater@swrcb.ca.gov), or visit their website at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

#### Merced Irrigation District:

28. The Developer of the proposed subdivision is required to underground the Gertrude Lateral in an adequately sized pipeline assembly through the entire project within an appropriate width easement. The pipeline will be constructed to MID standards. MID will sell and quit claim to the developer its 60-foot wide fee strip and acquire an appropriate sized easement for Well 155 and the new pipeline. Recorded access to the abovementioned facilities will also be required, if needed.
29. According to the Environmental Information Form, the developer proposes to use MID facilities to convey storm water, via a drainage basin into the MID's Gertrude Lateral; because of this connection, a "subdivision Drainage Agreement" must be executed with the Merced Irrigation District Drainage Improvement District No. 1, (MIDDID No 1), paying all applicable fees.
30. A suitable block wall with appropriate sized access gates meeting MID standards must be placed around MID's Well 155, for sound attenuation and security.
31. No buildings, permanent structures, fences or walls to be constructed or placed on the new MID easement without approval of the MID.
32. If access to the MID easement is blocked by MID approved curbs, fences, walls or landscaping, the MID will require the developer to provide an ingress and egress easement through their property to the MID well and pipeline easement.
33. An MID signature block be provided on the Improvement Plans.
34. The developer must enter into a "Construction Agreement" with MID for any work associated with MID facilities and pay all applicable fees.
35. The property owner must obtain a "Non-exclusive Driveway License Agreement" for all crossings over or under any MID facilities, including utilities, bridges, driveways and pipelines. If any dedicated facilities overlap with MID easements, a Joint Use Agreement with the County shall be executed.

#### The Amah Mutsun Tribal Band:

36. Where there is construction to be completed within 300 feet of a natural waterway that a monitor be hired to observe construction within the area.

#### Public Works

37. Prior to recordation of the final map creating new County roads, the owner shall provide all documentation and pay all fees associated with forming a road maintenance zone of benefit in County Service Area Number One for extended road maintenance services which includes, but is not limited to, street sweeping.

