

**PLANNING COMMISSION
RESOLUTION NO. 2025-18**

A RESOLUTION APPROVING AN AMENDMENT TO THE FINAL DEVELOPMENT PLAN FOR THE CROSSINGS, IN PRECISE PLAN NO. 35 SOUTH, IN THE VILLAGE ONE SPECIFIC PLAN, FOR ARCHITECTURAL SUBSTITUTIONS ON PROPERTY LOCATED EAST OF CLAUS ROAD AND NORTH OF E. BRIGGSMORE AVENUE (DR HORTON BAY INC)

WHEREAS, on October 16, 1990, the City Council by Resolution No. 90-828A, adopted the Village One Specific Plan; and

WHEREAS, the Village One Specific Plan is comprised of 35 Precise Plan areas subject to review and approval by the Planning Commission, each Precise Plan denoted to ensure that the circulation, infrastructure, land use, density, project design and other specific plan provisions are provided for each Area Plan as required by Section IV.D.2 of the Village One Specific Plan; and

WHEREAS, Section IV.D.2 of the Village One Specific Plan requires the Planning Commission's review and approval of a Final Development Plan for new residential development within the Specific Plan to ensure that the development policies of Chapter II of the Specific Plan are implemented for projects involving residential uses with a tentative map, which may be approved by the Commission after or concurrently with the approval of a tentative map and/or Precise Plan; and

WHEREAS, on January 23, 2024, the City Council by Resolution 2024-025 adopted a Final Development Plan for The Crossings for 527 single-family residential lots, five landscape lots, and one park lot within Precise Plan No. 35, located on 84.1 acres located east of Claus Road and north of E. Briggsmore Avenue; and

WHEREAS, on September 16, 2024, the Planning Commission by Resolution 2024-13 adopted an amendment to the Final Development Plan for The Crossings to modify lot widths, provide a Landscape and Irrigation plan, and provide implementation of signage, monumentation, landscaping, and other elements through adoption of a document entitled “Design Development Planting Update”; and

WHEREAS, on December 20, 2024, DR Horton Bay Inc., in accordance with Section IV.D.2 of the Village One Specific Plan, filed an application for an Amendment to The Crossings Final Development Plan for architectural substitution (Project FDP-24-003); and

WHEREAS, said application was made concurrently with an application for the Amendment of Precise Plan Area No. 35 South of the Specific Plan (Project PPA-24-001), for modification of the circulation plan; and

WHEREAS, an evaluation, EA/C&ED No. 2025-04 has been performed by staff in accordance with the requirements of Section 15162 of the CEQA Guidelines; and

WHEREAS, the evaluation under Section 15162 of the CEQA Guidelines concluded that no further documentation with regard to CEQA is required for this project; and

WHEREAS, due to the conclusions reached by the Section 15162 analysis, staff has determined that the project is exempt from CEQA pursuant to Section 15182 of the CEQA Guidelines, which exempts residential projects implementing Specific Plans that are undertaken pursuant to and in conformity to the associated Specific Plan, and has prepared a Notice of Exemption, EA/C&ED 2025-03; and

WHEREAS, a public hearing was held by the Planning Commission on April 21, 2025, in Chambers, Tenth Street Place, 1010 Tenth Street, Modesto, California, at which hearing evidence both oral and documentary was received and considered; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Modesto that it hereby finds and determines as follows:

1. The proposed Amendment to the Final Development Plan is consistent with the Village One Specific Plan and the General Plan, because the changes in architectural styles would allow for the development of single-family residential uses that is consistent with the Village One Specific Plan. The General Plan designates the proposed development site as Residential (R), which allows for single-family residential uses.
2. The proposed Amendment to the Final Development Plan is consistent with Precise Plan 35 South, including the existing document and the concurrently proposed amendment thereto.
3. On the basis of evaluation EA/C&ED 2025-004, performed in accordance with the requirements of Section 15162 of the CEQA Guidelines, Subsequent EIRs and Negative Declarations, the Planning Commission has determined that no further documentation with regard to CEQA is required for this project.
4. The Planning Commission has further determined that this project is exempt from CEQA pursuant to Section 15182 of the CEQA Guidelines, Projects Pursuant to a Specific Plan, part c, subpart 1, which exempts residential projects implementing Specific Plans that are undertaken pursuant to and in conformity to the associated Specific Plan, and hereby adopts Notice of Exemption EA/C&ED 2025-003.

BE IT FURTHER RESOLVED by the Planning Commission of the City of Modesto that it hereby approves an Amendment to the Final Development Plan for the proposed “The Crossings” project to allow modifications to the allowed architectural styles for all lots to include the styles in **Exhibit “A”**, Architectural Style Fit List, and for each lot to be allowed to use any of the styles shown to fit that lot’s configuration as shown in **Exhibit “A”**, **attached** hereto and incorporated herein by reference, subject to the following conditions:

1. All Development shall occur in compliance with Planning Commission Resolution 2024-13, A Resolution Approving Amendments to the Final Development Plan for the Crossings in Precise Plan No. 35 South in the Village One Specific Plan, for 527 Single-Family Residential Lots, Five Landscape Lots, and One Park Lot on Property Located East of Claus Road and North of East Briggsmore Avenue (D.R. Horton Bay, Inc.), and all conditions of approval from said Resolution shall remain in effect unless amended herein.
2. All development shall be consistent with the Final Development Plan titled “Final Development Plan, The Crossings” adopted by City Council on January 23, 2024, and all conditions of approval from said Resolution shall remain in effect unless amended herein or as amended in Planning Commission Resolution 2024-13.
3. Except as amended herein, as amended by Resolution 2024-13, or by reference, all development including street and infrastructure improvements, and mitigation measures from the Initial Study/Mitigated Negative Declaration (EA/C&ED No. 2023-26), shall be in accordance with the Village One Specific Plan (as amended), Precise Plan No. 35 South, and the Vesting Tentative Subdivision Map of the Crossings (TSM-22-002), as set forth in Ordinance and Resolutions approved by the City Council on January 23, 2024.
4. Prior to the recordation of a final map for any residential project involving the subdivision of land into single family parcels or issuance of a building permit for any other project, the applicant shall provide for perpetual funding to cover the full cost of the following services provided to the proposed development: maintenance and lighting of parks, parkways, streets, roads, and open space services, and flood and storm protection services, including the operation and maintenance of storm drainage systems as well as perpetual funding to cover the full cost of maintenance and operation of any public improvements or other tangible property owned by the City with an estimated useful life of five or more years constructed as part of the proposed development. The perpetual funding can be provided in the following manner:
 - a) CFD. Applicant shall form a new or annex the development into an existing City of Modesto Community Facilities District in compliance with the requirements of the Mello-Roos Community Facilities Act of 1982 (Gov. Code § 53311 et seq.) including, without limitation, affirmative votes, and the recordation of a Notice of Special Tax Lien. Applicant shall be responsible for all costs associated with the CFD proceedings.

OR

- b) Direct Funding. Applicant shall deposit with the City an amount necessary, as reasonably determined by the City and approved by the City Council, to fund in perpetuity the full on-going cost of the obligations described above.
5. Capital Facilities Fees will be due and payable on the date of final inspection or the date the certificate of occupancy is issued, whichever comes first.
 6. Utility service fees related to connections will be collected at the time an application for service is received.
 7. Developer shall install fire hydrants prior to issuance of any building permit for the development.
 8. Fire sprinklers and an adequate water supply shall be provided by the developer. Fire sprinkler plans shall be a separate submittal made directly to the Fire Department after the issuance of building permits.
 9. Any public improvements that are missing, damaged, or not to current City standards shall be designed and constructed per City standards in accordance with City Code (Article 7-1.701). Such improvements may include, but not be limited to curb & gutter, drive approach, sidewalk, ADA access ramps, fire hydrants and streetlights. All public improvement plans shall be designed by a Registered Engineer, reviewed, and approved by the City Engineer prior to issuance of an Encroachment permit.
 10. Improvement plans for required improvements shall be prepared by a Registered Civil Engineer and submitted for approval by the City Engineer or designee. All improvements shall be constructed in accordance with the approved plans.
 11. Future home buyers and prospective residents of the Precise Plan Area No. 35 South shall be provided disclosure that they are subject to noise, dust, odor and other impacts from adjacent agricultural operations. Such notice shall be placed on the final deeds for the individual lots.
 12. Future home buyers and prospective residents of the Precise Plan Area No. 35 South that are within 200-feet of the right-of-way of the Burlington Northern Santa Fe railroad shall be provided disclosure that they are subject to noise, vibration and other impacts from rail operations. Such notice shall be placed on the final deeds for the individual lots.
 13. Future home buyers and prospective residents of the Precise Plan Area No. 35 South shall be provided disclosure that they are subject to noise, vibration and other impacts from aircraft operations of the East Side

Mosquito Abatement District facility located on Santa Fe Avenue to the east of the project. Such notice shall be placed on the final deeds for the individual lots.

14. At the time of development, all existing underground and aboveground utilities, irrigation, and electrical lines shall be protected, relocated, or removed as required by the Utility Companies and City Engineer or designee. Easements for utilities, irrigation, and electrical lines to remain shall be reserved as required.
15. Prior to start of vertical building construction, all-weather, hard-surfaced roadways shall be constructed and maintained free of obstructions at all times during construction as required by Director of Community and Economic Development and the Fire Department.
16. The property owner and developer shall, at their sole expense, defend, indemnify and hold harmless the City of Modesto, its agents, officers, directors and employees, from and against all claims, actions, damages, losses, or expenses of every type and description, including but not limited to payment of attorneys' fees and costs, by reason of, or arising out of, this development approval. The obligation to defend, indemnify and hold harmless shall include but is not limited to any action to arbitrate, attack, review, set aside, void or annul this development approval on any grounds whatsoever. The City of Modesto shall promptly notify the developer of any such claim, action, or proceeding and shall cooperate fully in the defense.

The foregoing resolution was introduced at a regular meeting of the Planning Commission of the City of Modesto held on the 21st day of April, 2025, by Commissioner Russell, who moved its adoption, which motion being duly seconded by Commissioner Arroyo , was upon roll call carried and the resolution adopted by the following vote:

AYES: Arroyo, Black, Goriel, Grewal, Hauselmann, Russell, Shanks

NOES: None

ABSENT: None

RECUSED: None

Signed copy on file in CEDD

Jessica Hill, Secretary

EXHIBIT A

ARCHITECTURAL STYLE "FIT" LIST

LOT #	LOT WIDTH	MONTEREY (25MO)	REYES (25RE)	MUIR (30MU)	PALISADE (30PA)	SIERRA (30SI)	MADRONE (40MA)	REDWOOD (40RE)	CYPRESS (40CY)	ENCROACHMENT
1	40	✓	✓	✓	✓	X	X	X	X	LOT SIZE
2	40	✓	✓	✓	✓	X	X	X	X	REAR VARIANCE, MEETS 300SF MIN
3	40	✓	✓	✓	✓	X	X	X	X	REAR VARIANCE, MEETS 300SF MIN
4	35	✓	✓	X	X	X	X	X	X	
5	35	✓	✓	X	X	X	X	X	X	
6	35	✓	✓	X	X	X	X	X	X	
7	35	✓	✓	X	X	X	X	X	X	
8	35	✓	✓	X	X	X	X	X	X	
9	35	✓	✓	X	X	X	X	X	X	
10	35	✓	✓	X	X	X	X	X	X	
11	35	✓	✓	X	X	X	X	X	X	
12	35	✓	✓	X	X	X	X	X	X	
13	35	✓	✓	X	X	X	X	X	X	
14	35	✓	✓	X	X	X	X	X	X	
15	35	✓	✓	X	X	X	X	X	X	
16	40	✓	✓	✓	✓	✓	X	X	X	LOT SIZE
17	40	✓	✓	✓	✓	✓	X	X	X	LOT SIZE
18	40	✓	✓	✓	✓	✓	X	X	X	
19	40	✓	✓	✓	✓	✓	X	X	X	
20	35	✓	✓	X	X	X	X	X	X	
21	35	✓	✓	X	X	X	X	X	X	
22	35	✓	✓	X	X	X	X	X	X	
23	35	✓	✓	X	X	X	X	X	X	
24	35	✓	✓	X	X	X	X	X	X	
25	35	✓	✓	X	X	X	X	X	X	
26	35	✓	✓	X	X	X	X	X	X	
27	35	✓	✓	X	X	X	X	X	X	
28	35	✓	✓	X	X	X	X	X	X	
29	35	✓	✓	X	X	X	X	X	X	
30	35	✓	✓	X	X	X	X	X	X	
31	35	✓	✓	X	X	X	X	X	X	
32	35	✓	✓	X	X	X	X	X	X	
33	40	✓	✓	✓	X	✓	X	X	X	REAR VARIANCE, MEETS 300SF MIN
34	40	✓	✓	✓	✓	X	X	X	X	REAR VARIANCE, MEETS 300SF MIN
35	40	✓	✓	✓	✓	X	X	X	X	LOT SIZE
36	40	✓	✓	✓	✓	✓	X	X	X	
37	40	✓	✓	✓	✓	✓	X	X	X	
38	40	✓	✓	✓	✓	✓	X	X	X	
39	40	✓	✓	✓	✓	✓	X	X	X	
40	40	✓	✓	✓	✓	✓	X	X	X	
41	40	✓	✓	✓	✓	✓	X	X	X	
42	40	✓	✓	✓	✓	✓	X	X	X	
43	40	✓	✓	✓	✓	✓	X	X	X	
44	40	✓	✓	✓	✓	✓	X	X	X	
45	40	✓	✓	✓	✓	✓	X	X	X	
46	40	✓	✓	✓	✓	✓	X	X	X	
47	40	✓	✓	✓	✓	✓	X	X	X	
48	40	✓	✓	✓	✓	✓	X	X	X	

LOT #	LOT WIDTH	MONTEREY (25MO)	REYES (25RE)	MUIR (30MU)	PALISADE (30PA)	SIERRA (30SI)	MADRONE (40MA)	REDWOOD (40RE)	CYPRESS (40CY)	ENCROACHMENT
49	40	✓	✓	✓	✓	✓	X	X	X	
50	40	✓	✓	✓	✓	✓	X	X	X	
51	40	✓	✓	✓	✓	✓	X	X	X	
52	40	✓	✓	✓	✓	✓	X	X	X	
53	40	✓	✓	✓	✓	✓	X	X	X	
54	40	✓	✓	✓	✓	✓	X	X	X	
55	40	✓	✓	✓	✓	✓	X	X	X	
56	40	✓	✓	✓	✓	✓	X	X	X	
57	40	✓	✓	✓	✓	✓	X	X	X	
58	40	✓	✓	✓	✓	✓	X	X	X	
59	40	✓	✓	✓	✓	✓	X	X	X	
60	40	✓	✓	✓	✓	✓	X	X	X	
61	40	✓	✓	✓	✓	✓	X	X	X	
62	40	✓	✓	✓	✓	✓	X	X	X	
63	40	✓	✓	✓	✓	✓	X	X	X	
64	40	✓	✓	✓	✓	✓	X	X	X	
65	40	✓	✓	✓	✓	✓	X	X	X	
66	40	✓	✓	✓	✓	✓	X	X	X	LOT SIZE
67	40	✓	✓	✓	X	X	X	X	X	
68	40	✓	✓	✓	✓	✓	X	X	X	
69	40	✓	✓	✓	✓	✓	X	X	X	
70	40	✓	✓	✓	✓	✓	X	X	X	
71	40	✓	✓	✓	✓	✓	X	X	X	
72	40	✓	✓	✓	✓	✓	X	X	X	
73	40	✓	✓	✓	✓	✓	X	X	X	
74	40	✓	✓	✓	✓	✓	X	X	X	
75	40	✓	✓	✓	✓	✓	X	X	X	
76	40	✓	✓	✓	✓	✓	X	X	X	
77	40	✓	✓	✓	✓	✓	X	X	X	
78	40	✓	✓	✓	✓	✓	X	X	X	
79	40	✓	✓	✓	✓	✓	X	X	X	
80	40	✓	✓	✓	✓	✓	X	X	X	
81	40	✓	✓	✓	✓	✓	X	X	X	
82	40	✓	✓	✓	✓	✓	X	X	X	
83	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
84	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
85	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
86	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
87	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
88	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
89	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
90	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
91	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
92	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
93	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
94	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
95	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
96	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN

LOT #	LOT WIDTH	MONTEREY (25MO)	REYES (25RE)	MUIR (30MU)	PALISADE (30PA)	SIERRA (30SI)	MADRONE (40MA)	REDWOOD (40RE)	CYPRESS (40CV)	ENCROACHMENT
97	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
98	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
99	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
100	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
101	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
102	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
103	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
104	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
105	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
106	40	✓	✓	✓	✓	✓	X	X	X	1' REAR VARIANCE, MEETS 300SF MIN
107	50	✓	✓	✓	✓	✓				
108	50	✓	✓	✓	✓	✓				
109	50	✓	✓	✓	✓	✓				
110	50	✓	✓	✓	✓	✓				
111	50	✓	✓	✓	✓	✓				
112	50	✓	✓	✓	✓	✓				
113	50	✓	✓	✓	✓	✓				
114	50	✓	✓	✓	✓	✓				
115	50	✓	✓	✓	✓	✓				
116	50	✓	✓	✓	✓	✓				
117	50	✓	✓	✓	✓	✓				
118	50	✓	✓	✓	✓	✓				
119	50	✓	✓	✓	✓	✓				
120	50	✓	✓	✓	✓	✓				
121	50	✓	✓	✓	✓	✓				
122	50	✓	✓	✓	✓	✓				
123	50	✓	✓	✓	✓	✓				
124	50	✓	✓	✓	✓	✓				
125	50	✓	✓	✓	✓	✓				
126	50	✓	✓	✓	✓	✓				
127	50	✓	✓	✓	✓	✓				
128	50	✓	✓	✓	✓	✓				
129	50	✓	✓	✓	✓	✓				
130	50	✓	✓	✓	✓	✓				
131	50	✓	✓	✓	✓	✓				
132	50	✓	✓	✓	✓	✓				
133	50	✓	✓	✓	✓	✓				
134	50	✓	✓	✓	✓	✓				
135	50	✓	✓	✓	✓	✓				
136	50	✓	✓	✓	✓	✓				
137	50	✓	✓	✓	✓	✓				
138	50	✓	✓	✓	✓	✓				
139	50	✓	✓	✓	✓	✓				
140	50	✓	✓	✓	✓	✓				
141	50	✓	✓	✓	✓	✓				
142	50	✓	✓	✓	✓	✓				
143	50	✓	✓	✓	✓	✓				
144	50	✓	✓	✓	✓	✓				

LOT #	LOT WIDTH	MONTEREY (25MO)	REVES (25RE)	MUIR (30MU)	PALISADE (30PA)	SIERRA (30SI)	MADRONE (40MA)	REDWOOD (40RE)	CYPRESS (40CY)	ENGROACHMENT
145	50	✓	✓	✓	✓	✓	✓	✓	✓	
146	50	✓	✓	✓	✓	✓	✓	✓	✓	
147	50	✓	✓	✓	✓	✓	✓	✓	✓	
148	50	✓	✓	✓	✓	✓	✓	✓	✓	
149	50	✓	✓	✓	✓	✓	✓	✓	✓	
150	50	✓	✓	✓	✓	✓	✓	✓	✓	
151	50	✓	✓	✓	✓	✓	✓	✓	✓	
152	50	✓	✓	✓	✓	✓	✓	✓	✓	
153	50	✓	✓	✓	✓	✓	✓	✓	✓	
154	50	✓	✓	✓	✓	✓	✓	✓	✓	
155	50	✓	✓	✓	✓	✓	✓	✓	✓	
156	50	✓	✓	✓	✓	✓	✓	✓	✓	
157	50	✓	✓	✓	✓	✓	✓	✓	✓	
158	50	✓	✓	✓	✓	✓	✓	✓	✓	
159	50	✓	✓	✓	✓	✓	✓	✓	✓	
160	50	✓	✓	✓	✓	✓	✓	✓	✓	
161	50	✓	✓	✓	✓	✓	✓	✓	✓	
162	50	✓	✓	✓	✓	✓	✓	✓	✓	
163	50	✓	✓	✓	✓	✓	✓	✓	✓	
164	50	✓	✓	✓	✓	✓	✓	✓	✓	
165	40	✓	✓	✓	✓	✓	X	X	X	
166	40	✓	✓	✓	✓	✓	X	X	X	
167	40	✓	✓	✓	✓	✓	X	X	X	
168	40	✓	✓	✓	✓	✓	X	X	X	
169	40	✓	✓	✓	✓	✓	X	X	X	
170	40	✓	✓	✓	✓	✓	X	X	X	
171	50	✓	✓	✓	✓	✓	✓	✓	✓	
172	50	✓	✓	✓	✓	✓	✓	✓	✓	
173	50	✓	✓	✓	✓	✓	✓	✓	✓	
174	50	✓	✓	✓	✓	✓	✓	✓	✓	
175	50	✓	✓	✓	✓	✓	✓	✓	✓	
176	50	✓	✓	✓	✓	✓	✓	✓	✓	
177	50	✓	✓	✓	✓	✓	✓	✓	✓	
178	50	✓	✓	✓	✓	✓	✓	✓	✓	
179	50	✓	✓	✓	✓	✓	✓	✓	✓	
180	50	✓	✓	✓	✓	✓	✓	✓	✓	
181	50	✓	✓	✓	✓	✓	✓	✓	✓	
182	50	✓	✓	✓	✓	✓	✓	✓	✓	
183	50	✓	✓	✓	✓	✓	✓	✓	✓	
184	50	✓	✓	✓	✓	✓	✓	✓	✓	
185	50	✓	✓	✓	✓	✓	✓	✓	✓	
186	50	✓	✓	✓	✓	✓	✓	✓	✓	
187	50	✓	✓	✓	✓	✓	✓	✓	✓	
188	50	✓	✓	✓	✓	✓	✓	✓	✓	
189	50	✓	✓	✓	✓	✓	✓	✓	✓	
190	50	✓	✓	✓	✓	✓	✓	✓	✓	
191	50	✓	✓	✓	✓	✓	✓	✓	✓	
192	50	✓	✓	✓	✓	✓	✓	✓	✓	

LOT #	LOT WIDTH	MONTEREY (25MO)	REYES (25RE)	MUIR (30MU)	PALISADE (30PA)	SIERRA (30SI)	MADRONE (40MA)	REDWOOD (40RE)	CYPRESS (40CY)	ENCROACHMENT
1	241	40	✓	✓	✓	✓	X	X	X	
1	242	40	✓	✓	✓	✓	X	X	X	
1	243	40	✓	✓	✓	✓	X	X	X	
1	244	40	✓	✓	✓	✓	X	X	X	
1	245	40	✓	✓	✓	✓	X	X	X	
1	246	40	✓	✓	✓	✓	X	X	X	
2	247	40	✓	✓	✓	✓	X	X	X	
2	248	40	✓	✓	✓	✓	X	X	X	
2	249	40	✓	✓	✓	✓	X	X	X	
2	250	40	✓	✓	✓	✓	X	X	X	
2	251	40	✓	✓	✓	✓	X	X	X	
2	252	40	✓	✓	✓	✓	X	X	X	
2	253	40	✓	✓	✓	✓	X	X	X	
2	254	40	✓	✓	✓	✓	X	X	X	
2	255	40	✓	✓	✓	✓	X	X	X	
2	256	40	✓	✓	✓	✓	X	X	X	
2	257	40	✓	✓	✓	✓	X	X	X	LOT SIZE
2	258	40	✓	✓	✓	✓	X	X	X	LOT SIZE
2	259	40	✓	✓	✓	✓	X	X	X	LOT SIZE
2	260	40	✓	✓	✓	X	X	X	X	LOT SIZE
2	261	40	✓	✓	✓	✓	X	X	X	
2	262	40	✓	✓	✓	✓	X	X	X	
2	263	40	✓	✓	✓	✓	X	X	X	
2	264	40	✓	✓	✓	✓	X	X	X	
2	265	40	✓	✓	✓	✓	X	X	X	
2	266	40	✓	✓	✓	✓	X	X	X	
2	267	40	✓	✓	✓	✓	X	X	X	
2	268	40	✓	✓	✓	✓	X	X	X	
2	269	40	✓	✓	✓	✓	X	X	X	
2	270	40	✓	✓	✓	✓	X	X	X	
2	271	40	✓	✓	✓	✓	X	X	X	
2	272	40	✓	✓	✓	✓	X	X	X	
2	273	40	✓	✓	✓	✓	X	X	X	
2	274	40	✓	✓	✓	✓	X	X	X	
2	275	40	✓	✓	✓	✓	X	X	X	
2	276	40	✓	✓	✓	✓	X	X	X	
2	277	40	✓	✓	✓	✓	X	X	X	
2	278	40	✓	✓	✓	✓	X	X	X	
2	279	40	✓	✓	✓	✓	X	X	X	
2	280	40	✓	✓	✓	✓	X	X	X	
2	281	40	✓	✓	✓	✓	X	X	X	
2	282	40	✓	✓	✓	✓	X	X	X	
2	283	40	✓	✓	✓	✓	X	X	X	
2	284	40	✓	✓	✓	✓	X	X	X	
2	285	40	✓	✓	✓	✓	X	X	X	
2	286	40	✓	✓	✓	✓	X	X	X	
2	287	40	✓	✓	✓	✓	X	X	X	
2	288	40	✓	✓	✓	✓	X	X	X	

LOT #	LOT WIDTH	MONTEREY (25MO)	REYES (25RE)	MUIR (30MU)	PALISADE (30PA)	SIERRA (30SI)	MADRONE (40MA)	REDWOOD (40RE)	CYPRESS (40CY)	ENCROACHMENT
385	50	✓	✓	✓	✓	✓	✓	✓	✓	
386	50	✓	✓	✓	✓	✓	✓	✓	✓	
387	50	✓	✓	✓	✓	✓	✓	✓	✓	
388	50	✓	✓	✓	✓	✓	✓	✓	✓	
389	50	✓	✓	✓	✓	✓	✓	✓	✓	
390	50	✓	✓	✓	✓	✓	✓	✓	✓	
391	50	✓	✓	✓	✓	✓	✓	✓	✓	
392	50	✓	✓	✓	✓	✓	✓	✓	✓	
393	50	✓	✓	✓	✓	✓	✓	✓	✓	
394	50	✓	✓	✓	✓	✓	✓	✓	✓	
395	50	✓	✓	✓	✓	✓	✓	✓	✓	
396	50	✓	✓	✓	✓	✓	✓	✓	✓	
397	50	✓	✓	✓	✓	✓	✓	✓	✓	
398	50	✓	✓	✓	✓	✓	✓	✓	✓	
399	50	✓	✓	✓	✓	✓	✓	✓	✓	
400	40	✓	✓	✓	✓	✓	X	X	X	
401	40	✓	✓	✓	✓	✓	X	X	X	
402	40	✓	✓	✓	✓	✓	X	X	X	
403	40	✓	✓	✓	✓	✓	X	X	X	
404	40	✓	✓	✓	✓	✓	X	X	X	
405	40	✓	✓	✓	✓	✓	X	X	X	
406	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
407	40	✓	✓	✓	✓	✓	X	X	X	
408	40	✓	✓	✓	✓	✓	X	X	X	
409	40	✓	✓	✓	✓	✓	X	X	X	
410	40	✓	✓	✓	✓	✓	X	X	X	
411	40	✓	✓	✓	✓	✓	X	X	X	
412	40	✓	✓	✓	✓	✓	X	X	X	
413	40	✓	✓	✓	✓	✓	X	X	X	
414	40	✓	✓	✓	✓	✓	X	X	X	
415	40	✓	✓	✓	✓	✓	X	X	X	
416	40	✓	✓	✓	✓	✓	X	X	X	
417	40	✓	✓	✓	✓	✓	X	X	X	
418	40	✓	✓	✓	✓	✓	X	X	X	
419	40	✓	✓	✓	✓	✓	X	X	X	
420	40	✓	✓	✓	✓	✓	X	X	X	
421	40	✓	✓	✓	✓	✓	X	X	X	
422	40	✓	✓	✓	✓	✓	X	X	X	
423	40	✓	✓	✓	✓	✓	X	X	X	
424	40	✓	✓	✓	✓	✓	X	X	X	
425	40	✓	✓	✓	✓	✓	X	X	X	
426	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
427	40	✓	✓	✓	✓	✓	X	X	X	
428	40	✓	✓	✓	✓	✓	X	X	X	
429	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
430	40	✓	✓	✓	✓	✓	X	X	X	
431	40	✓	✓	✓	✓	✓	X	X	X	
432	40	✓	✓	✓	✓	✓	X	X	X	

LOT #	LOT WIDTH	MONTEREY (25MO)	REYES (25RE)	MUIR (30MU)	PALISADE (30PA)	SIERRA (30SI)	MADRONE (40MA)	REDWOOD (40RE)	CYPRESS (40CV)	ENCROACHMENT
433	40	✓	✓	✓	✓	X	X	X	X	LOT SIZE
434	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
435	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
436	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
437	40	✓	✓	✓	✓	✓	X	X	X	
438	40	✓	✓	✓	✓	✓	X	X	X	
439	40	✓	✓	✓	✓	✓	X	X	X	
440	40	✓	✓	✓	✓	✓	X	X	X	
441	40	✓	✓	✓	✓	✓	X	X	X	
442	40	✓	✓	✓	✓	✓	X	X	X	
443	40	✓	✓	✓	✓	✓	X	X	X	
444	40	✓	✓	✓	✓	✓	X	X	X	
445	40	✓	✓	✓	✓	✓	X	X	X	
446	40	✓	✓	✓	✓	✓	X	X	X	
447	40	✓	✓	✓	✓	✓	X	X	X	
448	40	✓	✓	✓	✓	✓	X	X	X	
449	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
450	40	✓	✓	✓	✓	✓	X	X	X	
451	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
452	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
453	35	✓	✓	X	X	X	X	X	X	
454	35	✓	✓	X	X	X	X	X	X	
455	40	✓	✓	✓	✓	✓	X	X	X	
456	40	✓	✓	✓	✓	✓	✓	X	✓	
457	40	✓	✓	✓	✓	✓	X	X	X	
458	40	✓	✓	✓	✓	✓	X	X	X	
459	40	✓	✓	✓	✓	✓	X	X	X	
460	40	✓	✓	✓	✓	✓	X	X	X	
461	40	✓	✓	✓	✓	✓	X	X	X	
462	40	✓	✓	✓	✓	✓	X	X	X	
463	40	✓	✓	✓	✓	✓	X	X	X	
464	40	✓	✓	✓	✓	✓	X	X	X	
465	40	✓	✓	✓	✓	✓	✓	X	✓	
466	40	✓	✓	✓	✓	✓	X	X	X	
467	40	✓	✓	✓	✓	✓	X	X	X	
468	40	✓	✓	✓	✓	✓	X	X	X	
469	40	✓	✓	✓	X	✓	X	X	X	LOT SIZE
470	40	✓	✓	✓	✓	✓	X	X	X	
471	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
472	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
473	40	✓	✓	✓	✓	✓	X	X	X	
474	40	✓	✓	✓	✓	✓	X	X	X	
475	40	✓	✓	✓	✓	✓	X	X	X	
476	40	✓	✓	✓	✓	✓	X	X	X	
477	40	✓	✓	✓	✓	✓	X	X	X	
478	40	✓	✓	✓	✓	✓	X	X	X	
479	40	✓	✓	✓	✓	✓	X	X	X	
480	40	✓	✓	✓	✓	✓	X	X	X	

LOT #	LOT WIDTH	MONTEREY (25MO)	REYES (25RE)	MUIR (30MU)	PALISADE (30PA)	SIERRA (30SI)	MADRONE (40MA)	REDWOOD (40RE)	CYPRESS (40CY)	ENCROACHMENT
481	40	✓	✓	✓	✓	✓	X	X	X	
482	40	✓	✓	✓	✓	✓	X	X	X	
483	40	✓	✓	✓	✓	✓	X	X	X	
484	35	✓	✓	X	X	X	X	X	X	
485	35	✓	✓	X	X	X	X	X	X	
486	35	✓	✓	X	X	X	X	X	X	
487	40	✓	✓	✓	✓	✓	X	X	X	
488	40	✓	✓	✓	✓	✓	X	X	X	
489	40	✓	✓	✓	✓	✓	X	X	X	
490	40	✓	✓	✓	✓	✓	X	X	X	
491	40	✓	✓	✓	✓	✓	X	X	X	
492	40	✓	✓	✓	✓	✓	X	X	X	
493	40	✓	✓	✓	✓	✓	X	X	X	
494	40	✓	✓	✓	✓	✓	X	X	X	
495	40	✓	✓	✓	✓	✓	X	X	X	
496	40	✓	✓	✓	✓	✓	X	X	X	
497	40	✓	✓	✓	✓	✓	X	X	X	
498	40	✓	✓	✓	✓	✓	X	X	X	
499	40	✓	✓	✓	✓	✓	X	X	X	
500	40	✓	✓	✓	✓	✓	X	X	X	
501	40	✓	✓	✓	✓	✓	X	X	X	
502	40	✓	✓	✓	✓	✓	X	X	X	
503	40	✓	✓	✓	✓	✓	X	X	X	
504	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
505	40	✓	✓	✓	✓	✓	X	X	X	
506	40	✓	✓	✓	✓	✓	X	X	X	
507	40	✓	✓	✓	✓	✓	X	X	X	
508	40	✓	✓	✓	✓	✓	X	X	X	
509	40	✓	✓	✓	✓	✓	X	X	X	
510	40	✓	✓	✓	✓	✓	X	X	X	
511	40	✓	✓	✓	✓	✓	X	X	X	
512	40	✓	✓	✓	✓	✓	✓	X	✓	
513	40	✓	✓	✓	✓	✓	X	X	X	
514	40	✓	✓	✓	✓	✓	X	X	X	
515	40	✓	✓	✓	✓	✓	X	X	X	
516	40	✓	✓	✓	✓	✓	X	X	X	
517	40	✓	✓	✓	✓	✓	X	X	X	
518	40	✓	✓	✓	✓	✓	X	X	X	
519	40	✓	✓	✓	✓	✓	X	X	X	
520	40	✓	✓	✓	✓	✓	X	X	X	
521	40	✓	✓	✓	✓	✓	X	X	X	
522	40	✓	✓	✓	✓	✓	X	X	X	
523	40	✓	✓	✓	✓	✓	X	X	X	
524	40	✓	✓	✓	✓	✓	X	X	X	
525	40	✓	✓	✓	✓	✓	✓	X	✓	
526	40	✓	✓	✓	X	X	X	X	X	LOT SIZE
527	40	✓	✓	✓	✓	✓	X	X	X	
528	40	✓	✓	✓	✓	✓	X	X	X	
LOT #	LOT WIDTH	MONTEREY (25MO)	REYES (25RE)	MUIR (30MU)	PALISADE (30PA)	SIERRA (30SI)	MADRONE (40MA)	REDWOOD (40RE)	CYPRESS (40CY)	ENCROACHMENT
529	40	✓	✓	✓	✓	✓	X	X	X	
530	40	✓	✓	✓	✓	✓	X	X	X	

EXHIBIT B
EXISTING FINAL DEVELOPMENT PLAN FOR THE CROSSINGS