

Exhibit C

September 6th 2019

Operational Statement

The project pertains to 20.09 acres located on the Northwest corner of Valentine Avenue and Madison Avenue. APN: 326-100-26. This property is currently zoned RS-4/UGM and proposed zoning to be RS-4/UGM. The existing General Plan land use is Medium High Density (12-16 D.U./acre) and the proposed land use is Medium Low Density (3.5-6 D.U./acre). The existing use of the land is agricultural with existing vineyards. To the North of the property is existing agricultural and future Tract 5463. To the East of the project is existing agriculture and 2 rural residential homes. To the West of the project is Madison Elementary. To the South is rural residential.

This application is requesting authorization for the Tentative Tract Map 6183 containing 66 lots. The average lot size is 68' x 127' (7000's), complying with the development code. The project proposes 1 access onto Madison Avenue. This proposed Tract joins proposed Tract 5463 directly to the north of the site.

September 6th 2019

Operational Statement

The project pertains to 4.28 acres located on the Northeast corner of Valentine Avenue and Madison Avenue. APN: 326-100-67. This property is currently zoned RS-4/UGM and proposed zoning to be RS-4/UGM. The existing General Plan land use is Medium Low Density (3.5-6 D.U./acre) and the proposed land use is Medium Low Density (3.5-6 D.U./acre). The existing use of the land is agricultural with existing vineyards. To the North of the property is existing agricultural and future Tract 5456. To the East of the project is rural residential. To the West of the project is agriculture and future Tract 6183. To the South is rural residential.

This application is requesting authorization for the Tentative Tract Map 6184 containing 18 lots. The average lot size is 60' x 106' (6000's), complying with the development code. The project proposes 1 access point through proposed Tract 5456 being West La Sierra Street entrance off of Valentine Avenue. This proposed Tract joins proposed Tract 5456 directly to the north of the site that has previously been approved by the City.