



Community and Economic Development Planning Division

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PLANNING COMMISSION DATE: May 1, 2018

AGENDA ITEM: #2

PM	#4236	Tentative Parcel Map and Rezone from
CZ	#2017-011	RRS-2 and ARE-40 to RRS
APN	#047-165-001	Applicant/Owner: Selsor, Scott
CEQA	MND #2018-06	Mitigated Negative Declaration

REQUEST:

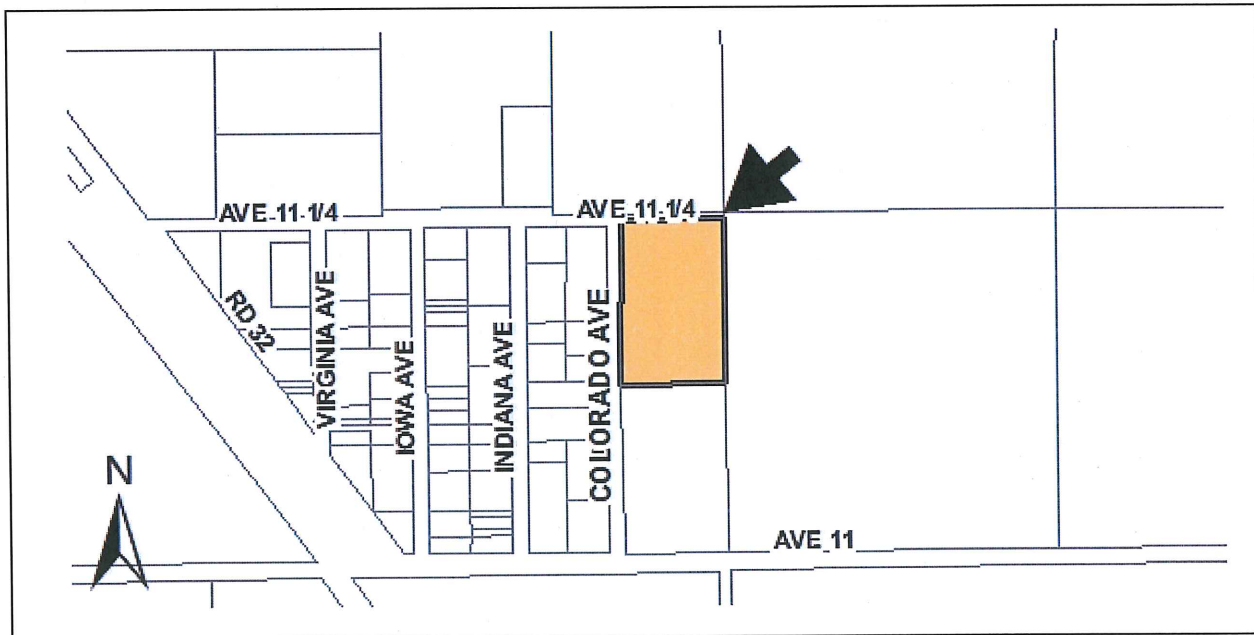
The application is for a division of a parcel into four ± 1.47 Acre parcels, and rezone the parcel from Rural Residential Single Family-2 Acre District (RRS-2) and Agricultural Rural Exclusive-40 Acre District (ARE-40) to Rural Residential Single Family District (RRS).

LOCATION:

The parcel is located on the southeast corner of the intersection of Avenue 11 1/4 and Colorado Avenue (no situs) Madera.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2018-06) (Exhibit N) has been prepared and is subject to approval by the Board of Supervisors.



RECOMMENDATION: To recommend approval of Parcel Map #4236 and Rezone #2017-011, Mitigated Negative Declaration #2018-06 and associated Mitigation Monitoring Program to the Board of Supervisors.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: VLDR (Very Low Density Residential) Designation

SURROUNDING: VLDR (Very Low Density Residential) Designation; A (Agriculture) Designation; LI (Light Industrial) Designation

ZONING (Exhibit B):

SITE: RRS-2 (Rural Residential Single Family-2 Acre) District and ARE-40 (Agricultural Rural Exclusive-40 Acre) District

SURROUNDING: RRS (Rural Residential Single Family) District; RRS-2 (Rural Residential Single Family-2 Acre) District; ARE-40 (Agricultural Rural Exclusive-40 Acre) District; ARE-20 (Agricultural Rural Exclusive-20 Acre) District; CRG (Commercial Rural General) District

LAND USE:

SITE: Vacant

SURROUNDING: Rural Residential, Agricultural

SIZE OF PROPERTY: 5.38 Acres

ACCESS (Exhibit A): The property is accessed on Colorado Avenue.

BACKGROUND AND PRIOR ACTIONS:

The project site was originally part of the Town of Trigo recorded in 1955.

PROJECT DESCRIPTION:

This is a request to divide a parcel into four lots, and rezone the parcel from Rural Residential Single Family-2 Acre District (RRS-2) and Agricultural Rural Exclusive-40 Acre District (ARE-40) to Rural Residential Single Family District (RRS). The Operational Statement has indicated that a single family dwelling will be built on each of the four lots. The four single family dwellings will have individual sewer systems and will share one residential water well. Driveway access for the single family dwellings shall be along Colorado Avenue.

ORDINANCES/POLICIES:

Section 17.72 of the Madera County Code outlines the requirements for processing and reviewing parcel maps.

Section 18.110.010 of the Madera County Zoning Ordinance provides the authority under California Government Code Section 65804 to amend or change zoning district boundaries by the Board of Supervisors.

Chapter 18.11.040 of the Madera County Zoning Ordinances outlines the purpose of RRS (Rural Residential Single Family Dwelling) zones.

Chapter 18.11.100 of the Madera County Zoning Ordinances outlines the allowable uses within Residential Zones.

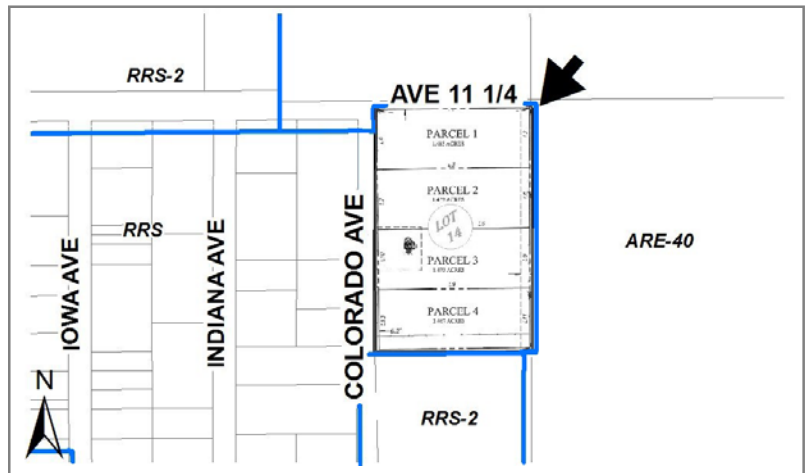
Madera County General Plan Policy Document (page 10) outlines the allowable uses within the VLDR (Very Low Density Residential) designation.

ANALYSIS:

The application is to divide an existing parcel into four parcels, each approximately 1.47 Acres. The project also requests the parcel be rezoned from RRS-2 (Rural Residential Single Family 2 Acre) District and Agricultural Rural Exclusive-40 Acre District (ARE-40) to RRS (Rural Residential Single Family) District. In order to divide the parcel into 4 lots, the property must be rezoned to RRS which allows for one acre minimum parcel size. The proposed rezone is consistent with the current General Plan Designation VLDR (Very Low Density Residential). The proposed parcel division is consistent with Zoning and General Plan Designation.

The operational statement indicates that one single family dwelling will be constructed on each of the four parcels. Each residence will have a private septic system and the parcels are proposed to share one residential well. The Environmental Health Division has recommended that a shared Water Well Agreement be created prior to the submission of building permits. If this project is approved, by-right a total of eight homes can be constructed on the project site. If there are more than five residential connections to one well, then the owner(s) of the well would be required to contact Environmental Health and begin the permitting process to become a Public Water System.

The property is situated along Colorado Avenue and is surrounded by agricultural and residential uses. The parcels directly west of the project site are zoned Rural Residential Single Family and contain private residences. The parcels directly north and east of the project site are zoned Agricultural Rural Exclusive-40 Acre and are currently utilized as private residence and farmland. The parcel immediately south of the project site is zoned Rural Residential Single Family-2 Acre and has one single family dwelling. With



mitigation measures the project is not expected to significantly affect the aesthetics of the surrounding parcels. Once completed, the four single family dwellings are not expected to create a significant increase in traffic on a daily basis.

The project has been circulated to County Departments and outside regulatory agencies for comments. This includes the Regional Water Quality Control Board, California Department of Transportation, Department of Fish and Wildlife, Golden Valley Unified School District, San Joaquin Valley Unified Air Pollution Control District, the Chowchilla Yokuts Tribe, Dumna Wo Wah Tribal Government, Picayune Rancheria of Chuckchansi, and Table Mountain Rancheria. The Environmental Health Division, Fire Division, Assessor's Office, Public Works Department and California Department of Transportation have submitted comments.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,330.75 to cover the Notice of Determination (CEQA) filing at the Madera County Clerks' office. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit.

FINDINGS OF FACT:

The following findings of fact must be made by the Planning Commission to make a finding of approval of the project. Should the Planning Commission vote to approve the project, Staff recommends that the Planning Commission concur with the following:

1. *The proposed map is consistent with applicable general and specific plans.* The project site is zoned RRS-2 (Rural Residential Single Family 2 Acre) and ARE-40 (Agricultural Rural Exclusive-40 Acre District). The project's proposed zone district RRS (Rural Residential Single Family) will create general plan consistency. The proposed parcel sizes meet the one acre minimum parcel size of the proposed zone district.
2. *The design or improvements of the proposed subdivision is consistent with applicable general and specific plans.* The proposed rezone will allow for the proposed parcel sizes. The project's proposal is consistent with the general plan.
3. *The site is physically suitable for the type of development.* The site is currently vacant and is physically suitable for residential development. The proposed parcel sizes meet the required minimum parcel size of one acre.

4. *The site is physically suitable for proposed density or development. The proposed parcel sizes meet the required minimum parcel size of one acre. The intended residential use is suitable for the site and does not conflict with any general plan or zoning ordinances concerning density or development.*
5. *The design of the subdivision or the proposed improvements is not likely to cause serious public health problems. As per the MMRP (Mitigation Monitoring Report Program), the project is required to maintain appropriate hooded, downward facing lighting for the duration of construction for the exterior design of the four dwellings. The project is also required to abide by the Madera County noise ordinance during construction and throughout occupancy of the four homes.*
6. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. The proposal is a minor division of land. No species of concern exist on the project. The surrounding area is predominantly agriculture and rural residential in use.*
7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless subject to section 66414.01 of the Government Code which indicates that a tentative map, or a parcel map for which a tentative map was not required, if an environmental impact report was prepared with respect to the project and a finding was made pursuant to paragraph (3) of the subdivision (a) of section 21081 of the public Resources Code that specific economic, social or other consideration make infeasible the mitigation measures or project alternative identified in the environmental impact report. There are no easements on the property in which the public at large has access through.*
8. *The parcel map committee may approve the map if it finds that alternate easements, for access or use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. No easements will be affected or created as a result of this project.*

WILLIAMSON ACT:

The property is not subject to a Williamson Act Contract.

GENERAL PLAN CONSISTENCY:

The Parcel Map and Rezoning to allow the division of the project site into four parcels and rezone the project site from Rural Residential Single Family-2 Acre District (RRS-2) and Agricultural Rural Exclusive-40 Acre District (ARE-40) to Rural Residential Single Family District (RRS), if approved, would be consistent with the General Plan land use designation Very Low Density Residential (VLDR). Based on Goal 1.C – *to provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in Madera County.*

RECOMMENDATION:

To recommend approval of Parcel Map #4236 and Rezone #2017-011, Mitigated Negative Declaration #2018-06 and associated Mitigation Monitoring Program to the Board of Supervisors.

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3. Exhibit C, Assessor's Map
4. Exhibit D, Parcel Map
5. Exhibit D-1, Site Plan
6. Exhibit E, Aerial Map
7. Exhibit F, Topographical Map
8. Exhibit G, Operational Statement
9. Exhibit H, Caltrans Comments
10. Exhibit I, Fire Marshal Comments
11. Exhibit J, Environmental Health Comments
12. Exhibit K, Public Works Comments
13. Exhibit L, Assessor's Office Comments
14. Exhibit M, Initial Study
15. Exhibit N, Mitigated Negative Declaration MND #2018-06

CONDITIONS OF APPROVAL

PROJECT NAME:	Selsor, Scott - Parcel Map and Rezone - Madera (047-165-001-000)
PROJECT LOCATION:	Southeast corner of the intersection of Avenue 11 1/4 and Colorado Avenue (no situs), Madera.
PROJECT DESCRIPTION:	To divide a parcel into four ±1.47 Acre lots and rezone from RRS-2 and ARE-40 to RRS.
APPLICANT:	Selsor, Scott
CONTACT PERSON/TELEPHONE NUMBER:	(559) 213-7319

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	Each individual parcel(s) must have its own sewage disposal system while maintaining County required setbacks [MCC 13.54] unless the parcel(s) are served by a community sewer system.	EH			
2	A shared Water Well Agreement is recommended for the four (4) parcels. Provide a copy of the agreement to Environmental Health prior to building permit approval.	EH			
3	The owner/operator must comply with Madera County Code(s) Title 13 throughout the property development as it pertains to the Sewage Disposal System(s) and Water System(s).	EH			
4	Solid waste collection with sorting for green, recycle, and garbage is required.	EH			
5	Any construction performed on-site and ongoing operations must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	EH			
Fire					
1	Prior to new parcel recordation a water system meeting the minimum standards of NFPA 1142 shall be on-site, tested and approved. If a shared well and system are used a water system maintenance agreement and easements shall be recorded and on the Final Map.	Fire Marshal			

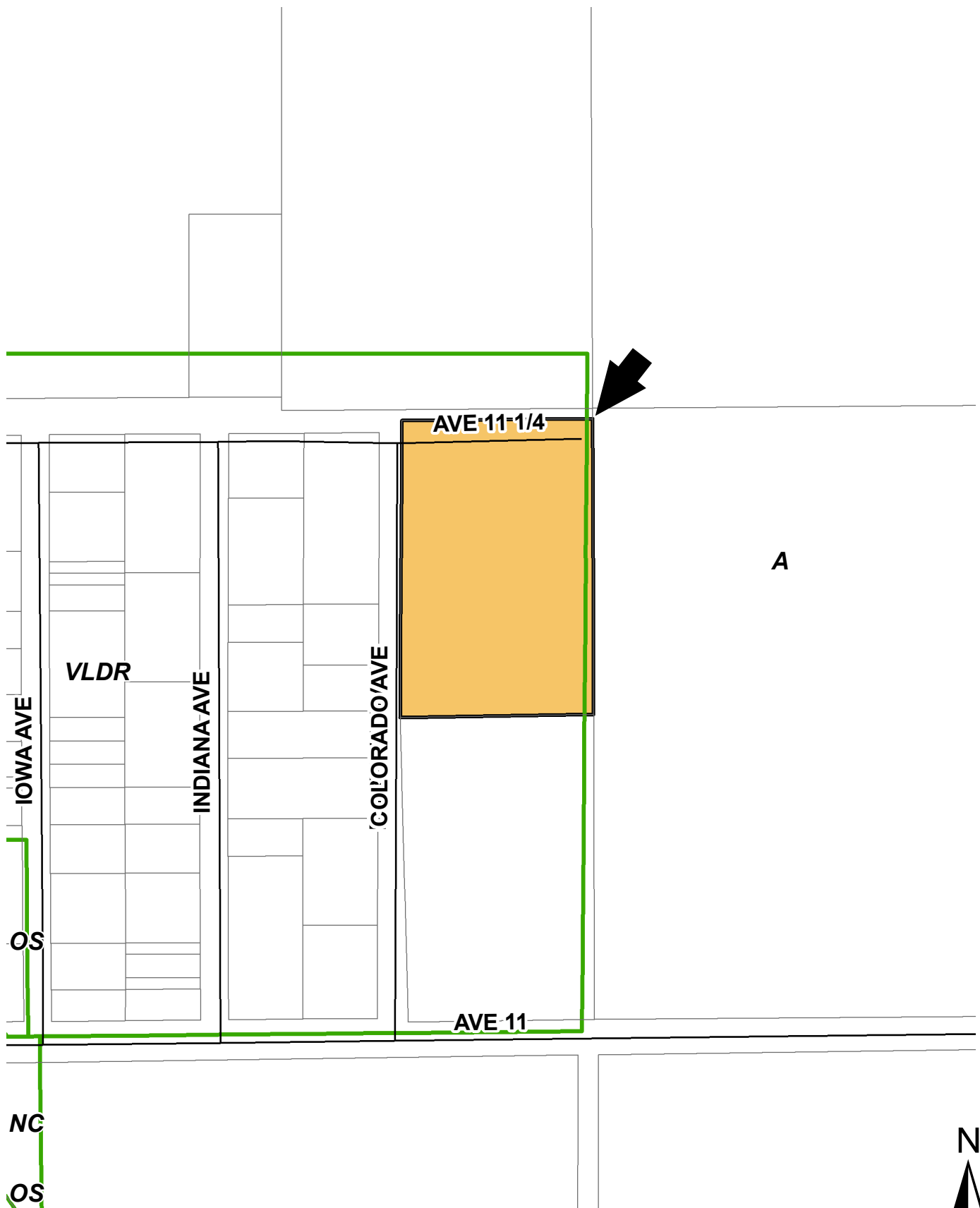
No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
Planning					
1	Facility to operate in accordance with Operational Statement and plans unless otherwise modified by conditions of approval and/or modified by the Planning Commission and/or Board of Supervisors.	Planning			
2	Applicant is required to obtain all appropriate Madera County building, grading and Environmental Health permits prior to construction of any facility associated with this Parcel Map and Rezone.	Planning			
3	Applicant is required to comply with the Subdivision Map Act and Title 17 of the Madera County Codes.	Planning			
4	The Final Map will require the notarized signature(s) of the property owner(s).	Planning			
5	The Final Map will require the completion of the applicants certificate.	Planning			
6	Place an Applicant Notary Public's certificate on the Final Map.	Planning			
7	The Final Map will require the completion and signature of the property owner's Notary Public.	Planning			
8	The Final Map will require the signature and seal of the project engineer/surveyor.	Planning			
9	The Final Map will require completion of the surveyor's certificate.	Planning			
10	Place all other required certificates on the Final Map as per Madera County Code Chapter 17.72.	Planning			
11	Pursuant to the California Government Code (Subdivision Map Act), the signature(s) of the beneficiary(ies) and/or trustee(s) under deed(s) of trust, if any, must be provided on the map and on any necessary documents required by the map process, such as offers of dedication.	Planning			
12	Pursuant to the California Government Code (Subdivision Map Act), public utilities or public entities whose easements are affected by this map have thirty (30) days to determine if the map will unreasonably interfere with the free and complete exercise of the easements. A copy of the map and the easement(s) must be sent by certified mail to the affected public utility or entity by your project surveyor/engineer. Either a copy of the surveyor/engineer's notice to the utility/entity with a copy of the dated certified return receipt or a letter of consent to the recording of the map from the utility/entity must be provided to the Planning Department prior to Final Map approval.	Planning			

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
13	Supply the Planning Department with a land division guarantee (current within 30 days) covering the entire parcel proposed for division, as well as any portion of road right-of-way being offered for dedication to the County of Madera.	Planning			
14	Identify this proposal as Parcel Map #4236.	Planning			
15	All parcels proposed by this division must be identified as a parcel with a numerical value (i.e., parcel #1, parcel #2, etc.).	Planning			
16	The final parcel map shall indicate gross and net acreages for all parcels being created.	Planning			
17	Place a north arrow on the Final Map.	Planning			
18	The Final Map shall utilize a written and graphic scale of 1 inch = 100 feet (or larger), unless written authorization is received from the Planning Department to deviate therefrom.	Planning			
19	The Final Map shall indicate all structures which exist on the property with setback distances to the nearest two property lines. If there are no structures, add a note so stating.	Planning			
20	The Final Map shall indicate type of structures together with their dimensions.	Planning			
21	Under the provisions of County Code Section 17.72.187, prior to Final Map recordation the applicant or his authorized agent will provide the Planning Director with "Will Serve" letters from the appropriate water, wastewater, power, and telephone companies.	Planning			
22	The Final Map shall indicate the proposed division lines by means of short dashed lines.	Planning			
23	The final parcel map shall indicate a driveway location for each parcel being created. The driveway shall be a minimum of ten (10) feet in width and must be located within the road frontage of the parcel it serves. Each location is subject to inspection and approval.	Planning			

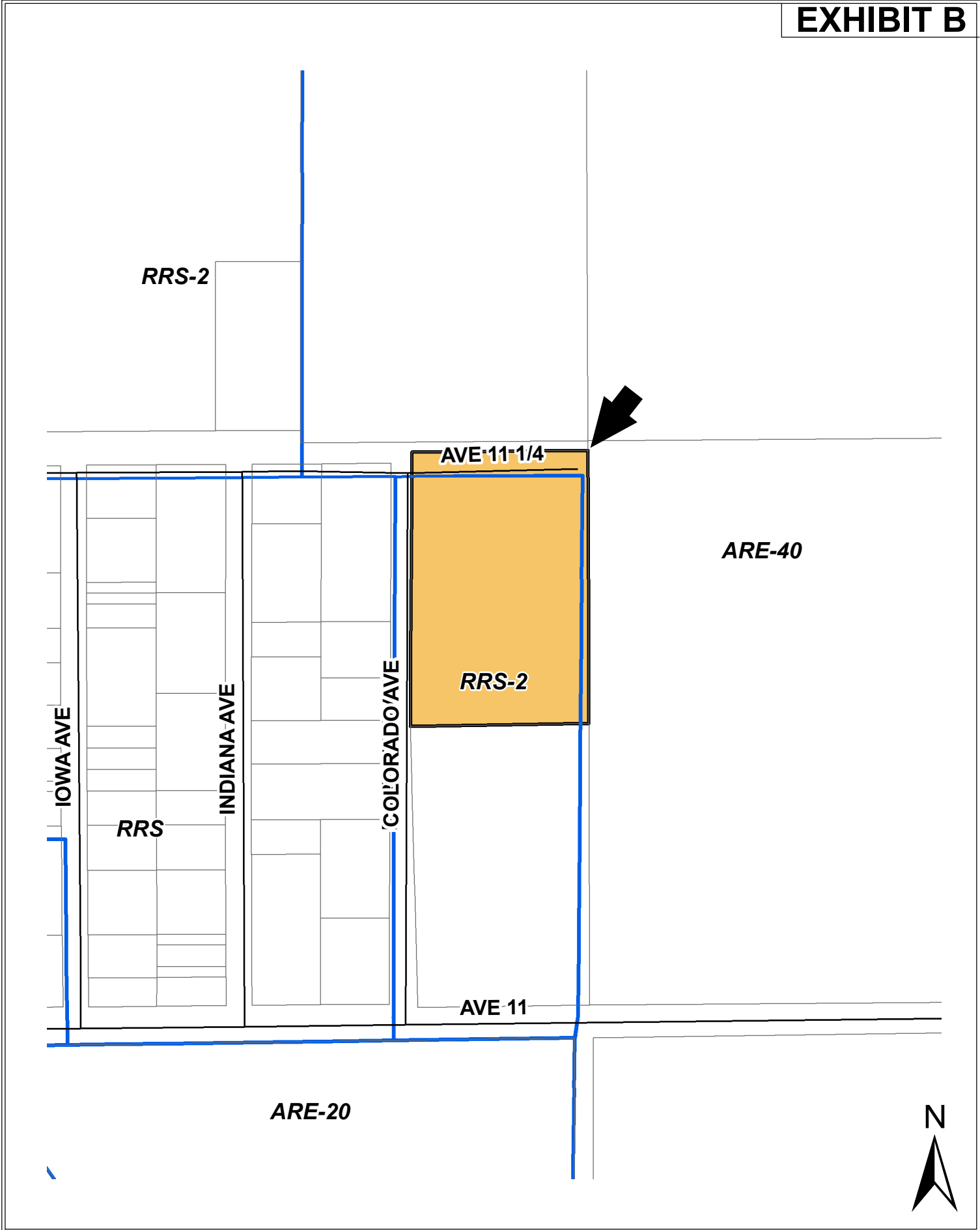
No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
24	Place the appropriate offer of dedication certificate(s) on that portion of road right-of-way which was offered for dedication to the County of Madera prior to submission of this proposal. The certificate shall read as follows, as appropriate: a. For offers of dedication recorded prior to January 1, 1990: " 60 '-wide road right-of-way previously offered for dedication to the County of Madera in Book ? at page ? , Madera County Official Records." 1. and / or b. For offers of dedication recorded on or after January 1990: " 60 '-wide road right-of-way previously offered for dedication to the County of Madera as Instrument # ? - ? , Madera County Official Records."	Planning			
25	The Final Map will require the completion of all data (i.e., record data, notes, original acreage, references, previous grant deeds and/or offers of dedication, etc.).	Planning			
26	The Final Map shall require letters of approval from the Assessor, Road, and Environmental Health Departments.	Planning			
27	Payment of all payable liens (estimated taxes, pending supplemental taxes, supplemental taxes, current taxes, delinquent taxes, and/or penalties, etc.), if any, must be made to the County of Madera prior to review by the County Counsel's Office.	Planning			
28	A recording fee, based upon the number of Final Map pages, shall be supplied to the Planning Department and made payable to the County of Madera for use in Final Map recordation.	Planning			
29	This proposal must complete processing within two (2) years of lead agency tentative approval.	Planning			
30	As per the Quimby Act and Title 15 of the Madera County Code, the applicant shall pay park fees.	Planning			
31	The Final Map shall be processed in accordance with Title 7 of the California Government Code and Title 17 of the Madera County Code.	Planning			
32	Corrective comments pertinent to the Final Map may be stipulated upon review of the Final Map for compliance with the aforementioned	Planning			

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
Public Works					
1	Avenue 11 ¼ is classified as Minor road according to the Madera County General Plan road classification with a minimum road right of way of 60 feet. Available records indicate there is an existing 25-ft wide road right of way on the south side of Avenue 11¼, measuring from the centerline of the road. The property owner is asked to grant deed a 5-ft wide strip of land running along the northerly portion of the parcel 1 for public road purposes.	Public Works			
2	Any construction within the County road of right-of-way will require an encroachment permit from the Public Works Department. Once this permit is secured, the applicant may commence with construction.	Public Works			
3	All driveway approaches accessing the parcels shall be built to County residential approach standard as described in the encroachment permit. Maximum each approach width is 25' wide for residential use. Approach wider than the stated maximums may be allowed subject to prior approval of the Public Works Director or designee.	Public Works			
4	At the time of applying for the building permits, for any new structures or road improvements are to be constructed or modified for the proposed development, the applicant is required to provide such improvement plans to the Public Works Department for review and approval. Such improvement plans shall be prepared by a licensed professional.	Public Works			
5	Prior to recordation, all driveway locations shall be indicated on the map for review and approval.	Public Works			
6	All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be affected by pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance	Public Works			
7	All stabilized construction on and off site access locations shall be constructed per the latest edition of the California Stormwater Quality Association (CASQA) details to effectively prevent tracking of sediment onto paved areas. If applicable, all BMPs to be inspected weekly and before and after each rain event. Repair or replace as necessary. The contractor shall abide all of the laws, ordinances, and regulations associated with the NPDES and the Clean Water Act.	Public Works			
8	Contractor shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavation. Contractor shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.	Public Works			

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
Assessor's Office					
1	The Assessor's Office has no objections to the proposal provided that the applicant shows all improvement on the applicant's land.	Assessor's Office			
2	The Assessor's Office has no objections to the proposal provided that the applicant files one completed Assessor's Form AO 93 regarding the Subdivision/Parcel Map improvements.	Assessor's Office			

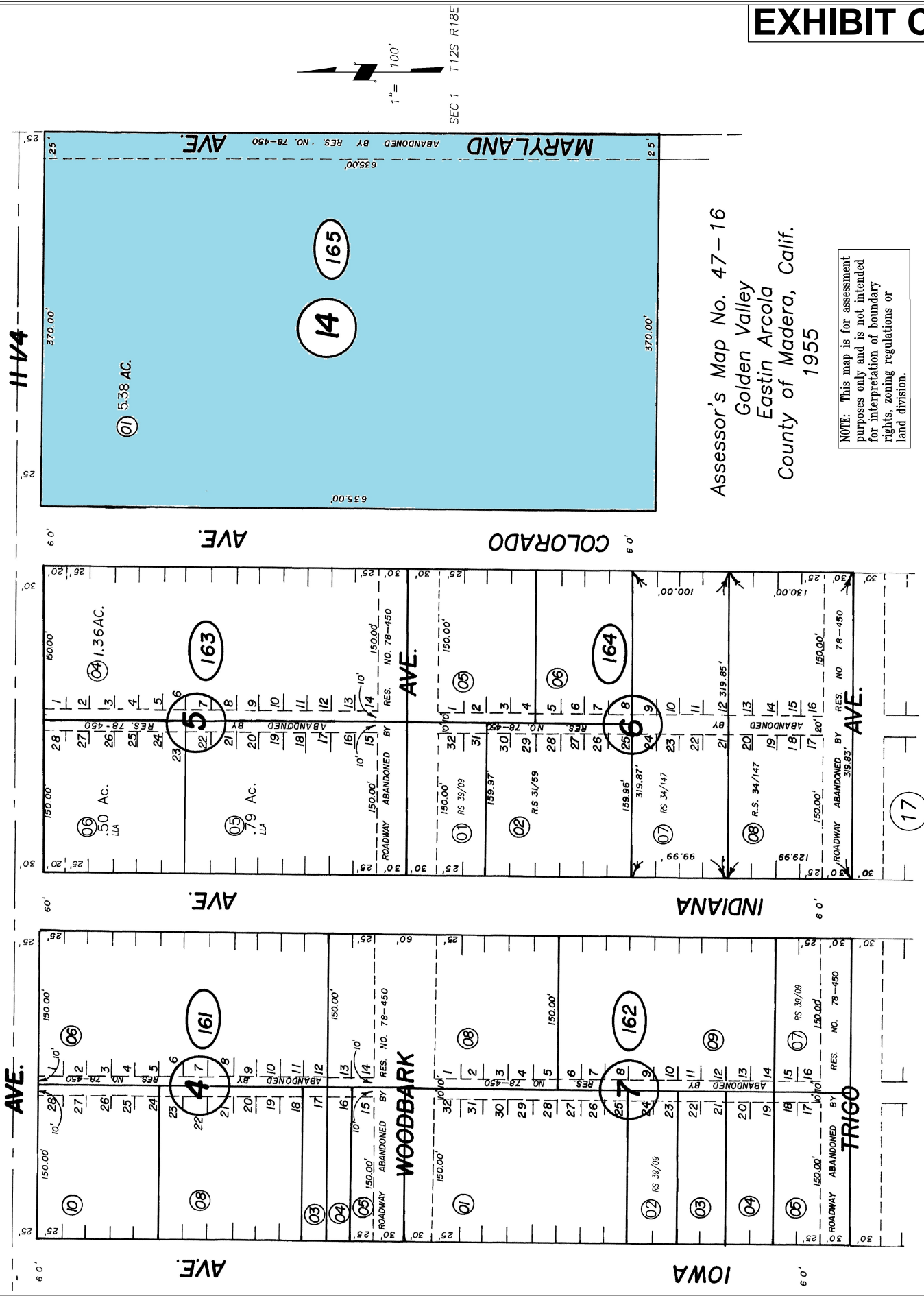


GENERAL PLAN MAP



ZONING MAP

SEC. 1 T.12S. R.18E. M.D.B.&M.
TOWN OF TRIGO
VOL. 2 PG. 45



Assessor's Map No. 47-16
Golden Valley
Eastin Arcola
County of Madera, Calif.
1955

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

TENTATIVE PARCEL MAP

No. 4236 - A.P.N. 047-165-001

PROPOSED DIVISION OF LAND OF PARCEL 14 OF THE MAP OF TRIGO SUBDIVISION RECORDED NOVEMBER 6, 1911, VOL. 2 OF MAPS, AT PG. 45, IN MADERA COUNTY, CALIFORNIA.

PARCEL NO. 047-165-001
TOTAL ACREAGE = 5.804

TOWN OF TRIGO, CALIFORNIA

DESCRIPTION OF ORIGINAL PARCEL:
BEING THE SUBDIVISION OF A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, T.12S., R.18E., M.D.B.&M., MADERA COUNTY, CALIFORNIA, SURVEYED AND PLATED NOVEMBER 1910, BY C. HERRERA, C.E.

OWNER'S STATEMENT:
I HEREBY APPLY FOR THE APPROVAL OF DIVISION OF REAL PROPERTY INTO THE PARCELS SHOWN ON THIS MAP AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
SCOTT E. SELSOR TRUST

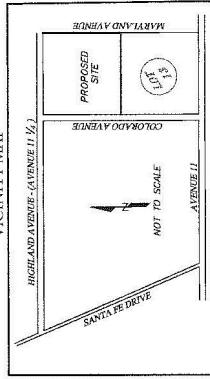
SURVEYOR'S STATEMENT:
THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SCOTT E. SELSOR IN FEBRUARY, 2018.

(Signed) RUBEN APARICIO III I.S. No. 8036

DATE: _____

BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 12 SOUTH, RANGE 18 EAST, MOUNT DIABLO BASE AND MERIDIAN TAKEN TO BE NORTH 89°37'23" EAST.

VICINITY MAP



(PRINT NAME)

SCOTT E. SELSOR - TRUSTEE

32206 AVENUE 11 1/4, MADERA, CA, 93636
ADDRESS

DATE

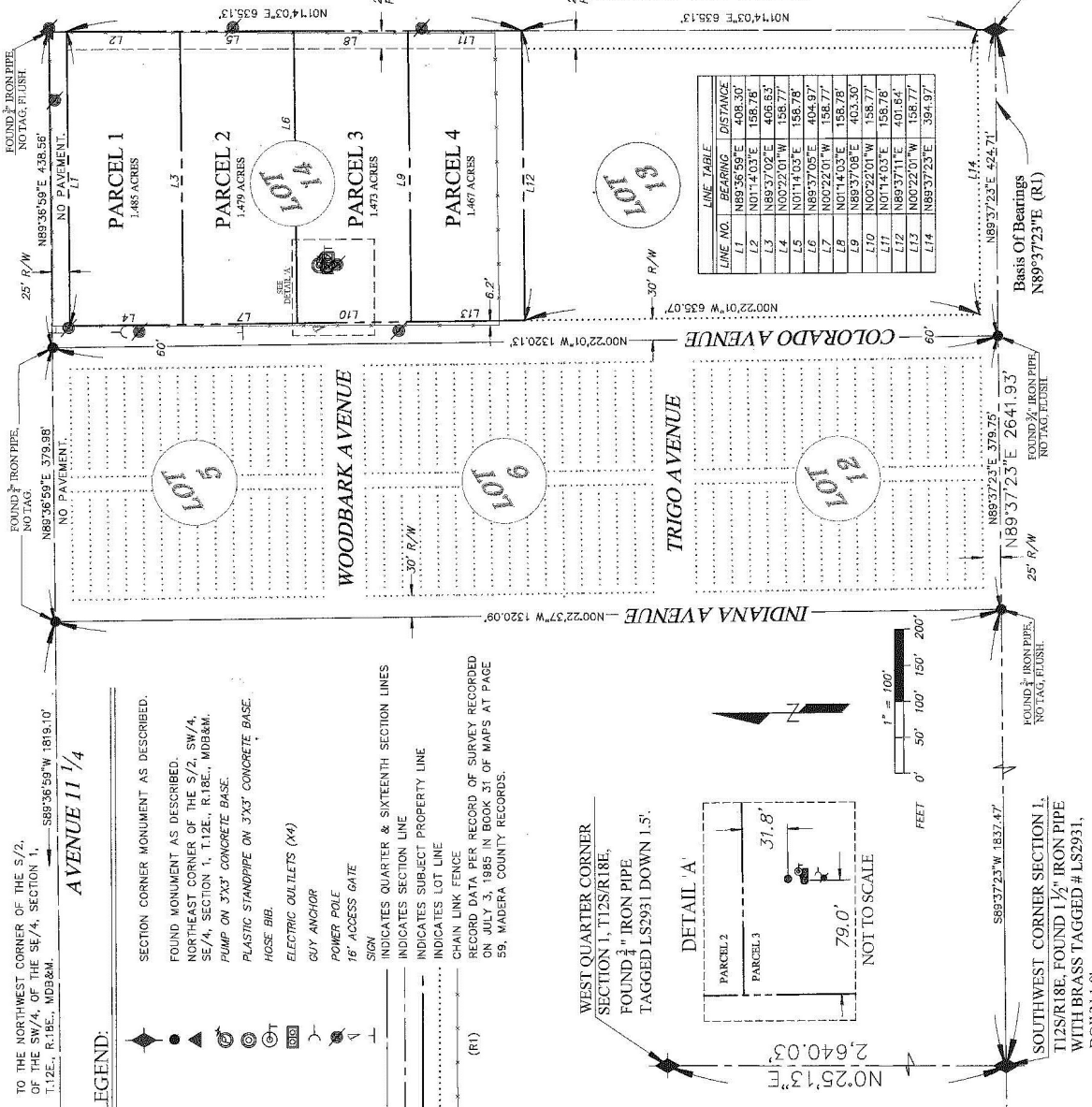
PHONE NUMBER

SOUTH QUARTER CORNER

SECTION 1, T12S/R18E,

FOUND 2" IRON PIPE TAG

ILLEGIBLE, DOWN 0.6'



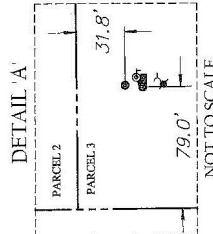
TO THE NORTHWEST CORNER OF THE S/2, OF THE SW/4, OF THE SE/4, SECTION 1, T.12E., R.18E., MDB&M. S89°36'59"W 1819.10'

AVENUE 11 1/4

LEGEND:

- ◆ SECTION CORNER MONUMENT AS DESCRIBED.
- FOUND MONUMENT AS DESCRIBED.
- ▲ NORTHEAST CORNER OF THE S/2, SW/4, SE/4, SECTION 1, T.12E., R.18E., MDB&M.
- ⊕ PUMP ON 3"X3" CONCRETE BASE.
- ⊙ PLASTIC STANDPIPE ON 3"X3" CONCRETE BASE.
- ⊖ HOSE BIB.
- ⊗ ELECTRIC OUTLETS (X4)
- ⊘ GUY ANCHOR
- ⊙ POWER POLE
- ⊙ 18" ACCESS GATE
- ⊙ SIGN
- ⊙ INDICATES QUARTER & SIXTEENTH SECTION LINES
- ⊙ INDICATES SECTION LINE
- ⊙ INDICATES SUBJECT PROPERTY LINE
- ⊙ INDICATES LOT LINE
- ⊙ CHAIN LINK FENCE
- (RT) RECORD DATA PER RECORD OF SURVEY RECORDED ON JULY 3, 1985 IN BOOK 37 OF MAPS AT PAGE 59, MADERA COUNTY RECORDS.

WEST QUARTER CORNER SECTION 1, T12S/R18E, FOUND 1/2" IRON PIPE TAGGED LS2931 DOWN 1.5'.



SOUTHWEST CORNER SECTION 1, T12S/R18E, FOUND 1 1/2" IRON PIPE WITH BRASS TAGGED # LS2931, DOWN 1.0'.

Basis Of Bearings N89°37'23"E (RT)

Basis Of Bearings N89°37'23"E (R1)

SOUTH QUARTER CORNER SECTION 1, T12S/R18E, FOUND 2" IRON PIPE TAG ILLEGIBLE, DOWN 0.6'.

AVENUE 11 1/4

WOODBARK AVENUE

COLORADO AVENUE

PARCEL 1
BLDG SITE

PARCEL 2
BLDG SITE

PARCEL 3
BLDG SITE

PARCEL 4
BLDG SITE

(E)WELL TO BE SHARED

(P)SEPTIC, TYP.



NOT TO SCALE

Date: 2-27-18


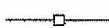
Drawn By: PM

SHEET 1 OF 1

Moua Enterprise

5699 N. 7TH STREET
FRESNO, CA 93710
(559) 288-3217
pmoua02@yahoo.com

LEGEND

-  EX. PROPERTY LINE
-  EXISTING FENCE LINE

SITE PLAN



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



AERIAL MAP



TOPOGRAPHICAL MAP



Community and Economic Development Planning Division

Matthew Treber
Director

- 200 W 4th Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc_planning@madera-county.com

OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

It is important that the operational/environmental statement provides for a complete understanding of your project proposal. Please be as detailed as possible.

1. Please provide the following information:

Assessor's Parcel Number: _____

Applicant's Name: _____

Address: _____

Phone Number: _____

2. Describe the nature of your proposal/operation.

3. What is the existing use of the property?

4. What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite?

5. What are the proposed operational time limits?

Months (if seasonal): _____

Days per week: _____

Hours (from ___ to ___): Total Hours per day: _____

6. How many customers or visitors are expected?

Average number per day: _____

Maximum number per day: _____

What hours will customers/visitors be there? _____

7. How many employees will there be?

Current: _____

Future: _____

Hours they work: _____

Do any live onsite? If so, in what capacity (i.e. caretaker)? _____

8. What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.

9. Will there be any service and delivery vehicles? _____

Number: _____

Type: _____

Frequency: _____

10. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.

11. How will access be provided to the property/project? (street name)

12. Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development.

13. Describe any proposed advertising, including size, appearance, and placement.

14. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) of will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if applicable.

15. Is there any landscaping or fencing proposed? Describe type and location.

16. What are the surrounding land uses to the north, south, east and west property boundaries?

17. Will this operation or equipment used, generate noise above other existing parcels in the area?

18. On a daily or annual basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development (please be specific).

19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?

20. On a daily or weekly basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of?

21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)

22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.

23. Locate and show all bodies of water on application plot plan or attached map.

24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.

25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?

26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)

27. How do you see this development impacting the surrounding area?

28. How do you see this development impacting schools, parks, fire and police protection or special districts?

29. If your proposal is for commercial or industrial development, please complete the following; Proposed Use(s): _____

Square feet of building area(s): _____

Total number of employees: _____

Building Heights: _____

30. If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.

Emily Lane

From: Padilla, Dave@DOT [dave.padilla@dot.ca.gov]
Sent: Tuesday, March 20, 2018 2:33 PM
To: Emily Lane
Subject: PRJ 2018-004

Hello Emily,

We have no concerns with the proposed project.

Thank you

David Padilla, Associate Transportation Planner
Office of Planning & Local Assistance
1352 W. Olive Avenue
Fresno, CA 93778-2616
Office: (559) 444-2493, Fax: (559) 445-5875



District 6



Community and Economic Development
Fire Prevention Division

Deborah Mahler, Fire Marshal
Deputy Director

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 661-5191
- FAX (559) 675-6573
- TDD (559) 675-8970

MEMORANDUM

TO: Emily Lane
FROM: Deborah Mahler, Fire Marshal
DATE: March 13, 2018
RE: Selsor, Scott - Project - BdS - Madera (047-165-001-000)

Conditions

Prior to new parcel recordation a water system meeting the minimum standards of NFPA 1142 shall be on-site, tested and approved. If a shared well and system are used a water system maintenance agreement and easements shall be recorded and on the final map.



Community and Economic Development
Environmental Health Division

Dexter Marr
Deputy Director

EXHIBIT J

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 661-5191
- FAX (559) 675-6573
- TDD (559) 675-8970

MEMORANDUM

TO: Emily Lane
FROM: Dexter Marr, Environmental Health Division
DATE: March 9, 2018
RE: Selsor, Scott - Project - BdS - Madera (047-165-001-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: March 9, 2018
RE: Project: PRJ #2018-004; Selsor, Madera, APN: 047-165-001

Environmental Health Division comments:

Each individual parcel(s) must have its own sewage disposal system while maintaining County required setbacks [MCC 13.54] unless the parcel(s) are severed by a community sewer system.

A shared Water Well Agreement is recommended for the four (4) parcels. Provide a copy of the agreement to Environmental Health prior to building permit approval.

The owner/operator must comply with Madera County Code(s) Title 13 throughout the property development as it pertains to the Sewage Disposal System(s) and Water System(s).

Solid waste collection with sorting for green, recycle, and garbage is required.

Any construction performed on-site and ongoing operations must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

If there are any questions or comments regarding this information or for copies of any Environmental Health Permit Applications please contact our department at (559) 675-7823.

**MADERA COUNTY
ENVIRONMENTAL, PARCEL MAP, AND SUBDIVISION COMMITTEE**

TO: Madera County Planning Division

FROM: Environmental Health Division

DATE: March 7, 2018

REGARDING:

(X) TENTATIVE PARCEL MAP #4236, Selsor, Scott - Madera County
APN: 047-165-001

The subject document has been reviewed and is recommended for:

- Approval. (No Conditions)
 - Approval with Conditions. (See Below)
 - Not Approved. Conditions or indicated items below must be met.
-
-

Each individual parcel(s) must have its own sewage disposal system while maintaining County required setbacks [MCC 13.54] unless the parcel(s) are severed by a community sewer system.

A shared Water Well Agreement is recommended for the four (4) parcels. Provide a copy of the agreement to Environmental Health prior to building permit approval.

The owner/operator must comply with Madera County Code(s) Title 13 throughout the property development as it pertains to the Sewage Disposal System(s) and Water System(s).

Any construction performed on-site and ongoing operations must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

If there are any questions or comments regarding this information or for copies of any Environmental Health Permit Applications please contact our department at (559) 675-7823.



**COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS**

**AHMAD M. ALKHAYYAT
DIRECTOR**

EXHIBIT K

200 W. Fourth St.
Madera, CA 93637
Main Line - (559) 675-7811
Special Districts - (559) 675-7820
Fairmead Landline - (559) 665-1310

MEMORANDUM

To: Emily Lane
From: Phu Duong, Public Works Division
Date: 3/8/2018
Re: Scott Selsor – PM #4236 and CZ #2017-011 – Madera (047-165-001-000)

Comments

The Public Works Department has reviewed the CZ 2017-011 and PM 4236 associated with APN 047-165-001. Below are the department review comments and conditions of approval:

Avenue 11 ¼ is classified as Minor road according to the Madera County General Plan road classification with a minimum road right of way of 60 feet. Available records indicate there is an existing 25-ft wide road right of way on the south side of Avenue 11¼, measuring from the centerline of the road. The property owner is asked to grant deed a 5-ft wide strip of land running along the northerly portion of the parcel 1 for public road purposes.

Any construction within the County road of right-of-way will require an encroachment permit from the Public Works Department. Once this permit is secured, the applicant may commence with construction.

All driveway approaches accessing the parcels shall be built to County residential approach standard as described in the encroachment permit. Maximum each approach width is 25' wide for residential use. Approach wider than the stated maximums may be allowed subject to prior approval of the Public Works Director or designee.

At the time of applying for the building permits, for any new structures or road improvements are to be constructed or modified for the proposed development, the applicant is required to provide such improvement plans to the Public Works Department for review and approval. Such improvement plans shall be prepared by a licensed professional.

Prior to recordation, all driveway locations shall be indicated on the map for review and approval.

All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be

affected by pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.

All stabilized construction on and off site access locations shall be constructed per the latest edition of the California Stormwater Quality Association (CASQA) details to effectively prevent tracking of sediment onto paved areas. If applicable, all BMPs to be inspected weekly and before and after each rain event. Repair or replace as necessary. The contractor shall abide all of the laws, ordinances, and regulations associated with the NPDES and the Clean Water Act.

Contractor shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavation. Contractor shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.

MEMORANDUM OF REVIEW AND COMMENT

EXHIBIT L

Date: 3/8/18

FROM: Drafting Department
Madera County Assessor's Office
200 West 4th Street
Madera, California 93637
PH. (559) 675-7710 ext. 2532

TO: Madera County Community and Economic
Development, Planning Division
200 West 4th Street, Suite 3100,
Madera, California 93637

RE: (Please Check One)

- Lot Line Adjustment Review and Comment. (L.L.A. No.)
[X] Tentative Parcel Map Review and Comment. (P.M. No. 4236)
Tentative Subdivision Review and Comment.
(Subdivision Name: Tract #)

Name of Applicant A.P.N. T.R.A. M.D./S.A.
SELSOR SCOTT E TRUSTEE 047-165-001-0 65-000 NONE

(Please Check One of the Below and Attach Comments, If Necessary.)

- 1. The Assessor's Office has no objections to the proposals as submitted.
a. The proposed legal descriptions are OK.
b. The proposed deeds showing title/ownership are correct.
c. We have received the AO 93
d. We have received tax rate area change from State Board of Equalization.
[X] 2. The Assessor's Office has no objections to the proposal provided that:
a. The correct proposed legal descriptions are provided prior to completion.
b. The correct proposed deeds of exchange and title report are provided to check the title/ownership prior to completion
c. The new acreages (gross and net) of all parcel/lots are provided for review prior to completion.
d. The Tax Rate Areas can be adjusted. NOTE: Mapping and assignment of APNs cannot be completed until the State Board of Equalization has changed the Tax Rate Area.
[X] e. The applicant shows all improvements on applicant's land.
[X] f. The applicant files 1 completed Assessor's Form AO 93 regarding the Subdivision/Parcel Map improvements
g. The Ag. Preserve Contract must be rescinded and applicant must enter into a new Ag. Preserve Contract.
h. We are still waiting for completed Assessor's Form AO 93 Forms.
i. Please note:

3. This proposal is in the Ag. Preserve.
APNs Prime Acres Non-Prime Acres

4. The Assessor's Office cannot complete the proposal as submitted for the reasons stated on the attached memorandum.

If you have any questions or need our assistance regarding your proposal, please contact the Drafting Department at the above address, telephone number or email: crandles@co.madera.ca.gov

Sincerely, Curtis Randles

Environmental Checklist Form

Title of Proposal: PM #4236, CZ #2017-011 – Selsor, Scott

Date Checklist Submitted: April 11, 2018

Agency Requiring Checklist: Madera County Planning Department

Agency Contact: Emily Lane, Planner I

Phone: (559) 675-7821

Description of Initial Study/Requirement

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have significant effects on the environment. In the case of the proposed project, the Madera County Planning Department, acting as lead agency, will use the Initial Study to determine whether the project has a significant effect on the environment. In accordance with the California Environmental Quality Act (CEQA), Guidelines (Section 15063[a]), an Environmental Impact Report (EIR) must be prepared if there is substantial evidence (such as results of the Initial Study) that a project may have significant effect on the environment. This is true regardless of whether the overall effect of the project would be adverse or beneficial. A Negative Declaration (ND) or Mitigated Negative Declaration (MND) may be prepared if the lead agency determines that the project would have no potentially significant impacts or that revisions to the project, or measures agreed to by the applicant, mitigate the potentially significant impacts to a less-than-significant level.

The Initial Study considers and evaluates all aspects of the project which are necessary to support the proposal. The complete project description includes the site plan, operational statement, and other supporting materials which are available in the project file at the office of the Madera County Planning Department.

Description of Project:

This is a request to divide an existing parcel into four parcels, approximately 1.47 Acres each. The request also includes rezoning the existing parcel from Rural Residential Single Family 2 Acre District (RRS-2) and Agricultural Rural Exclusive-40 Acre District (ARE-40) to Rural Residential Single Family District (RRS). The applicant intends to construct one residential dwelling on each lot of the four parcels at a later date.

Project Location:

The parcel is located on the southeast corner of the intersection of Avenue 11 1/4 and Colorado Avenue (no situs) Madera.

Applicant Name and Address:

Scott Selsor
32306 Avenue 11 ¼
Madera, CA 93636

General Plan Designation:

VLDR (Very Low Density Residential)

Zoning Designation:

Current: RRS-2 (Rural Residential Single Family-2 Acre District) and Agricultural Rural Exclusive-40 Acre District (ARE-40)
Proposed: RRS (Rural Residential Single Family District)

Surrounding Land Uses and Setting:

Residential and Agricultural

Other Public Agencies whose approval is required:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Tribal Cultural Resources | | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature 

April 11, 2018
Date

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a) No Impact. There are no scenic resources in the vicinity of the project site.

(b) No Impact. The project site is not located in the vicinity of a state scenic highway. The project site does not include any rock outcroppings or historic buildings. Currently the project site is vacant grassland. Much, if not all of the grassland will be replaced into residential landscaping for the four new homes.

(c) Less Than Significant Impact. At this time the applicant does not have any architectural designs for the dwellings that are to be built on four new parcels. The surrounding properties are zoned for agricultural and residential uses. The intended use for the project site is consistent with the uses of surrounding properties. There may be temporary degradation of the visual character of the project site and surrounding properties during construction. After construction the visual character and quality of the site and its surroundings should return to normal levels and may even improve from the addition of four new residential parcels.

(d) Less than Significant Impact with Mitigation Incorporation. With the introduction of a construction site, there may be a new substantial light or glare within the project site. The construction site may cause excess light that may adversely affect day or nighttime views in the area. Several residential properties are located directly west of the project site. The project site does not contain any trees or significant shrubbery to hide any glare that may be generated from construction or from completed of the residences. Any lighting associated with construction should be hooded and directed away from neighboring parcels. Any light sources associated with the four residential units will also need to be hooded and directed away from neighboring parcels.

A nighttime sky in which stars are readily visible is often considered a valuable scenic/visual resource. In urban areas, views of the nighttime sky are being diminished by "light pollution." Light pollution, as defined by the International dark-Sky Association, is any adverse effect of artificial light, including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste. Two elements of light pollution may affect city residents: sky glow and light trespass. Sky glow is a result of light fixtures that emit a portion of their light directly upward into the sky where

light scatters, creating an orange-yellow glow above a city or town. This light can interfere with views of the nighttime sky and can diminish the number of stars that are visible. Light trespass occurs when poorly shielded or poorly aimed fixtures cast light into unwanted areas, such as neighboring property and homes.

Light pollution is a problem most typically associated with urban areas. Lighting is necessary for nighttime viewing and for security purposes. However, excessive lighting or inappropriately designed lighting fixtures can disturb nearby sensitive land uses through indirect illumination. Land uses which are considered “sensitive” to this unwanted light include residences, hospitals, and care homes.

Daytime sources of glare include reflections off of light-colored surfaces, windows, and metal details on cars traveling on nearby roadways. The amount of glare depends on the intensity and direction of sunlight, which is more acute at sunrise and sunset because the angle of the sun is lower during these times.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Protection (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

forest land to non-forest land?

- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Discussion:

(a - e) No Impact. The project site is currently zoned to allow residential uses. The project explicitly proposed rezoning the parcel from RRS-2 (Rural Residential Single Family 2 Acre) District to RRS (Rural Residential Single Family) District to allow the applicant to split the existing 5.38 Acre parcel in to four lots each approximately 1.47 Acres. If the applicant were to keep the existing zone district, then the applicant would only be able to split the property into two lots. The proposed zone district maintains a 1-Acre standard for lot area, thereby enabling the applicant to split the existing property into four lots. The project does not propose the conversion of existing farmland to a non-agricultural use. The project site is located on the valley floor. The project will not further encroach on timber or agricultural land, nor will the project rezone existing farm or forest land.

Referring to the Department of Conservation’s Farmland Mapping and Monitoring Program, the project site is designated as Unique Farmland. Unique Farmland is farmland that has lesser quality soils used for the production of the state’s leading agricultural crops. At some time, the land on the project site was likely used for agricultural crops. The land is current fallow and undeveloped. Based on the project site’s General Plan land use designation and zoning, the parcel is allowed to have residential uses. These residential uses are consistent the applicants proposed parcel and rezone.

General Information

The California Land Conservation Act of 1965 -- commonly referred to as the Williamson Act -- enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

The Department of Conservation oversees the Farmland Mapping and Monitoring Program. The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California’s agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. The program’s definition of land is below:

PRIME FARMLAND (P): Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

FARMLAND OF STATEWIDE IMPORTANCE (S): Farmland similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

UNIQUE FARMLAND (U): Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

FARMLAND OF LOCAL IMPORTANCE (L): Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

GRAZING LAND (G): Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.

URBAN AND BUILT-UP LAND (D): Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

OTHER LAND (X): Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - d) Less Than Significant Impact. No significant impacts have been identified as a result of this project. The project will not impact the implementation of any air quality plans.

The project site is currently vacant grassland. The addition of residential units will slightly increase the output of pollutants and may expose sensitive receptors vehicle exhaust and particulate matter. The project is to allow the rezone of an existing parcel from Rural Residential Single Family-2 Acre District (RRS-2) to Rural Residential Single Family District (RRS). The rezone will allow the applicant to divide the existing parcel in to four separate parcels, each approximately 1.47 Acres. The applicant has expressed intent to construct one single family dwelling on each of the four proposed lots. Currently, the applicant has yet to create any site plans or architectural designs for the intended single family dwellings. The applicant has provided a tentative site plan showing an approximate footprint of the dwellings, their individual septic systems and the location of a shared well. If the applicant's project is approved, the applicant would be able to build two single family dwellings per parcel. Therefore if this project is approved, the total number of residential units that could be created on the entirety of the project site would be eight single family dwellings. Each single family dwelling would likely have one to two vehicles. Any air pollutants generated by those vehicles would make a less than significant impact on pollutant concentrations. The output of pollutants may slightly increase during the construction phase.

Sensitive receptors are facilities that "house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors." (GAMAQI, 2002).

(e) No Impact. There will be minimal odors generated from construction of the proposed structures. Once the single family dwellings are completed, there should be no impact from odors generated by the dwellings. The applicant shall comply with the San Joaquin Air Pollution Control District standards.

Global Climate Change

Climate change is a shift in the "average weather" that a given region experiences. This is measured by changes in temperature, wind patterns, precipitation, and storms. Global climate is the change in the climate of the earth as a whole. It can occur naturally, as in the case of an ice age, or occur as a result of anthropogenic activities. The extent to which anthropogenic activities influence climate change has been the subject of extensive scientific inquiry in the past several decades. The Intergovernmental Panel on Climate Change (IPCC), recognized as the leading research body on the subject, issued its Fourth Assessment Report in February 2007, which asserted that there is "very high confidence" (by IPCC definition a 9 in 10 chance of being correct) that human activities have resulted in a net warming of the planet since 1750.

The California Environmental Quality Act (CEQA) requires an agency to engage in forecasting "to the extent that an activity could reasonably be expected under the circumstances. An agency cannot be expected to predict the future course of governmental regulation or exactly what information scientific advances may ultimately reveal" (CEQA Guidelines Section 15144, Office of Planning and Research commentary, citing the California Supreme Court decision in Laurel Heights Improvement Association v. Regents of the University of California [1988] 47 Cal. 3d 376).

Recent concerns over global warming have created a greater interest in greenhouse gases (GHG)

and their contribution to global climate change (GCC). However at this time there are no generally accepted thresholds of significance for determining the impact of GHG emissions from an individual project on GCC. Thus, permitting agencies are in the position of developing policy and guidance to ascertain and mitigate to the extent feasible the effects of GHG, for CEQA purposes, without the normal degree of accepted guidance by case law.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact. The proposed project site is located on a parcel which is zoned for residential uses. The surrounding parcels, in the immediate vicinity of the project site are either residentially or agriculturally developed. There are several species that may be impacted by construction on the

project site. However, once construction is completed the impact on these species will subside. These species have a habitat range that extends throughout the project site. This does not necessarily mean that the species are known to occupy the site and that they may or may not be directly impacted by the project's construction.

(b-f) No Impact. There are no federally protected wetlands on or in the immediate vicinity of this project. The proposed project site is located on a parcel which is residentially developed and has a storage building located on the northeast corner of the property. The surrounding parcels are all either residentially or agriculturally developed. The project does not conflict with any local ordinances protecting biological resources.

While the list below shows a number of species listed in the quadrangle in which this project is located, this does not necessarily mean that these species are actually located on the project site either in a habitat setting or migrating through. As mentioned previously,

Special Status Species include:

- Plants and animals that are legally protected or proposed for protection under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA);
- Plants and animals defined as endangered or rare under the California Environmental Quality Act (CEQA) §15380;
- Animals designated as species of special concern by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG);
- Animals listed as “fully protected” in the Fish and Game Code of California (§3511, §4700, §5050 and §5515); and
- Plants listed in the California Native Plant Society’s (CNPS) Inventory of Rare and Endangered Vascular Plants of California.

A review of both the County’s and Department of Fish and Game’s databases for special status species have identified the following species:

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
California tiger salamander	Threatened	Threatened	WL	None
Western spadefoot	None	None	SSC	None
Swainson's hawk	None	Threatened	None	None
vernal pool fairy shrimp	Threatened	None	None	None
California linderiella	None	None	None	None
American badger	None	None	SSC	None

Northern Hardpan Vernal Pool	None	None	None	None
Succulent Owl's-Clover	Threatened	Endangered	None	1B.2
Hairy Orcutt Grass	Endangered	Endangered	None	1B.1

Madera Quadrangle

List 1A: Plants presumed extinct

List 1B: Plants Rare, Threatened, or Endangered in California and elsewhere.

List 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere

List 3: Plants which more information is needed – a review list

List 4: Plants of Limited Distributed - a watch list

Ranking

0.1 – Seriously threatened in California (high degree/immediacy of threat)

0.2 – Fairly threatened in California (moderate degree/immediacy of threat)

0.3 – Not very threatened in California (low degree/immediacy of threats or no current threats known)

SSC Species of Special Concern

General Information

Effective January 1, 2007, Senate Bill 1535 took effect that has changed de minimis findings procedures. The Senate Bill takes the de minimis findings capabilities out of the Lead Agency hands and puts the process into the hands of the California Department of Fish and Wildlife (formally the California Department of Fish and Game). A Notice of Determination filing fee is due each time a NOD is filed at the jurisdictions Clerk’s Office. The authority comes under Senate Bill 1535 (SB 1535) and Department of Fish and Wildlife Code 711.4. Each year the fee is evaluated and has the potential of increasing. For the most up-to-date fees, please refer to: http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html.

V. CULTURAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

feature?

- d) Disturb any human remains, including those interred outside of formal cemeteries?

Discussion:

(a – d) No Impact. The project site is located on a developed parcel for residential uses. No further cultural or archeological investigation will be required, unless public resources are discovered during construction of the four single family dwellings.

Most of the archaeological survey work in the County has taken place in the foothills and mountains. There are slightly more than 2,000 recorded archaeological sites in the County, most of which are located in the foothills and mountains. Recorded prehistoric artifacts include village sites, camp sites, bedrock milling stations, pictographs, petroglyphs, rock rings, sacred sites, and resource gathering areas. Madera County also contains a significant number of potentially historic sites, including homesteads and ranches, mining and logging sites and associated features (such as small camps, railroad beds, logging chutes, and trash dumps).

Public Resource Code 5021.1(b) defines a historic resource as “any object building, structure, site, area or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” These resources are of such import, that it is codified in CEQA (PRC Section 21000) which prohibits actions that “disrupt, or adversely affect a prehistoric or historic archaeological site or a property of historical or cultural significance to a community or ethnic or social groups; or a paleontological site except as part of a scientific study.”

Archaeological importance is generally, although not exclusively, a measure of the archaeological research value of a site which meets one or more of the following criteria:

- Is associated with an event or person of recognized significance in California or American history or of recognized scientific importance in prehistory.
- Can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable archaeological research questions.
- Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind.
- Is at least 100 years old and possesses substantial stratigraphic integrity (i.e. it is essentially undisturbed and intact).
- Involves important research questions that historic research has shown can be answered only with archaeological methods.

Reference CEQA Guidelines §15064.5 for definitions.

VI	TRIBAL CULTURAL RESOURCES – Would the project	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code §21074	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	SUBSTANTIATION: Check if the project is located in the traditional and cultural affiliated geographic area of a California Native American Tribe <input type="checkbox"/>				

Discussion:

a) No Impact. At this time, no impacts have been identified as a result of this project.

VII.	GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
	i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Be located on a geologic unit or soil that is				

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a i-iv) No Impact. The project site is not located along any known earthquake fault lines. The project site is located on a undeveloped parcel that is zoned for residential uses.

Madera County is divided into two major physiographic and geologic provinces: the Sierra Nevada Range and the Central Valley. The Sierra Nevada physiographic province in the northeastern portion of the county is underlain by metamorphic and igneous rock. It consists mainly of homogenous types of granitic rocks, with several islands of older metamorphic rock. The central and western parts of the county are part of the Central Valley province, underlain by marine and non-marine sedimentary rocks.

The foothill area of the County is essentially a transition zone, containing old alluvial soils that have been dissected by the west-flowing rivers and streams which carry runoff from the Sierra Nevada's.

Seismicity varies greatly between the two major geologic provinces represented in Madera County. The Central Valley is an area of relatively low tectonic activity bordered by mountain ranges on either side. The Sierra Nevada's, partly within Madera County, are the result of movement of tectonic plates which resulted in the creation of the mountain range. The Coast Ranges on the west side of the Central Valley are also a result of these forces, and continued movement of the Pacific and North American tectonic plates continues to elevate the ranges. Most of the seismic hazards in Madera County result from movement along faults associated with the creation of these ranges.

There are no active or potentially active faults of major historic significance within Madera County. The County does not lie within any Alquist Priolo Special Studies Zone for surface faulting or fault creep.

However, there are two significant faults within the larger region that have been and will continue to be, the principle sources of potential seismic activity within Madera County.

San Andreas Fault: The San Andreas Fault lies approximately 45 miles west of the county line. The fault has a long history of activity and is thus a concern in determining activity in the area.

Owens Valley Fault Group: The Owens Valley Fault Group is a complex system containing both active and potentially active faults on the eastern base of the Sierra Nevada Range. This group is located approximately 80 miles east of the County line in Inyo County. This system has historically been the source of seismic activity within the County.

The *Draft Environmental Impact Report* for the state prison project near Fairmead identified faults within a 100 mile radius of the project site. Since Fairmead is centrally located along Highway 99 within the county, this information provides a good indicator of the potential seismic activity which might be felt within the County. Fifteen active faults (including the San Andreas and Owens Valley Fault Group) were identified in the *Preliminary Geotechnical Investigation*. Four of the faults lie along the eastern portion of the Sierra Nevada Range, approximately 75 miles to the northeast of Fairmead. These are the Parker Lake, Hartley Springs, Hilton Creek and Mono Valley Faults. The remaining faults are in the western portion of the San Joaquin Valley, as well as within the Coast Range, approximately 47 miles west of Fairmead. Most of the remaining 11 faults are associated with the San Andreas, Calaveras, Hayward and Rinconada Fault Systems which collectively form the tectonic plate boundary of the Central Valley.

In addition, the Clovis Fault, although not having any historic evidence of activity, is considered to be active within quaternary time (within the past two million years), is considered potentially active. This fault line lies approximately six miles south of the Madera County line in Fresno County. Activity along this fault could potentially generate more seismic activity in Madera County than the San Andreas or Owens Valley fault systems. However, because of the lack of historic activity along the Clovis Fault, there is inadequate evidence for assessing maximum earthquake impacts.

Seismic ground shaking, however, is the primary seismic hazard in Madera County because of the County's seismic setting and its record of historical activity (General Plan Background Element and Program EIR). The project represents no specific threat or hazard from seismic ground shaking, and all new construction will comply with current local and state building codes. Other geologic hazards, such as landslides, lateral spreading, subsidence, and liquefaction have not been known to occur within Madera County.

According to the Madera County General Plan Background Report, groundshaking is the primary seismic hazard in Madera County. The valley portion of Madera County is located on alluvium deposits, which tend to experience greater groundshaking intensities than areas located on hard rock. Therefore, structures located in the valley will tend to suffer greater damage from groundshaking than those located in the foothill and mountain areas.

Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged ground shaking. According to the Madera County General Plan Background Report, although there are areas of Madera County where the water table is at 30 feet or less below the surface, soil types in the area are not conducive to liquefaction because they are either too coarse in texture or too high in clay content; the soil types mitigate against the potential for liquefaction.

(b) Less than Significant Impact. The project proposal does entail residential construction on a currently vacant lot. The construction of the four single family dwellings and any landscaping associated with the single family dwellings may diminish the amount of topsoil on the property. This project will likely incur a less than significant impact in regards to erosion caused by the removal topsoil. The driveways leading to the private residences must be constructed with an asphalt material to minimize the circulation of dust and particulate matter generated by vehicular traffic entering and exiting the project site.

(c - e) No Impact. There are no known impacts that will occur as a direct or indirect result of this project.

VIII. GREENHOUSE GAS EMISSIONS - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a - b) Less than Significant Impact. There may be a minimal amount of greenhouse gases generated will be from vehicular traffic associated with construction of the single family dwellings. Once the project is completed, there should be a less than significant impact in the amount of greenhouse gas emissions.

Greenhouse Gas (GHG) Emissions: The potential effect of greenhouse gas emission on global climate change is an emerging issue that warrants discussion under CEQA. Unlike the pollutants discussed previously that may have regional and local effects, greenhouse gases have the potential to cause global changes in the environment. In addition, greenhouse gas emissions do not directly produce a localized impact, but may cause an indirect impact if the local climate is adversely changed by its cumulative contribution to a change in global climate. Individual development projects contribute relatively small amounts of greenhouse gases that when added to other greenhouse gas producing activities around the world would result in an increase in these emissions that have led many to conclude is changing the global climate. However, no threshold has been established for what would constitute a cumulatively considerable increase in greenhouse gases for individual development projects. The State of California has taken several actions that help to address potential global climate change impacts.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, outlines goals for local agencies to follow in order to bring Greenhouse Gas (GHG) emissions to 1990 levels (a 25% overall reduction) by the year 2020. The California Air Resources Board (CARB) holds the responsibility of monitoring and reducing GHG emissions through regulations, market mechanisms and other actions. A Draft Scoping Plan was adopted by CARB in order to provide guidelines and policy for the State to follow in its steps to reduce GHG. According to CARB, the scoping plan's GHG reduction actions include: direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

Following the adoption of AB 32, the California State Legislature adopted Senate Bill 375, which became the first major bill in the United States that would aim to limit climate change by linking directly to "smart growth" land use principles and transportation. It adds incentives for projects which intend to be in-fill, mixed use, affordable and self-contained developments. SB 375 includes the creation of a Sustainable Communities Strategy (SCS) through the local Metropolitan Planning Organizations (MPO) in order to create land use patterns which reduce overall emissions and vehicle miles traveled. Incentives include California Environmental Quality Act streamlining and possible exemptions for projects which fulfill specific criteria.

IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - b) Less than Significant Impact. There are no hazardous materials or hazardous waste as is typically defined being utilized for this type of operation. However, construction equipment and private vehicles do contain diesel, gas, oil, antifreeze and other vehicular related materials that could potentially be a hazard. If vehicles and equipment are well maintained, the impacts will be less than significant overall.

(c – h) No Impact. No impacts have been identified as a result of this project.

The site is not located on or near any hazardous waste storage facilities, or on or near any brownfields sites as indicated by the Environmental Protection Agency.

Any hazardous material because of its quantity, concentration, physical or chemical properties, pose a significant present or potential hazard to human health and safety, or the environment the California legislature adopted Article I, Chapter 6.95 of the Health and Safety Code, Sections 25500 to 25520 that requires any business handling or storing a hazardous material or hazardous waste to establish a Business Plan. The information obtained from the completed Business Plans will be provided to emergency response personnel for a better-prepared emergency response due to a release or threatened release of a hazardous material and/or hazardous waste.

Business owners that handle or store a hazardous material or mixtures containing a hazardous material, which has a quantity at any one time during the year, equal to or greater than:

- 1) A total of 55 gallons,
- 2) A total of 500 pounds,
- 3) 200 cubic feet at standard temperature and pressure of compressed gas,
- 4) Any quantity of Acutely Hazardous Material (AHM).

Assembly Bill AB 2286 requires all business and agencies to report their Hazardous Materials Business Plans to the Certified Unified Program Agency (CUPA) information electronically at <http://cers.calepa.ca.gov>

X. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantially alter the existing drainage pattern of

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a – b) Less The Significant Impact. The proposed project is interested in pursuing a shared water well agreement between the four parcels and the intended four single family dwellings. The proposed project also includes a field septic system on each parcel. The proposed project most likely will not violate any water standards or waste discharge requirements. The project will have a less than significant impact on ground water supplies due to the proposed residential use.

(c – j) No Impact. The proposed project is on a parcel developed with residential agricultural uses. The project site is not located within the 100-year flood hazard area.

General Information

Groundwater quality contaminants of concern in the Valley Floor include high salinity (total dissolved solids), nitrate, uranium, arsenic, methane gas, iron, manganese, slime production, and dibromochloropropane with the maximum contaminant level exceeded in some areas. Despite the water quality issues noted above, most of the groundwater in the Valley Floor is of suitable quality for irrigation. Groundwater of suitable quality for public consumption has been demonstrated to be

present in most of the area at specific depths.

Groundwater quality contaminants of concern in the Foothills and Mountains include manganese, iron, high salinity, hydrogen sulfide gas, uranium, nitrate, arsenic, and methylbutylethylene (MTBE) with the maximum concentration level being exceeded in some areas. Despite these problems, there are substantial amounts of good-quality groundwater in each of the areas evaluated in the Foothills and Mountains. Iron and manganese are commonly removed by treatment. Uranium treatment is being conducted on a well by the Bass Lake Water Company.

A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami is an unusually large sea wave produced by seaquake or undersea volcanic eruption (from the Japanese language, roughly translated as “harbor wave”). According to the California Division of Mines and Geology, there are no active or potentially active faults of major historic significance within Madera County. As this property is not located near any bodies of water, no impacts are identified.

The flood hazard areas of the County of Madera are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. These flood losses are caused by uses that are inadequately elevated, floodproofed, or protected from flood damage. The cumulative effect of obstruction in areas of special flood hazards which increase flood height and velocities also contribute to flood loss.

XI. LAND USE AND PLANNING – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - c) No Impact. This project will not physically divide an existing community. The surrounding area includes residential parcels and agriculturally oriented lands. The project does not conflict with any natural community conservation plans.

XII. MINERAL RESOURCES – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - b) No Impact. There are no known mineral resources in the vicinity of the project site.

XIII. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Discussion:

(a) Less Than Significant with Mitigation Incorporation The project site is surrounded by agricultural and residential uses. During the project's construction phase there may be excessive noise generated by construction activities. These activities may include grading, well drilling, concrete pouring, etc. The applicant must abide by local noise ordinances. Once the dwellings are completed noise levels will be expected to return to acceptable levels and will be compatible with the surrounding agricultural and residential uses. The residents of the four single family dwellings will also be require to abide by local noise ordinances

(b - d) Less than Significant Impact. During construction of the four single family dwellings, there will be an increase in noise to the project site and adjoin parcels. Groundborne noise levels and vibrations are not expected to be excessive during construction. Once the dwellings are completed noise levels will be expected to return to acceptable levels and will be compatible with the surrounding agricultural and residential uses. A slight increase in ambient noise might occur when the new homes become occupied.

(e - f) No Impact. This project is not within proximity to an airstrip or airport. It is not within an airport/airspace overlay district. There will not be any impacts as a result.

General Discussion

The Noise Element of the Madera County General Plan (Policy 7.A.5) provides that noise which will be created by new non-transportation noise sources shall be mitigated so as not to exceed the Noise Element noise level standards on lands designated for noise-sensitive uses. However, this policy does not apply to noise levels associated with agricultural operations. All the surrounding properties, while include some residential units, are designated and zoned for agricultural uses. This impact is therefore considered less than significant.

Construction noise typically occurs intermittently and varies depending upon the nature or phase of construction (e.g. demolition/land clearing, grading and excavation, erection). The United States Environmental Protection Agency has found that the average noise levels associated with construction activities typically range from approximately 76 dBA to 84 dBA Leq, with intermittent individual equipment noise levels ranging from approximately 75 dBA to more than 88 dBA for brief periods.

Short Term Noise

Noise from localized point sources (such as construction sites) typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given the noise attenuation rate and assuming no noise shielding from either natural or human-made features (e.g. trees, buildings, fences), outdoor receptors within approximately 400 feet of construction site could experience maximum noise levels of greater than 70 dBA when onsite construction-related noise levels exceed approximately 89 dBA at the project site boundary. Construction activities that occur during the more noise-sensitive eighteen hours could result in increased levels of annoyance and sleep disruption for

occupants of nearby existing residential dwellings. As a result, noise-generating construction activities would be considered to have a potentially significant short-term impact. However with implementation of mitigation measures, this impact would be considered less than significant.

Long Term Noise

Mechanical building equipment (e.g. heating, ventilation and air conditioning systems, and boilers), associated with the proposed structures, could generate noise levels of approximately 90 dBA at 3 feet from the source. However, such mechanical equipment systems are typically shielded from direct public exposure and usually housed on rooftops, within equipment rooms, or within exterior enclosures.

Landscape maintenance equipment, such as leaf blowers and gasoline powered mowers, could result in intermittent noise levels that range from approximately 80 to 100 dBA at 3 feet, respectively. Based on an equipment noise level of 100 dBA, landscape maintenance equipment (assuming a noise attenuation rate of 6 dBA per doubling of distance from the source) may result in exterior noise levels of approximately 75 dBA at 50 feet.

MAXIMUM ALLOWABLE NOISE EXPOSURE FOR
NON-TRANSPORTATION NOISE SOURCES*

		Residential	Commercial	Industrial (L)	Industrial (H)	Agricultural
Residential	AM	50	60	55	60	60
	PM	45	55	50	55	55
Commercial	AM	60	60	60	65	60
	PM	55	55	55	60	55
Industrial (L)	AM	55	60	60	65	60
	PM	50	55	55	60	55
Industrial (H)	AM	60	65	65	70	65
	PM	55	60	60	65	60
Agricultural	AM	60	60	60	65	60
	PM	55	55	55	60	55

*As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers at the property line.

AM = 7:00 AM to 10:00 PM
 PM = 10:00 PM to 7:00 AM
 L = Light
 H = Heavy

Note: Each of the noise levels specified above shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).

Vibration perception threshold: The minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion velocity of one-tenth (0.1) inches per second over the range of one to one hundred Hz.

Reaction of People and Damage to Buildings from Continuous Vibration Levels		
Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings
0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings
0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations	Architectural damage and possibly minor structural damage

Source: Whiffen and Leonard 1971

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) Less than Significant Impact. The project will increase the population within the immediate area of the project site. The increase in population is not substantial and therefore is a less than significant impact. The proposed project also maintains the housing density standards associated with the parcel's General Plan Land Use Designation, Very Low Density Residential (VLDR).

(b-c) No Impact. The project is not proposing any form of housing displacement. The project, if approved would increase available housing to the community.

XV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a - i-ii) Less than Significant Impact. The project will create a less than significant increase in demand for Fire and Police Protection. The project will allow the creation of four parcels which may hold a total of eight residences on the project site. These potential residences will require Fire and Police Protection Services. Even though the applicant has clearly stated his intention to on construct four residences on the project site, these residences will still create demand for Fire and Police Protection Services. Also during the construction phase of these proposed homes, Fire and Police Protection Services may be required in case of emergency. The proposed project will have a less than significant impact.

(a - iii) Less than Significant Impact. The project intends to build four single family dwellings on the project site at a later date. The single family dwellings have the potential to add students to the

Golden Valley Unified School District.

Single Family Residences have the potential for adding to school populations. The average per Single Family Residence is:

Grade	Student Generation per Single Family Residence
K – 6	0.425
7 – 8	0.139
9 – 12	0.214

(a - iv) Less than Significant Impact. The project will likely create a less than significant rise in demand and usage of Public Parks.

The Madera County General Plan allocates three acres of park available land per 1,000 residents' population.

(a - v) Less than Significant Impact. The project may create a less than significant increase in demand for other Public Facilities.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) Less than Significant Impact. The project site will eventually have four single family dwellings. The families that will reside in the homes may utilize existing neighborhood and regional parks. The expected impact from usage of these parks by the aforementioned families is expected to be less than significant.

(b) No Impact. The project does not include a recreational facility nor does it require the construction and expansion of recreational facilities.

The Madera County General Plan allocates three acres of park available land per 1,000 residents' population.

XVII. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a – b) Less Than Significant Impact. The project will eventually create four single family dwellings. The residents of the dwellings will increase traffic within the immediate area of the project

site. The residents of the dwellings will also utilize Avenue 12 which is a main thoroughfare within the vicinity of the project site and has direct access to Highway 99. The closest traffic counts conducted by the Madera County Transportation Commission (MCTC) in 2017 centers around Avenue 12 and Road 29 which is which is 3.5 miles west of the project site. Per the MCTC, there were 6,448 east bound and 6,632 west bound trips on Avenue 12. The traffic impact from this project will likely not have a significant impact on existing traffic counts.

In the area around the proposed project, opportunities for bicycles and pedestrians, especially as an alternative to the private automobile, are significantly limited by lack of developed shoulders, sidewalks or pavement width accommodating either mode. The condition is not uncommon in rural areas where distances between origins and destinations are long and the terrain is either rolling or mountainous. In the locations outside urbanized portions of the County, the number of non-recreational pedestrians/cyclists would likely be low, even if additional facilities were provided.

As with most rural areas, Madera County is served by limited alternative transportation modes. Currently, only limited public transportation facilities or routes exist within the area. Volunteer systems such as the driver escort service, as well as the senior bus system, operate for special purpose activities and are administered by the Madera County Action Committee. The rural densities which are prevalent throughout the region have typically precluded successful public transit systems, which require more concentrated populations in order to gain sufficient ridership.

Local circulation is largely deficient with these same State Highways and County Roads composing the only existing network of through streets. Most local streets are dead-end drives, many not conforming to current County improvement standards. Existing traffic, particularly during peak hour and key intersections, already exhibits congestion.

Madera County currently uses Level Of Service “D” as the threshold of significance level for roadway and intersection operations. The following charts show the significance of those levels.

Level of Service	Description	Average Control Delay (sec./car)
A	Little or no delay	0 – 10
B	Short traffic delay	>10 – 15
C	Medium traffic delay	> 15 – 25
D	Long traffic delay	> 25 – 35
E	Very long traffic delay	> 35 – 50
F	Excessive traffic delay	> 50

Unsignalized intersections.

Level of Service	Description	Average Control Delay (sec./car)
A	Uncongested operations, all queues clear in single cycle	< 10
B	Very light congestion, an occasional phase is fully utilized	>10 – 20
C	Light congestion; occasional queues on approach	> 20 – 35

D	Significant congestion on critical approaches, but intersection is functional. Vehicles required to wait through more than one cycle during short peaks. No long-standing queues formed.	> 35 – 55
E	Severe congestion with some long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	> 55-80
F	Total breakdown, significant queuing	> 80

Signalized intersections.

Level of service	Freeways	Two-lane rural highway	Multi-lane rural highway	Expressway	Arterial	Collector
A	700	120	470	720	450	300
B	1,100	240	945	840	525	350
C	1,550	395	1,285	960	600	400
D	1,850	675	1,585	1,080	675	450
E	2,000	1,145	1,800	1,200	750	500

Capacity per hour per lane for various highway facilities

Madera County is predicted to experience significant population growth in the coming years (62.27 percent between 2008 and 2030). Accommodating this amount of growth presents a challenge for attaining and maintain air quality standards and for reducing greenhouse gas emissions. The increase in population is expected to be accompanied by a similar increase in vehicle miles traveled (VMT) (61.36 percent between 2008 and 2030).

Horizon Year	Total Population (thousands)	Employment (thousands)	Average Weekday VMT (millions)	Total Lane Miles
2010	175	49	5.4	2,157
2011	180	53	5.5	NA
2017	210	63	6.7	NA
2020	225	68	7.3	2,264
2030	281	85	8.8	2,277

Source: MCTC 2007 RTP

The above table displays the predicted increase in population and travel. The increase in the lane miles of roads that will serve the increase in VMT is estimated at 120 miles or 0.94 percent by 2030. This indicates that roadways in Madera County can be expected to become much more crowded than is currently experienced.

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach unhealthy levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather than regional level. Local CO concentrations at intersections projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

As this project is not within an airport/airspace overlay district, or in proximity to any airport or airstrip within the County, no impacts to airspace or air flight will occur as a result.

(c-f) No Impact. The project will not affect air traffic patterns. The project will not result in inadequate access for emergency vehicles. The project is not expected to conflict with any County Ordinances concerning alternative forms of transportation. The project is also not expected to increase traffic hazards due to design feature. Even though the applicant has yet to present a complete site plan for the single family dwellings, the approximately locations for driveway access do not appear to be hazardous. The proposed residential use of the project site is compatible with the surrounding area.

XVIII UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a - e) No Impact. The project will contain a separate sewage system for each new parcel and a shared water well agreement will be created between the four new parcels. The four parcels will share one well.

(f - g) No Impact. The applicant will use a solid waste company to disposed of any waste, trash or debris created from construction of the project and once the single family dwellings are available to be occupied.

General Discussion

Madera County has 34 County Service Areas and Maintenance Districts that together operate 30 small water systems and 16 sewer systems. Fourteen of these special districts are located in the Valley Floor, and the remaining 20 special districts are in the Foothills and Mountains. MD-1 Hidden Lakes, Bass Lake (SA-2B and SA-2C) and SA-16 Sumner Hill have surface water treatment plants, with the remaining special districts relying solely on groundwater.

The major wastewater treatment plants in the County are operated in the incorporated cities of Madera and Chowchilla and the community of Oakhurst. These wastewater systems have been recently or are planned to be upgraded, increasing opportunities for use of recycled water. The cities of Madera and Chowchilla have adopted or are in the process of developing Urban Water Management Plans. Most of the irrigation and water districts have individual groundwater management plans. All of these agencies engage in some form of groundwater recharge and management.

Groundwater provides almost the entire urban and rural water use and about 75 percent of the agricultural water use in the Valley Floor. The remaining water demand is met with surface water. Almost all of the water use in the Foothills and Mountains is from groundwater with only three small water treatment plants relying on surface water from the San Joaquin River and its tributaries.

In areas of higher precipitation (Oakhurst, North Fork, and the topographically higher part of the Coarsegold Area), groundwater recharge is adequate for existing uses. However, some problems have been encountered in parts of these areas due to well interference and groundwater quality issues. In areas of lower precipitation (Raymond-Hensley Lake and the lower part of the Coarsegold

area), groundwater recharge is more limited, possibly requiring additional water supply from other sources to support future development.

Madera County is served by a solid waste facility (landfill) in Fairmead. There is a transfer station in North Fork. The Fairmead facility also provides for Household Hazardous Materials collections on Saturdays. The unincorporated portion of the County is served by Red Rock Environmental Group. Above the 1000 foot elevation, residents are served by EMADCO services for solid waste pick-up.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

CEQA defines three types of impacts or effects:

- Direct impacts are caused by a project and occur at the same time and place (CEQA §15358(a)(1).
- Indirect or secondary impacts are reasonably foreseeable and are caused by a project but occur at a different time or place. They may include growth inducing effects and other effects related to changes in the pattern of land use,

population density or growth rate and related effects on air, water and other natural systems, including ecosystems (CEQA §15358(a)(2)).

- Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA §15355(b)). Impacts from individual projects may be considered minor, but considered retroactively with other projects over a period of time, those impacts could be significant, especially where listed or sensitive species are involved.

(a) No Impact. The proposed project is located on a parcel developed for residential uses. The proposed project does not appear to threaten or eliminate any plant or animal species, or eliminate important examples of the major periods of California history or prehistory. While there have been some minimal impacts identified through this study, none are considered significant in and of themselves, and/or cumulative inducing enough to be considered significant. With appropriate mitigations, those impacts can be reduced to less than significant or not significant.

(b) Less Than Significant Impact. If the proposed mitigations are followed this project will not have impacts that are individually limited, but cumulatively considerable.

(c) Less Than Significant Impact. As mitigated, this project will have effects that are less than significant regarding aesthetics and noise.

**Documents/Organizations/Individuals Consulted
In Preparation of this
Initial Study**

Madera County General Plan

California Department of Finance

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm accessed October 31, 2008

California Department of Fish and Game "California Natural Diversity Database"
<http://www.dfg.ca.gov/biogeodata/cnddb/>

Madera County Integrated Regional Water Management Plan

Madera County Department of Environmental Health

Madera County Department of Public Works

Madera County Roads Department

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark*. Sacramento, California, May 2012

MND 2018-06

1

April 11, 2018

MITIGATED NEGATIVE DECLARATION

MND

RE: PM #4236, CZ #2017-011 – Selsor, Scott

LOCATION AND DESCRIPTION OF PROJECT:

The parcel is located on the southeast corner of the intersection of Avenue 11 1/4 and Colorado Avenue (no situs) Madera. This is a request to divide an existing 5.38 Acre parcel into four parcels, approximately 1.47 Acres each. The request also includes rezoning the existing parcel from Rural Residential Single Family-2 Acre District (RRS-2) and Agricultural Rural Exclusive-40 Acre District (ARE-40) to Rural Residential Single Family District (RRS).

ENVIRONMENTAL IMPACT:

No adverse environmental impact is anticipated from this project. The following mitigation measures are included to avoid any potential impacts.

BASIS FOR NEGATIVE DECLARATION:

See attached


Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 200 West Fourth Street, Ste. #3100, Madera, California.

DATED: April 11, 2018
FILED:
PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2018-06

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
	Any lighting, either associate with construction or with the design of structure on the project site, shall be hooded and directed away from neighboring residences.							
Agricultural Resources								
Air Quality								
Biological Resources								
Cultural Resources								
Geology and Soils								
Hazards and Hazardous Materials								
Hydrology and Water Quality								
Land Use and Planning								
Mineral Resources								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Noise								
	The applicant shall comply with Madera County's Noise Ordinance.							
Population and Housing								
Public Services								
Recreation								
Transportation and Traffic								
Utilities and Service Systems								