

**MADERA COUNTY
GENERAL PLAN**

**FINAL ENVIRONMENTAL
IMPACT REPORT**

VOLUME II

**COMMENTS AND
RESPONSES TO COMMENTS**

SCH #93102017

October 1995

adequate system capacity or the ability to add capacity through facility expansion or the addition of wells, or if the water supply is not adequate to serve projected development." If, as Table 1-1 in the Draft EIR indicates, "The cumulative impacts on water supply in the foothills and mountains from development under the Draft General Plan is unknown," and, "Since adequate water supplies cannot be guaranteed, this is considered a Potentially Significant Impact," how can the Draft General Plan Land Use Element determine how much development, if any, is possible, if the amount and availability of water cannot be ascertained or guaranteed?

F-1-10

B) Table 5-2 of the Draft EIR indicates that water demand at Buildout will be almost five times as high as it was in 1990. Given all of the above facts about water availability, how does the General Plan resolve this apparent conflict?

F-1-11

6) WASTEWATER TREATMENT AND DISPOSAL

A) As with water, how can the amount of allowable development, and its intensity be determined, if as Table 1-1 notes, "The cumulative effects of development in the foothills and mountains using on-site disposal systems over the time frame of the Draft General Plan on groundwater quality is unknown and is therefore considered Potentially Significant." The Table further indicates, "Development in problem areas would be required to be connected to community wastewater systems. This is probably not widely feasible," but then goes on to indicate under "Level of Significance With Additional Mitigation" that the effect is "less-than-significant." How was this determined?

F-1-12

7) TRAFFIC/CIRCULATION.

A) The Draft EIR, page 4-11 indicates that Service Level E (elsewhere defined as "severe congestion") could occur on both SR 41 and Road 426 in the vicinity of Oakhurst," and the Draft Background Report indicates that, "The Route Concept Report for State Route 49 indicates a planned Level of Service of E from SR 41 to Road 628 due to an already high traffic volume expected to expand rapidly in the mountainous highway setting." The Draft EIR notes that "Level of Service D" is the "minimum standard for roadways... impacts are identified as any location where Service Level E or F is forecast after roadway improvements... are implemented." How then can the Draft EIR, p. 4-11 recommend that, "In view of the cost of roadway improvements in this area, it would appear more reasonable to monitor this area for changes in traffic rather than to propose a specific improvement project at this time"? If unacceptable traffic congestion is inevitable, why not begin planning to alleviate it now through improvements or why not mitigate it by other means, such as growth-regulating mechanisms?

F-1-13

8) AGRICULTURAL AND NATURAL RESOURCES.

A) Draft EIR, page 7-39 states, (5.E.2) "The County shall require development in areas known to have particular value to wildlife to be carefully planned and where possible, located so that the reasonable value of the habitat for wildlife is maintained." Still, page 7-32 indicates that "Aggregate growth in suburban and rural habitats of Madera County will result in substantial loss of native habitats, or a general reduction of habitat values for native plants and animals. The population of the North 41 Corridor Area is expected to increase by 109 percent between the years 1990 and 2010." If, as page 7-36 noted, "Proposed recreational activities are expected to be a considerable impetus for growth in foothill communities," and this growth will destroy wildlife and wildlife habitat, how can this be compatible with the overall goal to preserve wildlife habitat?

F-1-14

MADERA COUNTY GENERAL PLAN
FINAL ENVIRONMENTAL IMPACT REPORT

VOLUME II
COMMENTS AND RESPONSES TO COMMENTS

SCH # 93102017

J. Laurence Mintier & Associates
H.T. Harvey & Associates
Dowling Associates
Brown-Buntin Associates
Donald Ballanti
Madera County Planning Department

October 1995



OAKHURST RESIDENTS ASSOCIATION
P.O. Box 1554, Oakhurst CA 93644

RECEIVED

SEP 16 1994

J. LAURENCE MINTIER
& ASSOCIATES

September 9, 1994

Mr. Leonard Garoupa
Planning Director
Madera County Planning Department
135 W. Yosemite Avenue
Madera, CA 93637

RE: Draft Madera County General Plan Update

Dear Mr. Garoupa:

What follows are the comments of the Oakhurst Residents Association regarding the Draft Madera County General Plan Update. We would appreciate your office's response to these comments as the planning process indicates is appropriate.

1) RELATIONSHIP OF UNDERLYING PHILOSOPHY, GOALS AND POLICIES OF LAND USE AMONG OAKHURST-AHWAHNEE GROWTH MANAGEMENT PLAN (1980), DRAFT GENERAL PLAN UPDATE AND FUTURE OAKHURST-AHWAHNEE SPECIFIC PLAN UPDATE (Chamber Grant):

A) Page 1-8 in The Draft Background Report states, "The Oakhurst-Ahwahnee Area Plan's overall goals are to preserve the area's rural nature and low residential density ... high density residential and commercial development should be directed away from rural areas...The Plan also directs that new development should not exceed the ability to provide public facilities and services." However, the General Plan Draft EIR, on page 9-18 under the Mandatory CEQA Sections, states, "Cumulative impacts related to land use include the general intensification of land uses in the region and a transition from an agricultural landscape to an increasingly urban setting....Major areas of growth in the region include...the foothills and mountain region of Madera County (e.g., Oakhurst, Coarsegold, Yosemite Lakes Park). How can these two statements be reconciled?"

F-1-1

B) The Draft General Plan Policy Document, Introduction, p. 1, lists under "Purposes of the General Plan", "To define the community's environmental, social, and economic goals," and to "record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development." In these two statements, how are "community" and "local government" defined? Do they refer to the Madera County government and the larger countywide community, or to each area, such as Oakhurst, specifically.

F-1-2

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We appreciate the opportunity to provide this information and look forward to meeting with you on this important matter.

Very truly yours,



Dave Koehler
Executive Director

INTRODUCTION

According to Section 15132 of the *State CEQA Guidelines*, final EIRs must contain the following information:

- (a) The draft EIR or a revision of the draft.
- (b) Comments and recommendations received on the draft EIR either verbatim or in summary
- (c) A list of persons, organizations, and public agencies commenting on the draft EIR.
- (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process.
- (e) Any other information added by the Lead Agency. (*Public Resources Code*).

This part (Volume II) of the *Final EIR* for the *Madera County General Plan* responds to items (b), (c), and (d), while Volume I, which is a comprehensive revision of the *Draft EIR*, addresses items (a) and (e). The following paragraphs describe the County's public review process for the *Draft EIR* and how this *Final EIR* addresses the requirements of the *State CEQA Guidelines* for responding to comments received on the *Draft EIR*.

DISTRIBUTION AND REVIEW OF THE DRAFT EIR

The *State CEQA Guidelines* requires that agencies preparing EIRs "provide adequate time for other public agencies and members of the public to review and comment on a draft EIR." (Section 15203). While the law does not generally define what constitutes adequate time, it does specify that draft EIRs submitted to the State Clearinghouse of the Governor's Office of Planning and Research should be subjected to a review period of at least 45 days. Section 15025 of the *State CEQA Guidelines* requires that draft EIRs for four classes of projects be submitted to the Clearinghouse: (1) those for which a state agency is the Lead Agency; (2) those projects for which a state agency is a Responsible Agency, Trustee Agency, or otherwise has jurisdiction over the project; (3) projects of statewide, regional, or areawide significance; and (4) reports prepared pursuant to the requirements of the National Environmental Protection Act (NEPA). The *Guidelines* (Section 15026 (b)(1) further defines local general plans as projects fitting into the third category above (i.e., projects of statewide, regional, or areawide significance).

In compliance with requirements described above, the County submitted copies of the *Draft EIR* on the *Madera County Draft General Plan* to the State Clearinghouse on July 5, 1994, thus initiating the mandatory 45-day review period. At the same time, the County distributed copies of the *Draft EIR* to numerous local agencies, organizations, and individuals with an interest in the General Plan Update. Based on requests, the County extended the 45-day review period through September 22, 1994.

The County received written comments on the *Draft EIR* during the review period. In addition, it received numerous comments on the *Draft General Plan* from the time the *Draft General Plan* was published in June 1994 through June 1995. In January 1995, the County published comments and preliminary responses to comments on the EIR and *Draft General Plan*. In June 1995, it published a second volume of comments and responses to comments on the *Draft General Plan*.

This document includes only those comments and responses that specifically address the EIR and that were submitted during the EIR comment period.

**SUMMARY OF COMMENTS AND
RESPONSES TO COMMENTS**

A. CITIES AND COUNTIES

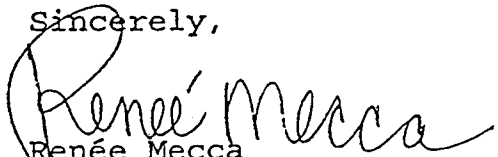
Mr. Leonard Garoupa
p.2

Section 5.3 "Drainage and Flood Control" of the draft Environmental Impact Report does not adequately address the impact urban stormwater runoff could have upon receiving waters represented by the San Joaquin River. The District, and most future urban land users, including those in Madera County, which discharge storm water to the San Joaquin River are now under the strict water quality management mandates of the Clean Water Act. The final Environmental Impact Report should, therefore, include mitigation measures to ensure that appropriate construction and post construction controls will be implemented on development projects along the river to reduce potential stormwater pollutants that could cause now prohibited receiving water quality impacts. E-3-3

We note that the General Plan documents tend to discount the risk to persons or development within dam failure inundation areas. Although the potential for dam failure is "extremely unlikely," statutory obligations require certain minimum considerations relative to such areas. Though major, catastrophic floods are very rare occurrences, the impact on life and property can be absolute, warranting appropriately balanced consideration as a part of general land use planning. E-3-4

Again, the District is most appreciative of the opportunity to comment and we hope our insight and experience has been of help to Madera County. We would be pleased to lend our assistance to your staff in any area where you feel we may be of further help on flood control urban drainage or on stormwater quality issues.

Sincerely,


Renée Mecca
Staff Analyst

A-1 Madera County General Plan Update Advisory Committee (8/17/94)

A-1-1 Committee members did not recall recommending adoption of the Transportation and Circulation section of the Policy Document. Since the plan has been released for public review, the Committee can make written recommendations to the Planning Commission and Board of Supervisors.

Committee's recommendations and concerns over the Draft General Plan and EIR were included as a comment letter for consideration by the Planning Commission and Board of Supervisors.

A-1-2 Provisions of existing community or area plans will continue until updates of the community or area plans are adopted by the County.

Minor revisions to existing area plans were made to ensure consistency with the updated General Plan. Program 1.1 provides for updates of the existing area plans.

A-1-3 Law requires that zoning be consistent with General Plan designations. Table 1-1 in the *Background Report* is existing general plan designation/zoning consistency matrix.

After adoption of the General Plan, the County will take action to rezone areas that are inconsistent with the new General Plan designations. Program 8.3 provides for updating of the Zoning Ordinance, beginning in FY 1996-97. Table 1-1 of the Draft Background Report was made obsolete by adoption of the updated General Plan and was deleted from the final Background Report.

A-1-4 Questioned how many parcels will require zone changes to make them compatible with the updated General Plan.

No estimates have been made regarding the number of parcels or acreage that will require zone changes as a result of the updated General Plan. Most of the zone changes will be in the western part of the county where a more restrictive agricultural designation with a minimum parcel size of 36 acres was adopted as part of the new General Plan.

A-1-5 Plan will be subject of public review at subsequent meetings and hearings. Committee may submit comments.

No response necessary.

A-1-6 Corrections to Background Report on page 6-14 directional references.

Appropriate corrections were made.

A-1-7 The population figures in Table 9-4 on page 9-7 of the *Draft EIR* are incorrect.

Appropriate corrections were made.

A-1-8 Explanation of population and employment projections and allocations and buildout holding capacity.

No response necessary

and Vehicle Improvements. The programs outlined in the draft General Plan will help reverse the trend of rapidly increasing vehicle use.

E-2-2

The District looks forward to working with Madera County to ensure that individual development projects resulting from approval of the General Plan will fully incorporate the air quality policies and programs and will mitigate air quality impacts to the maximum extent feasible.

E-2-3

Thank you for the opportunity to review the DEIR and draft Madera County General Plan. If you have any questions, please contact me at 497-1075.

Sincerely,

Dave Mitchell

Dave Mitchell
Senior Environmental Planner

c: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

A-1-17 Request to review the figures for agricultural conversion in the West/Agriculture, Chowchilla/Fairmead, and North Fork/Millerton areas.

The figures cited are estimates based on projected development in these areas. Nearly all growth in the West/Agriculture area is projected to occur in existing communities or as dwelling units on large agricultural parcels, without converting agricultural operations. Growth in Chowchilla is assumed to occur within Chowchilla's city limits, therefore no further conversion outside the current city limits is assumed as a result of Chowchilla's growth. Growth in the North Fork/Millerton areas is also projected at relatively low rates, resulting in some loss of grazing land.

A-1-18 Individual Committee member requested that sections in Chapter 9 of the EIR on Long-term Productivity, Irreversible Effects, and Growth Inducing Impacts be expanded.

Commentor does not explain what additional information should be discussed. The County believes these sections are adequate.

A-1-19 Revisions to the list of Committee members cited in the Plan.

Suggested revisions were made.

A-1-20 Plan will be reviewed by the Planning Commission and then go to the Board of Supervisors for adoption.

No response necessary.

These limitations are only heightened when coupled with measures to preserve or recreate a natural or predevelopment habitat, as is planned, for example, in the new growth areas of Rio Mesa and the Gunner Ranch. E-1-3

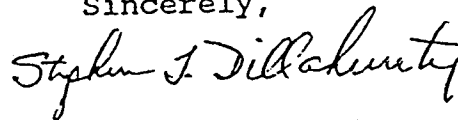
The Madera County Mosquito and Vector Control District will continue to service to the best of our capabilities those areas that lie within District boundaries. That service will continue to consist of owner encouraged source reduction, biorational larviciding, and selectively applied mosquito adulticiding when absolutely necessary. E-1-4

Given the above noted limitations, however, the District can not guarantee a mosquito-free environment. It therefore seems imperative that all parties concerned with newly developed residential and commercial areas be informed in advance of pre-existing levels of seasonal mosquito infestations, and that those preexisting levels will have to be tolerated.

This Vector Control District has responded in written form to individual Environmental Impact Reports for specific proposed development areas in the past. I feel it is important for the general public's level of awareness that this District continue to respond to those individual Reports as they occur, and I look forward to doing so. E-1-5

If I can be of any assistance in this matter, please feel free to contact me at the District Office.

Sincerely,



Steve Dillahunty
Madera Co. MVCD

(page two of two)

A-3 City of Clovis (9/9/94)

A-3-1 The EIR should analyze the outer beltway connection from Copper Avenue connecting to SR 41 that is proposed in the City of Clovis' General Plan.

The beltway was analyzed in the countywide traffic model and it was not demonstrated to provide significant benefit to address traffic generated by projected growth in Madera County and therefore could not be justified or financed as part of the Madera County General Plan. Funding for this facility is also not secured in Fresno County as it is not a part of the County's Regional Transportation Plan. It is important to note that the Madera County General Plan does not, however, preclude development of such a facility. This roadway will be one of the river crossings considered in the study of future river connections (Program 2.8). Also see response to County of Fresno Public Works & Development Services Department (Comment A-4).

Mr. Leonard Garoupa
September 9, 1994
Page 4

undersigned or contact Robert W. Owen, the Director of Facilities and Operations for the School District. I can be reached at (209) 445-1352. Mr. Owen can be reached at (209) 675-4500.

Very truly yours,

LOZANO SMITH
SMITH WOLIVER & BEHRENS

Thomas J. Riggs

TJR/gl

cc: Dr. George Bloch
Robert W. Owen

Encl. 1) Enrollment Data
2) Development Fee Justification Study

B. STATE AGENCIES

(DEIR pp. 1-19 and 5-52.) The draft also acknowledges that a requirement that new development fully mitigate the need for new school facilities would mitigate this significant environmental impact. The draft notes that it may not be possible to require existing approved subdivisions to fully mitigate the impact of growth on school facilities. The draft then concludes that "even with the requirement that new development fully mitigates school facilities, therefore, future development would still have a significant impact on the Madera Unified School District". (DEIR p. 5-53.) The draft fails to recognize, however, that requiring new development to fully mitigate school facilities would substantially lessen the significant environmental impact of growth on school facilities.

D-2-2

As pointed out in the draft Background Report (p. 4-19.) It is feasible, when making quasi-legislative decisions to require new development to fully mitigate the impact of the development on school facilities. Therefore, the County must adopt policies and mitigation measures to address this problem and to at least substantially lessen the impact of growth on school facilities. Specifically, in the draft EIR at page 5-52, the word "shall" must be used in place of the word "should" in policies numbered 3.I.2, 3.I.3 and 3.I.4. In policy number 3.I.6 the word "may" must be replaced with the word "shall". In other words, the policies related to school siting and school financing should be worded in mandatory terms.

Likewise, in the draft Policy Document at page 44, mandatory language must be used in policies numbered 3.I.1 through 3.I.6. Of particular importance, policy 3.I.4 should read as follows:

D-2-3

"The County shall include schools among those public facilities and services that are considered an essential part of the infrastructure that shall be in place as development occurs."

It is also critical that policy 3.I.6 read as follows:

"The County shall work closely with school districts to secure adequate funding for new school facilities and, where legally permissible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon evidence of their impactation."

B-1 California Department of Transportation (9/12/94)

B-1-1 The EIR should model traffic based on full buildout of land in the Draft General Plan to link land use and transportation and should model all river crossings, as is Caltrans and CEQA policy.

The EIR projects residential and nonresidential growth through the year 2010 and links that growth to the roadway improvements needed by 2010 to serve that growth. The holding capacity of the Land Use Diagram does include more land than is projected for development by 2010, based on historical land use planning and the inclusion of major new growth areas. However, conclusions regarding forecasts of long-term growth projections substantially beyond 2010 and assumptions regarding future technological advances would be extremely speculative. Consistent with Section 15145 of the CEQA Guidelines which states that "if, after thorough investigation, a Lead Agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact," the EIR concludes that evaluating the impacts of development substantially beyond 2010 would be far too speculative, given the uncertainty regarding trends that might affect growth 20 and 30 years hence and uncertainty of technological advances that may take place beyond 2010, particularly in the transportation industry.

In addition, modeling full buildout of the General Plan would not be a meaningful exercise, as some areas of the county might fully develop within 10 years while other areas of the county may have over 100 years of development potential. This would be similar to Caltrans planning improvements to the State's highway system based on buildout of all lands in the state designated for development. Clearly, this would not be a useful exercise and identifying funding to make such improvements would be impossible. To effectively plan for and fund roadway improvements, the General Plan chooses a time frame where projections can be made with some levels of certainty and where growth projections and roadway improvements are linked within a reasonable period for long-term planning.

The EIR concludes that the lack of roadway capacity is a significant impact, and identifies the need for additional capacity across the river and includes a program to participate in a study of additional roadway capacity across the San Joaquin River, in conjunction with Fresno County and other local agencies (Program 2.8). Since river crossings are a multi-county issue which will need to be planned and funded cooperatively, it would be premature to include additional facilities before such a study has been completed. When the appropriate improvements have been identified, the General Plan will be amended to include them.

B-1-2 Suggests that the LOS standard be C rather than D, unless particular area cannot achieve LOS C because of traffic characteristics or financial constraints.

This comment recommends a change in policy, and therefore, a change in EIR significance criteria. As described on page 4-4 of the EIR, in view of the current and projected financing conditions in Madera County, the County has adopted LOS D as a compromise between service level desires and potentially available funding.

B-1-3 Future studies of river crossing cannot used in lieu of mitigations.

The EIR identifies traffic service levels on SR 99 between Madera and the San Joaquin River as a significant impact. It further states that "since the preferred improvements are not identified at this time, and the County cannot guarantee the development and funding of additional capacity, the impact on SR

before the development we all are anticipating becomes a reality. It is an opportunity for all public services, including schools, to be planned and funded ahead of development rather than after the fact. Therefore, on behalf of the Chawanakee Joint School District and the Sierra Joint Union High School District, I am requesting the following change in school financing policy (page 5-52, Draft Environmental Impact Report).

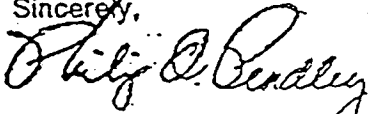
3.1.6. "The County shall work closely with School Districts to secure adequate funding for new school facilities and, where legally feasible, the County shall provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon evidence of their impactation."

Dr-1

As you know, I believe that this is an important issue for schools and for the long term health of Madera County. I appreciate the positive working relationship we have had in the past and I look forward to working with the County to insure that any new development is structured in such a way that the vital services necessary to the health and welfare of our communities is provided. I believe that, working together, we have an opportunity to shape the future in a very positive way for Madera County.

Thank you for your consideration.

Sincerely,



Philip O. Pendley, Ed.D., Superintendent
CHAWANAKEE JOINT SCHOOL DISTRICT
SIERRA JOINT UNION HIGH SCHOOL DISTRICT

POP/sj

B-2 California Department of Conservation, Division of Mines and Geology (8/19/94)

B-2-1 Recommends that Table 7-2 be deleted from the Background Report since it is dated and no longer reflects current seismic safety planning techniques used by state or federal agencies.

The table was removed from the Background Report.

B-2-2 Include maps of seismic zonation in the Background Report published by FEMA in 1991.

The maps are included in Appendix E of the Background Report.

B-2-3 Recommend that DMG Special Publication 42 be cited in the Background Report to support the statement that no active faults have been recognized in Madera County.

The citation will be added to the discussion in the Background Report.

B-2-4 Submitted a new bibliography of geologic reports to use as a scientific reference document.

The bibliography was included in Appendix E of the Background Report.

Dir., CDFG, Sacramento, CA
Reg. Mgr., CDFG, Reg. IV, Fresno, CA

(page 7-43). Buffers provided within the Policy Document would be inadequate to mitigate these effects to a less-than-significant level. This analysis was not deferred to some later time during the planning process. Impacts to riparian habitats from other forms of development (pages 7-44 and 7-45) are similarly treated.

Foothill Habitats. The EIR clearly states that implementation of the updated general plan would eliminate or modify large areas of foothill habitats (these impacts cannot be quantified in the absence of specific plans) and would obstruct wildlife movement routes. The level of environmental impact is expected to be significant. The EIR concludes that impacts could not be mitigated to a less than significant level. This analysis was not deferred to some later time during the planning process.

B-3-2. The EIR fails to adequately identify biological resources in the county (pages 1, 2, and 3 of the comment letter). In fact, the letter implies that even a minimum level of specific resource assessment is absent from the document, and, therefore, "it is impossible to assess growth impacts, devise feasible mitigation measures, or provide for streamlined environmental review of subsequent projects." The CDFG recommends that disclosure of biological resources be based on CNDDDB information, resources identified during the environmental review for other projects (Rio Mesa Planning Area), and CDFG inventories. The total acreage of known sensitive resources should be included so that these could be compared with total acreage of predicted growth. A more full disclosure of biological resources would include:

1. A more comprehensive inventory of known sensitive wildlife resources in the county. The CDFG believes that discussion of several sensitive species was omitted from the document. Sensitive species not discussed included: a) Swainson's Hawk; b) Giant Garter Snake; c) Mountain Lion; and d) bears.
2. The document does not address the effects of additional growth on existing wildlife related recreational opportunity. It is likely that additional growth will result in both a decrease in private lands available for hunting and fishing opportunity and increased hunting and fishing pressure on remaining public and private lands.
3. Biological inventories of areas that appear to have both a high potential for supporting sensitive species and/or significant wildlife habitat and high potential for increased General Plan-related growth, agricultural expansion, or increased recreational use.

Existing biological resources of the county are identified in the Background Report and summarized in the Environmental Impact Report. The information provided in these documents must be sufficient to (1) permit an analysis of countywide impacts from development under the General Plan; (2) recommend General Plan policies which would mitigate significant environmental impacts; (3) determine whether significant environmental impacts would remain unmitigated, General Plan policies notwithstanding; and (4) provide direction for more thorough baseline surveys for area plans and project level EIRs. The section of the Background Report dealing with biological resources provides sufficient information to accomplish all four objectives.

It is important to note that the information found within the Background Report was derived from existing sources of information and field verified where possible. Detailed surveys for special status species, sensitive habitats, wildlife movement corridors, etc., were not conducted during the preparation of the Biological Resources section of the Background Report. Such surveys go far beyond the level of work typical of a general plan EIR. Rather, information-gathering activities included a careful review of the

should follow the "Standard Recommendations For Protection of the San Joaquin kit fox". Applicants should contact the Service to obtain information on standard habitat compensation requirements.

C-3-12

Information and maps concerning candidate species in California may be obtained from the California Natural Diversity Data Base, a program administered by the California Department of Fish and Game. Requests for information should be addressed to the Marketing Manager, California Department of Fish and Game, Natural Diversity Data Base, 1416 Ninth Street, Sacramento, California 95814. The marketing manager may be contacted by calling (916) 324-0562. You may request additional information from the Chief, California Department of Fish and Game, Non-Game Heritage Program, at (916) 324-8348.

C-3-13

Given the presence of federally listed species in the planning area, the County must address the regulatory requirements of the Endangered Species Act of 1973, as amended (Act), to remain in compliance with this statute. Section 9 of the Act and its implementing regulations prohibit the "take" of a federally listed fish and wildlife species by any person, as defined by the Act. Take is defined by the Act "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" any such species. Take may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or shelter (50 CFR § 17.3).

Take incidental to an otherwise lawful activity may be authorized by one of two procedures. If a Federal agency is involved with the permitting, funding, or carrying out of this project, initiation of formal consultation is required between that agency and the Service pursuant to Section 7 of the Act if it is determined that the proposed project may affect a federally listed species. Federal agencies must confer if they determine that the continued existence of a proposed species may be jeopardized by the project. Such consultation or conference could result in a biological opinion that addresses anticipated effects of the project to listed and proposed species. The biological opinion may authorize a limited level of incidental take for federally listed species.

C-3-14

If a Federal agency is not involved with the project, and federally listed species may be taken as part of the project, then an "incidental take" permit pursuant to Section 10(a) of the Act should be obtained. The Service may issue such a permit upon completion by the permit applicant of a satisfactory conservation plan for the listed species that may be affected by the project. Initiation of a conservation planning process under section 10(a) of the Act would help ensure a consistent and effective approach to reconciling the habitat requirements of listed species with the County's need for future growth.

We recommend that appropriately designed surveys for listed, proposed, or candidate species be undertaken by qualified biologists. Surveys for plants should not be restricted to the identified species; instead, a complete botanical inventory of the project site should be conducted. Botanical surveys should be conducted at intervals throughout the spring and summer, in order to maximize the likelihood of encountering each species during the

C-3-15

Guidelines does not indicate that future impacts to game animals will be significant because of a corresponding decline in hunting and fishing opportunities. There will, of course, be an increase in hunting and fishing pressure on undeveloped public and private lands, but both activities are regulated by the California Department of Fish and Game. The CDFG has imposed limits in the past on both hunting and fishing to better manage dwindling resources and presumably could and would do so again in the future.

In response to the concern that biological inventories should have been included which focused on vernal pool habitats, we wish to emphatically state that such inventories have been included. The Background Report describes in detail vernal pools (pages 6-23 and 6-24), their biotic values, their location (considerable time was spent analyzing aerial photographs in order to provide an accurate map of existing vernal pool complexes in the county) (Figures 6-11 and 6-13), and the sensitive plants and animals that occur in them, etc. From this information, it can be clearly discerned by planners, agency personnel, and average citizens, that proposed urban and rural growth in such areas are likely to result in significant impacts to these sensitive resources. Moreover, as discussed later, the EIR clearly identifies those features of the General Plan which will result in significant impacts to vernal pools. The Background Report does not identify individual vernal pools. There are several thousand such pools in Madera County (and an estimated 250 such pools in just the Rio Mesa New Growth Area). Mapping them all for the General Plan was neither feasible nor necessary. For a variety of reasons (CEQA, Clean Water Act permits, Endangered Species Act permits, etc.), vernal pool mapping will be necessary for individual projects located within known areas of vernal pools as identified in the Background Report.

Similarly, foothill habitats are thoroughly described in the Background Report and the information is used to assess impacts of the General Plan. Mapping these habitats (and others) at a level of detail which would permit the compilation of habitat by habitat acreage figures was not at all feasible. Foothill habitats of Madera County, for example, occur as a complicated mosaic, the detailed mapping of which far exceeds the scope of work appropriate for a General Plan EIR.

B-3-3 Proposed growth in the county would result in more than double the current human water demand. This level of increase, in a county where water quantity and quality problems already exist, could likely result in impact to wildlife. Increased surface use of water, as currently proposed for the Rio Mesa area or reliance on springs could result in loss of wildlife and riparian habitat over broad areas. Drawdown associated with increased groundwater usage could impact sub-surface flows that support wildlife habitat. These effects need to be considered and an acceptable surface and groundwater supply-use balance established as a guiding feature of the plan.

Flows of surface water in most rivers and creeks of the western San Joaquin Valley are the result of discharges of stored water in upstream reservoirs. The depth to groundwater in Madera is approximately 70 feet. The depth to groundwater in the vicinity of Rio Mesa and Madera Ranchos is in excess of 100 feet. Groundwater pumping has so lowered groundwater levels already that additional pumping will have at most localized effects on surface waters in creeks and rivers. Therefore, additional groundwater pumping in the western San Joaquin Valley, which is a critical concern for humans, will probably have only small localized effects on wildlife, or will have no effects at all.

Groundwater is highly localized in mountain areas since it is stored in fractures within the solid bedrock. Wells within mountain areas are commonly 300 to 500 feet in depth. Pumping of groundwater within mountain areas will have little effect on surface flows which, on many rivers and creeks have disappeared by early summer already. Therefore, additional impacts to wildlife resulting from additional groundwater pumping are unlikely to be substantial.

some riparian habitats are subcategories. Since portions of this proposal may ultimately require a Corps permit, the Service will subsequently be involved under the Coordination Act. When reviewing Corps public notices, the Service generally does not object to projects meeting the following criteria:

1. They are ecologically sound;
2. The least environmentally damaging reasonable alternative is selected;
3. Every reasonable effort is made to avoid or minimize damage or loss of fish and wildlife resources and uses;
4. All important recommended means and measures have been adopted, with guaranteed implementation to satisfactorily compensate for unavoidable damage or loss consistent with the appropriate mitigation goal; and
5. For wetlands and shallow water habitats, the proposed activity is clearly water dependent and there is a demonstrated public need.

C-3-4

The Service may recommend the "no project" alternative for those projects which do not meet all of the above criteria, and where there is likely to be a significant fish and wildlife resource loss.

When projects impacting waterways or wetlands are deemed acceptable to the Service, we recommend full mitigation for any impacts to fish and wildlife. The Council on Environmental Quality regulations for implementing the National Environmental Policy Act define mitigation to include: 1) avoiding the impact; 2) minimizing the impact; 3) rectifying the impact; 4) reducing or eliminating the impact over time; and 5) compensating for impacts. The Service supports and adopts this definition of mitigation and considers the specific elements to represent the desirable sequence of steps in the mitigation planning process.

C-3-5

The Madera County General Plan DEIR utilizes habitat names found in "A Guide To Wildlife Habitats of California" (Mayer 1988). The Service considers the use of that document as somewhat dated and too general for describing unique biotic habitats. Since 1988, much information has been collected on the distribution and ecology of many of the habitats in California. A committee of over 30 botanists, conservationists, and ecologists representing many organizations, Federal and state agencies have participated in collecting and reviewing a new inventory of the classification of natural communities in California, entitled "Series Level Descriptions of California's Vegetation". The California Department of Fish and Game has offered to coordinate the review of this information compiled by Dr. John Sawyer. Although reviews will not be completed on the draft copy and a final publication will not be ready until the end of the year, the Service supports and recommends using the "Series Level Descriptions of California's Vegetation" for ongoing and planned work efforts that describe habitat groupings such as found in the Madera County General Plan DEIR. The Service suggests contacting Dr. Todd Keeler-Wolf, Vegetation Ecologist, or Ms. Susan Cochran, Chief, Natural Heritage Division, California Department of Fish and Game, for further information regarding this matter.

C-3-6

It is appropriate that such areas be identified for individual area plans, or for specific projects where area plans have not been prepared. Significant habitat areas have been sufficiently well identified in the General Plan EIR to give the County and the preparers of subsequent CEQA documents the necessary guidance for more detailed surveys.

B-3-9 As described in Policy 5.E.2, how will the areas known to have particular value for wildlife be defined and identified? Is this measure to apply to lands of low wildlife value than those discussed in Policy 5.E.1?

These lands are to be identified during CEQA review for area plans and/or specific projects. "Areas known to have particular value for wildlife" would include riparian areas, wetlands, known wildlife movement corridors, deer winter range, etc. Such areas have been generally identified in the Background Report.

B-3-10 It is impossible to insure the conservation of sufficiently large continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife as described in Policy 5.E.6 without identifying such areas prior to approval of land use changes.

It is the position of the EIR that such areas should be identified in sufficient detail to insure their conservation during the CEQA review process for area plans. It is altogether appropriate that the General Plan identify such areas sufficiently to ensure that subsequent EIRs delineate them in greater detail.

B-3-11 Regarding Policy 5.E.10, what is the definition of a significant ecological resource area? CDFG recommends that it be defined to include habitat where state or federally-listed threatened or endangered plants and animals could occur, or other special status species. Reconnaissance level surveys should include an assessment of habitat quality. Approval of discretionary projects should be based on the applicant's ability to avoid or mitigate impacts. This policy would be particularly effective if implemented in conjunction with a formal Habitat Conservation Plan.

Comment noted. The definition of significant ecological resource area was added to the glossary in the Policy Document.

B-3-12 Regarding Policy 5.E.11, the County will require a buffer with a minimum width of 150 feet between existing or planned urban development and what?

This policy reflects a goal of the San Joaquin River Parkway Plan, and presumably refers to a buffer between the wildlife corridor and existing or planned urban or suburban uses.

B-3-13 Suggests clarifying language to Background Report discussion regarding CDFG's and the U.S. Army Corps of Engineers' jurisdiction.

The Background Report was revised as suggested.

B-3-14 Encourages the County to prepare an additional Wildlife Element in order to provide adequate protection for wildlife resources.

Comment noted. The EIR preparers are familiar with the Tuolumne County Wildlife Project and concur with the CDFG that the approach taken by this project has considerable merit. Full implementation of

2 A



United States Department of the Interior

BUREAU OF RECLAMATION
South-Central California Area Office
2666 North Grove Industrial Drive, Suite 106
Fresno, California 93727-1551

IN REPLY REFER TO:

SCC-425
ENV-6.00

Mr. Leonard Garoupa
Madera County Planning Department
135 West Yosemite Avenue
Madera, California 93637

Subject: Madera County Draft General Plan

Dear Mr. Garoupa:

We appreciate the opportunity to review the Madera County Draft General Plan and offer the following comments:

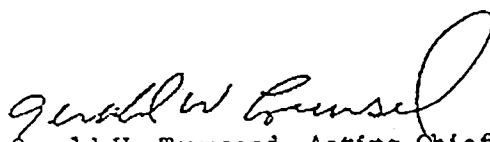
A. Please clarify Agriculture Exclusive designation, does it include grazing?] C-2-1

B. We recommend that a separate land use designation be developed for wetlands, riparian habitats, critical wildlife habitat, habitat for special status species, vernal pools, cultural resources, alkali desert scrub habitats and other environmentally-sensitive features.] C-2-2

C. Page 1-37, Background Report, Millerton Lake State Recreation Area is U.S. Government property managed under contract between the U.S. Bureau of Reclamation and California Department of Parks and Recreation.] C-2-3

If you have any questions concerning our comments, please feel free to contact me at (209) 487-5255 or for the hearing impaired at (209) 487-5933.

Sincerely,


Gerald W. Townsend, Acting Chief
Natural Resource Management Branch
South-Central California Area Office

cc: Millerton Lake State Recreation Area
PO Box 205
Friant, California 93626

TOTAL P.02

B-4 State Lands Commission (9/22/94)

B-4-1 Submitted a completed survey of the State's interests in the San Joaquin River bed.

Comment noted. The County will retain the information for use in future proposals in the area.



C-1
DEPARTMENT OF THE ARMY
U.S. ARMY ENGINEER DISTRICT, SACRAMENTO
CORPS OF ENGINEERS
1325 J STREET
SACRAMENTO, CALIFORNIA 95814-2922

REPLY TO
ATTENTION OF

September 12, 1994

Regulatory Section (199400520)

Madera County Planning Department
Attn: Mr. Leonard Garoupa
135 West Yosemite Avenue
Madera, California 93637

Dear Mr. Garoupa:

I am responding to the Draft Environmental Impact Report for Madera County General Plan, State Clearing House Number 93102017.

The Corps of Engineers jurisdiction within the study areas is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States or excavation that has more than minimal effect on the aquatic environment in these waters. Waters of the United States include, but are not limited to, the following: the San Joaquin River, perennial and intermittent streams, lakes, ponds, vernal pools, as well as wetlands in marshes, wet meadows, and side hill seeps. Project features that would occur from development within the study areas that result in the discharge of fill material into waters of the United States will require Department of the Army authorization prior to initiating work.

The range of alternatives considered should include alternatives to fill in wetlands or other waters of the United States within the study area. Every effort should be made to avoid project features which require fill or excavation of waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the losses resulting from project implementation.

Please refer to identification number 199400520 in any future reference concerning this project. If you have any questions, please write to Ms. Kathy Norton, Room 1444, or telephone (916) 557-5260. We would like to work with you to preserve the waters of the United States in your County.

Sincerely,

Tom Coe
Chief, Central Valley Office

STATE LANDS COMMISSION

LEO T. McCARTHY, *Lieutenant Governor*
GRAY DAVIS, *Controller*
RUSSELL S. GOULD, *Director of Finance*

EXECUTIVE OFFICE
1807 - 13th Street
Sacramento, CA 95814-7187

ROBERT C. HIGHT
Executive Officer

September 22, 1994

File Ref.: 93102017

Mr. James T. Burroughs
Projects Coordinator
The Resources Agency
1416 Ninth Street
Sacramento, CA 95814

Attention: Nadel Gayou

Mr. Leonard Garoupa, Director
Madera County Planning Department
135 West Yosemite Avenue
Madera, CA 93637

Dear Mr. Burroughs and Mr. Garoupa:

Staff of the State Lands Commission (SLC) has reviewed the Draft Environmental Impact Report (DEIR) for the Madera County General Plan, SCH 93102017.

We apologize for the lateness of our comments and would appreciate their consideration by the County. Under the California Environmental Quality Act (CEQA), the County is the Lead Agency and the SLC is a Responsible and/or Trustee Agency for any and all projects which could directly or indirectly affect sovereign lands, their accompanying Public Trust resources or uses, and the public easement in navigable waters.

A review of our files indicates that, by letter dated November 15, 1993, SLC staff provided comments to the NOP for this document with regard to our jurisdiction over both State sovereign and school/lieu lands included within the County. The following is offered to supplement those previous comments.

With regard to State sovereign interests in the San Joaquin River, SLC staff has completed a survey of the State's interests in the bed of the River from Friant Dam to Highway 99. A copy of that survey is attached for your information and reference.] B-4-1

Thank you for the opportunity to comment. If you have any questions concerning the SLC's jurisdiction, please contact Curtis L. Fossum, Senior Staff Counsel, Southern California

C-2 U. S. Department of the Interior, Bureau of Reclamation (9/12/94)

C-2-1 Does the Agriculture Exclusive designation allow grazing?

Grazing is considered an agricultural use and would be allowed in the Agriculture Exclusive, Agriculture, and Open Space designations.

C-2-2 Suggests that a separate land use designation be developed for wetlands, riparian habitats, critical wildlife habitat, habitat for special wildlife species, vernal pools, cultural resources, alkali desert scrub habitat, and other environmentally sensitive features.

This kind of designation would be extremely difficult to designate and to identify appropriate uses and development standards. First, this would require a biological and cultural resources survey of all land within the county, which would be neither feasible nor appropriate at the General Plan level. Further, these various kinds of features vary greatly in terms of sensitivity to development. The General Plan includes a body of policy to address the impacts on these resources as part of the area plan and development review process.

C-2-3 Clarifies Background Report discussion concerning Millerton Lake State Recreation Area.

The Background Report was revised to reflect this clarification.

C-3-7 Part of Madera County occurs within breeding range of the peregrine falcon and contains suitable nesting habitat and there is also suitable roosting habitat for wintering bald eagles. Policy 5.E.1 addresses this issue; when specific projects are planned in these areas, there should be site-specific analyses to determine whether proposed projects will affect these species.

Comment noted. This is the intent of Policy 5.E.1.

C-3-8 Corrections to the Background Report describing the candidacy status of some special status species.

These corrections were made.

C-3-9 Development under the Draft General Plan could affect several special-status fish species, including the Lahontan cutthroat trout, Paiute cutthroat trout, and Kern Brook lamprey. Activities could also affect the San Joaquin River and affect the Delta smelt and salmon restoration efforts in the San Joaquin River.

Development under the General Plan is not expected to impact any of these fish species. Based on information available, the Lahontan cutthroat trout and the Kern Brook lamprey are not found in Madera County. The Paiute cutthroat trout is found in Stairway Creek in the Ansel Adams Wilderness; the General Plan designates this area for Open Space, however, and projects no land use changes in that area of the county. There is no evidence that the Delta smelt occurs in the stretches of the San Joaquin River within Madera County, and since the San Joaquin River is dewatered in most years at the SR 152 crossing, it would be unlikely that any Delta smelt could even travel from the Delta to this part of the San Joaquin River. While there was some discussion about increasing releases from Friant Dam to restore salmon to San Joaquin River, the U.S. Secretary of Interior has indicated that the Department has no intention to restore salmon to the river.

C-3-10 Development under the Draft General Plan could affect several special status reptiles and amphibians.

This comment supports the conclusions of the EIR.

C-3-11 Development under the Draft General Plan could affect the valley elderberry longhorn beetle and other invertebrates.

This comment supports the conclusions of the EIR.

C-3-12 Surveys for the San Joaquin kit fox, Fresno kangaroo rat, and blunt-nose leopard lizard would utilize the protocol developed the California Department of Fish and Game.

Comment noted.

C-3-13 Information and maps concerning candidate species in California may be obtained from the California National Diversity Data Base.

Comment noted. The EIR uses the CNDDDB as a source of information.

WETLAND AND RIPARIAN POLICES (page 7-38):

5.D.1. and 5.D.2. - It will likely be economically and biologically difficult to achieve no-net-loss of wetlands in the Rio Mesa and possibly other areas. We recommend that in order to make this mitigation measure more achievable, that significant vernal pool and other wetland areas be identified and preserved in a programmatic manner prior to approval of land use changes in these sensitive areas. We can provide some assistance in development of workable mitigation strategies.

B-3-4

5.D.4. - A standard riparian setback of 100 feet for non-vegetated channels and 50 feet from the outer edge of riparian vegetation on vegetated channels will in many cases not provide adequate preservation of riparian resources, erosion protection or suitable animal migration and habitat corridors. We recommend that riparian protection zones should include the following setbacks (based on an in progress analysis of regional riparian resources) except where greater setbacks are recommended by the San Joaquin River Parkway Plan:

Urban Areas (more than one dwelling per two acres): building and clearing setbacks of 100 feet on both sides of perennial streams and 75 feet on both sides of intermittent streams as measured from the midline.

B-3-5

Non-urban Areas: building setbacks of 300 feet on both sides of large perennial streams, 150 feet on both sides of small perennial streams, and 100 feet on both sides of intermittent streams. Vegetation shall not be disturbed except to improve wildlife habitat within 150 feet of perennial streams and 75 feet of intermittent streams. All the above setbacks need to be measured from the midline of the stream.

5.D.5. - We believe that this policy can only be effective if these remaining upland areas adjacent to wetlands and riparian areas are identified prior to making land-use change decisions.

B-3-6

5.D.7 - We have some concerns over citing the San Joaquin River Parkway Plan as a mitigation measure for impacts to Parkway associated riparian habitats. The plan, which has received no comprehensive environmental review, proposes a large increase in human disturbance near riparian habitat. Further, we have seen the Plan's setbacks and other protective standards modified on several occasions to accommodate desired Parkway features on adjacent developments. We recommend that if the Parkway Plan goals or policies are to be used, they should be re-stated in the General Plan in a way that assures their consistent use and enforceability.

B-3-7

D. SCHOOL DISTRICTS

We recommend that disclosure of biological resources include:

1. A more comprehensive inventory of known sensitive wildlife resources in the County

Maps and tables in the Draft only indicate potential sensitive areas. This inventory should include, at minimum, California Natural Diversity Data Base (CNDDB) information, resources identified during environmental review for other projects such as Rio Mesa Planning Area, our Department's Swainson's Hawk and vernal pool inventories and other available sources. These should be a part of any analysis leading to land use designations or their programmatic mitigation. Known sensitive resources should be mapped to enable them to be clearly compared to new growth areas and proposed county land use in general. The plan inventory should also include a total acreage of known sensitive resources that could then be compared with total acreage of predicted growth.

The following species were apparently omitted from sensitive species discussion in the document:

- a. State-listed (Threatened) Swainson's Hawk has been known to nest in the planning area. Land use changes could impact foraging area and construction activities could disturb or destroy nesting sites. These impacts should be disclosed in the document along with programmatic guidance for impact mitigation.
- b. State and Federally-listed (Threatened) giant garter snake could inhabit riparian habitat in valley floor areas of the County and should be considered in discussions of special status animals affected by growth and agricultural expansion.
- c. The mountain lion, a California Species of Special Concern is known to occur in eastern Madera County. Increased growth in this part of the County may result in increased human/mountain lion interactions resulting in adverse effects to both species. The EIR should discuss these effects and potential conflicts.
- d. Bears will also be affected by increased human/bear encounters associated with plan related growth and programmatic measures such as garbage handling procedures etc., should be included to minimize bear conflicts and damage.

B-3-2

Additionally, the Document does not address the effects of additional growth on existing wildlife related recreational opportunity. It is likely that additional growth will result in both a decrease in private lands available for hunting and fishing opportunity and increased hunting and fishing pressure on remaining public and private lands in Madera County and vicinity.

D-1 Chawanakee Joint School District (9/7/94)

D-1-1 Requests a change in the language of Policy 3.I.6 to replace the word *should* to *shall* as follows "The County shall work closely with school districts and, where legally feasible, the County *should* provide a mechanism which, along with state and local sources, requires development projects to satisfy an individual school district's financing program based upon evidence of their impactation." This language regarding schools would be consistent with language addressing other public facilities and services and is necessary to address the impacts on school facilities.

The schools policies were discussed during the public review process for the General Plan based on the comments by school districts in the county, and a revised set of policies is included in the adopted General Plan. Policy 3.I.8 requires full mitigation of school impacts by new development if all other means of funding have been exhausted.

D-2-6 Student yield factor and single-family/multi-family housing ratio cited on page 5-45 is no longer accurate.

Corrections were made to incorporate the District's Development Fee Justification Study.

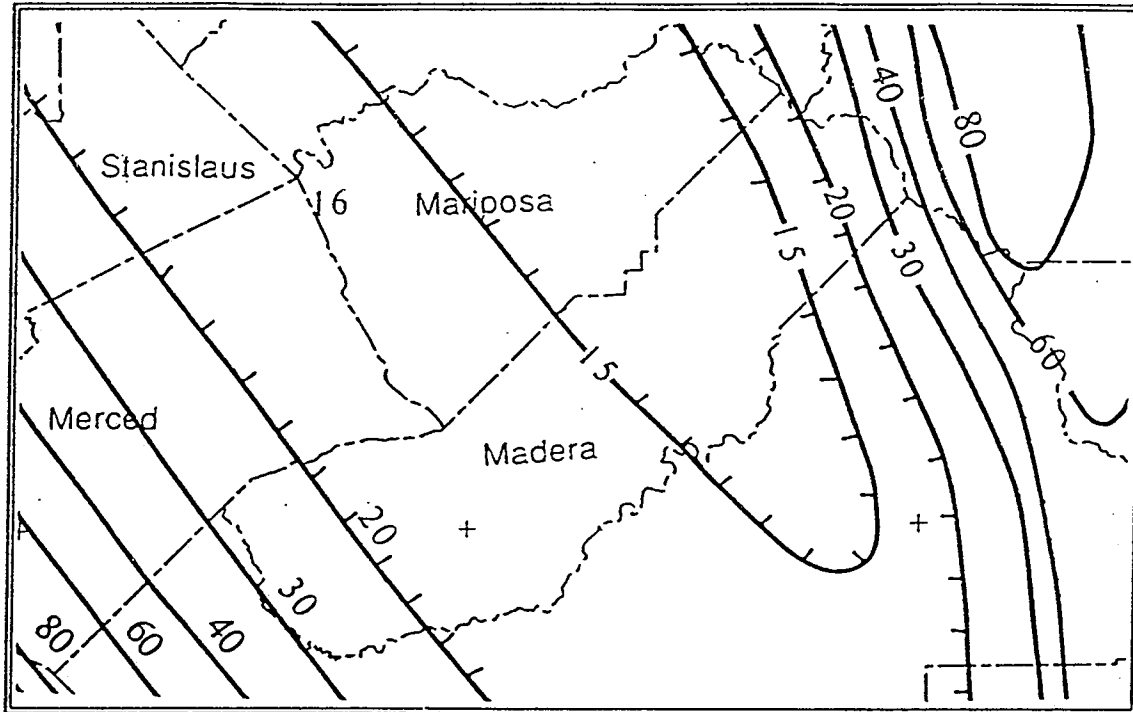
D-2-7 Supports policies requiring and encouraging joint County-School District development of facilities.

Comment supports General Plan policy language.

Seismic Zonation Map for the County of Madera

FEMA Map 12:

Maximum 1.0 second spectral response acceleration (in percent gravity), with a 90 percent probability of non-exceedance in 250 years.



Scale 1:1,500,000

1 inch \approx 23.7 miles

1 cm = 15 km

Extract from: Building Seismic Safety Council, 1991, NEHRP recommended provisions for the development of seismic regulations for new buildings: Federal Emergency Management Agency, FEMA Report 222.

MAP 12

Preliminary map of the maximum 1.0 second spectral response acceleration¹, $S_A(1.0)$, with a 90 percent probability of nonexceedance in 250 years. The map values include estimates of variability in the attenuation of spectral acceleration and in fault rupture length.

These maps are presented to introduce new and relevant data for estimating spectral response acceleration. They should not be used for design at this time but should be evaluated by trial design. Review and comments on these maps are invited. Direct comments to the BSSC, 1201 L St., N.W., Suite 400, Washington, D.C. 20005.

The estimation of low values of probability of ground motion (250-year exposure time) may give unrealistic values of spectral acceleration because of uncertainty in attenuation of spectral values and in fault rupture length. The uncertainty is increased in the central and eastern United States because of the difficulty of defining earthquake source zones and the infrequency of earthquake occurrence. Thus, any values on this map should be considered advisory and treated with caution.

Prepared by the U.S. Geological Survey for the 1991 Edition of the NEHRP Recommended Provisions for the Development of Seismic Regulations for new Buildings.

¹ Expressed in percent of the acceleration of gravity. Values of spectral response acceleration from the map are divided by 100 for use in the terms in the Appendix to Chapter 1.

- Logan, Clarence A., 1950, Mines and mineral resources of Madera County, California: California Journal of Mines and Geology, v. 46, no. 4, p. 445-482. (Now out-of-print; available in specialized reference libraries.)
- McKee, E.H., and Capstick, D.O., 1984, San Joaquin Roadless Area, California, in Marsh, S.P., Kroposchot, S.J., and Dickinson, R.G., editors, Wilderness mineral potential; assessment of mineral-resource potential in U.S. Forest Service lands studied 1964-1984: U.S. Geological Survey Professional Paper 1300, p. 351-352.
- Nokleberg, W.J., 1981, Geologic setting, petrology, and geochemistry of zoned tungsten-bearing skarns at the Strawberry Mine, central Sierra Nevada, California: Economic Geology, Bulletin of the Society of Economic Geologists, v. 76, no. 1, p. 111-133.
- Severy, Charles L., 1946, Exploration of the Minarets iron deposit, Madera County, California: U.S. Bureau of Mines Report of Investigation 3985, 12 p.
- Trask, Parker D., and Simons Frank S., 1945, Minarets magnetite deposits of Iron Mountain, Madera County, California; Part 1 of Iron Resources of California: California Division of Mines Bulletin 129, p. 119-128.
- USGS, 1982, Mineral resources of the Minarets Wilderness and adjacent areas, Madera and Mono counties, California: U.S. Geological Survey Bulletin 1516 A-D, 159 p.
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- Mack, S., and Schmidt, K.D., 1981, Hydrogeology of the Sierra Nevada foothill lineament near Oakhurst, California: Ground Water, v. 19, no. 2, p. 149-155.
- Romero, Paul E., 1990, Ground water trends in the San Joaquin Valley: California Department of Water Resources, San Joaquin District Report, 31 p.
- Shelton, L.R., and Miller, L.K., 1991, Water-quality data, San Joaquin Valley, California, April 1987 to September 1988: U.S. Geological Survey, Open-File Report 91-74, 189 p.

Hydrogeology of Madera County

- Bertoldi, G.L., Johnston, R.H., and Evenson, K.D., 1991, Ground water in the Central Valley, California; a summary report: U.S. Geological Survey Professional Paper 1401-A, p. A1-A44. (A current summary for the entire Central Valley with abundant references to the literature.)
- Cehrs, David, 1991, Anomalous concentrations of silica in ground water of the eastern San Joaquin Valley, California: University of Arizona, Ph.D. dissertation, 302 p. (Dr. David Cehrs is a California Registered Geologist practicing in Sanger, California.)
- Clifton, D.G., and Gilliom, R.J., 1989, Sources and concentrations of selenium in the San Joaquin River: U.S. Geological Survey, Water Resources Investigations Report #WRI 88-4186, p. 99-113.
- Clifton, Daphne G., and Gilliom, Robert J., 1989, Trace elements in bed sediments of the San Joaquin River and its tributary streams, California, 1985: U.S. Geological Survey, Water Resources Investigations, Report WRI 88-4169, 33 p.
- Dale, R.H., French, J.J., and Wilson, H.D., Jr., 1964, The story of ground water in the San Joaquin Valley, California: U.S. Geological Survey Circular 459, 11 p.
- Davis, G.H., Lofgren, B.E., and Mack, S., 1964, Use of ground-water reservoirs for storage of surface water in the San Joaquin Valley, California: U.S. Geological Survey Water Supply Paper 1618, 125 p.
- Domagalski, J.L., and Dubrovsky, N.M., 1992, Pesticide residues in ground water of the San Joaquin Valley, California: Journal of Hydrology, v. 130, no. 1-4, p. 299-338, 49 references.
- Gilliom, R.J., Belitz, K.R., Deverel, S.J., Dubrovsky, N.M., Fujii, R., Heimes, F.J., Fio, J.L., Clifton, D.G., 1989, Preliminary assessment of sources, distribution, and mobility of selenium in the San Joaquin Valley, California: U.S. Geological Survey Water Resources Investigations Report WRI-88-4186, 129 p.
- Mack, Seymour, and Ferrell, L.M., 1979, Saline water in the foothill suture zone, Sierra Nevada Range, California: Geological Society of America Bulletin, v. 90, no. 7, p. 666-675, 25 references.

Note to the Reader:

This selected geology bibliography for Madera County was prepared August 9, 1994 by Robert H. Sydnor, senior engineering geologist with the California Division of Mines and Geology, 801 K Street, Mail Stop 12-32, Sacramento, CA 95814-3531.

This selected bibliography is intended for general reference use by those preparing environmental impact reports for new projects in Madera County. Many older and superseded geological references were omitted for brevity.

New geologic maps and reports prepared by the U.S. Geological Survey, the California Division of Mines and Geology, and academia are periodically published; readers should update this Madera County bibliography using "GeoRef" bibliographic search methods, available on compact-diskettes (CD-ROM) from the American Geological Institute. The nearest large university library available to Madera County citizens is California State University, Fresno. Most of the publications dated prior to 1970's are now out-of-print, but still contain significant geologic information. The single best publication covering all of the Sierra Nevada province of Madera County is Bateman (1992), USGS Professional Paper 1483. The best publication covering the San Joaquin Valley province is Bartow (1991), USGS Professional Paper 1501. Both are in-print as of August 1994.

E-2 San Joaquin Unified Air Pollution Control District (9/12/94)

E-2-1 Supports the policies and programs of the Draft General Plan and notes that the plan contains many of the strategies promoted in the District's *Air Quality Element Guidelines*. Full implementation of the policies will cause less emissions and reduce overall air quality impacts.

Comment supports policies in plan.

E-2-2 Agrees with EIR conclusions regarding impacts on air quality. Programs in Draft General Plan will help reverse the trend of rapidly increasing vehicle use.

Comments supports EIR conclusions.

E-2-3 District looks forward to working with Madera County to ensure that individual development projects fully incorporate air quality policies and programs.

Comment noted.

Wallace, Robert E., *editor*, 1990, *The San Andreas fault system, California: U.S. Geological Survey Professional Paper 1515*, 283 pages, 10 chapters. (*Explains the nature of the San Andreas fault in the Parkfield area which is relevant to western Madera County.*)

Wenousky, S.G., 1986, *Earthquakes, Quaternary faults, and seismic hazard in California: Journal of Geophysical Research*, v. 91, no. B-12, pages 12,587-12,631. (*A comprehensive catalog and discussion of earthquakes and active faulting throughout California.*)

Seismic Safety booklets useful for property owners.

SSC, 1992, *The homeowner's guide to earthquake safety: Seismic Safety Commission, State of California*, 28 p. booklet. (*Available for purchase at \$2.25 from SSC at 1900 K Street, Suite 100, Sacramento, CA 95814-4186 or telephone 916-323-4213.*)

SSC, 1992, *The commercial property owners's guide to earthquake safety: Seismic Safety Commission, State of California*, 32 p. booklet. (*Available for purchase at \$3.25 from SSC at 1900 K Street, Suite 100, Sacramento, CA 95814-4186 or telephone 916-323-4213.*)

Yanev, Peter I., 1991, *Peace of mind in earthquake country: San Francisco, Chronicle Books*, 218 p., \$14.95. (*Contains practical advice and diagrams from a structural engineer about retrofitting or bracing homes to resist seismic shaking.*)

Quaternary Geology of Madera County

Flatland alluvial deposits of the San Joaquin Valley occur in the western third of Madera County.

Bartow, J.A., 1983, *Map showing configuration of the basement surface, northern San Joaquin Valley, California: U.S. Geological Survey Miscellaneous Field Studies Map MF-1430*, scale 1:250,000.

Bartow, J.A., 1985, *Map showing Tertiary stratigraphy and structure of the northern San Joaquin Valley, California: U.S. Geological Survey Miscellaneous Field Studies Map MF-1761*, scale 1:250,000.

Bartow, J.A., 1991, *The Cenozoic evolution of the San Joaquin Valley, California: U.S. Geological Survey Professional Paper 1501*, 40 p.

Helley, E.J., 1978, *Alluvial fan of the Chowchilla River and adjacent foothills area, Mariposa, Merced, and Madera counties, California: U.S. Geological Survey Miscellaneous Field Studies Map MF-927*, scale 1:62,500.

Marchand, D.E., and Allwardt, A., 1981, *Late Cenozoic stratigraphic units of northeastern San Joaquin Valley, California: U.S. Geological Survey Bulletin 1470*, 70 p., plate 1, scale 1:125,000.

Marchand, D.E., 1976, *Preliminary geologic maps showing Quaternary deposits of the Madera area (Poso Farm, Firebaugh NE, Bonita Ranch, Madera, Gregg, Lanes Bridge, Friant, and Academy 7½-minute quadrangles), eastern San Joaquin Valley, Madera and Fresno counties, California: U.S. Geological Survey Open-File Report 76-841*, 8 map sheets at scale 1:24,000.

Marchand, D.E., 1976, *Preliminary geologic maps showing Quaternary deposits of the Chowchilla area (Santa Rita Bridge, Bliss Range, Chowchilla, Berenda, and Kismet 7½-minute quadrangles), eastern San Joaquin Valley, Madera and Merced counties, California: U.S. Geological Survey Open-File Report 76-839*, 12 p. text, 5 map sheets at scale 1:24,000.

Marchand, D.E., 1976, *Preliminary geologic maps showing Quaternary deposits of the Daulton area (Raymond, Daulton, Little Table Mountain, and Millerton Lake West 7½-minute quadrangles), eastern San Joaquin Valley, Madera County, California: U.S. Geological Survey, Open-File Report 76-840*, 12 p., 4 map sheets at scale 1:24,000.

Marchand, D.E., 1976, *Preliminary geologic maps showing Quaternary deposits of the southern Merced area (San Luis Ranch, Sandy Mush, El Nido, Plainsburg, Le Grand, and Raynor Creek 7½-minute quadrangles), eastern San Joaquin Valley, Merced and Madera counties, California: U.S. Geological Survey, Open-File Report 76-838*, 12 p. text, 7 map sheets at scale 1:24,000.

Palmer, C.M., and Merrill, Robert D., 1982, *Braided-stream and alluvial-fan depositional environments in the lower to middle Eocene Ione Formation, Madera County, California*, in Ingersoll, R.V., and Woodburne, M.O., *editors*, *Cenozoic non-marine deposits of California and Arizona: Society of Economic Paleontologists and Mineralogists*, p. 1-10, 29 references.

USGS, 1976, *Land use and land cover and associated maps for San Jose, California: U.S. Geological Survey Open-File Report 76-639*, scale 1:250,000. (*Covers the western-most portion of Madera County.*)

USGS, 1978, *Land use and land cover and associated maps for Mendota, California: U.S. Geological Survey Open-File Report 78-43*, scale 1:250,000.

USGS, 1980, *Land use and land cover and associated maps for Mariposa, California: U.S. Geological Survey Open-File Report 80-628*, scale 1:250,000.

Bedrock Geology of Madera County

Metamorphic and plutonic rocks of the Sierra Nevada geomorphic province occupy the eastern two-thirds of Madera County.

Ahmed, E.E.A., 1965, *Gravity survey in Madera County, California: University of California, Los Angeles, master's thesis*, 63 p.

Bateman, Paul C., 1992, *Plutonism in the central part of the Sierra Nevada Batholith, California: U.S. Geological Survey Professional Paper 1483*, 186 p. Includes colored geologic map of 1 x 2 degree Mariposa Quadrangle at scale 1:250,000, which is also available for purchase separately as USGS Map I-1960. (*A significant and current geologic publication covering the eastern two-thirds of Madera County, with emphasis on the granitic rocks of the Sierra Nevada. This is the premier geologic reference.*)

Bateman, Paul C., 1992, *Pre-Tertiary bedrock geologic map of the Mariposa 1° by 2° Quadrangle, Sierra Nevada, California: U.S. Geological Survey, Miscellaneous Investigations Map I-1960*, map scale 1:250,000, \$3.10. (*Same areal geologic map is also contained in Professional Paper 1483; covers the eastern two-thirds of Madera County. An easy-to-read colored geologic map.*)

Bateman, P.C., 1989, *Geologic map of the Bass Lake Quadrangle, west-central Sierra Nevada, California: U.S. Geological Survey Geologic Quadrangle Map GQ-1656*, map scale 1:62,500.

Bateman, Paul C., and Chappell, B.W., 1979, *Crystallization, fractionation, and solidification of the Tuolumne Intrusive Series, Yosemite National Park, California: Geological Society of America Bulletin*, v. 90, no. 5, p. 465-482.

Bateman, Paul C., Busacca, A.J., and Sawka, W.N., 1983, *Cretaceous deformation in the western foothills of the Sierra Nevada, California: Geological Society of America Bulletin*, v. 94, no. 1, p. 30-42, 28 references.

Bateman, P.C., Lockwood, J.P., Lydon, P.A., 1971, *Geologic map of the Kaiser Peak Quadrangle, central Sierra Nevada, California: U.S. Geological Survey Geologic Quadrangle Map GQ-894*.

E-4 Coarsegold Resource Conservation District (9/7/94)

E-4-1 The Draft General Plan should include an additional policy addressing the issue of air pollutants from the Altamont Pass affecting the San Joaquin Valley Air Basin and encouraging those communities and areas responsible for the pollution to address it.

While recent air quality studies acknowledge that air pollutants from the greater San Francisco Bay Area affect air quality in the San Joaquin Valley, Madera County is not in a position to address this issue unilaterally. Policy 5.J.1 calls for the County to cooperate with other agencies to develop a consistent and effective approach to air quality planning and management. This would include supporting efforts by the air district to address the issue of pollutants from outside the basin.

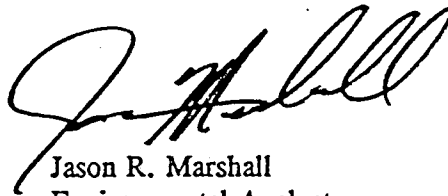
3. No active faults have been recognized in Madera County, as determined by the State Geologist under the Alquist-Priolo Earthquake Fault Zoning Act (Hart, 1994). We recommend that DMG Special Publication 42 be cited in the text as the definitive source of this statement, since it is often important in real estate transactions and for earthquake insurance purposes.

B-2.3

4. A new bibliography of geologic reports has been prepared for use in the Safety Element. The Safety Element of the General Plan can serve as a scientific reference document for persons who prepare Environmental Impact Reports.

B-2.4

The Department of Conservation appreciates the opportunity to comment on the County of Madera's draft of the new General Plan. If you have any questions regarding these comments, please contact me (916-445-8733) or Robert H. Sydnor, Senior Engineering Geologist (916-322-2562).



Jason R. Marshall
Environmental Analyst

Attachments: Geology Bibliography
Seismic Zonation Maps of Madera County

cc: R.H. Sydnor

F. COMMUNITY ORGANIZATIONS

F-1 Oakhurst Residents Association (9/9/94)

F-1-1 Questions how the EIR conclusions that cumulative impacts of development include the general intensification of land uses in the region and a transition from an agricultural landscape to an increasingly urban setting is reconciled with the goals of the Oakhurst Ahwahnee Area Plan to preserve the area's rural nature and low residential density.

The statement in the EIR addresses the overall increase in development and population in the county over the next 20 years; the most dramatic changes would be expected in the new growth areas and around the city of Madera. Growth in the foothills and mountain regions, while expected to be fairly significant, would continue at low densities as designated by the General Plan and Oakhurst-Ahwahnee Area Plan. It is true, however, that substantial grazing land would be converted in the foothills and mountain areas with projected growth under the General Plan, but it is expected that this would be converted to rural residential development and not higher density urban style development.

F-1-2 Questions how the terms "community" and "local government" are meant in section entitled "Purposes of the General Plan" in the Introduction of the Draft Policy Document where it states "To define the community's environmental, social, and economic goals and to record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development."

In this context (i.e., introducing the countywide general plan), these terms are meant to indicate the Madera County government and the large countywide community. Local community (e.g., Oakhurst) and city goals are intended to be addressed in the framework of area and/or community plans.

F-1-3 Questions whether the policies of the Draft Policy Document will be included in any area or specific plan for Oakhurst and in what way an Oakhurst Specific Plan could alter the land use decisions and policies of the General Plan.

The policies of the General Plan, when adopted, will apply countywide (except within city limits), including within any areas that have adopted area or specific plans. If a subsequent plan is not consistent with the policies of the General Plan, amendments to the countywide General Plan would be required to prior to approval of any area plan or specific plan to ensure consistency with the General Plan. Local governments may amend the General Plan up to four times a year; each amendment may include multiple changes.

F-1-4 Questions whether the 1980 Oakhurst-Ahwahnee Growth Management Plan will be amended to conform to the new General Plan and whether any new Oakhurst Specific Plan would also need to conform to the General Plan.

The General Plan is a legal document that is essentially the county's "constitution" for land use and development. By virtue of state law and case law, all land use plans, zoning, subdivision approvals, and public works projects must be consistent with the General Plan. The Oakhurst-Ahwahnee Plan was amended with adoption of the General Plan, the amendments are included in Appendix A of the EIR beginning on page A-9 with explanations of why the amendments are needed. Any new plan for the Oakhurst area will be required to be consistent with the General Plan.

incorporated into the general plan update document.

(Policy Document, Policy 2.C.1, 2.C.2, 2.C.3, 2.17, Page 27-28) More definitive measures, than promotion and encouragement, should be adopted to maximize the efficient use of transportation facilities.

(Policy Document, Policy 2.D.3, Page 28) Local and regional facilities need to be coordinated.

The general plan should establish a correlation between the land use and transportation elements. Land use design concepts that encourage the use of alternative modes of travel (transit, bicycles, pedestrian, etc.) and discourages single-occupancy-vehicle ridership should be an inherent part of the plan. Some of the design concept elements are the following;

Village land use design concepts include mixed land uses and densities, diversity of housing types and major activity centers which provide common everyday activities/services within easy walking distance to each other, especially on-site child care for large employers.

Design criteria that encourages transit use are office buildings close to the street, parking behind buildings, minimizing distance between housing and transit routes, minimizing block lengths, use of sidewalks, bus stops and shelters.

A grid street system is necessary to encourage internal travel patterns and to help avoid the use of the regional circulation system.

Please call Marta Frausto at (209) 488-4168 should you have any questions.

Sincerely,

MARC S. BIRNBAUM, Chief
Advance Planning & Programming



Marta Frausto
Intergovernmental Review

F-1-10 Questions how the Draft General Plan can determine how much development is possible if the amount and availability of water cannot be ascertained or guaranteed.

The General Plan cannot determine how much development is possible given uncertainties about water supply and quality. The projections used in the EIR assume no significant constraints on growth. The requirement that new development be conditioned on an adequate water supply applies to individual development projects. If water supply is not demonstrated by a specific proposed development project, the County will not allow its development. The EIR acknowledges that the County may not realize its projected growth because of insufficient water supplies.

F-1-11 The EIR indicates that water demand at buildout will be five times greater than in 1990. Questions how the General Plan resolves this inconsistency given uncertainty about water supply.

The EIR analyzes the potential impacts based on the land use designations of the plan. These designations are based largely on land uses that have been designated historically. Designation of land uses, however, does not guarantee their development. The policies of the plan will govern approval of development, including requirements that adequate public facilities and services can be provided. Information is provided in the EIR to assist the public, Planning Commission, and Board of Supervisors in making decisions regarding long-term growth as proposed in the General Plan.

F-1-12 Questions how the Draft General Plan can provide for levels of development when the cumulative impacts from on-site wastewater systems is unknown and identified as potentially significant. Questions how it was determined that additional mitigation could reduce the impact to a less-than-significant level if the additional mitigation identified, connecting to community wastewater systems in problem areas, is identified as probably not widely feasible.

Densities in the foothills and mountain areas are generally designated at low densities to allow for safe use of on-site wastewater disposal. Given the level of growth projected over the next 15 years, however, there is no information available to determine the cumulative effect this may have on water quality in these areas. Without a reasonable guarantee that water quality would not be affected, the EIR identified it as a potentially significant impact. While it is true that connecting development at the low densities designated in the foothills areas to community wastewater systems would be very costly, the extent and area of any future problems are unknown. If feasible, this would reduce the impacts on water quality. Technological advances over the next 15 years may also help in addressing this issue.

F-1-13 Questions why EIR recommends additional monitoring of area on SR 41 and Road 426 in the vicinity of Oakhurst when Service Level E is projected.

The EIR recommends continued monitoring and further study because the trip generation in this area as predicted by the Madera County traffic model was untypical of other areas of the county. Travel patterns are different because of the number of retirees and vacation homes, which tend to have lower trip generation rates. Given the long-term focus of the General Plan, the future trip generation may differ greatly. To start planning for improvements at this time given such uncertainty might lead to under or overimprovements to roadways in the area. Continued monitoring would allow the County to address the needed improvements when trip generation rates had stabilized with greater certainty.



(209) 488-4088
DD (209) 488-4066
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March 21, 1994

2134-IGR/CEQA
6-MAD-GENERAL
SCH # 93102017
MADERA COUNTY
GENERAL PLAN UPDATE

Leonard Garoupa
Madera County
Planning Department
135 West Yosemite Avenue
Madera, CA 93637

Attention: Leonard Garoupa

Thank you for the opportunity to review the Madera County Advisory Committee Review Draft General Plan Update Background Report and Policy Document. Caltrans has the following comments:

(Background Report, Figure 3-2) In the event Avenue 9 is ever to be considered as an alternative to State Route (SR) 145, it will require a minimum right-of-way of 170 feet for a four lane expressway (existing SR 145 is on the Freeway/Expressway System). If SR 145 were taken off the Freeway/Expressway System a minimum of 110 feet should be protected for a four lane divided highway.

(Policy Document, Note, Page 11) We look forward to reviewing the general plan's traffic analysis for a verifiable balance between the planned land use and circulation system.

(Policy Document, 1.3, Page 14) We support policy which requires new development (specifically Gunner West/Valley Children's Hospital Area, Rio Mesa Area, and State Center Community College Area) to provide for adequate infrastructure and address the environmental impacts of their developments.

(Policy Document, 2.A.2, Page 21) A monitoring program is needed to identify the location of signalization projects, timing/level of development that triggers necessary improvements.

COMMENT LETTERS

DEPARTMENT OF TRANSPORTATION

352 West Olive Avenue
Post Office Box 12616
Fresno, California 93778



8/19
ⓔ

(209) 488-4088
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August 12, 1994

2134-IGR/CEQA
6-MAD-GENERAL
SCH # 93102017
MADERA COUNTY
GENERAL PLAN UPDATE

AUG 15 1994

Mr. Leonard Garoupa
Madera County
Planning Department
135 West Yosemite Avenue
Madera, CA 93637

Dear Mr. Garoupa :

We have had the opportunity to review the Madera County General Plan Update (June 1994). We reviewed each submitted document, but have used the Draft EIR as the primary source upon which to base our assessments and concerns. Caltrans comments are as follows :

Page 4-5, Madera County Traffic Model : It is crucial to note that a Full Buildout model is the only way to accurately link land use to transportation (2010 does not represent cumulative impacts and is therefore inappropriate for this planning application). All existing and possible river crossings need to be included in the model as well. We are reiterating the Caltrans/ CEQA requirement for a Full Buildout model and the necessity for including it in the General Plan.

B-1-1

Page 4-5, Level-of-Service Policies : As stated in the General Plan Update, this policy severely limits the flexibility of the County to exact LOS standards above D. We believe that an acceptable policy goal should be C, when fiscally feasible. When a particular area does not lend itself to LOS C (either traffic characteristics or financial constraints), D would then be acceptable.

B-1-2

Page 4-10 & 4-11, SR 99 between Ave. 17 and the San Joaquin River : The last sentence of this section states that 'it is anticipated that an amendment to the General Plan will be proposed incorporating the study results and recommendations'. This does not adequately address court determinations which state that future studies are not to be considered in lieu of mitigations.

B-1-3

GENERAL PLAN UPDATE ADVISORY COMMITTEE
MADERA COUNTY LIBRARY
BLANCH GALLOWAY ROOM
121 NORTH G STREET
MADERA, CALIFORNIA
August 17, 1994 MEETING

The meeting was called to order at 6:00 p.m. by Chairman John Reed.

ROLL CALL:

Susan Norby	Myra Bertrand
Ron Daggett	Gary Giersch
John Rigby	David Austin
Laurence Curtiss	Thomas Gee
John Reed	Sharen Thomas
Larry Van Amen	Tom Wheeler

BUSINESS

(This meeting was recorded.)

REQUEST FOR COMMENTS FROM THE AUDIENCE

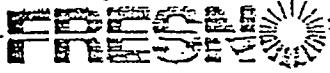
Chairman Reed asked the audience if anyone had any general comments they would like to address to the Advisory Committee prior to conducting the meeting. No one in the audience addressed the Committee.

1. REVIEW OF THE DRAFT GENERAL PLAN

John Reed said that the Draft General Plan has been submitted to the public for review. So the Committee can not make a change in this document. The Committee can make a recommendation to the Planning Commission and the Board of Supervisors. The recommendation can be made in a number of ways; a Committee vote that could be submitted in writing or elect to have a member or members of the Committee appear in front of the Planning Commission and make the recommendation.

John Reed stated that he didn't remember ever adopting the Transportation and Circulation Element because they were waiting for the inclusion of the road names. Tom Wheeler and Sharen Thomas agreed. Leonard said that the minutes showed that it had been adopted. John said that the minutes showed that the background document had been adopted and the policy document had been adopted but everyone remembers it the same way. That one part was held off until information was submitted from the Transportation Department. As a matter of housekeeping it should be adopted. Leonard said that before you do that you should go through some of the General Plan.

The question was asked about community review, comment, and hearings. John Reed said



September 12, 1994

Mr. Leonard Garoupa
Planning Director
Madera County Planning Department
135 West Yosemite Avenue
Madera, CA 93637

Dear Mr. Garoupa:

SUBJECT: Madera County Draft General Plan Update and Environmental Impact Report

The above referenced Draft General Plan Update and Draft Environmental Impact Report (DEIR) was circulated for review within the Fresno County Public Works & Development Services Department. The Department Staff offer the following comments:

- 1. Page 3-10, 6th full paragraph

The additional river crossing envisioned in the Clovis "beltway" proposal was not evaluated because "traffic modelling did not indicate that this roadway would assist in addressing traffic from existing and proposed development in Madera County." This contradicts figure 4-5, which shows a 2010 Level of Service of "E" for segments of Avenue 12 east of Road 36, and State Route 41 between State Route 145 and Avenue 12. State Route 99 is shown with a Level of Service of "F" for the same period. All of these routes could potentially benefit from one or more new river crossings. In addition, elsewhere in DEIR it is pointed out that the trend of commuters living in Madera County but working in Fresno County is likely to continue.

A-4-1

(Note: the compass directions describing the proposed Clovis beltway route segments are reversed: "east" should be changed to west; "north" should be changed to south. Similar errors occur in the Draft General Plan Background Report on pages 1-26 and 1-30.)

A-4-2

Although specific traffic impacts of the proposed Gunner Ranch and Rio Mesa projects are being dealt with in the EIRs prepared for those projects, an overview of those impacts should be included in this EIR to reflect their New Growth Area designations on the proposed General Plan update. Traffic generated by those projects alone would appear to warrant a discussion of the potential need for additional river crossings.

A-4-3

in year 2020. The grand total is 419,768 population at buildout. It's based on the 1990 census. The numbers are very close to the projections by the Department of Finance. Leonard explained the buildout by area.

Tom Wheeler said that the North Fork Indian Museum is not listed in the General Plan.] A-1-9

There was a general discussion of the population at buildout in the year 2010. New growth projection is 100,000.] A-1-10

Susan Norby asked why eliminating Rio Mesa was not considered a reasonable alternative to growth in the Environmental Impact Report. Leonard said that it was considered in the Alternative 2. But that it is a judgement call on how realistic it is to consider no growth in that area. She said that she has a problem. Some of the issues that the Committee agreed upon in terms of policy for the County seem to have been changed. Growth would be infill around population communities centered in Madera County. The Rio Mesa is a contradiction to that. Growth would be centered around communities in Madera County rather than becoming a suburb for Merced or Fresno.] A-1-11

Goal #5, stated that agriculture would remain the primary economic basis of Madera County. This has been watered down and no longer reflects the goals and polices adopted by the Committee.] A-1-12

Leonard said that the new growth areas were already designated and must be considered.]

Susan Norby said that the traffic model states that Service Level E or F are an acceptable level. We have better than that now. That's not going to be considered as an impact.] A-1-13

Leonard said that it is not an uncommon Service Level. It's not just based on the amount of traffic on the road. It's based on the alignment, curves, speed, etc. The General Plan recommends that Level C be maintained in all cases where practical.]

John Reed said that the Committee can make a motion to make a recommendation and vote on it as a Committee.]

Susan Norby said that she felt that the Environmental Impact Report was not up to standards.] A-1-14

John Reed said that Leonard had explained that the problem with the road list is that you can't include something that is a mandated part of the plan unless it is identified how it will be funded.]

Leonard explained that the overall road improvement plan and funding for these improvements is operated through the County Transportation Commission. The Transportation Authority is an appointed group that consist of members of the Board of Supervisors, City Council, and public members from each area. They are the ones who establishes the priority projects for the Transportation System and adopt a plan showing you where the roads are that will be improved with Measure A funds for example. We can only] A-1-15



CITY OF CLOVIS

CITY HALL • 1033 FIFTH STREET • CLOVIS, CA 93612

September 9, 1994

Mr. Leonard Garoupa, Planning Director
Planning Department, County of Madera
135 W. Yosemite Avenue
Madera, CA 93637

Dear Mr. Garoupa:

Subject: Draft EIR for the Madera County General Plan

Thank you for the opportunity to review and comment on the Draft Environmental Impact Report for the Madera County General Plan project. The City of Clovis has the following comments.

The 1993 Clovis General Plan, adopted in April 1993, envisioned the addition of two expressways, inner and outer beltways, which address important regional transportation needs of the Clovis and Fresno metropolitan areas. The outer beltway, which runs generally along Copper and Academy Avenues, and inner beltway, which follows generally the Shepherd-McCall Avenue alignments, are projected to play an important role in local and regional travel in the future. Both corridors represent long-range commitments to the development of adequate regional and inner-community regional facilities.

An important function of the outer beltway alignment is to provide the northeast metropolitan area, i.e., Clovis and points northeast, with a major unobstructed transportation corridor to Madera County and Highway 99. The outer beltway runs to the proposed sphere of influence boundary at Willow Avenue in the north. This provides an opportunity for continuing this east-west expressway concept west of Willow Avenue to Friant Road and ultimately intersecting with Highway 41. Consequently, this expressway will ultimately intersect at the Avenue 9/10 interchange in Madera County and is thus part of the project currently under review in the DEIR document. Although the Draft Background Report discusses the Clovis beltways, the DEIR's discussion of traffic and circulation impacts does not appear to include an analysis of the Copper Avenue beltway/Avenue 9/10 expressway/freeway concept. In conclusion, the DEIR for this project should have considered this regional transportation concept and provided an analysis of the planned contribution and potential impact of this significant transportation corridor.

A-3-1

Thank you for the opportunity to comment on this project. Should you have any questions, please contact me at 297-2347.

Very truly yours,

Mike Waiczis

Mike Waiczis, AICP
Associate Planner

City of Clovis (39) 297-2320 • Community Services Dept. 297-2430 • Finance Dept. 297-2307 • Fire Dept. 297-2460
Personnel Dept. 297-2328 • Planning Dept. 297-2340 • Police Dept. 297-2400 • Public Works Dept. 297-2353 • Fax 297-2587

TOTAL P. 01

17. Create a corridor between Raymond and Chowchilla
18. Provide one or more crossing on the San Joaquin River
19. A bypass around Madera Ranchos
20. A bypass around the City of Madera at Highway 145
21. Upgrade Avenue 9 as an expressway
22. Continue Road 274 to the San Joaquin River on Auberry Road
23. Link the Indian Lakes Estates road system to Coarsegold and North Fork
24. Link Avenue 18 or 17 to Highway 145
25. Connect Road 35\36 to Road 400 as a corridor

A-1-15

Sharen Thomas said that she wanted it noted that the Committee was to be notified when the Transportation Element was complete, before the General Plan was finished.

A-1-16

Susan Norby said that on Page 710 and 711 the acreage of farmland stated to be converted from ag land in the next 20 years is unbelievable. Leonard explained that some of the land that will be developed is already designated for residential.

A-1-17

On motion by Susan Norby, seconded by Myra Bertrand, and unanimously approved, it was ordered to write a letter to the consultants suggesting the numbers for conversion of agricultural to other uses of land in the West/Agriculture, Chowchilla/Fairmead, Raymond/Central Area, and the North Fork/Millerton areas be checked for accuracy.

Susan Norby expressed her concern over Section 9.4 of the Environmental Impact Report concerning growth inducement impacts.

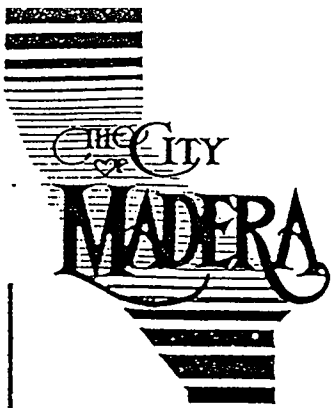
A-1-18

A motion was made by Susan Norby that the CEQA sections on Long Term Productivity, Irreversible Effects, and Growth Inducement Impacts be expanded. The motion dies for lack of a second.

On motion by Susan Norby, seconded by Myra Bertrand, and unanimously approved, it was ordered to recommend to the Consultant that the seven Committee members that attended less than nine meetings be eliminated from the General Plan Update Advisory Committee members listed in the General Plan. They are: John Brooks, Michele Roberts, Zalise Edwards, Vincent Mendez, William Kohfre, Thomas Efird, and John Jamison.

A-1-19

Sharen Thomas asked that the spelling of her name be corrected. It is listed as Sharon Thomas and should be Sharen Thomas.



August 17, 1994

Leonard Garoupa
Planning Director
Madera County Planning Department
135 West Yosemite Avenue
Madera, Ca. 93637

RE: DRAFT GENERAL PLAN AND ENVIRONMENTAL IMPACT REPORT

Dear Leonard:

Our Staff has completed a preliminary review of the Draft General Plan Update for the County, and have the following comments as it relates to the City's General Plan:

1. The land use designations along the west side of Country Club Drive (Road 26) do not appear to coincide with the City's Plan. The entire strip between the City limits and Avenue 17 seems to have a Profession Office pattern, while the City's designations are a mixture of Office, Medium Density Residential, and Neighborhood Commercial. A-2-1
2. In regard to the Agricultural assigned to some of the fringe areas in the northeast, southeast and west portions of the Planning Area, we assume this is intended to be a form of holding designation. This would be similar to the City's "Reserve" designation assigned with the Very Low and Low Density Residential for some these same areas. However, it does not appear that the General Plan text contains any policy statements to that effect. If this is not the intent of the Plan, we would recommend consideration of designations to match the City's Plan. A-2-2
3. The properties on the north side of Avenue 17 at Airport Drive appear to be designated Industrial, whereas the City's Plan indicates Highway Commercial for this area. Two of the parcels in this area have been approved for annexation and prezoned for commercial development. A-2-3