



LOCAL AGENCY FORMATION COMMISSION

Dave Braun, Executive Officer

200 W. 4th Street, Suite 3100, Madera, CA 93637
www.maderacounty.com/government/madera-lafco

DATE: December 15, 2021 NEW MATTERS #4B

TO: LAFCO Commissioners
DB

FROM: Dave Braun, Executive Officer

SUBJECT: CITY OF MADERA – LINKS RANCH ANNEXATION (2021-002)

PROPOSAL

Links Ranch LLC submitted an application for the annexation of one parcel consisting of approximately 38 acres into the City of Madera. The annexation will also include approximately 3 acres of Cleveland Avenue right-of-way. The property is located on the southwest corner of Cleveland Avenue and the Road 24 Alignment. The annexation to the City of Madera is proposed in order to allow for development of the property with a 214-lot single-family residential subdivision.

BACKGROUND

Parcel Information

Additional road right-of-way for Cleveland Avenue will need to be included in the annexation. Subject annexation is a portion of the parcel described below.

APN	Owner	Acreage	Assessed Value	Registered Voters
033-180-003 (portion)	Links Ranch LLC	307.55	\$6,587,505	1

Land Uses

APN	County GP	County Zoning	City GP	City Zoning	Land Use
033-180-003 (portion)	A	ARE-20	LD & HD	P-D 4500	AG

A = Agriculture
 ARE-20 = Ag Rural Exclusive-20 Acre

P-D 4500 = Planned Development
 LD = Low Density Residential
 HD = High Density Residential

Contiguity

The area proposed for annexation is within the Sphere of Influence of the City of Madera and is contiguous to the City of Madera to the east.

Infrastructure

The area would receive water and sewer services from the City of Madera, which currently has existing infrastructure to the east of the property.

Environmental Review

The City of Madera issued a Negative Declaration for the project dated August 2021, which is considered adequate for the proposed annexation.

ANALYSIS

The purpose of the proposed annexation is to allow for development of the subject property with a 214-lot single-family residential subdivision utilizing City of Madera services. The project represents the first phase of a large-scale, multi-use development planned to the south and west of the subject property.

It is noted that Madera County has approved Parcel Map No. 2021-4284 that would create the subject 38-acre parcel. The Parcel Map will be required to be recorded prior to the recordation of this annexation proposal.

It is appropriate to centralize the governance of all the urban services and land use control for this area under the City of Madera, as the City is the most efficient provider of these services.

Pursuant to Section 99 of the California Revenue and Taxation Code, the City and County have entered into an agreement for property tax exchange.

Government Code Section 65580, et al., requires that the redistribution of Regional Housing Needs Allocation (RHNA) must be discussed and agreed upon as part of the City of Madera General Plan Housing Element process or by agreement. The RHNA numbers listed below for this project are based on the formula agreed to by the City of Madera and the County of Madera in collaboration with Housing and Community Development (HCD).

RHNA Classifications	Annexation
Very Low Income	24
Low Income	12
Moderate Income	37
Above Moderate Income	49
Total RHNA allocations	122

The City of Madera approved the rezoning of the property on November 3, 2021, as required by Section 56375 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

Pursuant to Government Code Section 56668, staff has reviewed the specific factors and has prepared an analysis of those points (See Exhibit F). Other than issues previously addressed in this report, no issues of significance were identified for the annexation of this area.

RECOMMENDATION

Staff recommends that the Commission approve the proposed annexation, subject to the following conditions and findings.

CONDITIONS AND FINDINGS

1. The annexation shall consist of one parcel and Cleveland Avenue right of way on approximately 41 acres as shown on Exhibit A.
2. Parcel Map No. 2021-4284 shall be recorded by Madera County prior to the recordation of the annexation.
3. The applicant shall cause to be prepared, to the satisfaction of the Madera LAFCO Executive Officer, such documents and legal descriptions as are deemed necessary for filing a Statement of Boundary Change with the State Board of Equalization. Any necessary fees or costs for processing and documentation shall be paid by the applicant.
4. Pursuant to Section 99 of the California Revenue and Taxation Code, the City and County have entered into an agreement for property tax exchange and redistribution of Regional Housing Needs Allocation (RHNA). The RHNA numbers listed below are in agreement with the formula agreed to by the City and the County.

RHNA Classifications	Annexation
Very Low Income	24
Low Income	12
Moderate Income	37
Above Moderate Income	49
Total RHNA allocations	122

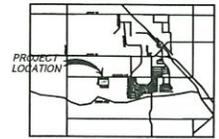
5. The short-term designation shall be "City of Madera – Links Ranch Annexation (2021-002)."
6. The annexation is uninhabited as defined by Government Code Section 56046, and all property owners within the annexation area have consented to the annexation.
7. The City of Madera's Mitigated Negative Declaration has been reviewed, found to be in compliance with CEQA, and considered adequate for the annexation; the adoption of this document is, therefore, justified.
8. It is the intent of the Madera Local Agency Formation Commission to waive subsequent protest hearings and election proceedings pursuant to Section 56663 of the Government Code.
9. Direct the Madera LAFCO Executive Officer to prepare and execute a Certificate of Completion upon receipt of required processing fees required by Government Code Section 57200 (made payable to the State Board of Equalization).

Attachments:

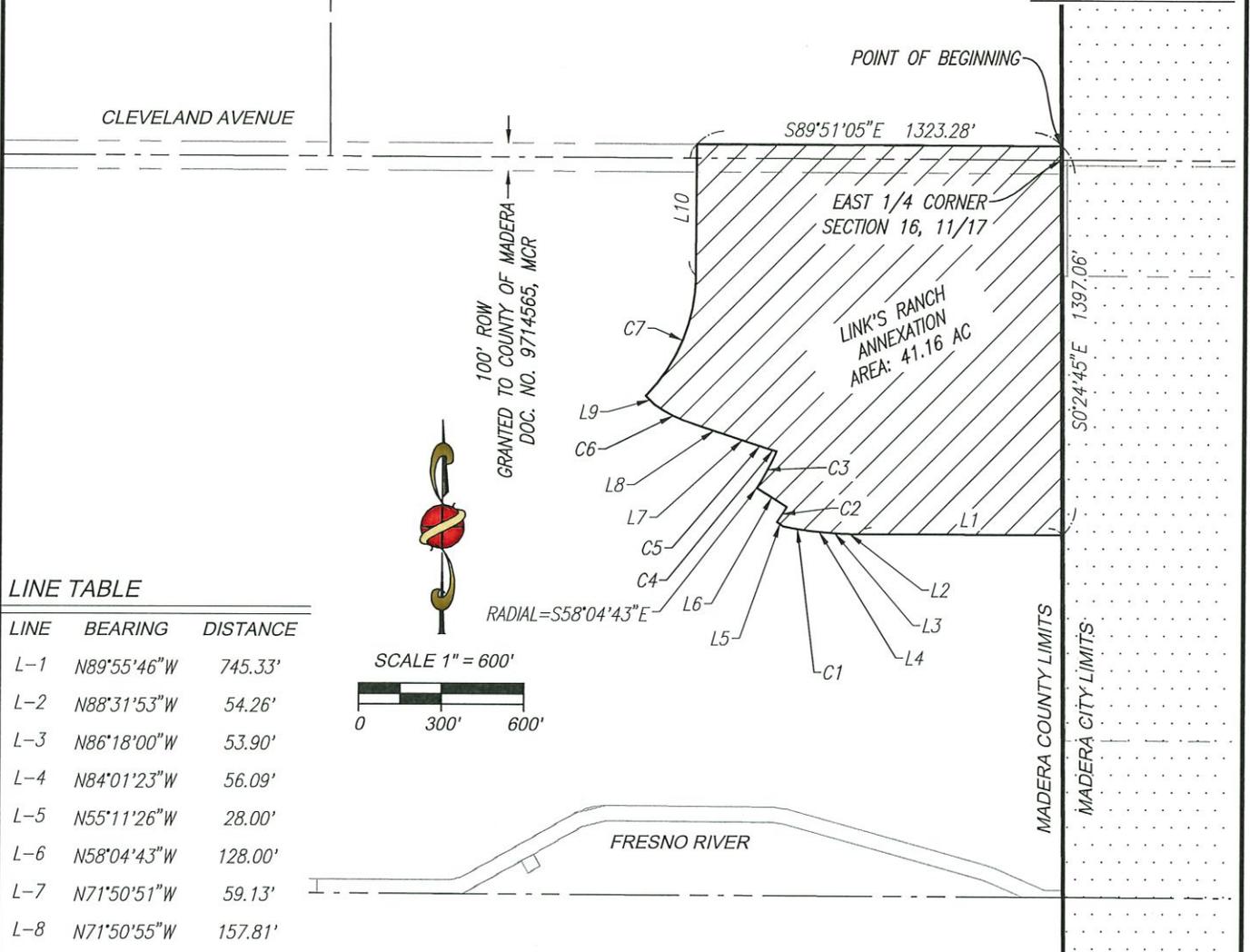
- Exhibit A - Location Map
- Exhibit B - Annexation Map/Legal Description
- Exhibit C - Subdivision Map
- Exhibit D - Parcel Map No. 2021-4284
- Exhibit E - Madera City Council Ordinance Bill No. 981
- Exhibit F - Analysis of Section 56668 Factors
- Exhibit G - Negative Declaration/Initial Study dated August 2021
- Exhibit H - Resolution

c: Links Ranch LLC
County Administrative Officer
City of Madera, City Manager

ANNEXATION EXHIBIT



VICINITY MAP



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N89°55'46"W	745.33'
L-2	N88°31'53"W	54.26'
L-3	N86°18'00"W	53.90'
L-4	N84°01'23"W	56.09'
L-5	N55°11'26"W	28.00'
L-6	N58°04'43"W	128.00'
L-7	N71°50'51"W	59.13'
L-8	N71°50'55"W	157.81'
L-9	N45°43'50"W	45.00'
L-10	N00°14'32"E	470.75'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C-1	4°21'05"	1384.00'	105.11'
C-2	2°53'16"	1279.00'	64.46'
C-3	7°26'45"	1151.00'	149.58'
C-4	1°20'47"	1128.00'	26.51'
C-5	0°55'05"	4638.49'	74.33'
C-6	19°50'30"	452.44'	156.68'
C-7	44°01'38"	625.00'	480.26'

LEGEND

- EXISTING CITY LIMITS
- ANNEXATION BOUNDARY
- EXISTING SECTION LINE
- EXISTING PROPERTY LINE



P:\CIVIL 3D PROJECTS\2021\18-0505\SURVEY AND MAPPING\SURVEY EXHIBITS\18-059 LINK'S RANCH ANNEXATION EXHIBIT.DWG 10/8/2021 8:51:12 AM

	EXHIBIT	PROJECT NAME:		SHEET
	DESCRIPTION: ANNEXATION EXHIBIT	LINK'S RANCH		1
		10/5/2021	18-059	

EXHIBIT "A"

**LINKS RANCH REORGANIZATION
CONTAINS 41.16 ACRES
OCTOBER 7, 2021**

ANNEXATION TO THE CITY OF MADERA

LEGAL DESCRIPTION

That portion of the Northeast quarter and the Southeast quarter of Section 16, Township 11 South, Range 17 East, Mount Diablo Base and Meridian, described as follows:

BEGINNING at a point on the East line of said Section 16 lying 50.00 feet north of the East quarter corner of said Section 16, said point of beginning being on the existing City of Madera limits line; thence

- 1) South 00° 24' 45" East, along the East line of said Southeast quarter and along the existing City Madera limits line, a distance of 1397.06 feet; thence
- 2) North 89° 55' 46" West, leaving the existing City of Madera limits line, a distance of 745.33 feet; thence
- 3) North 88° 31' 53" West, a distance of 54.26 feet; thence
- 4) North 86° 18' 00" West, a distance of 53.90 feet; thence
- 5) North 84° 01' 23" West, a distance of 56.09 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 1384.00 feet, a radial to said point bears South 7° 08' 17" West; thence
- 6) Westerly along said non-tangent curve, through a central angle of 4° 21' 05", an arc distance of 105.11 feet; thence
- 7) North 55° 11' 26" West, a distance of 28.00 feet to a point on a non-tangent curve concave to the northwest, having a radius of 1279.00 feet, a radial to said point bears South 55° 11' 26" East; thence
- 8) Northeasterly along said non-tangent curve, through a central angle of 2° 53' 16", an arc distance of 64.46 feet; thence
- 9) North 58° 04' 43" West, a distance of 128.00 feet to a point on a non-tangent curve concave to the northwest, having a radius of 1151.00 feet, a radial to said point bears South 58° 04' 43" East; thence
- 10) Northeasterly along last said non-tangent curve, through a central angle of 7° 26' 45", an arc distance of 149.58 feet to a point on a non-tangent curve concave to the northeast, having a radius of 1128.00 feet, a radial to said point bears South 15° 29' 19" West; thence
- 11) Northwesterly along last said non-tangent curve, through a central angle of 1° 20' 47", an arc distance of 26.51 feet to a point on a non-tangent curve concave to the Northeast, having a radius of 4638.49 feet, a radial to said point bears South 17° 27' 47" West; thence

- 12) Northwesterly along last said non-tangent curve, through a central angle of $00^{\circ} 55' 05''$, an arc distance of 74.33 feet; thence
- 13) North $71^{\circ} 50' 51''$ West, a distance of 59.13 feet; thence
- 14) North $71^{\circ} 50' 55''$ West, a distance of 157.81 feet to the beginning of a non-tangent curve concave to the northeast, having a radius of 452.44.00 feet, a radial to said point bears South $16^{\circ} 19' 54''$ West; thence
- 15) Northwesterly along last said non-tangent curve, through a central angle of $19^{\circ} 50' 30''$, an arc distance of 156.68 feet; thence
- 16) North $45^{\circ} 43' 50''$ West, a distance of 45.00 feet to a point on a non-tangent curve concave to the northwest, having a radius of 625.00 feet, a radial to said point bears South $45^{\circ} 43' 50''$ East; thence
- 17) Northeasterly along last said non-tangent curve, through a central angle of $44^{\circ} 01' 38''$, an arc distance of 480.26 feet; thence
- 18) North $00^{\circ} 14' 32''$ East, a distance of 470.75 feet to a point on the north line of the certain parcel granted to County of Madera in Grant Deed recorded as Document No. 9714565, Madera County Records; thence
- 19) South $89^{\circ} 51' 05''$ East, along said North line, being parallel with and 50.00 feet north of the South line of the North half of said Section 16, a distance of 1323.58 feet to the Point of Beginning.

Contains an area of: 41.16 Acres, more or less.

EXHIBIT E

ORDINANCE NO. 981 C.S.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MADERA
AMENDING THE OFFICIAL CITY OF MADERA ZONING MAP TO PREZONE
AN APPROXIMATELY 40 ACRE PROPERTY (APN: 033-18-003 (portion)),
LOCATED ON THE SOUTH SIDE OF CLEVELAND AVENUE BETWEEN
AVENUE 16 AND ROAD 23, FROM AGRICULTURAL RURAL EXCLUSIVE
(ARE, MADERA COUNTY) TO THE PLANNED DEVELOPMENT (P-D 4500)
ZONE DISTRICT OF THE CITY OF MADERA, PENDING ANNEXATION**

WHEREAS, Links Ranch, LLC ("Owner") owns APN 033-180-003 in Madera, California ("Site"); and

WHEREAS, Owner has submitted application ANX 2021-01 to City to prezone property consisting of approximately 40 acres (a portion of Madera County Assessor Parcel Number 033-180-003) south of West Cleveland Avenue between Avenue 16 and Road 23 to PD 4500 (Planned Development); and

WHEREAS, the proposed prezone is compatible with the neighborhood and is not expected to be detrimental to the health, safety, peace, comfort or general welfare of the neighborhood or the City; and

WHEREAS, an Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared, circulated, and made available for public comment pursuant to the California Environmental Quality Act (CEQA), Public Resources Code, sections 21000, et seq., the Guidelines for implementation of CEQA, Title 14 California Code of Regulations, Chapter 3, Section 15000, et seq., and the Madera Municipal Code; and

WHEREAS, the City Council independently reviewed and considered the information contained in the IS/MND; and

WHEREAS, the proposed prezone will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the California Department of Fish and Game Code; and

WHEREAS, the Planning Commission received and reviewed application ANX 2021-01 at a duly noticed hearing on September 14, 2021, wherein the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Planning Commission; and

WHEREAS, after its hearing the Planning Commission adopted Resolution No. 1893 recommending to the City Council of the City of Madera the approval of ANX 2021-01 as conditioned; and

WHEREAS, concurrently with the consideration of ANX 2021-01, the Planning Commission approved TSM 202-02, 01, and PPL 2021-04 and submitted said approvals to the City Council.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MADERA ORDAINS AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

SECTION 2. Public Hearing. The City Council received the submittals from the Planning Commission and held a duly noticed public hearing on October 20, 2021 on the rezoning of the Site as shown in Exhibit "A."

SECTION 3. Findings. Based upon the record before it at the public hearing, the City Council determines the adoption of the proposed rezoning ordinance as recommended by the Planning Commission is in the best interest of the City of Madera. The changes are also consistent with the purpose of the City's zoning ordinance to promote the growth of the City in an orderly and sustainable manner and to ensure consistency with the City General Plan. The Council hereby makes the following findings:

1. THE PROPOSED PREZONE WILL PROVIDE THE REQUIRED CONSISTENCY BETWEEN THE GENERAL PLAN AND ZONING.
2. THE PREZONE IS NOT EXPECTED TO BE DETRIMENTAL TO THE HEALTH, SAFETY, PEACE, COMFORT OR GENERAL WELFARE OF THE NEIGHBORHOOD OR THE CITY.
3. CITY SERVICES AND UTILITIES ARE AVAILABLE OR CAN BE EXTENDED TO SERVE THE AREA.

SECTION 3. Approval of Rezoning. The City Council approves the proposed rezoning and hereby amends the City of Madera Zoning Map as provided for in Chapter 3 of Title X of the Madera Municipal Code as illustrated in the attached Exhibit "A" which indicates the segment of the City of Madera Zoning Map to be amended.

SECTION 4. Effective Date of Rezoning. The Zoning Map Amendments shall be at the same time that the annexation for the subject site becomes effective. The Planning Director and City Clerk shall cause these revisions to be made to the City of Madera Zoning Map which shall also indicate the date of adoption of this revision and be signed by the Planning Director and City Clerk.

SECTION 5. Effective Date of Ordinance. This Ordinance shall be effective and of full force and effect at 12:01 a.m. on the thirty-first day after its adoption.

SECTION 6. Posting. The City Clerk shall certify to the passage and adoption of this Ordinance by the City Council of the City of Madera and shall cause this ordinance to be published or posted in accordance with Government Code Section 36933 as required by law.

The foregoing Ordinance No. 981 C.S. was introduced and given its first reading at a regular meeting of the City Council of the City of Madera held on the 20th day of October 2021 and adopted after a second reading at a regular meeting of the City Council held on 3rd day of November 2021 by the following vote:

AYES: Mayor Garcia, Councilmembers Gallegos, Rodriguez, Montes, Evans and Villegas.

NOES: None.

ABSTENTIONS: None.

ABSENT: District 5 is currently vacant.

APPROVED:



SANTOS GARCIA, Mayor

ATTEST:



ALICIA GONZALES, City Clerk

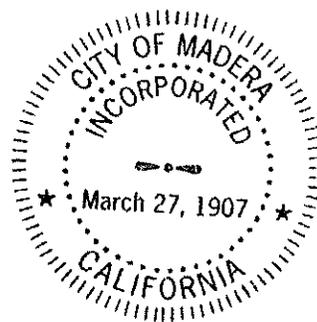
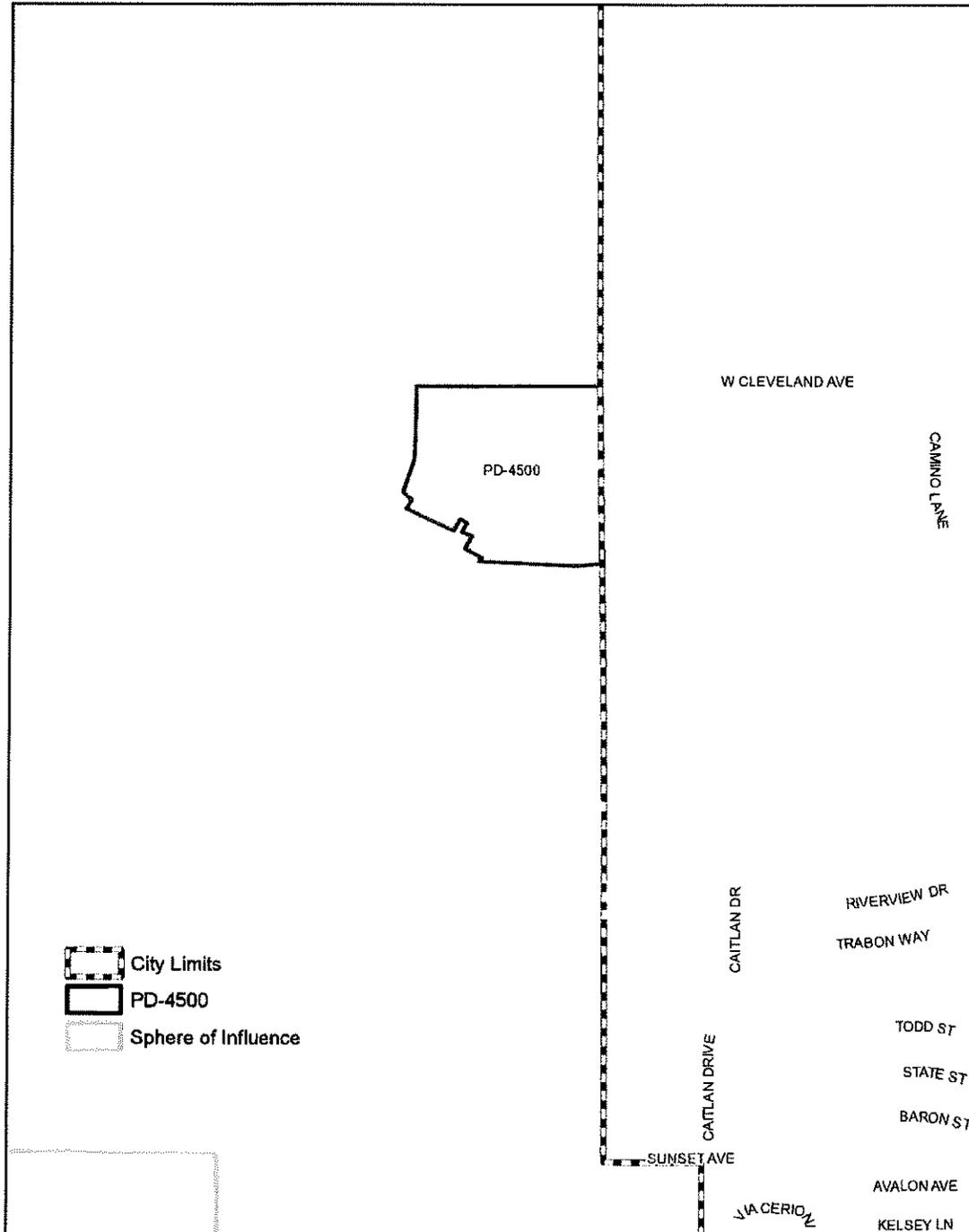


EXHIBIT A

Approximately 41 acres (a portion of Madera County Assessor Parcel Number 033-180-003)
south of West Cleveland Avenue between Avenue 16 and Road 23

Links Ranch Proposed Pre-Zone



Reorganization Required Analysis

EXHIBIT F

Listed below is an outline analysis of the minimum factors that are required to be considered by LAFCO in a reorganization. The analysis of these factors below pertains to the City of Madera – Links Ranch Annexation (2021-002). Factors that indicate “Some Concern” or “Significant Issue” are discussed at this end of this analysis or are referenced to sections of the corresponding Executive Officer’s Report.

56668. Factors to be considered in the review of a proposal shall include, but not be limited all of the following:

- (a) Population and population density;
land area and land use;
per capita assessed valuation;
topography, natural boundaries, and drainage basins;
proximity to other populated areas;
the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.
- (b) Need for organized community services;
the present cost and adequacy of governmental services and controls in the area;
probable future needs for those services and controls;
probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas. "Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.
- (c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.
- (d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377.
- (e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.

- (f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.
- (g) Consistency with city or county general and specific plans.
- (h) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.
- (i) The comments of any affected local agency.
- (j) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.
- (k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.
- (l) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.
- (m) Any information or comments from the landowner or owners.
- (n) Any information relating to existing land use designations.
- (o) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

Comments or Concerns and Significant Issues:

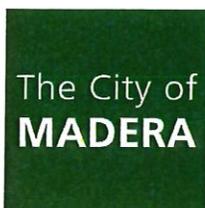
Links Ranch Subdivision

**Tentative Subdivision Map No. 2021-02,
Annexation Application No. 2021-01, and Precise
Plan Application No. 2021-04**

Initial Study / Mitigated Negative Declaration

August 2021

Prepared for:



Planning Department
205 W. 4th Street
Madera, CA 93637

Chapter 1 Introduction

Precision Civil Engineering, Inc. has prepared this Initial Study/Mitigated Negative Declaration (IS/MND) on behalf of City of Madera (City) to address the environmental effects of the proposed Links Ranch Subdivision (Project). This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq. The City of Madera is the CEQA Lead Agency for this proposed Project. The site and the proposed Project are described in detail in **Chapter 2 Project Description**.

1.1 Regulatory Information

An Initial Study (IS) is a document prepared by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with California Code of Regulations Title 14 (Chapter 3, Section 15000, *et seq.*)-- also known as the CEQA Guidelines-- Section 15064 (a)(1) states that an environmental impact report (EIR) must be prepared if there is substantial evidence in light of the whole record that the proposed Project under review may have a significant effect on the environment and should be further analyzed to determine mitigation measures or project alternatives that might avoid or reduce project impacts to less than significant levels. A negative declaration (ND) may be prepared instead if the lead agency finds that there is *no substantial* evidence in light of the whole record that the project may have a significant effect on the environment. An ND is a written statement describing the reasons why a proposed Project, not otherwise exempt from CEQA, would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a ND or *mitigated* ND shall be prepared for a project subject to CEQA when either:

- a. *The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed Project may have a significant effect on the environment, or*
- b. *The IS identified potentially significant effects, but:*
 1. *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed MND and IS is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur is prepared, and*
 2. *There is no substantial evidence, in light of the whole record before the agency, that the proposed Project as revised may have a significant effect on the environment.*

1.2 Document Format

This IS/MND contains five chapters plus appendices. **Chapter 1 Introduction** provides an overview of the proposed Project and the CEQA process. **Chapter 2 Project Description** provides a detailed description of proposed Project components. **Chapter 3 Determination** identifies the environmental factors potentially affected based on the analyses contained in this IS and includes with the Lead Agency's determination based upon those analyses. **Chapter 4 Impact Analysis** presents the CEQA checklist and environmental analyses for all impact areas and the mandatory findings of significance. A brief discussion of the reasons why the Project impact is anticipated to be potentially significant, less than significant with mitigation incorporated, less than significant or why no impacts are expected is included. **Chapter 5 Mitigation Monitoring and Report Program** presents the mitigation measures recommended in the IS/MND for the

Project. The CalEEMod Output Files and Cultural Resources Information are provided as **Appendix A** and **Appendix B**, respectively, at the end of this document.

Chapter 2 Project Description

2.1 Project Background

2.1.1 Project Title

Links Ranch, LLC: Links Ranch Subdivision (ANX 2021-01, 2021-02, PPL 2021-04)

2.1.2 Lead Agency Name and Address

City of Madera
205 W. 4th Street
Madera, CA 93637

2.1.3 Contact Person and Phone Number

Lead Agency Contact

John Thomason, Senior Planner
(559) 661-5400
jthomason@madera.gov

Applicant Information

Links Ranch, LLC
2900 Airport Drive
Madera, CA 93637

2.1.4 Study Prepared By

Precision Civil Engineering, Inc.
1234 O Street
Fresno, CA 93721

2.1.5 Project Location

The proposed Project is located in the western area of the city of Madera, California, approximately two (2) miles west of State Route 99 (SR 99) and approximately four (4) miles west of SR 145 (**Figure 2-1**). The Project site is composed of approximately 41 acres of property on the south side of Cleveland Avenue between Avenue 16 and Road 23 (**Figure 2-2**). The 41-acre Project site occupies a portion of Section 16 of Township 11 South, Range 17 East, Mount Diablo Base and Meridian.¹ The Project site is identified as a portion of Madera County Assessor's Parcel Number (APN) 033-180-003 (**Figure 2-3**).

2.1.6 Latitude and Longitude

The centroid of the Project area is 36.973154, -120.112807.

¹ United States, Department of Interior, Geological Survey, and State of California, Department of Water Resources. *Madera Quadrangle, California, 7.5 Minute Series (Topographic), Photo revised 1981.*

2.1.7 General Plan Designation

The Project site has a Madera General Plan land use designation of LD- Low Density Residential (**Figure 2-5**) with a small portion on the west side of the site designated for High Density (HD) Residential (approximately 1.36 acres, or 4.3% of the total Project site).

Although the HD Residential land use designation has a target density of 22.4 units to the acre, according to Policy LU-8 of the Madera General Plan, *“density averaging may be permitted as part of a comprehensively planned development [in this case, a Planned Development] in order to enhance a project’s ability to provide a variety of housing types or to incorporate additional public amenities. The total number of dwelling units approved as part of the density averaging program must meet the target density, and must not exceed the maximum density requirements for the applicable land use designations.”* The LD – Low Density Residential land use designation allows for residential development at a density of 2.1 to 7 dwelling units per acre, with a Target Density of 5.25 dwelling units per acre. The HD – High Density Residential land use designation allows for residential development at a density of 15.1 to 50 dwelling units per acre, with a Target Density of 22.5 dwelling units per acre. Taking the acreage of land planned for LD and for HD results in an allowed density range of 83-277 units per acre. The 214 units proposed as part of the project is within the density range permitted by the Madera General Plan.

The LD – Low Density Residential land use designation represents the traditional single-family neighborhood with a majority of single-family detached homes. The Project proposes a 214-lot single-family neighborhood with a residential density of 5.3 dwelling units per acre, which is within the density range allowed by the land use designations, as noted above. Therefore, the Project is consistent with the existing planned land use designations.

2.1.8 Zoning

The Project site is within the ARE – Agricultural Rural Exclusive – 20 Acres Zone District (County of Madera) (**Figure 2-4**). Because the Project is outside of the city limits, it is subject to annexation into the city of Madera. City annexation requires a pre-zone to change the zone district to P-D (4500) which is consistent with the planned land use designation of LD – Low Density Residential. The P-D (4500) Zone District permits one unit for each 4,500 square feet (sf.) of site area. The Project proposes a 214-lot subdivision with a minimum lot size of 50-feet by 100-feet, or 5,000 sf. Therefore, the Project is consistent with the P-D (4500) Zone District. The proposed development standards for the P-D (4500) Zone District are provided in **Table 2-1 Proposed Development Standards for P-D (4500)**.

Table 2-1 Proposed Development Standards for P-D (4500)

Development Standards	Existing Use
Density Range	2.1 – 7.0 du/ac
Minimum Lot Area	5,000 sf.
Minimum Corner Lot Area	5,500 sf.
Maximum Lot Coverage	55%
Minimum Landscape Area (Front Yard)	25%
Minimum Interior Lot Width	45 ft.
Minimum Exterior Lot Width	50 ft.
Minimum Lot Depth	80 ft.
Maximum Building Height	2 stories, 38 ft.
Minimum Curved Frontage	35 ft.

Minimum Yard Setbacks	
<i>Front Setback – Porch, Balcony, Deck</i>	10 ft.
<i>Front Setback – Living Space</i>	13 ft.
<i>Front Setback – Front Entry Gate</i>	20 ft.
<i>Street Side Setback</i>	10 ft. (or 15 ft. for Reverse Corner)
<i>Interior Side Setback</i>	5 ft.
<i>Rear Setback – Patio Cover, Balcony Deck</i>	5 ft.
<i>Rear Setback – Living Space not adjacent to an arterial, collector, or local street</i>	15 ft.
<i>Rear Setback – Living Space adjacent to an arterial, collector, or local street</i>	20 ft.

2.1.9 Description of Project

Project Description

The proposed Project includes a pre-zone/annexation (Annexation Application No. 2021-01), tentative tract map (Tentative Subdivision Map No. 2021-02), and planned development/precise plan (Precise Plan Application No. 2021-04) applications to facilitate a residential development in the City of Madera. The Project would allow for the construction of a residential subdivision that consists of 214 single-family lots (5.30 dwelling units per acre) to occupy approximately 40-acres of the total 307-acre parcel located on the south side of Cleveland Avenue between Avenue 16 and Road 23 in Madera, CA (portion of APN: 033-18-003) (Figure 2-7). The Project would require annexation of the site into the City of Madera.

The pre-zone application requests to change the zoning of the subject site from the Agricultural Rural Exclusive- 20-acres Zone District (County), to the P-D (4500) Zone District. The planned development application has been filed as required to establish this P-D Zone District. The precise plan proposes specific development standards, landscaping, and architectural character proposed as part of this planned development application. The proposed tract map would allow for the subdivision of the subject site into 214 single-family lots at 5.30 dwelling units per acre. The minimum proposed lot size is 50-feet by 100-feet or 5,000 sf. and the average lot area is approximately 5,460 sf.

The site is bounded to the north by Cleveland Avenue (Arterial) and to the east by Road 24 Alignment. The primary access points to the subdivision are proposed on Cleveland Avenue at N Street (future Local) and B Street (future Collector) at Alamosa Drive (future Local). This portion of Cleveland Avenue will be improved with curb and gutter, sidewalk, bicycle lanes/sharrows, landscaping, storm drains, and streetlights. Similar improvements are proposed for B Street. Landscape corridors are provided along Cleveland Avenue and B Street. These corridors will contain plant materials selected for their appropriateness to the project theme, climatic conditions, soil conditions, water requirements, and ongoing maintenance. Materials include but are not limited to Red Maple, Gingko, Crape Myrtle, Saratoga Laurel, Chinese Pistache, and Chinese Elm (Figure 2-8).

The Project is subject to provision of utilities and service systems. The Project will include installation of a 12-inch water main from the Road 24 Alignment east of the Project site. The 12-inch water main will be installed along Cleveland Avenue and B Street. A water well will be constructed off-site. Wastewater services will be provided for the Project site. Wastewater from the site will be conveyed to the existing City of Madera Wastewater Treatment Plant through the existing Westberry Trunkline. Further, it has been confirmed that the Melanie Meadows sewer lift station has the capacity to serve the Project. Future

residences will be served by the City’s contracted waste hauler. Lastly, the Applicant proposes the construction of a temporary stormwater drainage basin to the north of the Project site, north of Cleveland Avenue, for stormwater drainage.

Required Actions

The City of Madera City Council would be requested to act on the adoption of the Mitigated Negative Declaration with appropriate findings, adoption of a Mitigation Monitoring and Reporting Program, and approval of the Tentative Subdivision Map, the Pre-Zone/Annexation Application, and Planned Development/Precise Plan Application. The City of Madera would also issue the following permits if and once the above actions are approved: grading permit, encroachment permit, sign permits, and building permits.

2.1.10 Site and Surrounding Land Uses and Setting

Project Setting

Historically, the Project site has been designated and operated as agricultural land. The existing site contains a single-family residential dwelling (1,395 sf.) and metal barn for agricultural equipment and related storage. These structures are located on the northeast corner of the site. There are no other improvements or structures on-site. Cleveland Avenue, a two-lane, east-west Arterial forms the northerly Project site boundary and Road 24 Alignment forms the easterly Project site boundary. No street frontage improvements are present (i.e., no curb, gutter, sidewalk, storm drains, or streetlights). The existing biotic conditions and resources of the Project site can be defined primarily as agricultural with a majority of the site containing almond orchards. Trees, shrubs, and ruderal and herbaceous vegetation surround the single-family residential dwelling. There are approximately 15 trees surrounding the residence; the trees surrounding the residence are not protected. As referenced in **Table 2-2**, the Project site is surrounded by agricultural land to the north, south, and west, the Fresno River to the south, and vacant land to the east. The properties to the north, south, east, and west are planned for residential uses.

Table 2-2 Existing Uses, General Plan Designations, and Zone Districts of Surrounding Properties

Direction from Project site	Existing Use	General Plan Designation	Zone District
North	Agriculture	VR – Village Reserve	ARE – Agricultural Rural Exclusive – 20 Acres (County of Madera)
East	Vacant, developing residential	LD – Low Density Residential	P-D (8000)
South	Agriculture	VR – Village Reserve	ARE – Agricultural Rural Exclusive – 40 Acres (County of Madera)
West	Agriculture	VR – Village Reserve	ARE – Agricultural Rural Exclusive – 20 Acres (County of Madera)

2.1.11 Other Public Agencies Whose Approval May Be Required

Other agencies may have the authority to issue permits prior to implementation of the project including, but not limited to, the San Joaquin Valley Air Pollution Control District (SJVAPCD), California Regional Water Quality Control Board, and the Madera County LAFCO. The Project is subject to the SJVAPCD District Rule 9510 (Indirect Source Review) because it will receive a project-level discretionary approval from a public agency and will exceed 50 single family dwelling units. The Project will also be subject to a SJVAPCD Authority to Construct Permit, and District Regulation VIII (Fugitive PM10 Prohibitions) which requires the approval of a Dust Control Plan prior to construction. The Project may also be subject to District Rule 2010 (Permits Required and Rule 2201 (New and Modified Stationary Source Review), Rule 4402 (Nuisance), Rule 4601 (Architectural Coatings) or to Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), as well as a Permit to Operate. The Regional Water Quality Control Board will review the Project for compliance and issue a Notice of Intent (NOI) to Comply with the National Pollutant Discharge Elimination System (NPDES) General Construction Permit, and Storm Water Pollution Prevention Plan (SWPPP). Lastly, the Madera County LAFCO must review and approve the annexation.

2.1.12 Consultation with California Native American Tribes

Public Resources Code Section 21080.3.1, *et seq.* (codification of AB 52, 2013-14)) requires that a lead agency, within 14 days of determining that it will undertake a project, must notify in writing any California Native American Tribe traditionally and culturally affiliated with the geographic area of the project if that Tribe has previously requested notification about projects in that geographic area. The notice must briefly describe the project and inquire whether the Tribe wishes to initiate request formal consultation. Tribes have 30 days from receipt of notification to request formal consultation. The lead agency then has 30 days to initiate the consultation, which then continues until the parties come to an agreement regarding necessary mitigation or agree that no mitigation is needed, or one or both parties determine that negotiation occurred in good faith, but no agreement will be made.

The City of Madera has not received written correspondence from any California Native American Tribe pursuant to Public Resources Code Section 21080.3.1 requesting notification of proposed Projects in the City of Madera.

Figure 2-1 Regional Location

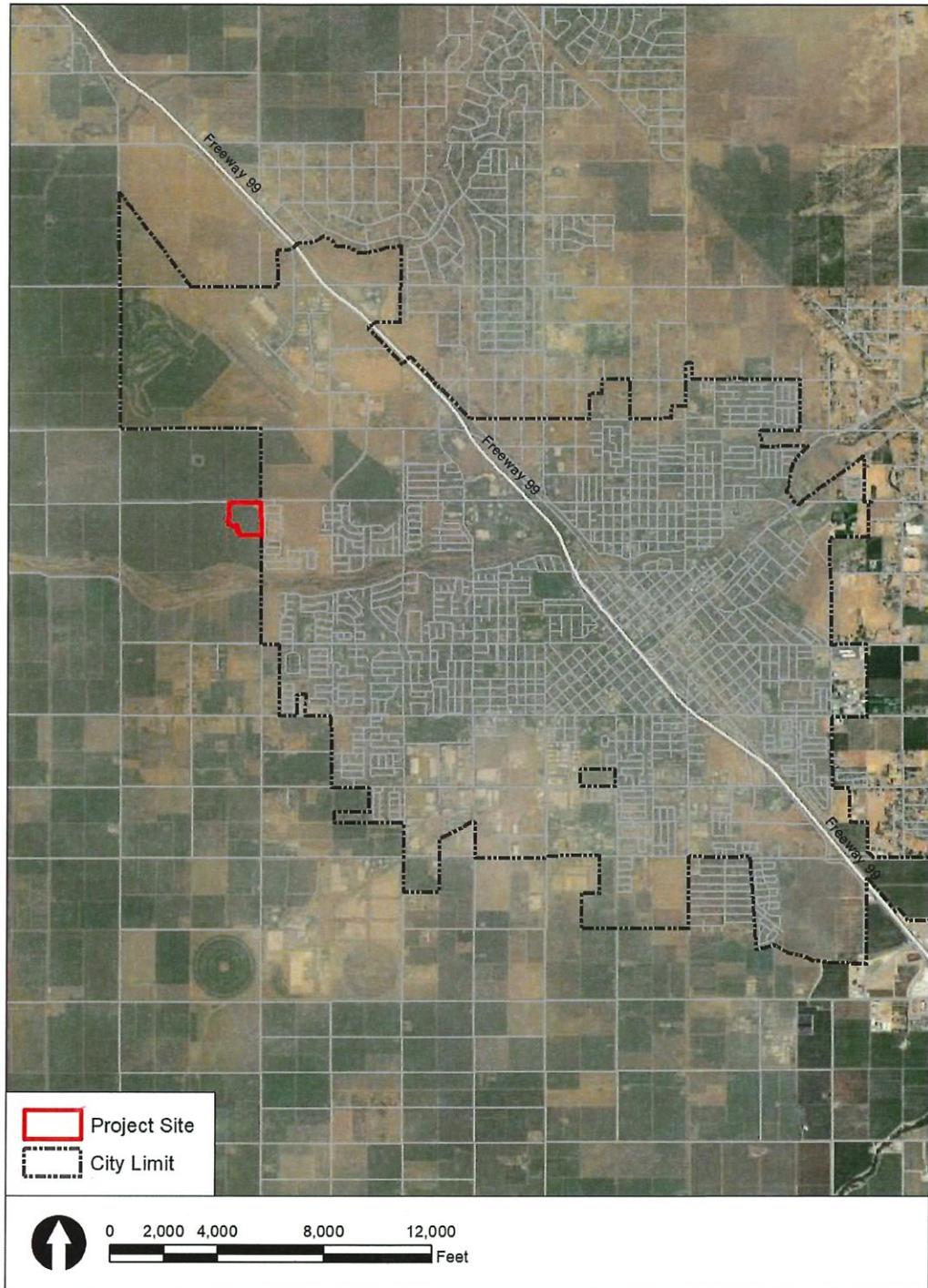


Figure 2-2 Project Vicinity

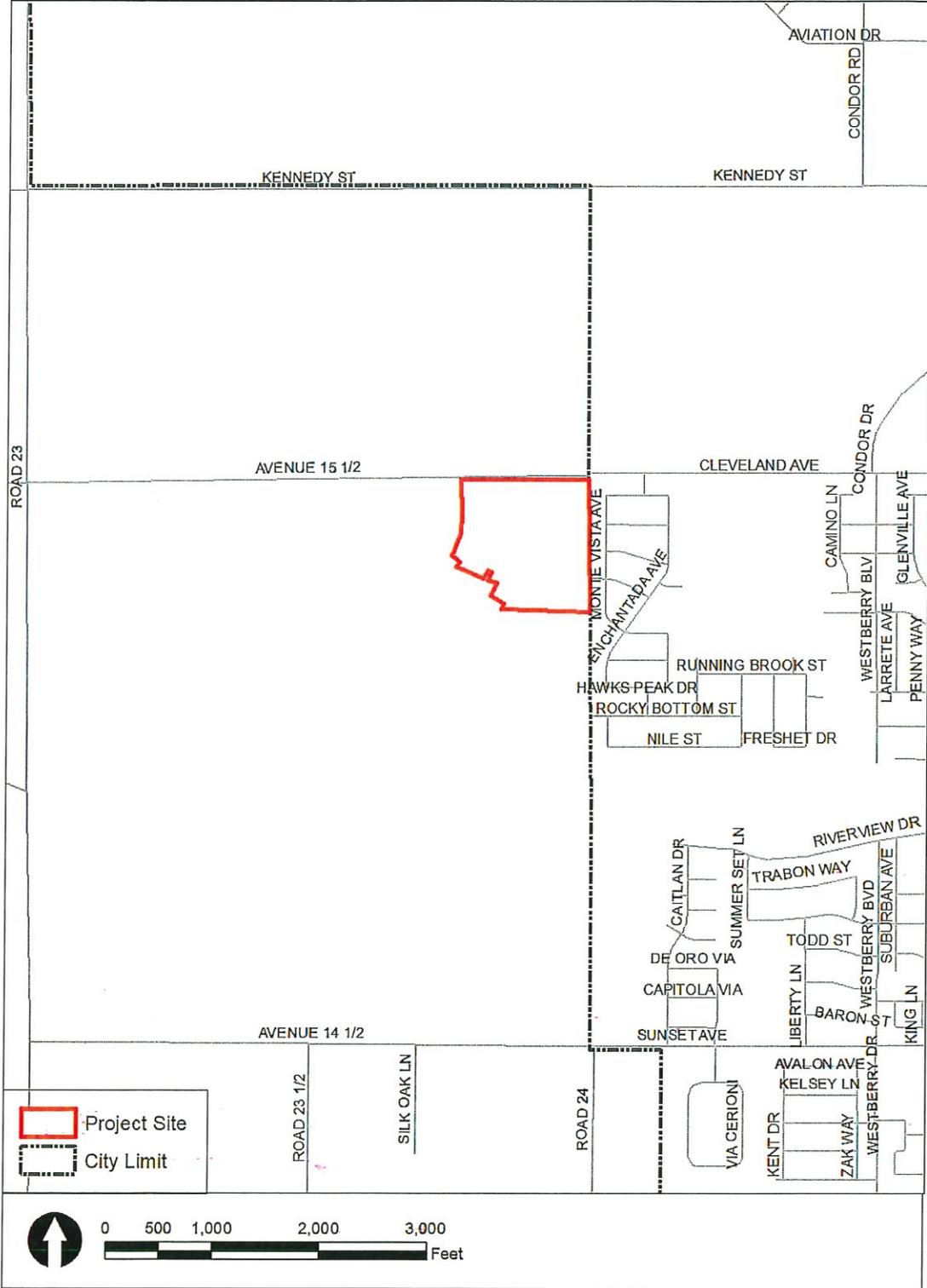


Figure 2-3 Accessor's Parcel Number (APN) Map

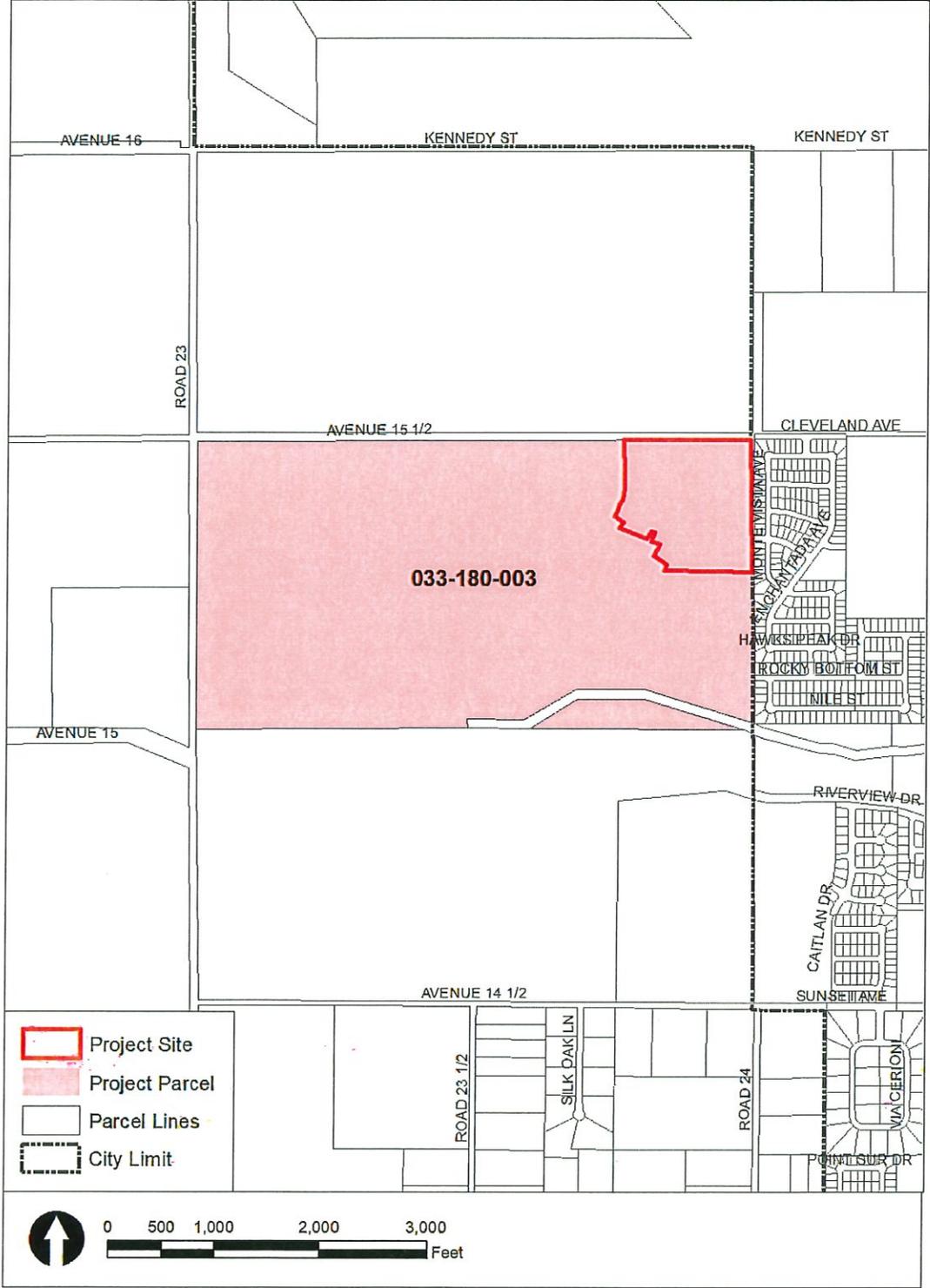


Figure 2-4 Madera County Zone District Map

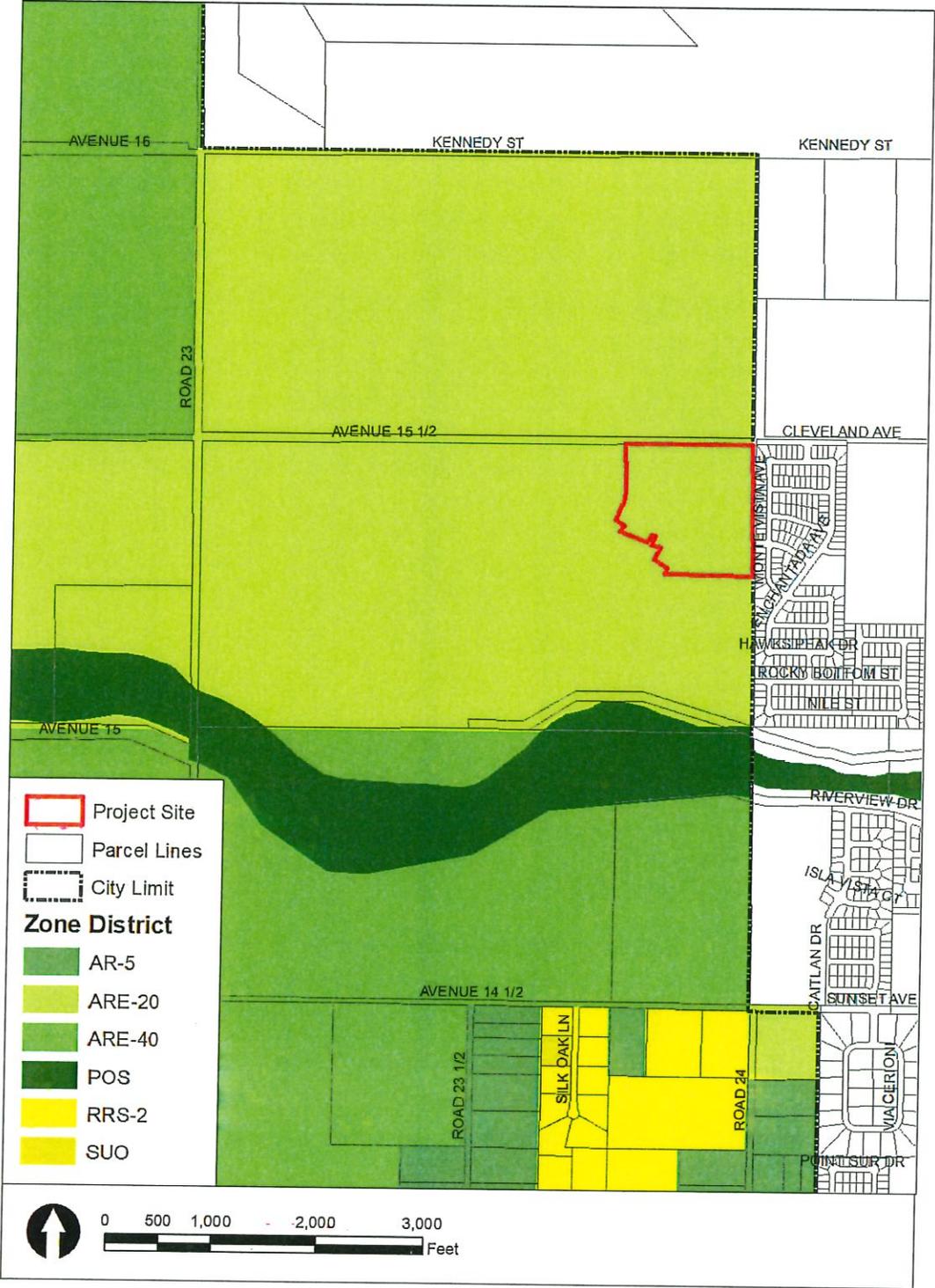


Figure 2-5 City of Madera General Plan Land Use Designation Map

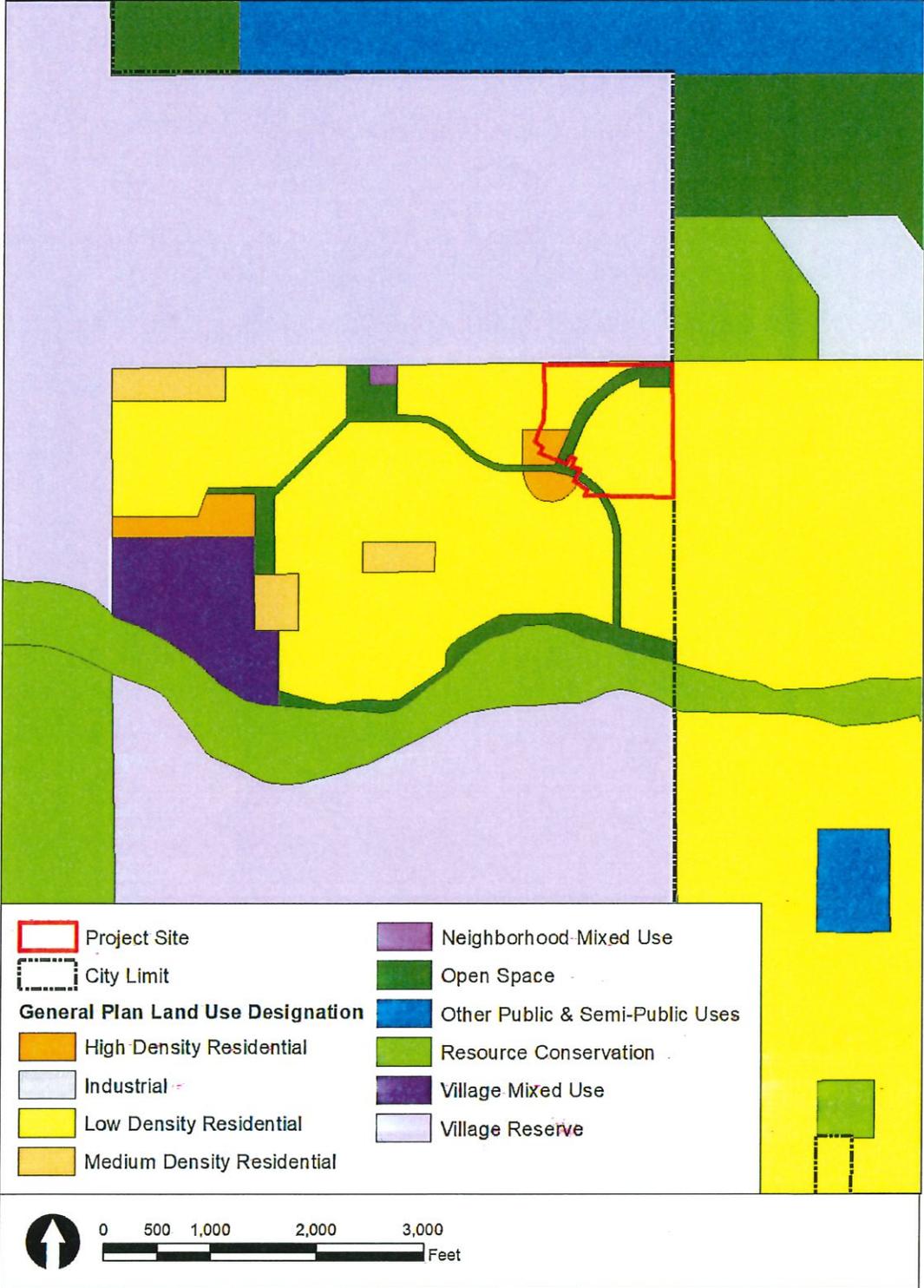


Figure 2-6 City of Madera Current Zone Districts

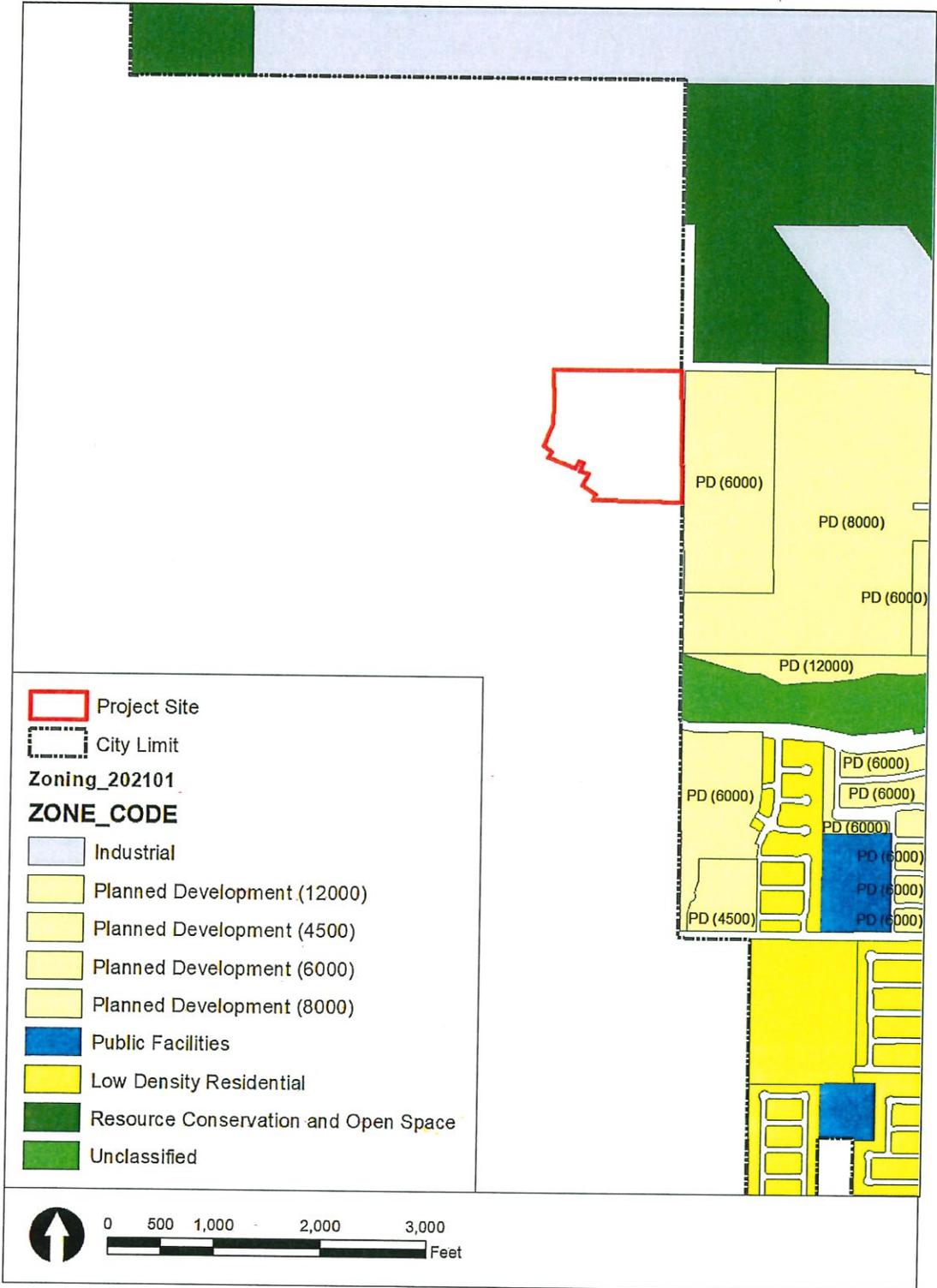


Figure 2-8 Conceptual Landscaping Exhibit

Landscaping Plan

Landscaping corridors are provided along major streets including Cleveland Avenue and B Street (Figure 4). These corridors will contain landscaping, sidewalks, lighting, and public utilities. The plant materials shown in Figure 4 have been selected for their appropriateness to the project theme, climatic conditions, soil conditions, water requirements, and ongoing maintenance. Plant material selections shall be reviewed and approved by the City during project review. Plant installation shall be determined as part of the improvement plan process with the final design utilizing this palette to create aesthetic, cohesive and complementary designs throughout the Project area.

Plant Materials

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum var 'Autumn Blaze'	Red Maple
Gingko biloba 'Autumn Gold'	Gingko (male variety)
Lagerstroemia indica 'Pink'	Grape Myrtle
Laurus nobilis 'Saratoga'	Saratoga Laurel
Pistacia chinensis 'Keith Davey'	Chinese Pistache (seedless)
Ulmus parvifolia 'Allee'	Chinese Elm

Figure 4. Conceptual Landscape Plan



Figure 2-9 Project Design Guidelines

Architecture

The general design guidelines for the residential subdivision are as follows.

Building Siting and Orientation

1. Orient the front of the buildings toward the streets and open space, wherever feasible.
2. Buildings on corner lots should respond to adjacent streets and intersections appropriately, addressing the increased public visibility by wrapping architectural detailing and elements around the corner.

Building Form, Scale, and Massing

1. Form and massing should be established by the characteristics of the building's architectural style.
2. Building forms should be of simple geometry.
3. Long, uninterrupted expanses of building walls are discouraged.
4. Variation in scale, massing and details should be incorporated among nearby buildings.

Building Façades, Features and Details

1. All design features and details should complement the architectural style of the building.
2. All design elements should appear as an integrated part of an overall site design concept. Details should be integrated into the buildings and not simply applied as an afterthought.
3. Elements such as porches, balconies, bay windows, etc., should be used to break up the façade of multi-story buildings.
4. Front entries should be clearly visible and directly accessible from the street, where appropriate.
5. Architectural massing and articulation, landscaping and/or lighting should be used to highlight the location of the front entrances.
6. Porches and stoops may be used to highlight the front entries and provide a transition from the public street to the private dwelling. Porches should be a minimum of 4' deep to provide a usable and furnishable space.
7. Windows and doors should be detailed, sized and positioned appropriately in the context of the architectural style.
8. Windows on side elevations should be staggered, where possible, so as not to be positioned directly opposite the windows on the adjacent buildings.
9. Homes on corner lots should be designed for two-sided corner exposure with enhanced architectural elements.

Building Materials and Colors

1. To achieve the variety of architectural expressions, no single building material or color should predominate. Rather, a variety of harmonious materials and color should be used to create a rich tapestry of design elements.
2. Building materials should be compatible with the architectural style of the home. Permitted building materials include, but are not limited to, stucco, brick, stone, and wood-like siding/shingle.
3. Building materials should be high quality, durable and low maintenance.
4. Building color palettes should be authentic to the selected architectural styles of the homes.
5. Primary building colors should be neutral and muted in hue. Brighter and more saturated colors should be used as accent colors only or as part of a balanced, carefully executed color scheme.
6. Architectural details and trims, such as cornices and window/door trims, should be painted a subtly contrasting color to be distinguished from the wall surface.

Roofs

1. Roof forms and materials should reflect the selected architectural style of the building.
2. Roofs should be designed to appear harmoniously with one another in terms of form and color.
3. On larger roof surfaces, features such as parapets, overhanging eaves and variation in the slope of roof planes should be incorporated to add variety.

Example Porch



Example Window Shutters



Source: Precise Plan prepared for the Project

**BEFORE THE
MADERA LOCAL AGENCY FORMATION COMMISSION
STATE OF CALIFORNIA**

In the Matter of)	Resolution No. 2021-
)	
CITY OF MADERA)	A RESOLUTION MAKING DETERMINATIONS
)	AND APPROVING THE APPLICATION OF
)	THE CITY OF MADERA – LINKS RANCH
)	ANNEXATION (2021-002)
)	
)	

WHEREAS, Links Ranch LLC, applicant, has filed a proposal for annexation (the “Proposal”) with the Executive Officer, pursuant to the Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act of 2000, as amended, Government Code Section 56000 et seq., (the “Act”); and,

WHEREAS, the Proposal includes the annexation of one parcel and Cleveland Avenue right-of-way consisting of approximately 41 acres into the City of Madera; and,

WHEREAS, proceedings with regard to the Proposal have been conducted in accordance with the Cortese-Knox-Hertzberg Act of 2000; and,

WHEREAS, the City of Madera rezoned the subject properties on November 3, 2021; and,

WHEREAS, the Commission called for and held a public hearing on the proposal on December 15, 2021; and,

WHEREAS, at the hearing the Commission heard and received all oral and written protests, objections, and evidence that were made, presented or filed, and all

Persons present were given an opportunity to hear and be heard with respect to this Proposal and the report of the Executive Officer; and,

WHEREAS, the Commission certifies that the Executive Officer recommended that the Negative Declaration prepared by the lead agency (City of Madera) be found to be in compliance with the California Environmental Quality Act (CEQA) and its implementing regulations and is adequate concerning this annexation.

NOW, THEREFORE, THE MADERA LOCAL AGENCY FORMATION COMMISSION DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

1. The annexation shall consist of one parcel and Cleveland Avenue right-of-way on approximately 41 acres as shown on Exhibit A.
2. Parcel Map No. 2021-4284 shall be recorded by Madera County prior to the recording of the annexation.
3. The applicant shall cause to be prepared, to the satisfaction of the Madera LAFCO Executive Officer, such documents and legal descriptions as are deemed necessary for filing a Statement of Boundary Change with the State Board of Equalization. Any necessary fees or costs for processing and documentation shall be paid by the applicant.
4. Pursuant to Section 99 of the California Revenue and Taxation Code, the City and County have entered into an agreement for property tax exchange and redistribution of Regional Housing Needs Allocation (RHNA). The RHNA numbers listed below are in agreement with the formula agreed to by the City and the County.

RHNA Classifications	Annexation
Very Low Income	24
Low Income	12
Moderate Income	37
Above Moderate Income	49
Total RHNA allocations	122

5. The short-term designation shall be “City of Madera – Links Ranch Annexation” (2021-002).

6. The annexation is uninhabited as defined by Government Code Section 56046, and all property owners within the annexation area have consented to the annexation.

7. The City of Madera’s Mitigated Negative Declaration has been reviewed, found to be in compliance with CEQA, and considered adequate for the annexation; the adoption of this document is, therefore, justified.

8. It is the intent of the Commission to waive subsequent protest hearings and election proceedings pursuant to Government Code Section 56663.

9. Direct the Executive Officer to prepare and execute a Certificate of Completion upon receipt of required processing fees required by Government Code Section 57200 (made payable to the State Board of Equalization).

The foregoing Resolution was adopted on the 15th day of December 2021,
by the following vote:

Chairman Wheeler Voted: _____

Vice Chair Ahmed Voted: _____

Commissioner Poythress Voted: _____

Commissioner Rodriguez Voted: _____

Commissioner Young Voted: _____

Chair, Tom Wheeler
Madera Local Agency Formation Commission

ATTEST:

Executive Officer, LAFCO

Approved as to Legal Form:

LAFCO Counsel