

Resource Management Agency Planning Department

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mc_planning@madera-county.com

Norman L. Allinder, AICP *bb*
Director

PLANNING COMMISSION DATE: August 7, 2012

AGENDA ITEM: #2

PM	#4160	Proposed land division of 2 parcels (4.00 acres and 2.18 acres). Rezoning to RRS-2 and CRM and General Plan Amendment to adjust boundaries of RR and CC land use designations to match the proposed boundaries.
GP	#2011-004	
CZ	#2011-012	
APN	#025-190-002	Applicant: Jones and Snyder Surveying Property Owners: Robert and Darlene Lucio
CEQA	ND #2012-07	Negative Declaration

REQUEST:

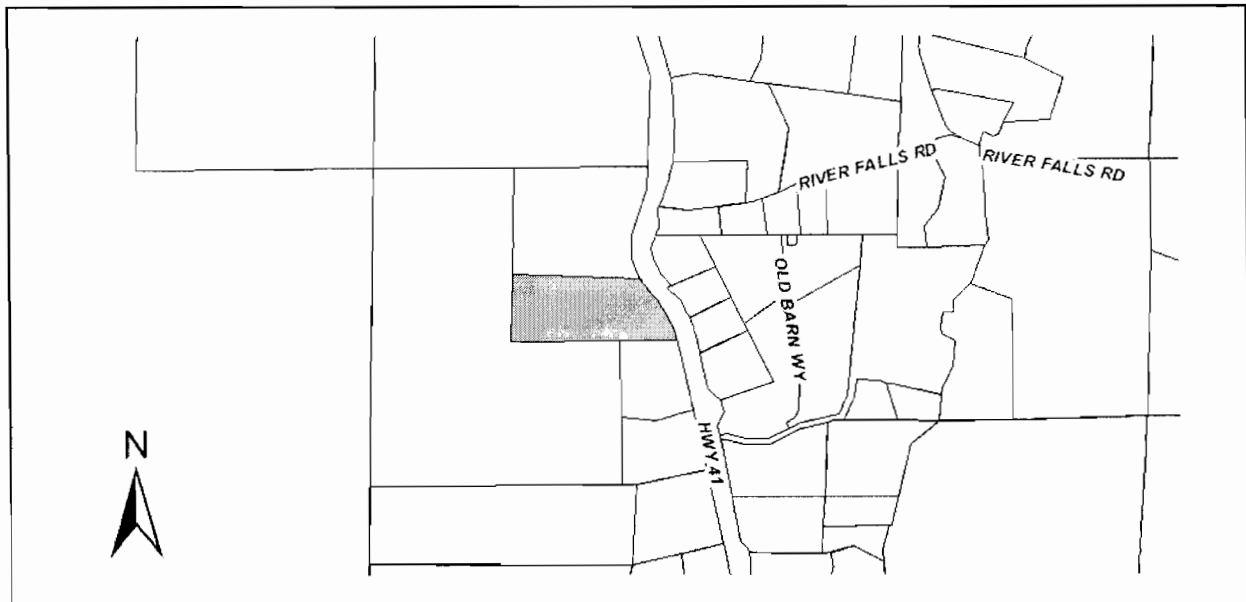
The applicant is requesting a parcel map to create 2 parcels of 4.00 acres and 2.18 acres in size. A rezoning from RRM (Rural, Residential, Multiple Family) district to RRS-2 (Rural, Residential, Single Family, 2-Acre) and CRM (Commercial, Rural, Median) districts to be consistent with the general plan and proposed property boundaries and a general plan amendment to adjust the existing designations of RR (Rural Residential) and CC (Community Commercial) of the Oakhurst Area Plan and the 1995 General Plan to match the proposed boundaries of the tentative parcel map has also been submitted.

LOCATION:

The proposal is located on the west side of State Route 41, approximately 0.10 mile north of its intersection with Bay Leaf Lane (41594 Highway 41), Oakhurst

ENVIRONMENTAL ASSESSMENT:

A CEQA Negative Declaration (ND #2012-07) (Exhibit O) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Approve with conditions

JK

STAFF REPORT
PM #4160
GP #2011-004
CZ #2011-012

August 7, 2012

GENERAL PLAN DESIGNATION (Exhibit A-1):

SITE: RR (Rural Residential)

SURROUNDING: RR (Rural Residential) and CC (Community Commercial)

OAKHURST AREA PLAN DESIGNATION (Exhibit A-2):

SITE: RR (Rural Residential)

SURROUNDING: RR (Rural Residential) and CC (Community Commercial)

ZONING (Exhibit B):

SITE: RRM (Rural, Residential, Multiple Family) District

SURROUNDING: RRM (Rural, Residential, Multiple Family) District, CRM (Commercial, Rural, Median) District, CRG (Commercial, Rural, General) District, RRS-2 ½ (Rural, Residential, Single Family) District

LAND USE:

SITE: Rural Residential

SURROUNDING: Rural Residential, Commercial

SIZE OF PROPERTY: 6.23 acres

ACCESS (Exhibit A): Access to the site is via Highway 41

BACKGROUND AND PRIOR ACTIONS:

In 1991, the current property owners applied to have the General Plan amended from RMS (Rural, Mountain, Single Family) Designation to CM (Commercial Median) Designation along the front portion of the property along Highway 41. The application was denied without prejudice by the Planning Commission by a vote of 5-0.

PROJECT DESCRIPTION:

The applicant is requesting a parcel map for 2 parcels of 4.00 acres and 2.18 acres in size, a rezoning from RRM (Residential, Rural, Multiple Family District) to RRS-2 (Rural, Residential, Single Family, 2-Acre) District and CRM (Commercial, Rural, Median) District, and a General Plan Amendment to adjust the existing designation of RR (Rural Residential) and CC (Community Commercial) to match the proposed boundaries of the parcel map.

ORDINANCES/POLICIES:

Section 18.16 of the Madera County Zoning Ordinance outlines the land use regulations within the RRS 2, 2 ½, 3 (Residential, Rural, Single Family, 2, 2 ½, 3 acres) zone district.

Section 18.34 of the Madera County Zoning Ordinance outlines the land use regulations within the CRM (Commercial, Rural, Median) zone district.

Title 17 of the Madera County Zoning Ordinance outlines the procedures and regulations

for tentative parcel maps.

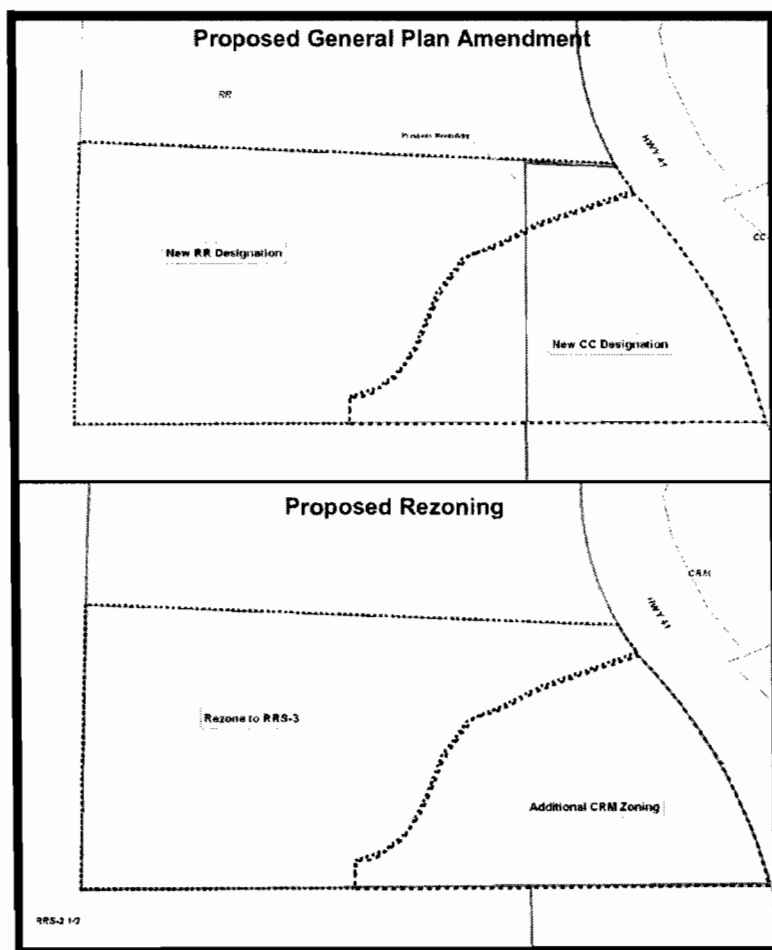
Oakhurst Area Plan designates the minimum lot size and allowed uses for RR (Rural Residential) and CC (Community Commercial) designations.

ANALYSIS:

The proposal is to divide the existing parcel into two new parcels (4.00 acres and 2.18 acres) while also rezoning and amending the general plan consistent with the new boundaries.

The general plan amendment would simply adjust the existing designations that split the property, RR (Rural Residential) and CC (Community Commercial), to match the proposed land division boundaries. Both of the designations were assigned to the property as part of the Oakhurst Area Plan adoption in 2005. There would be no new designations given to the site. The proposal would simply adjust the existing designations of RR and CC to match the new property boundaries proposed by the parcel map.

The proposed rezoning would change the existing designation of RRM (Residential, Rural, Median) district to RRS-2 for the proposed 4.00 acre as well as adjust the adjacent CRM (Commercial, Rural, Median) district to cover the proposed 2.18 parcel. The CRM adjustment would follow the Oakhurst Area Plan and 1995 General Plan Designation of CC that currently exists on the property, however, this adjustment would match the proposed boundaries of the tentative parcel map. Both zone changes would be consistent with the Area Plan designation of the property once they are adjusted to match the proposed new boundaries. The zoning request of RRS-2 is not consistent with the Area Plan minimum parcel size for the RR designation, which is 2.5 acres. Staff recommends that the parcel be zoned RRS-3 (Residential, Rural, Single Family, 3 Acre) district as the parcel will exceed the minimum size of 3 acres but also still be consistent of the minimum size of the RR designation of 2.5 acres.



This application is consistent with the

land use plan established for the parcel by the adoption of the Oakhurst Area Plan. Prior to the Oakhurst Area Plan being adopted, the applicant submitted a similar application to the Planning Commission. The Commission, at that time, stated that a lack of a development plan warranted denial without prejudice. When the Oakhurst Area Plan was adopted, it established new land use for the site that matched the prior application. In addition, the zone districts were not adjusted at the time of the Oakhurst Area Plan adoption making them inconsistent with the existing plan designations. The rezoning application would be an implementation of the Oakhurst Area Plan with minor adjustments to the boundary locations as a result of the land division proposal. Moreover, the parcel defines the development plan of the property with residential being in the rear with commercial in the front in the future, which was lacking in the previous application.

There is an existing house on-site that would become part of the commercial zoned portion of the property. Prior to recordation of the parcel map, the applicant shall obtain a zoning permit to recognize the existing home within the CRM district.

There are no existing services within the immediate area. The current dwelling is served by an on-site well and septic system. If either of the new parcels is to be developed or further developed, additional on-site facilities would be needed and subject to permitting regulations of the Engineering and Environmental Health Departments.

The project was circulated to outside agencies thought to be impacted or regulating the development of the proposed project. This included the Department of Fish and Game, Department of Transportation, Department of Conservation, Native American Heritage Commission, Department of Water Resources, Regional Water Quality Control Board, and the San Joaquin Air Pollution Control District.

Comments were received from the Department of Transportation (CalTrans) that state their preference that a single driveway exist for both parcels, but, an approved encroachment permit to allow access to the existing parcel could not be located by the Department (Exhibit L). As shown on the tentative parcel map, a shared driveway would be utilized by both parcels to limit the number of driveways along State Route 41, which would be allowable by CalTrans. However, an encroachment permit may be needed to further improve the driveway to standards current acceptable for CalTrans. The need for a new encroachment permit would only be needed if further development occurs on-site or a previous permit allowing the existing access cannot be found.

General comments were also received from the Assessor's Office, Air Pollution Control District, Engineering Department, Roads Department, Environmental Health Department and Fire Department.

No comments were received from members of the public.

WILLIAMSON ACT:

The subject parcel is not within the Williamson Act.

GENERAL PLAN CONSISTENCY:

The Oakhurst Area Plan and General Plan designate this property as both RR (Rural

Residential) and CC (Community Commercial). The proposed amendment would adjust those boundaries to be consistent with the proposed parcel map. The rezoning would subsequently be consistent with those new boundary alignments. The zoning of RRS-3 (Residential, Rural, Single Family, 3-acres) district, as recommended by staff, and CRM (Commercial, Rural, Median) district, as proposed by the applicant, would be consistent with the rules and policies of the Oakhurst Area Plan and General Plan as amended.

RECOMMENDATION:

The analysis provided in this report supports approval of Parcel Map #4160, GP #2011-004, Rezoning #2011-012 rezoning the 4.00 acre parcel to RRS-3, and ND #2012-11 as presented in the staff report with the following conditions:

CONDITIONS:

Assessor's Office (Exhibit G)

1. The applicant shall show all improvements on final map.
2. The applicant shall file an Assessor's Office 93 form regarding the Parcel Map improvements.

Engineering Department (Exhibit H)

1. At the time of making the survey for the said map the engineer or surveyor shall set durable monuments, to conform with the standards described in Section 8771 of the Business and Professions Code, at all angle points along the exterior boundary of the original parcel, along the division lines, and along the limiting lines of highways, roads, or streets.
2. Section and quarter-section corner monuments set or re-set shall conform to the specifications given in Chapter IV of the Bureau of Land Management's Manual of Surveying Instructions, 1973. Provide ties for section and quarter section corners not on file with this office.
3. Submit a computer disk or a coordinate sheet printout listing all boundary points and closure information for the original parcel and all parcels created by this map. If the map is produced using a CAD program a disk containing the .dwg or .dxf file is acceptable.
4. In accordance with Section 66445 of the 2012 Subdivision Map Act, "no additional survey and map requirements shall be included on a parcel map which does not affect record title interests." Additional information required by County Ordinances shall be shown on an additional map sheet, a notation, or a recorded document (Subdivision Map Act, Section 66434.2).
5. In accordance with the Subdivision Map Act (Section 66434.2), the following additional information shall be shown on a separate map sheet and shall be filed and recorded simultaneously with the final map:
 - a. Delineate all existing improvements such as the water system, sewer system,

drainage system, and structures.

- b. Delineate any common use such as water, sewer and driveways.

Environmental Health Department (Exhibit I)

1. All Madera County required permits must be obtained and all setbacks shall be maintained prior to grading.
2. The owner/operator must obtain all necessary Environmental Health Department permits to any construction activities on site.
3. On site water and a septic disposal system must be provided for any proposed living structure(s) located on Parcel #1. The plot plan shall be revised indicating the proposed locations of the water well and sewage reserve area(s) within Parcel #1.

Fire Department (Exhibit J)

1. Building envelopes for parcels/lots one gross acre or larger shall be shown on the final map. Parcels/lots shall be designed in such a way so as to provide a minimum of 30 foot defensible space building setback from all property lines from the proposed building envelopes. (PRC 4290)
2. A comprehensive Fuel Reduction Plan shall be completed in conjunction with the Fire Marshal's Office and approved by the Madera County Fire Marshal. Fuel reduction plans shall be required for all developments within State Responsible Areas designated as Wildland Urban Interface. Due to the extreme vegetation in the area major fuel reduction shall be completed based upon site inspection conducted by the Fire Marshal. The Fuel Reduction Plan shall be submitted, approved, implemented and completed as required by the County Fire Marshal prior to acceptance of the Final Map.
3. Parcels shall be designed in such manner as to be able to meet the following conditions: Driveway shall be a minimum of 10 feet wide. Driveways cannot exceed 16% slope. Driveways in excess of 150 ft require a turnout every 400 feet. Turnout shall be 10 feet wide for 30 feet of length with 25 foot tapers at each end. A 42 foot radius turnaround or approved hammerhead is required within 50 feet of the proposed building. All access to existing structures shall meet minimum driveway standards prior to approval of the final map. (PRC 4290)

Planning Department

1. The property owner shall obtain an approved zoning permit to recognize the existing single family dwelling within the CRM (Commercial, Rural, Median) zone district prior to recordation of the map.
2. The final map will require the notarized signature(s) of the property owner(s).
3. The final map will require the completion of the applicant's certificate.
4. Place an Applicant Notary Public's certificate on the final parcel map.

5. The final map will require the completion and signature of the property owner's Notary Public.
6. The final map will require the signature and seal of the project engineer/surveyor.
7. The final map will require completion of the surveyor's certificate.
8. Place all other required certificates on the final parcel map as per Madera County Code Chapter 17.72.
9. Pursuant to the California Government Code (Subdivision Map Act), the signature(s) of the beneficiary(ies) and/or trustee(s) under deed(s) of trust, if any, must be provided on the map and on any necessary documents required by the map process, such as offers of dedication.
10. Pursuant to the California Government Code (Subdivision Map Act), public utilities or public entities whose easements are affected by this map have thirty (30) days to determine if the map will unreasonably interfere with the free and complete exercise of the easements. A copy of the map and the easement(s) must be sent by certified mail to the affected public utility or entity by your project surveyor/engineer. Either a copy of the surveyor/engineer's notice to the utility/entity with a copy of the dated certified return receipt or a letter of consent to the recording of the map from the utility/entity must be provided to the Planning Department prior to final map approval.
11. Supply the Planning Department with a land division guarantee (current within 30 days) covering the entire parcel proposed for division, as well as any portion of road right-of-way being offered for dedication to the County of Madera.
12. The final parcel map shall indicate gross and net acreages for all parcels being created.
13. Place a north arrow on the final map.
14. Place a vicinity map on the final map
15. The final map shall utilize a written and graphic scale of 1 inch = 100 feet (or larger), unless written authorization is received from the Planning Department to deviate there from.
16. The final map shall indicate all structures which exist on the property with setback distances to the nearest two property lines. If there are no structures, add a note so stating.
17. The final map shall indicate type of structures together with their dimensions.
18. Under the provisions of County Code Section 17.72.187, prior to final map recordation the applicant or his authorized agent will provide the Planning Director with "Will Serve" letters from the appropriate water, wastewater, power, and telephone companies.

19. The final map shall indicate the proposed division lines by means of short dashed lines.
20. The final map shall indicate the entire road right-of-way width of Highway 41 (All applicable road names shall be included on the map.)
21. The final map shall indicate the entire road right-of-way being offered for dedication or grant deeded in conjunction with this proposal.
22. The final parcel map shall indicate a driveway location for each parcel being created. The driveway shall be a minimum of ten (10) feet in width and must be located within the road frontage of the parcel it serves. Each location is subject to inspection and approval.
23. Place a grant deed certificate on that portion of road right-of-way which is being grant deeded to the County of Madera in conjunction with the proposal. Said certificate shall read as follows: "20'-wide road right-of-way grant deeded to the County of Madera as Instrument # _____, Madera County Official Records."
24. If applicable, place the appropriate grant deed certificate(s) on that portion of road right-of-way which was grant deeded to the County of Madera prior to submission of this proposal. Said certificate shall read as follows, as appropriate:
 - a. For grant deeds recorded prior to January 1, 1990: "?'-wide road right-of-way previously grant deeded to the County of Madera in Book ? at page ?, Madera County Official Records."

and/or

 - b. For grant deeds recorded on or after January 1, 1990: "?'-wide road right-of-way previously grant deeded to the County of Madera as Instrument # ? - ?, Madera County Official Records."
25. Place an offer of dedication certificate on that portion of road right-of-way which is being offered for dedication to the County of Madera in conjunction with this proposal. Said certificate shall read as follows: "20'-wide road right-of-way offered for dedication to the County of Madera as Instrument # _____, Madera County Official Records."
26. The final map will require the completion of all data (i.e., record data, notes, original acreage, references, previous grant deeds and/or offers of dedication, etc.).
27. Submit written certification, prior to final map recordation, that all mitigation measures specified in the Mitigated Negative Declaration were implemented in development of the project.
28. The final map shall require the signature and seal of the County Engineer/Surveyor.

29. The final map shall require letters of approval from the Fire, Assessor, Road, and Environmental Health Departments.
30. Payment of all payable liens (estimated taxes, pending supplemental taxes, supplemental taxes, current taxes, delinquent taxes, and/or penalties, etc.), if any, must be made to the County of Madera prior to review by the County Counsel's Office.
31. A recording fee, based upon the number of final map pages, shall be supplied to the Planning Department and made payable to the County of Madera for use in final map recordation.
32. A Notice of Right-to-Farm shall be recorded simultaneously with the approved final parcel map in compliance with Madera County Code Section 6.28.060. A separate \$17.00 recording fee shall be supplied to the Planning Department by check made payable to the County of Madera for use in recording the required notice.
33. Prior to release of the Conditional Use Permit, the applicant shall pay the Notice of Determination fee of \$2,151.50 within five days of approval of this project. The applicant has the option of contacting the Fresno office of the Department of Fish and Game to obtain a waiver, in which case the fee waiver and County filing fee of \$50 is due within five days of approval of this project.
34. Each addressable structure shall have its address posted on it. If the posted address is not visible from the roadway to which the address is issued, the address shall also be posted at the intersection of that roadway and the driveway serving the structure. Multiple addresses shall be posted on the same post.
35. This proposal must complete processing within two (2) years of lead agency tentative approval; that is, on or before August 7, 2014.
36. The final map shall be processed in accordance with Title 7 of the California Government Code and Title 17 of the Madera County Code.
37. Corrective comments pertinent to the final map may be stipulated upon review of the final map for compliance with the aforementioned conditions.

Road Department (Exhibit K)

1. None

California Department of Transportation (Exhibit L)

1. The owner needs to provide a copy of the encroachment permit for the parcel or submit an application requesting approval for driveway access.
2. An irrevocable offer of dedication to CalTrans of 5'-0" feet of right-of-way is needed to accommodate the ultimate configuration of State Route 41.
3. If a driveway is to be shared by two or more property owners, an access easement or an agreement acceptable to the State needs to be executed between the parcels

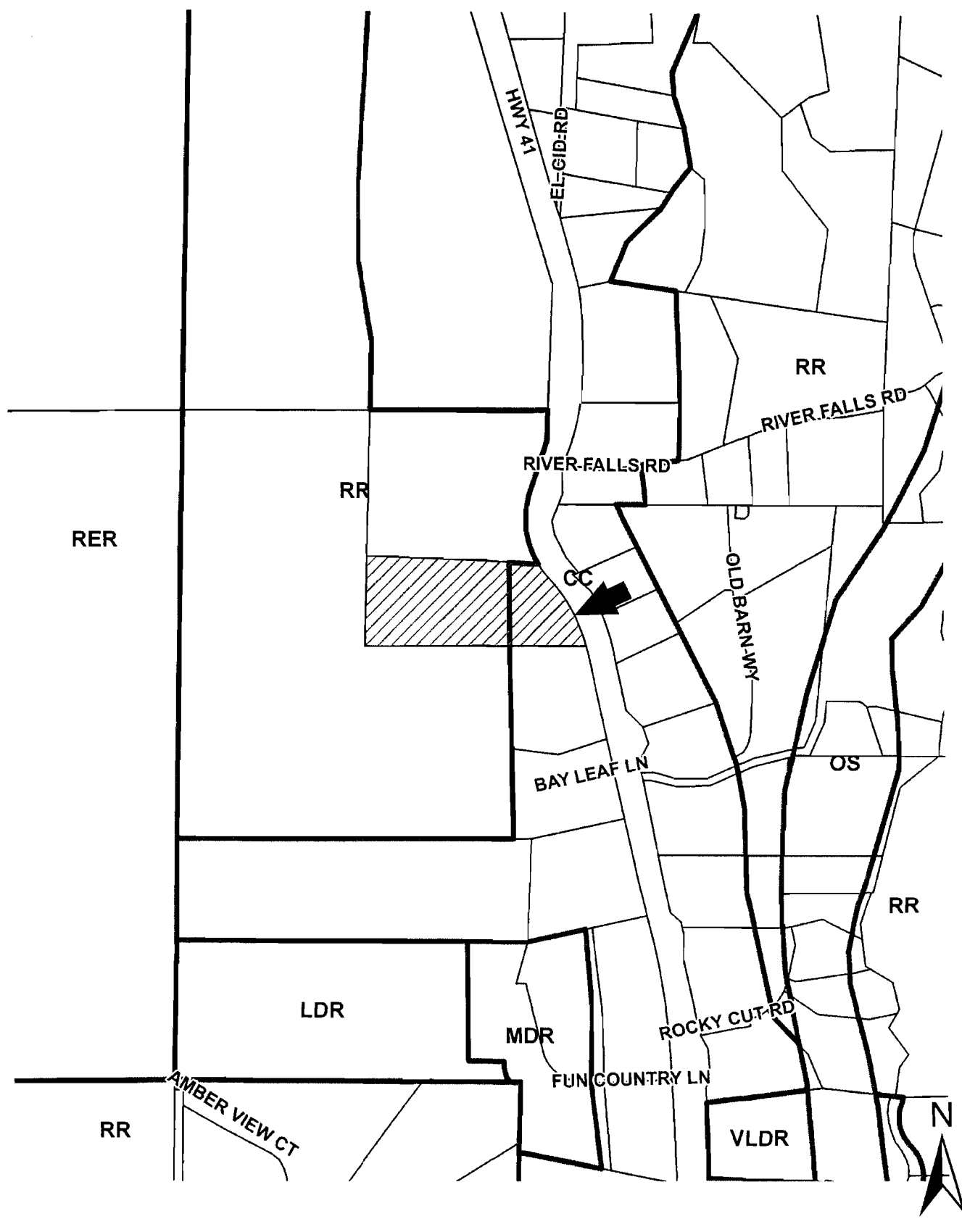
and submitted to CalTrans before a permit is issued for any work within the State right-of-way.

San Joaquin Valley Air Pollution Control District (Exhibit M)

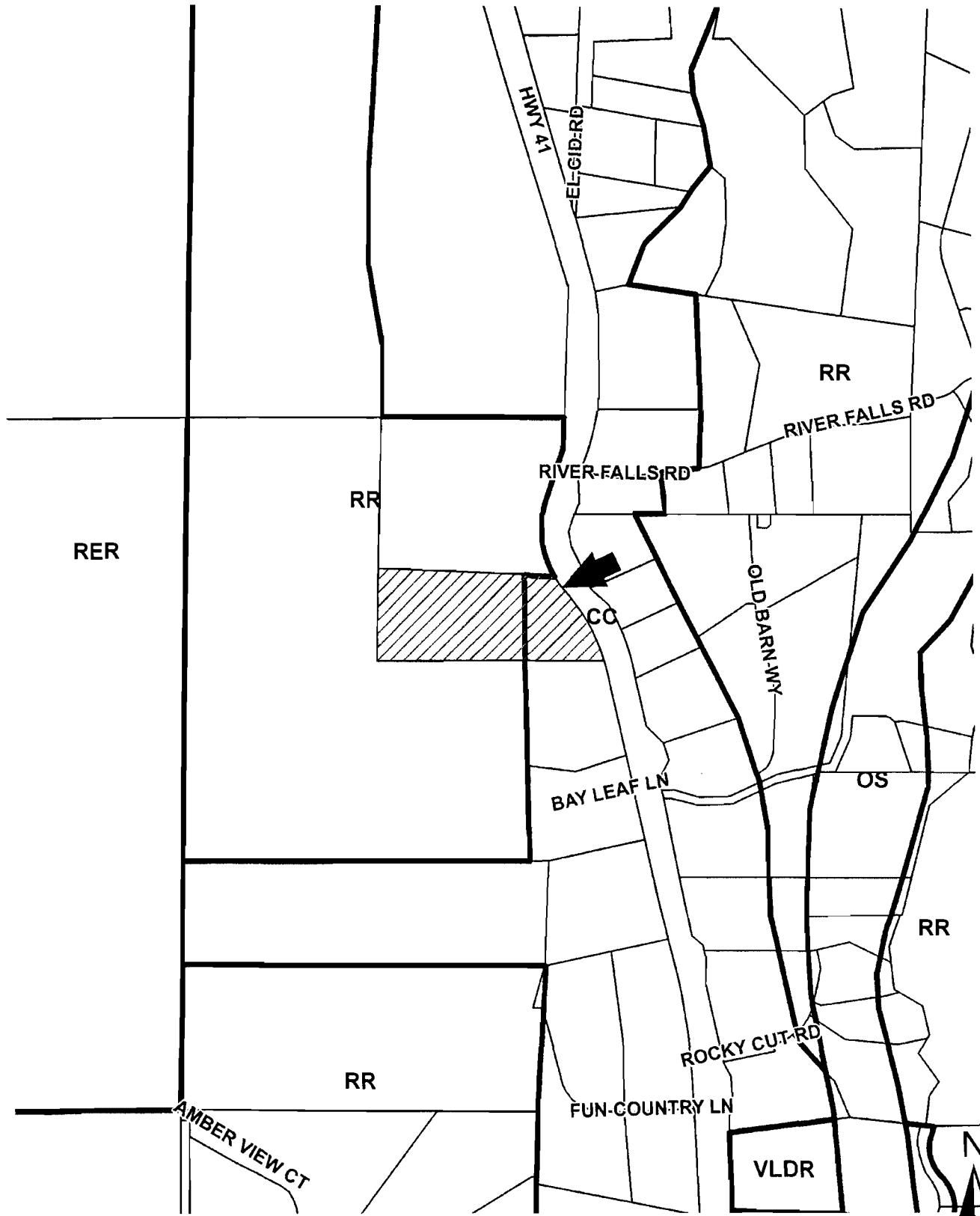
1. The applicant will adhere to conditions of approval from the Air District.

ATTACHMENTS:

1. Exhibit A-1, General Plan Map
2. Exhibit A-2, Oakhurst Area Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Tentative Parcel Map (11"x17")
6. Exhibit E, Aerial Map
7. Exhibit F, Topographical Map
8. Exhibit G, Assessor's Office Comments
9. Exhibit H, Environmental Health Department Comments
10. Exhibit I, Engineering and General Services Department Comments
11. Exhibit J, Fire Department Comments
12. Exhibit K, Road Department Comments
13. Exhibit L, California Department of Transportation Comments
14. Exhibit M, San Joaquin Valley Air Pollution Control District Comments
15. Exhibit N, CEQA Initial Study
16. Exhibit O, Negative Declaration #2012-11

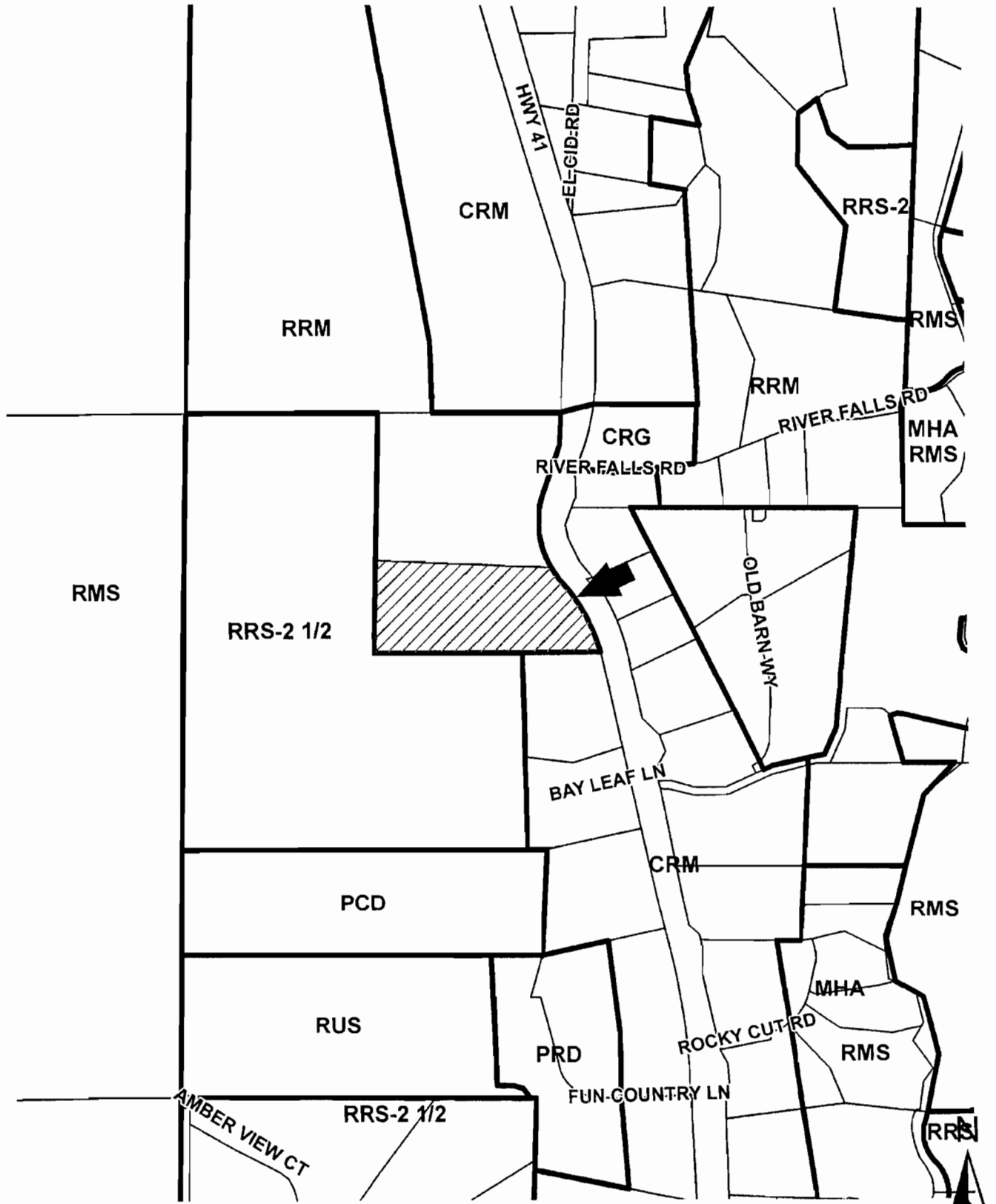


GENERAL PLAN MAP



OAKHURST AREA PLAN

EXHIBIT B



ZONING MAP

TENTATIVE PARCEL MAP

FOR
ROBERT & DARLENE LUCIO

A DIVISION OF A PORTION OF THE NORTH 1/2 OF SECTION 2
TOWNSHIP 7 SOUTH, RANGE 21 EAST, M.D.B.&M.
MADERA COUNTY, CALIFORNIA

A.P.N. 064-020-002
TOTAL AREA 6.23± ACRES
SHEET 1 OF 1

APPLICANT'S STATEMENT

I HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS PARCEL MAP AND CERTIFY THAT I AM THE LEGAL OWNER OF SAID PROPERTY, AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SIGNATURE: _____

DATED: MAY 6, 2011

ADDRESS: 2603 PHELAN LANE REDONDO BEACH, CA. 90278

PHONE NUMBER: 310-214-0345

NOTES: ALL DRIVEWAYS SHOWN ARE CONSTRUCTED OR CAN BE CONSTRUCTED IN COMPLIANCE WITH MADERA COUNTY ORDINANCE 542 AND PRC 4290. ALTERNATIVE DRIVEWAY LOCATIONS MAY BE ALLOWED.

WATER TO BE PROVIDED BY INDIVIDUAL OR SHARED WELL.
SEWER TO BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.

THE APPLICANT AND OR SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF ALL FIRE SAFE FEATURES AS REQUIRED AND ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION UNDER THE PROVISIONS OF PUBLIC RESOURCES CODE SECTION 4290

A 100 FOOT WIDE ROAD RIGHT-OF-WAY PREVIOUSLY GRANT DEDDED TO THE STATE OF CALIFORNIA IN VOLUME 145 OF OFFICIAL RECORDS, PAGE 301-307, MADERA COUNTY OFFICIAL RECORDS.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH REQUIREMENTS OF THE 'SUBDIVISION MAP ACT,' AND LOCAL ORDINANCE AT THE REQUEST OF
ROBERT LUCIO ON JUNE 2, 2009

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THE MONUMENTS ARE OF THE CHARACTER AND IN THE LOCATIONS SHOWN HEREBON, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



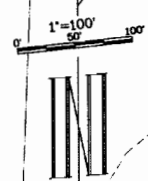
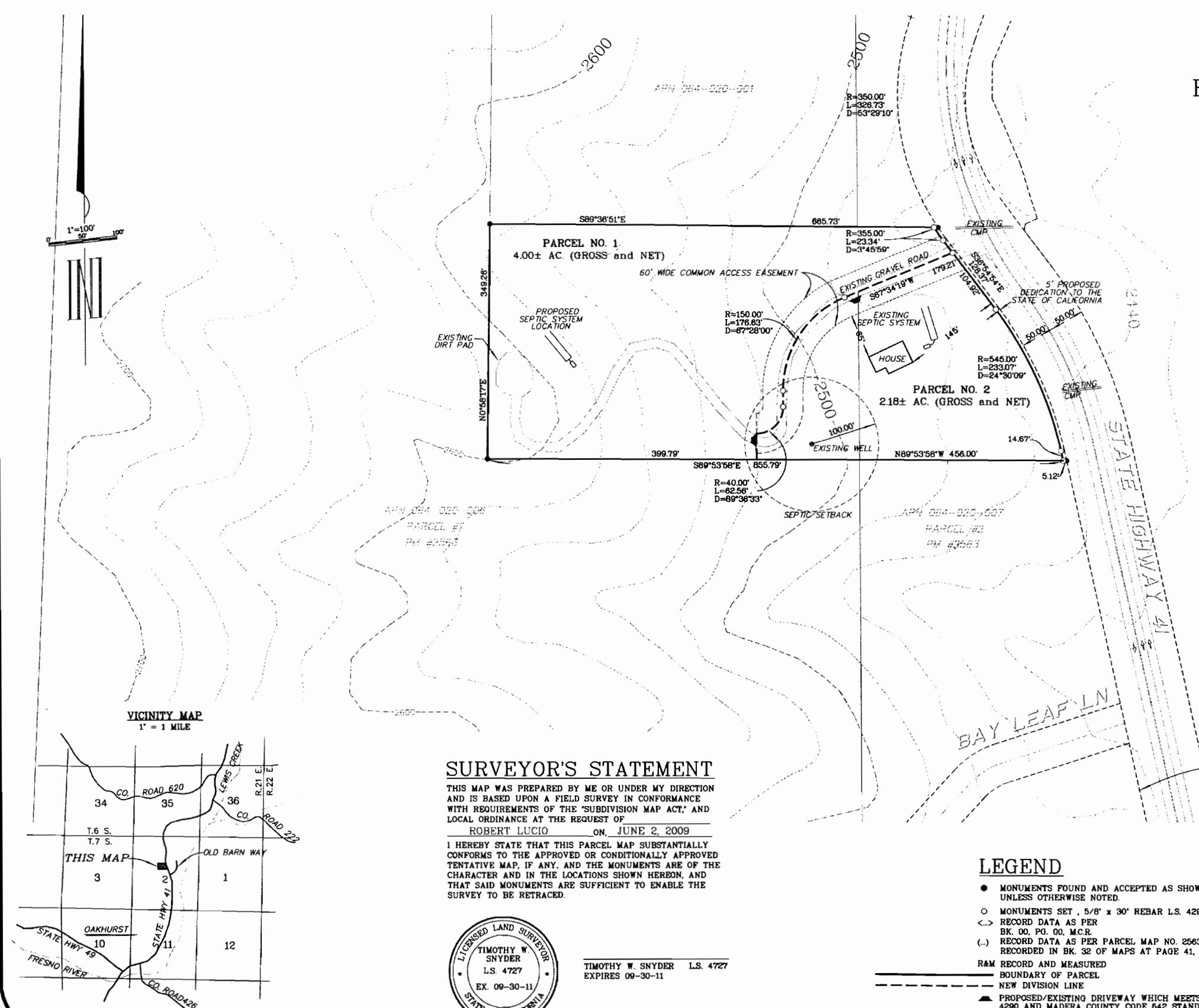
TIMOTHY W. SNYDER L.S. 4727
EXPIRES 09-30-11

LEGEND

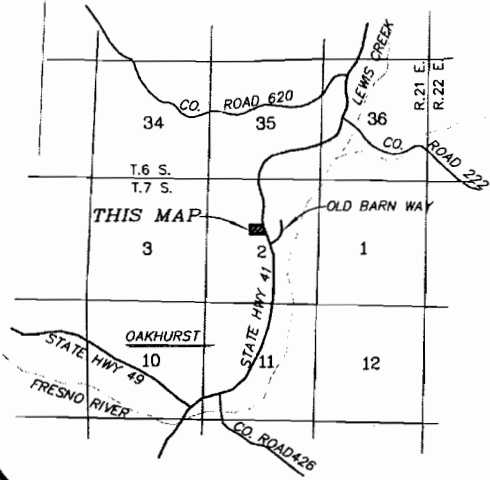
- MONUMENTS FOUND AND ACCEPTED AS SHOWN UNLESS OTHERWISE NOTED.
- MONUMENTS SET, 5/8" x 30" REBAR L.S. 4298 UP 4'.
- <—> RECORD DATA AS PER BK. 00, PG. 00, M.C.R.
- (-) RECORD DATA AS PER PARCEL MAP NO. 2563, RECORDED IN BK. 32 OF MAPS AT PAGE 41, M.C.R.
- R&M RECORD AND MEASURED BOUNDARY OF PARCEL
- - - NEW DIVISION LINE
- ▲ PROPOSED/EXISTING DRIVEWAY WHICH MEETS PRC 4290 AND MADERA COUNTY CODE 642 STANDARDS

JONES AND SNYDER SURVEYING
P.O. BOX 2292, OAKHURST, CA
(559)683-7661, LS 4298, LS 4727
DATE: FEBRUARY 9, 2012
JOB NO: 09-072
DWG FILE: 09-072-TP-03
DRAWN BY: RJG

SITE PLAN

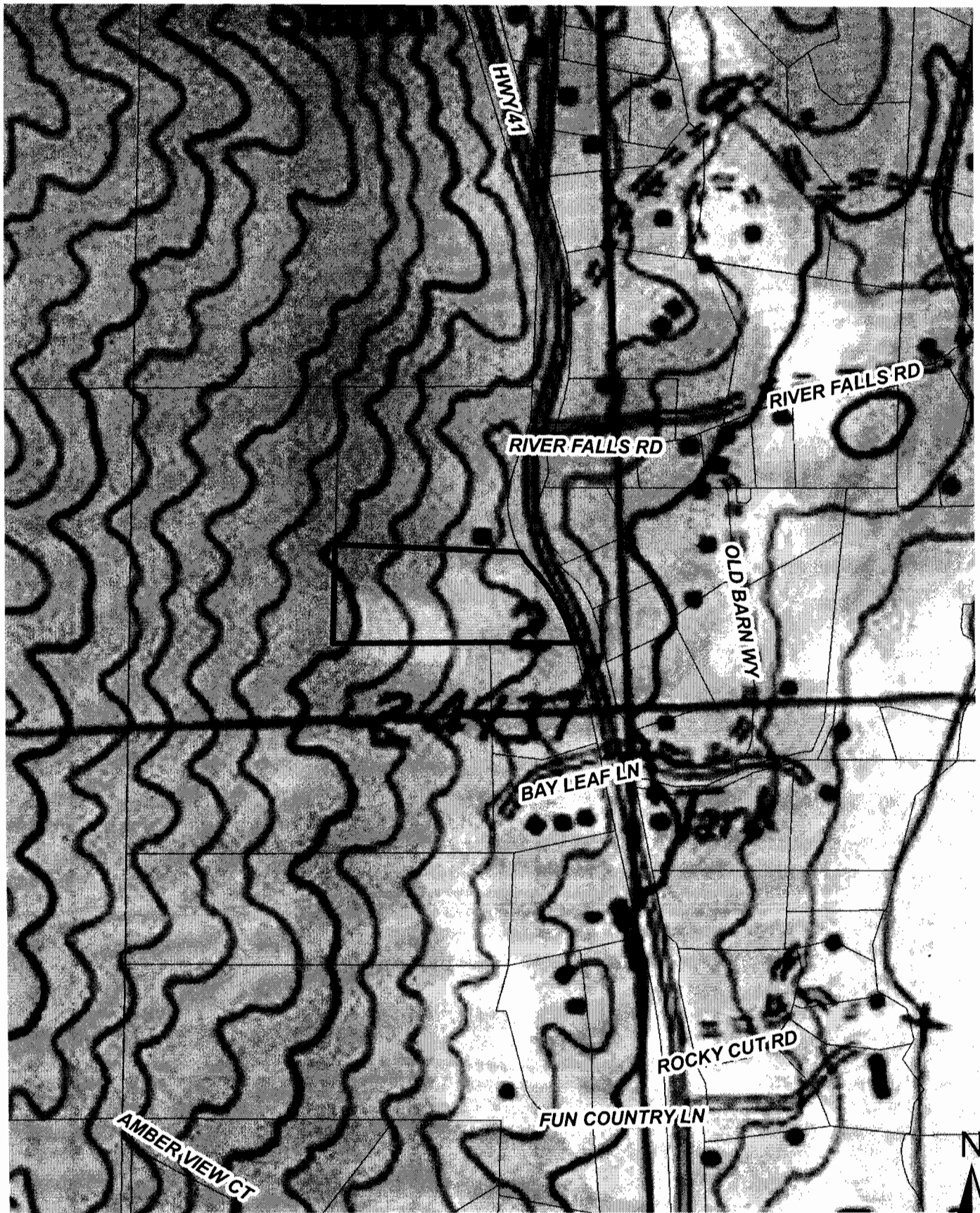


VICINITY MAP
1" = 1 MILE





AERIAL MAP



TOPOGRAPHICAL MAP

MEMORANDUM OF REVIEW AND COMMENT

Date: 5/21/12

FROM: DRAFTING DEPARTMENT
 MADERA COUNTY ASSESSOR'S OFFICE
 200 WEST FOURTH STREET
 MADERA, CALIFORNIA 93637
 PH. (559) 675-7710 ext. 2532

TO: MADERA COUNTY PLANNING DEPT
 2037 WEST CLEVELAND AVENUE
 MADERA, CALIFORNIA 93637

RE: (Please Check One)

- Lot Line Adjustment Review and Comment. (L.L.A. No.)
- Tentative Parcel Map Review and Comment. (P.M. No. 4160)
- Tentative Subdivision Review and Comment.
- (Subdivision Name: Tract #)

Name of Applicant	A.P.N.	T.R.A.	M.D./S.A.
ROBERT & DARLENE LUCIO	064-020-002	58-009	NONE

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

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

3. This proposal is in the Ag. Preserve.

<u>APNs</u>	<u>Prime Acres</u>	<u>Non-Prime Acres</u>
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4. The Assessor's Office cannot complete the proposal as submitted for the reasons stated on the attached memorandum.

If you have any questions or need our assistance regarding your proposal, please contact the Drafting Department at the above address or telephone number.

Sincerely, Curtis Randles



Madera County Assessor's Office
 200 West Fourth Street
 Madera, California 93637
 Phone (559) 675-7710
 Fax (559) 675-7654

THOMAS P. KIDWELL
 ASSESSOR

May 21, 2012

THIS INFORMATION IS REQUESTED PURSUANT TO R & T CODE SECTION 441 (D), WHICH STATES IN PART: "AT ANY TIME, AS REQUIRED BY THE ASSESSOR FOR ASSESSMENT PURPOSES, EVERY PERSON SHALL MAKE AVAILABLE FOR EXAMINATION INFORMATION OR RECORDS REGARDING HIS OR HER OWN PROPERTY OR OTHER PERSONAL PROPERTY LOCATED ON PREMISES HE OR SHE OWNS OR CONTROLS...INCLUDING DETAILS OF PROPERTY ACQUISITION COSTS, CONSTRUCTION COSTS, AND OTHER DATA RELEVANT TO THE DETERMINATION OF AN ESTIMATE OF VALUE." R & T CODE SECTION 451 STATES: "ALL INFORMATION REQUESTED BY THE ASSESSOR SHALL BE HELD SECRET." R & T CODE SECTION 501 STATES: "IF ANY PERSON FAILS TO COMPLY WITH A WRITTEN REQUEST FOR INFORMATION UNDER SECTION 441, THE ASSESSOR SHALL ESTIMATE THE VALUE OF AND PROMPTLY ASSESS THE PROPERTY."

Dear Madera County Property Owner/Land Developer:

Please complete the following information we request for the timely processing of our estimate of property taxes due. These require payment under the provisions of Government Code Sections 66492 and 66493. Incomplete information may result in delays in the processing of your parcel change request.

ASSESSOR'S OFFICE USE ONLY	
DATE RCVD _____	INIT _____
DATE TO DRAFTG _____	INIT _____
DATE TO APPR _____	INIT _____
FILE DATE _____	INIT _____

- Parcel Map Number 4160 _____, or Lot Line Adjustment Number _____, or
 Subdivision Name and Number _____
- Date of Completion of this Form _____
- Name of the Current Owner _____
- Address _____ City _____
- State _____ Zip Code _____ Day Phone _____

Current Assessor's Parcel Numbers: 064-020-002-0 _____

- Date of Purchase _____ Purchase Price \$ _____
- Financing:

Down Payment \$ _____				
1 st Loan \$ _____	@ _____ % for _____ years.	Seller carry?	Y	N
2 nd Loan \$ _____	@ _____ % for _____ years.	Seller carry?	Y	N
Other Loan \$ _____	@ _____ % for _____ years.	Seller carry?	Y	N

>>>> PLEASE COMPLETE THE REVERSE SIDE ALSO <<<<

Assessor's Parcel Numbers: 064-020-002-0

Since the date of purchase, have you begun development of this or these parcels?

Yes [] No []

1. Date Construction began _____
2. Date of Completion _____
3. Madera County Road Classification, e.g., 2-B

4. Base Rock Depth _____ inches
5. Paving: Asphalt Depth _____ inches
6. Finished Length _____ feet, or
length in miles _____
8. Finished Width (excluding shoulder) _____ feet
9. Curbs _____ linear feet
10. If you did any of the work or supervision yourself, please explain below or use separate sheet:

11. If the costs reported herein include off-site improvements, please detail here or on a separate sheet with their associated costs

12. If you have any questions about the completion of this form, please contact the appraiser who works in the area of your current Assessor's Parcel Number.

Thank you for your assistance.

SIGNATURE _____

Print Name _____

Date _____

Day Phone _____

MADERA COUNTY ASSESSOR'S OFFICE
THOMAS P. KIDWELL ASSESSOR
200 WEST FOURTH STREET
MADERA CA 93637
PHONE (559) 675-7710
FAX (559) 675-7654

DEVELOPMENT COST STRUCTURE

- Department Fees, e.g.,
 Planning/Engineering \$ _____
- Surveying \$ _____
- Road Clearing \$ _____
- Rough Grading & Culverts \$ _____
- Finish Grading \$ _____
- Base Rock Application \$ _____
- Finish Application \$ _____
- Water \$ _____
- Sewer \$ _____
- Electrical \$ _____
- Phone \$ _____
- Cable TV \$ _____
- PG&E (gas) Services \$ _____
- Street Lighting \$ _____
- Road Certification \$ _____
- County Parcel Map Filing Fees . \$ _____
- Litigation Guarantee \$ _____
- Fish & Game (EIR) fee \$ _____
- Septic Certification \$ _____

COMMUNITY WATER SYSTEM COSTS

- Main Extension Fee \$ _____
- Individual Hookup Fee \$ _____
- Supply & Storage Fee \$ _____
- Other Utility Hookup Fees \$ _____
- Other Costs (Specify) \$ _____

=====

TOTAL DEVELOPMENT COSTS \$ _____

RESOURCE MANAGEMENT AGENCY

Environmental Health Department

Jill Yaeger, Director

• 2037 West Cleveland Avenue
• Madera, CA 93637
• (559) 675-7823

MEMORANDUM

TO: Jerome Keene
FROM: Madera County
DATE: July 19, 2012
RE: Lucio, Robert & Darlene - Parcel Map - Oakhurst (064-020-002-000)

Conditions

The Madera County Environmental Health Department (MCEHD) has reviewed the submitted documentation for Parcel Map (PM) #4160, Lucio, Robert & Darlene, APN 064-020-002, and has determined the following:

On site water and a septic disposal system must be provided for any proposed living structure(s) located on Parcel #1. The plot plan shall be revised indicating the proposed locations of the water well and sewage reserve area(s) within Parcel #1.

Engineering and General Services

2037 West Cleveland
Avenue
Madera, CA 93637
(559) 661-6333
(559) 675-7639
FAX
(559) 675-8970
TDD

Bass Lake Office
40601 Road 274
Bass Lake, CA
93604
(559) 642-3203
(559) 658-6959
FAX

engineering@madera-county.com

MEMORANDUM

TO: Jerome Keene
FROM: Madera County
DATE: July 19, 2012
RE: Lucio, Robert & Darlene - Parcel Map - Oakhurst (064-020-002-000)

Comments

DATE: May 15, 2012

TO: Jerome Keene, Planning Department

FROM: Dario Dominguez, Engineering Department

SUBJECT: Parcel Map No. 4160, Lucio (APN 064-020-002)

The Engineering Division has reviewed the above Parcel Map, does not object to this project, recommends approval and submits the following comments for the listed parcel map:

1. The subject property is NOT within a Maintenance District or Service Area administered by the Madera County Department of Engineering and General Services. Water and sewer will need to be addressed by applicant.
2. The identified parcel(s) are shown on the Flood Insurance Rate Maps (FIRM) as being in Zone "X", areas determined to be outside of the 500-year floodplain. No further requirements are necessary through Madera County Engineering Division or through FEMA. A parcel identified as not being located within a Special Flood Hazard area may be subject to localized drainage problems that are site specific and not included in this flood zone determination.
3. Prepare and file a Parcel Map, following the requirements of the Subdivision Map Act and the "Parcel Map Ordinance" of Madera County. Said map is to be prepared by a licensed land surveyor or a registered civil engineer, licensed to practice land surveying within California.
4. At the time of making the survey for the said map the engineer or surveyor shall set durable monuments, to conform with the standards described in Section 8771 of the Business and Professions Code, at all angle points along the exterior boundary of the original parcel, along the division lines, and along the limiting lines of highways, roads, or streets.
5. Section and quarter-section corner monuments set or re-set shall conform to the specifications given in Chapter IV of the Bureau of Land Management's Manual of Surveying Instructions, 1973. Provide

ties for section and quarter section corners not on file with this office.

6. Submit a computer disk or a coordinate sheet printout listing all boundary points and closure information for the original parcel and all parcels created by this map. If the map is produced using a CAD program a disk containing the .dwg or .dxf file is acceptable.

7. In accordance with Section 66445 of the 2012 Subdivision Map Act, "no additional survey and map requirements shall be included on a parcel map which does not affect record title interests." Additional information required by County Ordinances shall be shown on an additional map sheet, a notation, or a recorded document (Subdivision Map Act, Section 66434.2).

8. To expedite the review process of the parcel map, copies of all referenced materials will be required at the first submittal of the parcel map.

In accordance with the Subdivision Map Act (Section 66434.2), the following additional information shall be shown on a separate map sheet and shall be filed and recorded simultaneously with the final map

1. Delineate all existing improvements such as the water system, sewer system, drainage system, and structures.

2. Delineate any common use such as water, sewer and driveways.

MADERA COUNTY FIRE DEPARTMENT

IN COOPERATION WITH
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

EXHIBIT J

2037 W. CLEVELAND
MADERA, CALIFORNIA 93637
(559) 661-6333
(559) 675-6973 FAX

DEBORAH KEENAN
MADERA COUNTY FIRE MARSHAL

MEMORANDUM

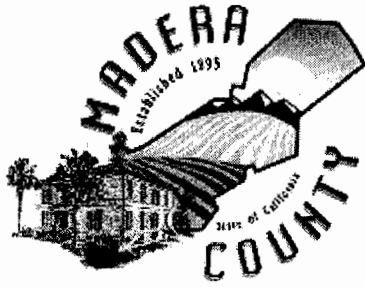
TO: Jerome Keene
FROM: Madera County
DATE: July 19, 2012
RE: Lucio, Robert & Darlene - Parcel Map - Oakhurst (064-020-002-000)

Conditions

Building envelopes for parcels/lots one gross acre or larger shall be shown on the final map. Parcels/lots shall be designed in such a way so as to provide a minimum of 30 foot defensible space building setback from all property lines from the proposed building envelopes. (PRC 4290)

A comprehensive Fuel Reduction Plan shall be completed in conjunction with the Fire Marshal's Office and approved by the Madera County Fire Marshal. Fuel reduction plans shall be required for all developments within State Responsible Areas designated as Wildland Urban Interface. Due to the extreme vegetation in the area major fuel reduction shall be completed based upon site inspection conducted by the Fire Marshal. The Fuel Reduction Plan shall be submitted, approved, implemented and completed as required by the County Fire Marshal prior to acceptance of the Final Map.

Parcels shall be designed in such manner as to be able to meet the following conditions: Driveway shall be a minimum of 10 feet wide. Driveways cannot exceed 16% slope. Driveways in excess of 150 ft require a turnout every 400 feet. Turnout shall be 10 feet wide for 30 feet of length with 25 foot tapers at each end. A 42 foot radius turnaround or approved hammerhead is required within 50 feet of the proposed building. All access to existing structures shall meet minimum driveway standards prior to approval of the final map. (PRC 4290)



ROAD DEPARTMENT
COUNTY OF
MADERA

2037 WEST CLEVELAND AVENUE/MADERA, CALIFORNIA 93637
(559) 675-7811 / FAX (559)675-7631

EXHIBIT K

JOHANNES HOEVERTSZ
Road Commissioner

MEMORANDUM

TO: Jerome Keene
FROM: Road Department
DATE: July 19, 2012
RE: Lucio, Robert & Darlene - Parcel Map - Oakhurst (064-020-002-000)

COMMENTS - The Road Department has reviewed the tentative map (PM #4160) which lies within the Community of Oakhurst. The parcel obtains its access via State Route No 41 which is Caltrans jurisdiction. The proposal should be referred to their department for any possible concerns with the state right-of-way and the addition of another parcel.

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

1352 WEST OLIVE AVENUE

P.O. BOX 12616

FRESNO, CA 93778-2616

PHONE (559) 445-5868

FAX (559) 488-4088

TTY (559) 488-4066

*Flex your power!
Be energy efficient!*

May 8, 2012

2134-IGR/CEQA
6-MAD-41-37.32
PM 4180, CZ 2001-002, GP 2011-004
ROBERT & DARLENE LUCIO

Mr. Jerome Keene
County of Madera
Resource Management Agency
2037 W. Cleveland
Madera, CA 93637

Dear Mr. Keene:

We have completed our review of the proposed Parcel Map with General Plan and Rezoning application. The project is located along the east side of State Route (SR) between River Ralls Road and Bay Leaf Lane. Caltrans has the following comments:

An irrevocable offer of dedication to Caltrans of 5 feet of right-of-way is needed to accommodate the ultimate configuration of SR 41. This is identified on the plan. A summary of the requirements for right-of-way dedications is enclosed.

Caltrans has not located the encroachment permit that authorized the existing access to the State right-of-way. The owner needs to provide a copy of the encroachment permit or submit an application requesting approval for driveway access. Please call the Caltrans Encroachment Permit Office (District 6: 1352 W. Olive, Fresno, CA 93778, (559) 488-4058) to locate the existing encroachment permit or file a new encroachment permit authorizing access for the new and existing parcels to SR 41. Any new access will need to be approved by this agency. Furthermore, a new encroachment permit is needed if ownership has changed. Encroachment permits are not a property right and do not transfer with the property to the new owner. Only the legal property owner or his/her authorized agent can pursue obtaining an encroachment permit

If a driveway is to be shared by two or more property owners an access easement (or an agreement acceptable to the State) needs to be executed between the parties and submitted to the Encroachment Permit office before a permit is issued for any work in the State right of way.

Mr. Jerome Keene
May 8, 2012
Page 2

If you have any questions, please call me at (559) 445-5868.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Navarro', with a stylized flourish at the end.

MICHAEL NAVARRO
Office of Transportation Planning
District 06

Enclosure



May 8, 2012

Jerome Keene
County of Madera
Resource Management Agency
2037 West Cleveland Avenue
Madera, CA 93637

Project: Parcel Map #4160, CZ #2011-012 and GP #2011-004

District CEQA Reference No: 20120257

Dear Jerome Keene:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project. CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, the proposed project may equal or exceed 2,000 square feet of commercial space; Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of

Seyed Sadredin
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Debbie Johnson, at (559) 230-5817.

Sincerely,

David Warner
Director of Permit Services


for Arnaud Marjollet
Permit Services Manager

DW: dj

Cc: File

Environmental Checklist Form

EXHIBIT N

Title of Proposal: Parcel Map #4160, Curran Family Ranch

Date Checklist Submitted: July 7, 200

Agency Requiring Checklist: Madera County

Agency Contact: Jamie Bax, Planner III

Phone: (559) 675-7821

Description of Project:

The proposal is to a division of 6.23 acres into 2 parcels (4.00 acres and 2.18) and to adjust the boundaries of the zone district and general plan in accordance with the proposed land division. The zone district is also proposed to be changed from RRM (Residential, Rural, Median District) to RRS-2 (Residential, Rural, Single Family, 2-Acre District) in accordance with the proposed land division. The General Plan designations of CC (Community Commercial) and RR (Rural Residential) would be adjust to conform to the new lot configurations proposed by the land division.

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

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

Project Location:

The proposal is located on the west side of State Route 41, approximately 0.10 mile north of its intersection with Bay Leaf Lane (41594 Highway 41), Oakhurst

Applicant Name and Address:

Robert & Darlene Lucio
2603 Phelan Lane
Redondo Beach, CA 90278

General Plan Designation:

RR (Rural Residential) and CC (Community Commercial)

Zoning Designation:

RRM (Residential, Rural, Median District)

Surrounding Land Uses and Setting:

Rural Residential, Commerical

Other Public Agencies whose approval is required:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature _____

Date _____

I. AESTHETICS -- Would the project:

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

Discussion:

(a) No Impact. No scenic vistas exist on or in the vicinity of the project site.

(b) No Impact. No scenic resources exist on or in the vicinity of the project site.

(c) No Impact. The current zoning allows for rural residential uses, which is not proposed to be changed as part of this project.

(d) Less than Significant Impact. While the project itself will not create a new source of substantial light or glare, it will contribute to the overall amount. The division will allow for additional single family dwellings or mobile homes to be built; however, light sources from dwellings and accessory structures are usually minor. Commercial development would be subject to ordinance requirements as well.

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Protection (as defined by Government Code section 51104(g))?
- d) Result in the loss of forest land or conversion of forest land to non-forest land?
- e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

Discussion:

- (a) No Impact. This project does not propose to change the use of agriculture on the project site.
- (b) No Impact. The project site is not subject to a Williamson Act contract.
- (c) No Impact. The project site is located along Highway 41 close to the center of Oakhurst, however, is not close to forest land..
- (d) No Impact. The project site is located along Highway 41 close to the center of Oakhurst, however, is not close to forest land.
- (e) No Impact. This project does not propose to convert the land to a non-agricultural use.

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

Discussion:

- (a) Less than significant Impact. The project site is currently is rural residential. The project does not propose this use be changed. The amount of pollution being created by the property currently will not increase substantially.
- (b) Less than significant Impact. The project site is currently is rural residential. The project does not propose this use be changed. The amount of pollution being created by the property currently will not increase substantially.
- (c) Less Than Significant Impact. The project site is currently is rural residential. Construction is not proposed as a

part of the land division.

(d) Less Than Significant Impact. The project site is currently rural residential. The project does not propose this use be changed. The amount of pollution being created by the property currently will not increase substantially.

(e) Less Than Significant Impact. The project site is currently rural residential. The project does not propose this use be changed. The amount of odors being created by the property currently will not increase substantially.

Global Climate Change

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

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

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

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

California Assembly Bill (AB) 1493 (Pavley) enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHG emitted by passenger vehicles and light duty trucks. Regulations adopted by CARB will apply to 2009 and later model year vehicles. CARB estimates that the regulation will reduce climate change emissions from light duty passenger vehicle fleet by an estimated 18 percent by 2020 and by 27 percent in 2030 (CARB 2004a).

California Governor Arnold Schwarzenegger announced on June 1, 2005, through Executive Order S3-05, the following GHG emission targets: by 2010 reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions by 1990 levels; by 2050, reduce GHG emissions to 80 percent below 1990 levels.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or				

- regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?
- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?
- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?
- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Discussion:

(a) Less Than Significant Impact. The proposed project is a minor land division. The current use of the property is rural residential and it is planned commercial under the Oakhurst Area Plan and the rezoning would be consistent with that plan.

Special Status Species include:

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

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

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
Western pond turtle	None	None	SSC	
Valley elderberry longhorn beetle	Threatened	None		
An andrenid bee	None	None		

Orange lupine	None	None		1B.2
Madera leptosiphon	None	None		1B.2
Mariposa pussypaws	Threatened	None		1B.1
Slender-stalked monkeyflower	None	None		1B.2

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

(b, c, & d) Less Than Significant Impact. The California Department of Fish and Game has identified the above listed species as being known to occur in the vicinity. The likelihood of the species being impacted is low due to the property already used for rural residential development. The use of the land is not proposed to be changed as a part of this project. No development is proposed at this time.

Wetlands are defined under Title 33 §328.3 of the California Code of Regulations as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” 33 CFR §328.3(b).

(e) No Impact. There is no land use change or proposed construction or development which would have an impact on any local ordinances or policies protecting biological resources. The current and proposed use of the land is rural residential with possible commercial.

(f) No Impact. There is no land use change or proposed construction or development which would have an impact on any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The current and proposed use of the land is rural residential and with possible commercial.

General Information

Effective January 1, 2007, Senate Bill 1535 took effect that has changed de minimis findings procedures. The Senate Bill takes the de minimis findings capabilities out of the Lead Agency hands and puts the process into the hands of the Department of Fish and Game. The same Senate Bill also increases the associated fees for the Fish and Game; the current fees associated with a Mitigated Negative Declaration are \$2010.25, and the County Clerk filing fee is \$50.

In short, the applicant must either contact the California Department of Fish and Game and get them to issue a de minimis finding and fee exemption waiver, submit that with the County \$50 filing fee, **OR** submit a total of \$2,060.25 (on top of associated County Fees) to the County.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

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

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

Reference CEQA Guidelines §15064.5 for definitions.

(a & b) No Impact. The current and proposed use of the property is rural residential. There are no historical resources on the project site.

No sites of archaeological or historical significance are known to exist on or in the vicinity of the subject property. Though the majority of the project site has been disturbed by previous agricultural activities, grading and excavating of the areas in question could result in disturbance of unknown cultural resources. Policy 4.D.3 of the Madera County General Plan provides for that "[T]he County shall require that discretionary development projects identify and protect from damage, destruction and abuse, important historical, archaeological, paleontological and cultural sites and their contributing environment." Impacts on previously undiscovered cultural resources are potentially significant, but can be mitigated to a level that is less than significant through incorporation of the mitigation measure(s) stipulated in the Negative Declaration.

No known unique geological features in the vicinity of the project site exist. There are no known fossil bearing sediments on the project site. No impact has been identified.

Most of the archaeological survey work in the County has taken place in the foothills and mountains. This does not mean, however, that no sites exist in the western part of the County, but rather that this area has not been as

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

(c) No Impact. The current and proposed use of the property is rural residential. No major grading or construction is proposed for this project. When grading and/or construction is conducted, an archeological warning is generally issued for area north of the Madera Canal in order to limit the impacts of these activities.

(d) No Impact. The current and proposed use of the property is agricultural production. No major grading or construction is proposed for this project. At the time a future resident applies for a building or grading permit, they will be advised of contacting the property authorities if any remains are found.

VI. GEOLOGY AND SOILS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a i-iv) No Impact. Madera County is divided into two major physiographic and geologic provinces: the Sierra Nevada Range and the Central Valley. The Sierra Nevada physiographic province in the northeastern portion of the county is underlain by metamorphic and igneous rock. It consists mainly of homogenous types of granitic rocks, with several islands of older metamorphic rock. The central and western parts of the county are part of the Central Valley province, underlain by marine and non-marine sedimentary rocks.

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

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

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

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

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

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

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

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

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

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

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

(b) No Impact. No grading or construction is proposed as a part of this project.

(c) No Impact. The project site is not located on an unstable geologic unit. No grading or construction is proposed

as a part of this project.

(d) No Impact. Upon review of information from the USDA, Natural Resources Conservation Service, it has been determined that the project site is not located on expansive soil.

(e) Less Than Significant Impact. Septic tanks for waste disposal are regularly used in the vicinity of the project site.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

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

Discussion:

(a) No Impact. The proposed project is a minor division of land in which no construction will be involved. No greenhouse gases will be created as a result of the project.

(b) No Impact. The proposed project is a minor division of land in which no construction will be involved. No greenhouse gases will be created as a result of the project.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

adopted emergency response plan or emergency evacuation plan?

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Discussion:

- (a) No Impact. There will be no transport, use, or disposal of hazardous materials as a part of this project
- (b) No Impact. No significant hazards will be created as a result of this project. No hazardous materials will be used as a part of this project.
- (c) No Impact. No hazardous materials will be used as a part of this project.
- (d) No Impact. No hazardous materials sites are located on or in the vicinity of the project site.
- (e) No Impact. The project is not located within an airport land use plan or within two miles of a public airport.
- (f) No Impact. The project site is not located within the vicinity of a private airstrip.
- (g) No Impact. The project site is not located within an area affected by an adopted emergency response plan or emergency evacuation plan.
- (h) No Impact. The project site is not located in an area affected by wildland fires.

IX. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) | Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) | Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) | Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a) No Impact. No development is proposed as a part of this project. Additional homes for the proposed lots will likely use individual wells and septic tanks.

(b) Less Than Significant Impact. While the project does not propose any construction or development, the potential to build additional dwellings does exist. The dwellings will not substantially deplete groundwater supplies, but they will affect the overall amount being used.

(c) No Impact. No construction is proposed as a part of this project.

(d) No Impact. No construction is proposed as a part of this project.

(e) No Impact. This project is a minor division of land and no construction or development is proposed as part of the project.

(f) No Impact. This project is a minor division of land and no construction or development is proposed as part of the project.

(g) No Impact. The project site is not located within a 100-year flood hazard area.

(h) No Impact. The project site is not located within a 100-year flood hazard area.

(i) No Impact. No construction or development is proposed as a part of this minor division of land.

X. LAND USE AND PLANNING – Would the project result in:

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

Discussion:

(a) No Impact. No established communities exist on or in the near vicinity of the project site.

(b) No Impact. The project is consistent with the general plan and zoning ordinance and does not lie within a specific or area plan.

(c) No Impact. There is no known habitat conservation plan or natural community conservation plan within the vicinity of the project site.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion:

(a) No Impact. The current use of the land is in agricultural production; this use is not proposed to be changed as a part of this project.

(b) No Impact. The current use of the land is in agricultural production; this use is not proposed to be changed as a part of this project.

XII. NOISE – Would the project result in:

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

Discussion:

General Discussion

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

designated and zoned for agricultural uses. This impact is therefore considered less than significant.

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

Short Term Noise

Noise from localized point sources (such as construction sites) typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given the noise attenuation rate and assuming no noise shielding from either natural or human-made features (e.g. trees, buildings, fences), outdoor receptors within approximately 400 feet of construction site could experience maximum noise levels of greater than 70 dBA when onsite construction-related noise levels exceed approximately 89 dBA at the project site boundary. Construction activities that occur during the more noise-sensitive eighteen hours could result in increased levels of annoyance and sleep disruption for occupants of nearby existing residential dwellings. As a result, noise-generating construction activities would be considered to have a potentially significant short-term impact. However with implementation of mitigation measures, this impact would be considered less than significant.

Long Term Noise

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

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

Excessive groundborne vibration or noise levels are not anticipated during either construction or operations.

(a) No Impact. The current use of the land is rural residential; this use is not proposed to be changed as a part of this project. No construction or development is proposed as part of this project.

(b) No Impact. The current use of the land is rural residential; this use is not proposed to be changed as a part of this project. No construction or development is proposed as part of this project.

(c) No Impact. The current use of the land is rural residential; this use is not proposed to be changed as a part of this project. No construction or development is proposed as part of this project.

(d) No Impact. The current use of the land is rural residential; this use is not proposed to be changed as a part of this project. No construction or development is proposed as part of this project.

(e) No Impact. The project site is not within an airport land use plan or within two miles of a public airport.

(f) No Impact. The project site is not within the vicinity of a private airstrip.

XIII. POPULATION AND HOUSING -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a) Less Than Significant Impact. This proposal is for a 2 parcel division. Additional homes can be built upon approval of the parcel map. The amount of new residents to the area will not substantially induce population growth; however, it will add to the existing amount.

The proposed project is not designed to induce population growth, and will not result in substantial direct or indirect growth inducement. No housing will be displaced as a result of the project. No people will be displaced as a result of the project.

According to the California Department of Finance, in October 2006, there were 59,400 jobs in Madera County. Of those, 23,800 jobs were in the cities of Madera and Chowchilla, and 23,800 were in the unincorporated areas. This leads to a jobs/housing ratio of 1.27:1 for the County and 1.19:1 for the unincorporated areas.

(b) No Impact. Homes will not be displaced as a part of this project.

(c) No Impact. People will not be displaced as a part of this project.

XIV. PUBLIC SERVICES

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

Discussion:

(a-i) Less Than Significant Impact. Upon construction of new dwellings, impact fees will have to be paid for emergency services. The proposed project site is within the jurisdiction of the Madera County Fire Department. Crime and emergency response is provided by the Madera County Sheriff's Department.

Madera County Fire Department provides fire protection services to all unincorporated areas of Madera County, which has an estimated 2000 population of 74,734 persons. MCFD is a full service fire department and is comprised of 15 fire stations, a fleet of approximately 50 fire apparatus and support vehicles, 19 full-time career fire suppression personnel and 185 paid on-call firefighters, and 11 support personnel. The career fire suppression personnel and department administration are provided through a contract with the California Department of Forestry and Fire Protection (CDF). Fire prevention, clerical, and automotive support personnel are County employees.

Based on the estimated 2006 population the unincorporated portion of Madera County has a current fire protection personnel ratio of 2.52:1000 to the populations (2.52 full-time career and paid on-call personnel to 1000 residents).

(a-ii) Less Than Significant Impact. Upon construction of new dwellings, impact fees will have to be paid for emergency services.

The Federal Bureau of Investigations suggests a law enforcement officer to population ratio of 1.7 – 2.2 per thousand in rural counties.

(a-iii) Less Than Significant Impact. Upon construction of new dwellings, impact fee will have to be paid for school services.

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

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

(a-iv) No Impact. The proposed project will have no impact on local parks and will not create demand for additional parks.

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

(a – v) No Impact. No other public services are provided to this area of the County.

XV. RECREATION

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

Discussion:

(a) No Impact. The project would have no discernable impacts to existing parks or require the provision of new or additional facilities.

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

(b) No Impact. This project does not include recreational facilities or require the construction of recreational facilities.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of				

- the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?
- b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?
- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion:

(a) Less Than Significant Impact. This project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The amount of new traffic created by this project will be less than significant.

According to the Institute of Traffic Engineers (7th Edition, pg. 268-9) the trips per day for one single-family residence are 9.57.

(b) Less Than Significant Impact. This project will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The amount of new traffic created by this project will be less than significant.

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

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

Unsignalized intersections.

Level of Service	Description	Average Control Delay (sec./car)
A	Uncongested operations, all queues clear in single cycle	< 10
B	Very light congestion, an occasional phase is fully utilized	>10 – 20
C	Light congestion; occasional queues on approach	> 20 – 35
D	Significant congestion on critical approaches, but intersection is functional. Vehicles required to wait through more than one cycle	> 35 – 55

	during short peaks. No long-standing queues formed.	
E	Severe congestion with some long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	> 55-80
F	Total breakdown, significant queuing	> 80

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

(c) No Impact. The proposed project is a minor land division which involves no proposed construction or development which may have an impact on air traffic patterns

(d) No Impact. No improvements or construction to roadways are proposed as a part of this project.

(e) No Impact. All proposed parcels will have adequate emergency access to Avenue 15.

(f) No Impact. There are no adopted policies, plans, or programs supporting alternative transportation within the vicinity of the project site.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

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

Discussion:

- (a) No Impact. The proposed lot sizes will allow for individual septic systems to be utilized.
- (b) No Impact. The proposed lot sizes will allow for individual septic systems to be utilized.
- (c) No Impact. No construction or development is proposed as part of this project.
- (d) No Impact. No new or expanded entitlements will be needed for water supply for this project.
- (e) No Impact. The proposed lot sizes will allow for individual septic systems to be utilized.
- (f) Less Than Significant Impact. Madera County is served by the Fairmead landfill that has sufficient capacity.
- (g) Less Than Significant Impact. Any new residences or agricultural operations developed by this division will be served by the Fairmead landfill.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

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

Discussion:

CEQA defines three types of impacts or effects:

- Direct impacts are caused by a project and occur at the same time and place (CEQA §15358(a)(1)).

- Indirect or secondary impacts are reasonably foreseeable and are caused by a project but occur at a different time or place. They may include growth inducing effects and other effects related to changes in the pattern of land use, population density or growth rate and related effects on air, water and other natural systems, including ecosystems (CEQA §15358(a)(2)).
- Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA §15355(b)). Impacts from individual projects may be considered minor, but considered retroactively with other projects over a period of time, those impacts could be significant, especially where listed or sensitive species are involved.

(a) No Impact. The project does not have the potential to degrade fish and wildlife, or their habitat, or to eliminate major periods of California history or prehistory. The use of the land is for agriculture, this use is not proposed to be changed as a part of this project.

(b) Less Than Significant Impact. The project will not generate significant environmental impacts. The incremental effect of the current project, when viewed in light of both existing development and reasonably foreseeable future projects, does not yield impacts which are cumulatively considerable.

(c) No Impact. The proposed project is a minor division of land. The use of agricultural will remain the same.

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

Madera County General Plan

California Department of Finance

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Madera County Environmental Health

Madera County Roads Department

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

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

ND 2012-07

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May 23, 2012

NEGATIVE DECLARATION

ND

Project Name

Parcel Map #4160, General Plan Amendment #2011-004, Rezoning #2011-012

Name of Proponents

Darlene and Robert Lucio

Project Location:

The proposal is located on the west side of State Route 41, approximately 0.10 mile north of its intersection with Bay Leaf Lane (41594 Highway 41), Oakhurst

Project Description:

The applicant is requesting a parcel map to create 2 parcels of 3.63 acres and 2.56 acres in size. A rezoning from RRM to RRS-2 and CRM to match the general plan and proposed property boundaries and a general plan amendment from RR to RR and CC to adjust the existing designations to match the proposed boundaries has also been submitted.

PROPOSED FINDINGS

- ✓ An Initial Study has been conducted and a findings made that the proposed project will have no significant effect on the environment (CEQA 15070(a)).
- An Initial Study has been conducted and a finding made that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because Mitigation Measures have been added to the project (CEQA 15070(b)).

Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 2037 West Cleveland Avenue, Madera, California.

DATED:

FILED:

PROJECT APPROVED: