



# Community and Economic Development Planning Division

Norman L. Allinder, AICP  
Director

*Wet*

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**PLANNING COMMISSION DATE:** November 4, 2014

**AGENDA ITEM:** #2

<b>PM</b>	<b>#4193</b>	<b>Appeal of Tentative Parcel Map Approval</b>
<b>APN</b>	<b>#029-250-055</b>	<b>Applicant: Hershel Noonkester</b>
		<b>Appellants: Tim and Sharon Tegtmeyer</b>
<b>CEQA</b>	<b>MND #2014-28</b>	<b>Mitigated Negative Declaration</b>

### REQUEST:

Tim and Sharon Tegtmeyer are appealing the Parcel Map Committee's decision to approve Tentative Parcel Map 4193 as per Section 17.72.200 of Title 17 that would divide a 20.48 acre parcel into four parcels (2.23 acres, 6.95 acres, 3.34 acres, and 7.87 acres).

### LOCATION:

The project is located on the southwest corner of the intersection of Highway 41 and Yosemite Springs Parkway (no situs), Coarsegold.

### ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2014-28) has been prepared and is subject to approval by the Planning Commission.



**RECOMMENDATION:** Deny the appeal and uphold the Parcel Map Committee's decision to approve Parcel Map #4193, Mitigated Negative Declaration #2014-28, and Mitigation Monitoring and Reporting Program subject to Conditions.

**GENERAL PLAN DESIGNATIONS (Exhibit A):**

SITE: HSC (Highway Service Commercial) Designation  
CC (Community Commercial) Designation  
HDR (High Density Residential) Designation

SURROUNDING: AR (Agricultural Residential) Designation  
AE (Agricultural Exclusive) Designation

**ZONING (EXHIBIT B)**

SITE: CRH (Commercial Rural Highway) District  
CUM (Commercial Urban Median) District  
RUM (Residential Urban Multiple Family) District

SURROUNDING: AR-5 (Agricultural Rural-5 Acre) District  
ARE-40 (Agricultural Rural Exclusive-40 Acre) District

**LAND USE:**

SITE: Vacant

SURROUNDING: Agricultural (grazing), residential, and commercial

**SIZE OF PROPERTY (EXHIBIT C):** 20.48 acres.

**ACCESS (EXHIBIT C):**

The property is accessed from Yosemite Springs Parkway and Road 207.

**WILLIAMSON ACT:**

The property involved in this proposal is not subject to a Williamson Act (Agricultural Preserve) contract.

**BACKGROUND AND PRIOR ACTIONS:**

The parcel was a portion of Parcel Map 933 which recorded in 1975.

**PROJECT DESCRIPTION:**

Tim and Sharon Tegtmeyer are appealing the decision of the Parcel Map Committee to approve tentative Parcel Map #4193, Noonkester which was approved on October 16, 2014 due to concerns about water, traffic, and noise. The application is for a division of 20.48 acres into 4 parcels (2.23 acres, 6.95 acres, 3.34 acres, and 7.87 acres).

**ORDINANCES/POLICIES:**

Madera County County Code 17.72 governs the requirements for processing and reviewing parcel maps.

Section 66410 of the California Government Code (Subdivision Map Act) regulates control and design of subdivision maps.

**ANALYSIS:**

Tim and Sharon Tegtmeyer are appealing the decision of the Parcel Map Committee to approve tentative Parcel Map #4193 for Hershel Noonkester which was approved on October 16, 2014, due to concerns about water, traffic, and

noise. The appeal is being processed per the guidelines of Chapter 17.72.200 of the Madera County Code (Title 17) and Section 66452.5(a) of the Subdivision Map Act. The application is for a division of 20.48 acres into four parcels (2.23 acres, 6.95 acres, 3.34 acres, and 7.87 acres). The appeal was received on October 1, 2014.

The appellants are concerned the division of land will cause significant impacts to water levels. The area in which the project is located relies on water sources within fractured rock opposed to the water table as is the case for the valley floor. As addressed in the initial study prepared for the general plan amendment and rezone for the site, impacts to groundwater supplies will be less than significant.

Approval of this parcel map will not present any more impacts than the previously approved General Plan Amendment and Rezone. The uses allowed will not change; this proposal will set the boundaries as the applicant indicated on the site plan for the General Plan Amendment and Rezone. Mitigation measures were adopted for the previous project and remain in effect for any development occurring on the site. The mitigation measures include significant improvements to State Route 41 and Yosemite Springs Parkway as indicated in a Traffic Impact Study prepared for the project and comments received from Caltrans. Also, as determined by environmental analysis prepared for the site, impacts to noise levels will be less than significant.

The property is currently vacant. The parcels are required to be served by a community water and sewer system as required by the previously approved project. The tentative parcel map is in conformance with the previously approved general plan amendment and rezone and the corresponding environmental analysis.

Comments on the tentative parcel map were received from the Public Works Department, Environmental Health Division, Fire Division, Assessor's Office, and Caltrans.

**GENERAL PLAN CONSISTENCY STATEMENT:**

The Parcel Map is consistent with the general plan designation of HSC (Highway Service Commercial), CC (Community Commercial), and HDR (High Density Residential) Designations which allow for restaurants, service stations, truck stops, hotels and motels, and retail amusement uses; retail, wholesale, services, restaurants, professional and administrative offices, hotels and motels; and multiple family residential units, group quarters, mobilehome parks, bed-and-breakfast establishments, professional offices, public and quasi-public uses, and similar and compatible uses. The zone districts of CRH (Commercial Rural Highway), CUM (Commercial Urban Median), and RUM (Residential Urban Multiple Family) Districts allow for corresponding uses consistent with the General Plan. The proposed parcel sizes are consistent with the requirements of the zone districts and general plan designations.

## FINDINGS

The Madera County Parcel Map Ordinance requires that the following findings of fact must be made by the Planning Commission to recommend approval of this entitlement:

1. *The proposed map is consistent with applicable general and specific plans.* The Parcel Map is consistent with the general plan designation of HSC (Highway Service Commercial), CC (Community Commercial), and HDR (High Density Residential) Designations which allow for restaurants, service stations, truck stops, hotels and motels, and retail amusement uses; retail, wholesale, services, restaurants, professional and administrative offices, hotels and motels; and multiple family residential units, group quarters, mobilehome parks, bed-and-breakfast establishments, professional offices, public and quasi-public uses, and similar and compatible uses. The zone districts of CRH (Commercial Rural Highway), CUM (Commercial Urban Median), and RUM (Residential Urban Multiple Family) Districts allow for corresponding uses consistent with the General Plan. The proposed parcel sizes are consistent with the requirements of the zone districts and general plan designations.
2. *The design or improvements of the proposed subdivision is consistent with applicable general and specific plans.* Access is consistent with safety requirements of the general plan. The water and sewer requirements stem from Title 13 of the Madera County Code are also addressed in the Public Facilities and Services section of the General Plan.
3. *The site is physically suitable for the type of development.* The proposed parcel sizes meet the required minimum parcel sizes per the zone districts. All parcels have access to through roads and there is adequate room for utilities and also for biological and cultural resources buffer zones.
4. *The site is physically suitable for proposed density or development.* The proposed parcel sizes meet the required minimum parcel sizes of the zone districts and general plan designations.
5. *The design of the subdivision or the proposed improvements is not likely to cause serious public health problems.* The improvements required of this project involve public water and sewer systems which are regulated by the County and State. These agencies enforce strict regulations to decrease negative impacts to public health.
6. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.* Mitigation measures protecting wildlife species and habitats remain in effect for any development occurring on the site.
7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision unless subject to section*

*66414.01 of the Government Code which indicates that a tentative map, or a parcel map for which a tentative map was not required, if an environmental impact report was prepared with respect to the project and a finding was made pursuant to paragraph (3) of the subdivision (a) of section 21081 of the Public Resources Code that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report. There are no easements on the property in which the public at large has access through.*

8. *The parcel map committee may approve the map if it finds that alternate easements, for access or use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. No easements will be affected or created as a result of this project.*

**RECOMMENDATION:**

Staff recommends to uphold the Parcel Map Committee's decision to approve Parcel Map #4193 and Mitigated Negative Declaration #2014-28, and Mitigation Monitoring and Reporting Program, subject to conditions.

**CONDITIONS:**

See attached Conditions Monitoring Program.

**ATTACHMENTS:**

1. Exhibit A, General Plan Map
2. Exhibit A-1, O'Neals Area Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Tentative Parcel Map
6. Exhibit E, Aerial Map
7. Exhibit F, Topographical Map
8. Exhibit G, Initial Study
9. Exhibit H, Mitigated Negative Declaration
10. Exhibit I, Environmental Health Comments
11. Exhibit J, Road Department Comments
12. Exhibit K, Fire Department Comments
13. Exhibit L, Caltrans comments
14. Exhibit M, Appeal letter

## CONDITIONS OF APPROVAL

Hershel Noonkester - Parcel Map 4-193 - O'Neals (050-062-040-000)  
 Southwest corner of the intersections of Highway 41 and Yosemite Springs  
 Parkway (27800 Road 207), Coarsegold  
 Tentative Parcel Map for 4 parcels

**PROJECT NAME:**

**PROJECT LOCATION:**

**PROJECT DESCRIPTION:**

**APPLICANT:**

**CONTACT PERSON/TELEPHONE NUMBER:**

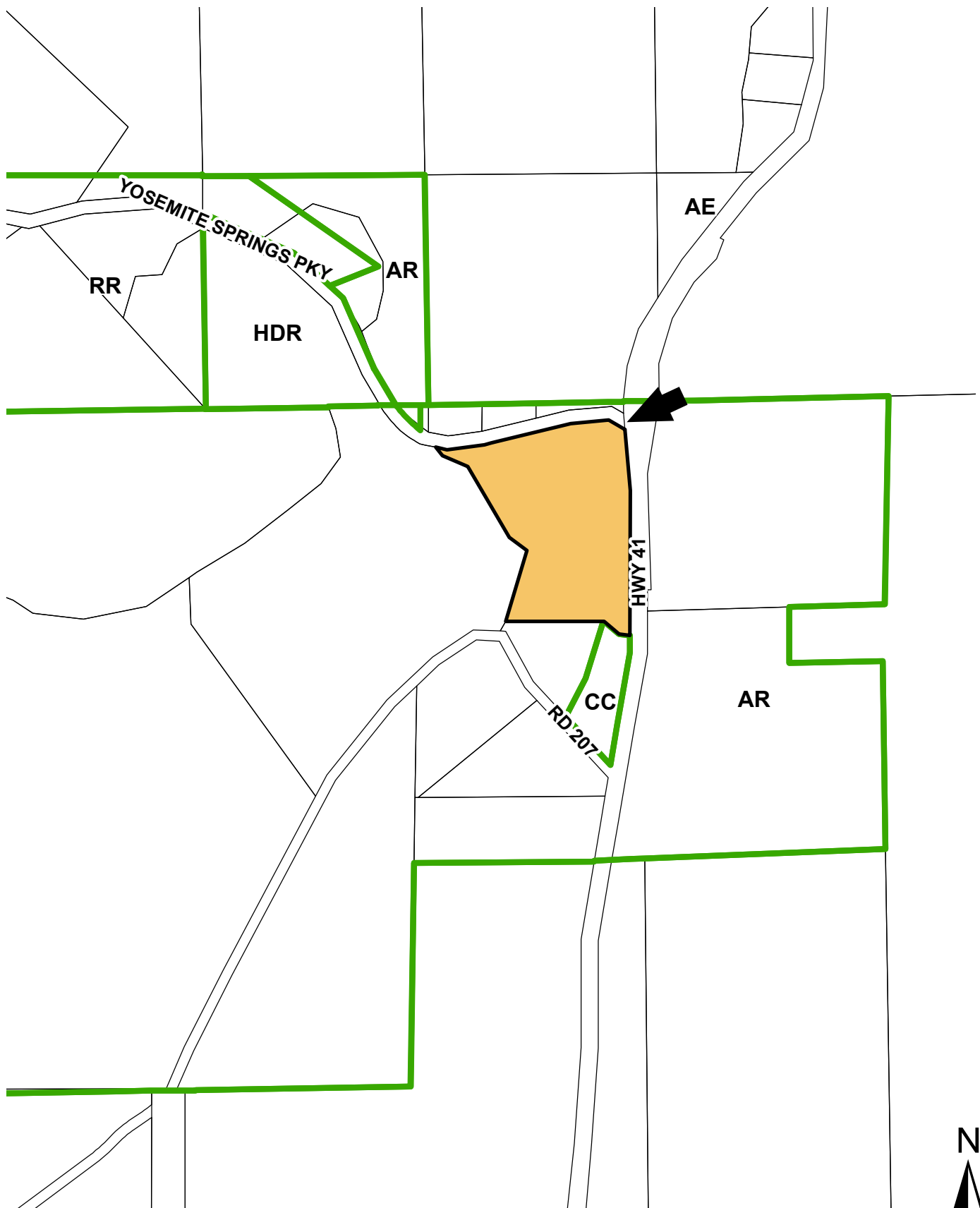
Dennis Jonathan  
 (559) 760-5755

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Planning	The Final Map shall be prepared in conformance with Title 17 of the Madera County Code and the California Government Code (Subdivision Map Act).				
	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.				
	Identify this proposal as Parcel Map #4193				
	The final map shall utilize a written and graphic scale of 1 inch = 100 feet (or larger), unless written authorization is received from the Planning Department to deviate therefrom.				
	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.				
	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.				
	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.				
	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.				
	This proposal must complete processing within two (2) years of lead agency tentative approval.				
Engineering					

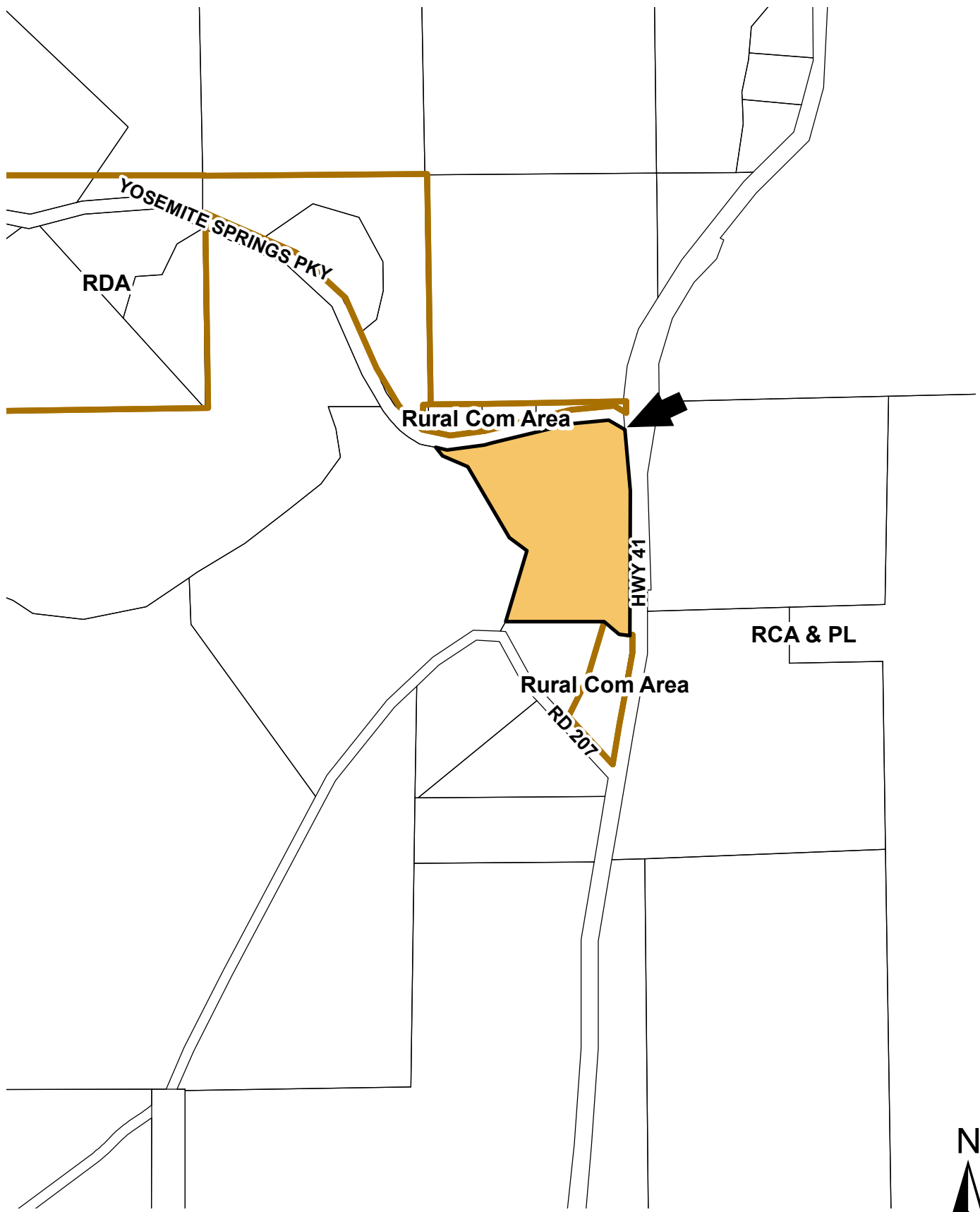
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Environmental Health</b>					
1	The subject parcel(s) is not within a Maintenance District or County Service Area maintained by the Department of Engineering. Water and sewer service for all occupied structures will need to be provided by the applicant.				
2	The required waste water treatment / disposal system for all parcel(s) must comply with all Regional Water Quality Control Board (RWQCB) waste water standards. The applicant must submit an application/ engineered design to the RWQCB for the creation of a community/decentralized waste water sewage treatment system.				
3	All parcels within the Parcel Map will be served by a Community Water System. The Water System construction and drinking water quality must comply with the California Department of Public Health/State Water Board Drinking Water Program (DWP) Standards.				
<b>Fire</b>					
1	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.				
2	The subject property is within State Responsibility Area (SRA); as such a Registered Licensed Professional Forester must determine whether the project site requires a timberland conversion. Contact shall be made with either a Registered Licensed Professional Forester or the CAL-Fire Forestry division in Mariposa (209) 966-3622 extension 218 to determine if any state forest issues will need to be addressed. Documentation of the forester's determination will be required prior to approval of the final map.				
<b>Road</b>					
1	Prior to recordation, all driveway locations shall be indicated on the Map for review and approval. (MCC §17.72.185)				
2	Prior to the recordation of the Final Map, the applicant will Offer for Dedication a strip of land 60 feet wide as shown on the proposed Parcel Map. This will be used for road purposes (MCC 17.72.180.D, 17.72.290.A.7, 18.92.050, General Plan Goal 2.A.1, 2.A.2, 2.A.9.a, c, e, g, h, i, 2.A.12).				
3	If the proposed road is to remain private, cross access easement agreements shall be written and recorded for each parcel prior to Final Map recordation.				
	Prior to the recordation of the Final Map, the applicant will provide nomenclature showing all access from Yosemite Springs Parkway, contiguous to the project, is waived.				
	All roads will be designed to meet AASHTO and/or CALTRANS standards (MCC 17.72.180, 17.72.290, 18.04.305.C, 18.04.455, PM-7.1.B).				
	Prior to the recordation of the Parcel Map, the applicant will construct or bond to construct the proposed road to a Class IV standard from the intersection with Yosemite Springs Parkway to SR.41 (MCC 17.72.186, 17.72.290.A.1, 17.72.300, PM-1, 18.110.010, 1.28.030, 2.29.020, 2.29.030, & General Plan Goal 2.A).				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
	Prior to any road construction, the applicant will submit road construction plans to the Engineering Department for a Grading Permit and to the Road Department for a Construction Permit. These plans will include: A profile of the proposed roads, topographical contours at 10 feet intervals or less within the right-of-way, Planned direction of storm drainage flow, typical cross section, erosion control mitigation measures, proposed sign placement and all proposed improvements. A California Registered Civil Engineer will prepare these plans. In addition, the applicant's engineer will prepare a n itemized construction cost estimate (MCC 17.72.290).				
	Prior to any paving, R-value tests will be completed under the direction of the project engineer who will prepare structural calculations and submit them to the Road Department for review. Paving may not begin until the Road Department has approved these calculations. The structural section will be based upon Road Department approved calculations. The contractor will notify the project engineer and the Road Department 72 hours prior to paving (MCC 17.72.290).				
	Prior to any construction within the existing right-of-way, the applicant must apply for an Encroachment and Construction Permit at the Road Department (MCC 17.72.290.A.8).				
	Upon completion of all road construction and prior to the recordation of the Parcel Map, the applicant's civil engineer will certify that all improvements have been completed within the right-of-way and, the civil engineer will certify that all improvements are in compliance with Madera County Ordinance. The applicant's civil engineer will be responsible for the road design, specifications and construction inspection for all improvements with right-of-way to ensure compliance. The project engineer will submit copies of all tests at critical construction stages before construction of the next stage begins. Once construction is complete, reproducible as-built drawings and copies of final tests will be submitted to the Road Department. This will include design elevations for road centerline and edge of pavement at 50 feet intervals (MCC 17.72.290.A.12.a thru h).				
	Prior to the recordation of the Parcel Map, the applicant shall make satisfactory provisions for the maintenance of all roads created by the map through CC&R's or other maintenance mechanism as required by the County (MCC 17.72.310).				
	Prior to the recordation of the Parcel Map, the applicant will pay for the fabrication and installation of all appropriate signs (MCC 11.04.220.D).				
<b>Caltrans</b>					
	The applicant shall comply with all mitigation measures and conditions required for General Plan Amendment #2012-005 and Rezone #2012-012.				

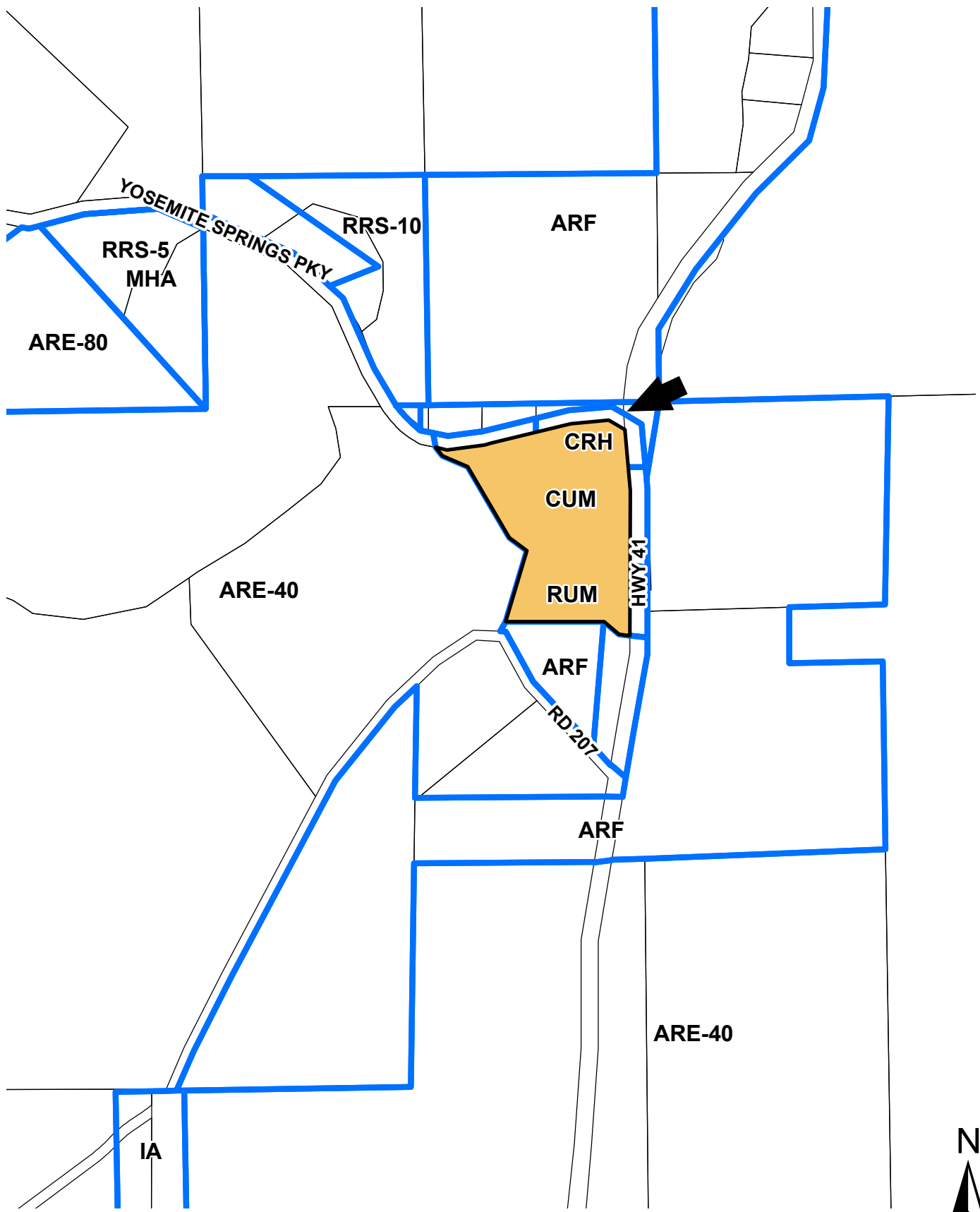




**GENERAL PLAN MAP**



**O'NEALS AREA PLAN MAP**



**ZONING MAP**

# EXHIBIT C

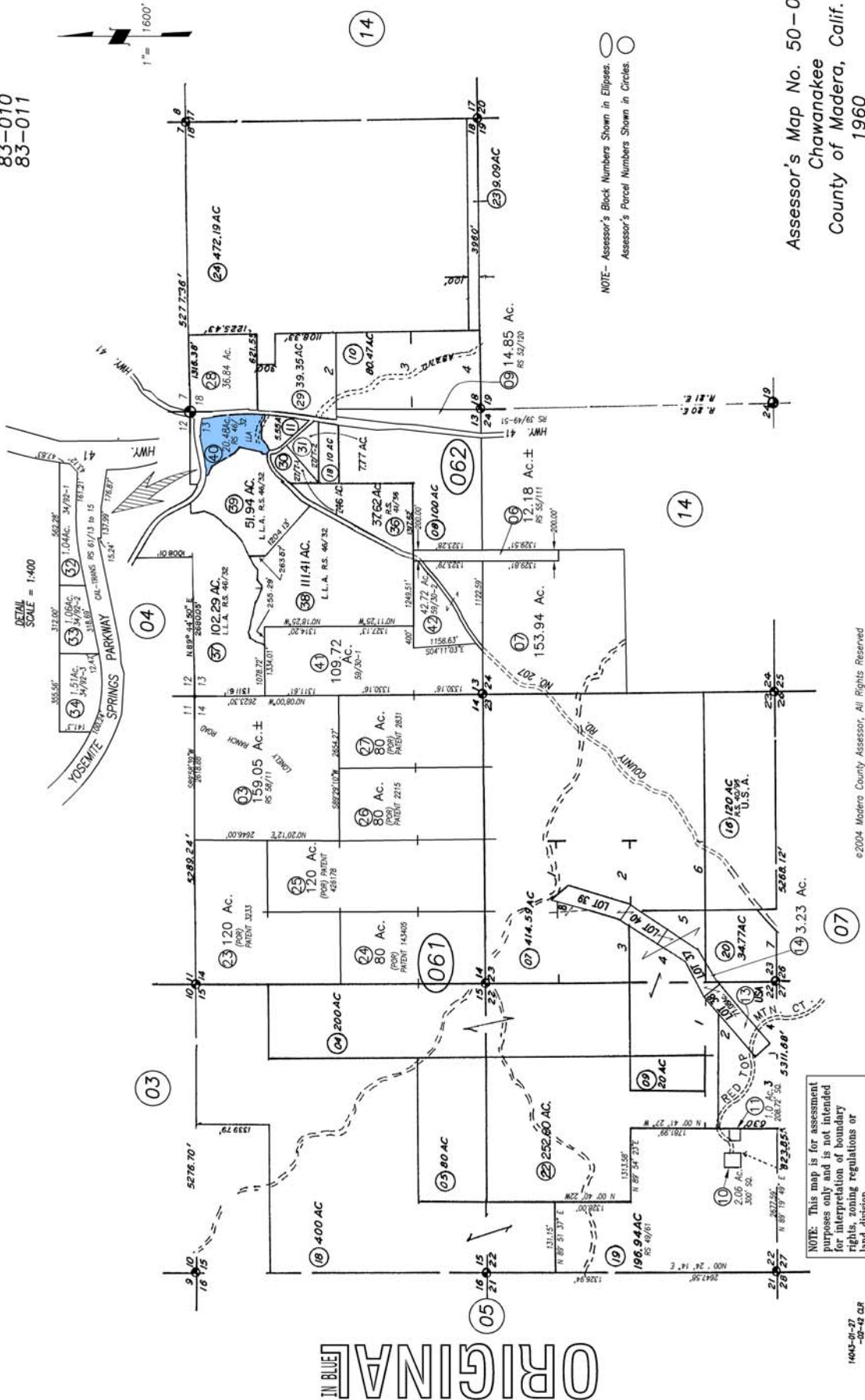
Tax Area Code  
83-010  
83-011

T.S. R.21E. M.D.B.&M.

T.S. R.20E. M.D.B.&M.

Tax Area Code  
83-010  
83-011

50-06



Assessor's Map No. 50-06  
Chawanakee  
County of Madera, Calif.  
1960

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

14043-01-27  
-02-42 C.S.

# ASSESSOR'S MAP

IN BLUE ORIGINAL

# TENTATIVE PARCEL MAP

FOR  
**HERSHEL W. NOONKESTER**  
and  
**TEDDY A. NOONKESTER**

BEING A DIVISION OF A PORTION OF THE NW 1/4 OF SECTION  
13, TOWNSHIP 9 SOUTH, RANGE 21 EAST, M.D.B. & M.  
AREA OF ORIGINAL PARCEL 19.15± ACRES  
MADERA COUNTY CALIFORNIA

**APN: 050-062-040**

### APPLICANT'S CERTIFICATE

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.

LEGAL OWNER: \_\_\_\_\_  
HERSHEL W. NOONKESTER  
LEGAL OWNER: \_\_\_\_\_  
TEDDY A. NOONKESTER  
ADDRESS: 27396 RD 207 COARSEGOLD, CA 95814  
TELEPHONE: 868-2885  
DATE: \_\_\_\_\_

### 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 \_\_\_\_\_  
NOONKESTER ON JULY 23, 2014  
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 HEREON, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RESTRICED.

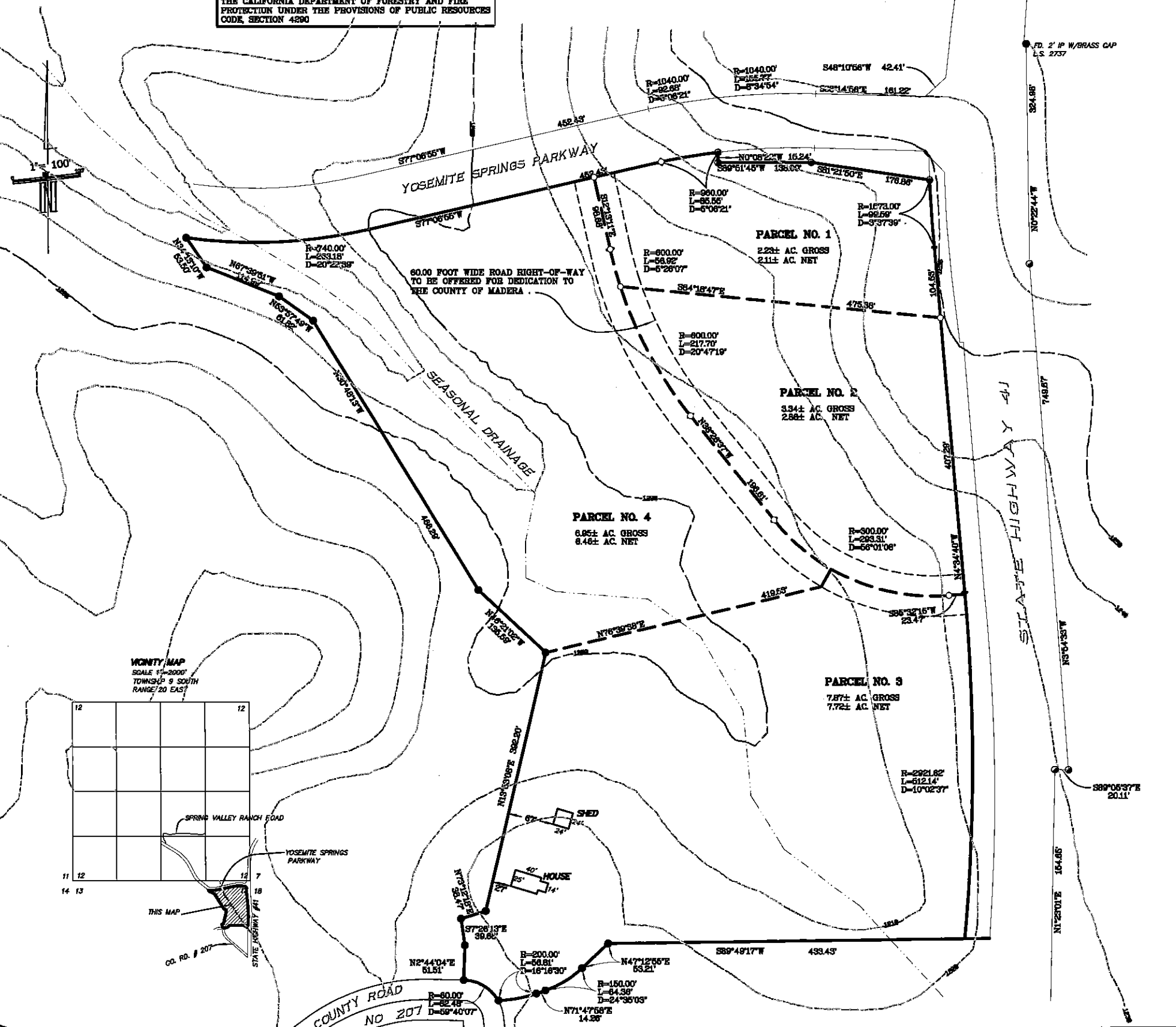


TIMOTHY W. SNYDER L.S. 4727

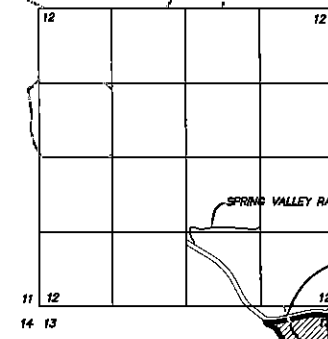
### LEGEND

- MONUMENTS FOUND AND ACCEPTED AS SHOWN, TAGGED L.S. 4298 UNLESS OTHERWISE NOTED.
- MONUMENTS FOUND 3/4" IP W/PLASTIC CAP D.O.T.
- MONUMENTS SET, 5/8" x 30" REBAR L.S. 4727 UP 4".
- (-) RECORD DATA AS PER BK 48, PG. 32, M.C.B.
- RAM RECORD AND MEASURED
- BOUNDARY OF ORIGINAL PARCEL
- - - - NEW DIVISION LINE

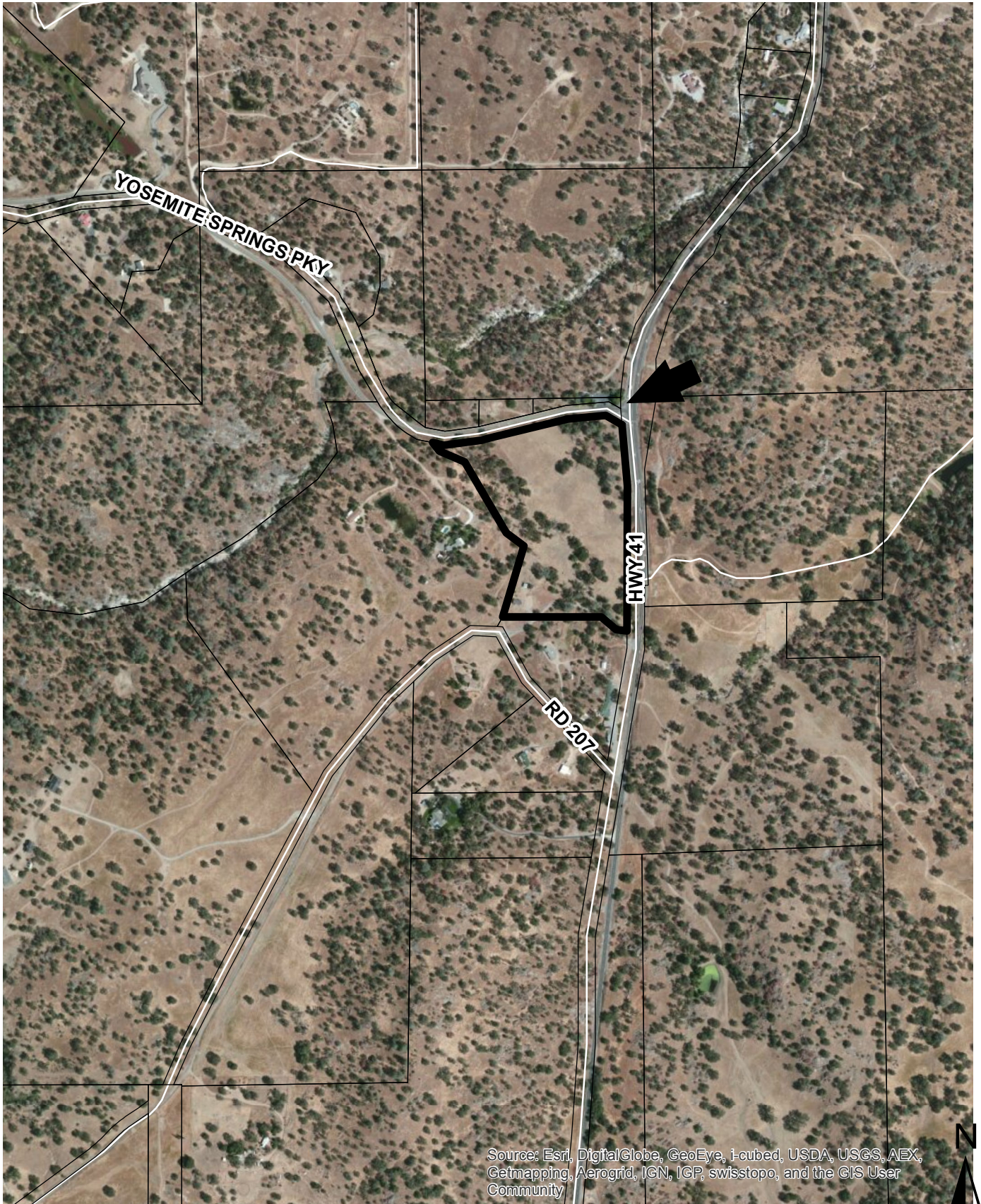
NOTE: THE APPLICANT AND OR SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR ANNUAL MAINTENANCE OF ALL FIRE SAFE FEATURES AS REQUIRED AND ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION UNDER THE PROVISIONS OF PUBLIC RESOURCES CODE, SECTION 4290



VICINITY MAP  
SCALE 1"=2000'  
TOWNSHIP 9 SOUTH  
RANGE 20 EAST



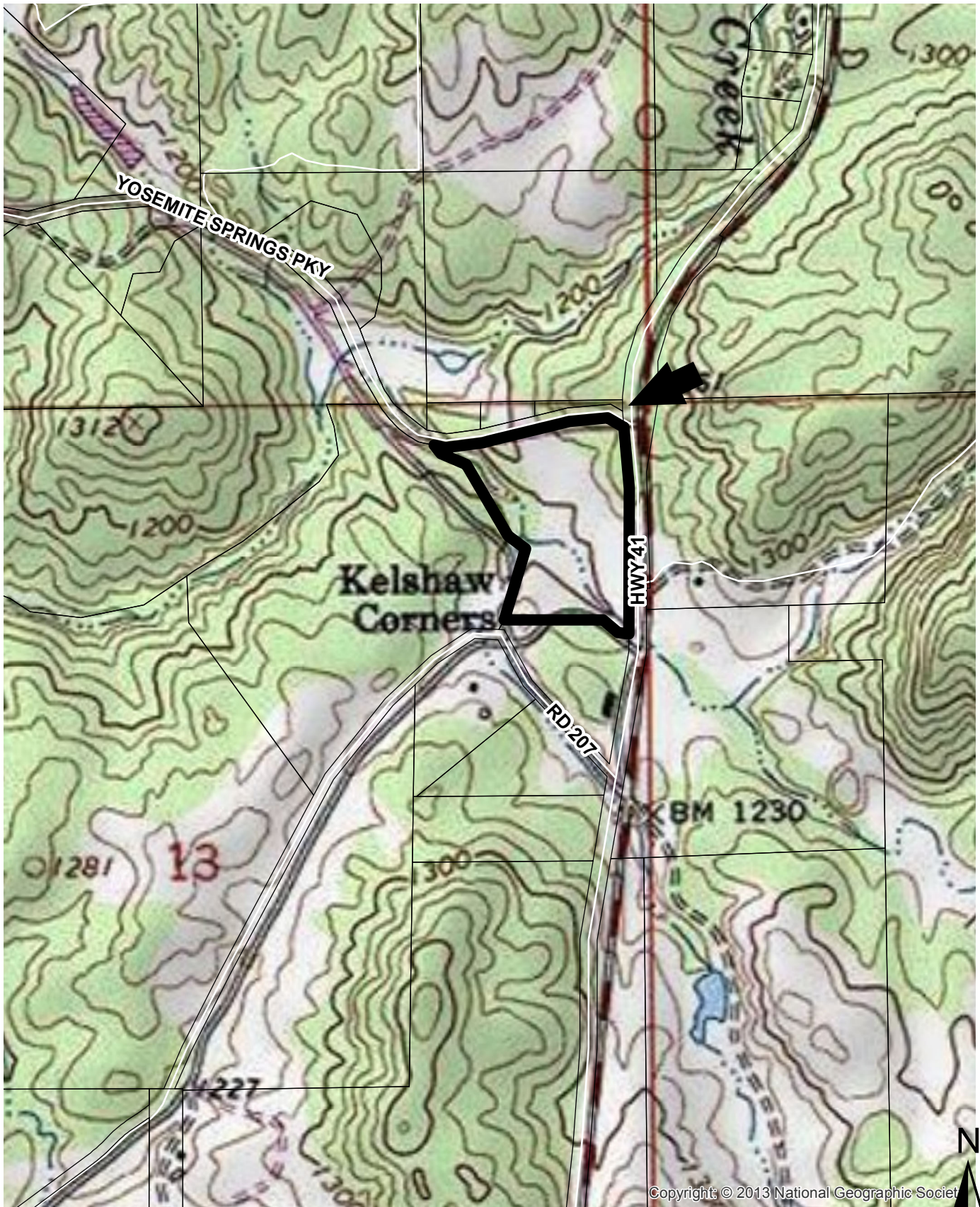
JONES AND SNYDER SURVEYING  
P.O. BOX 2292, OAKHURST, CA  
(559)883-7661, LS 4298, LS 4727  
DATE JULY 23, 2014  
JOB NO: 10-106  
DWG. FILE: 10-105TMDWG  
DRAWN BY: TWS



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



**AERIAL MAP**



Copyright © 2013 National Geographic Society

TOPOGRAPHICAL MAP

## Environmental Checklist Form

**Title of Proposal:** Parcel Map #4193, Noonkester

**Date Checklist Submitted:** 9/9/2014

**Agency Requiring Checklist:** Madera County Planning Department

**Agency Contact:** Jamie Bax, Senior Planner

**Phone:** (559) 675-7821

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### Description of Initial Study/Requirement

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

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

### Description of Project:

A division of 20.48 acres into 4 parcels (2.23 acres, 6.95 acres, 3.34 acres, 7.87 acres).

### Project Location:

The project is located on the southwest corner of the intersection of Highway 41 and Yosemite Springs Parkway (no situs), Coarsegold

### Applicant Name and Address:

Hershel Noonkester  
27696 Road 207  
Coarsegold, CA 93614

### General Plan Designation:

HSC (Highway Service Commercial), CC (Community Commercial), HDR (High Density Residential) Designations.

### Zoning Designation:

CRH (Commercial Rural Highway), CUM (Commercial Urban Median), and RUM (Residential Urban Multiple Family) Districts.

### Surrounding Land Uses and Setting:

Commercial, Agricultural

### Other Public Agencies whose approval is required:

None





ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

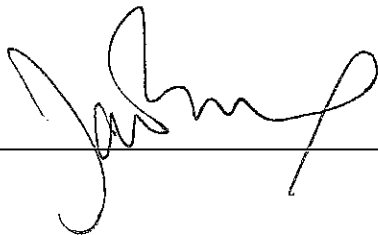
DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

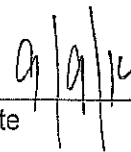
- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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.

Prior EIR or ND/MND Number

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**(a) No Impact**

According to the Caltrans Map of Designated Scenic Routes, there are no official state-designated scenic routes or eligible state scenic routes in the area. The only eligible routes designated at this time are Highway 49 out of Oakhurst, and Highway 41 beginning at the intersection with Highway 49 and proceeding north to the County line.

**(b) No Impact**

No scenic resources are located on the project site, no impacts have been identified as a result of this project.

**(c) No Impact**

Community commercial type development exists to the north and south of the project site. The proposed use is consistent with the surrounding uses and will, therefore, have a less than significant impact on the visual character or quality of the site and its surroundings.

**(d) Less than Significant Impact with Mitigation Incorporated**

There will be impacts to additional light sources; however, as mitigated, impacts will be less than significant.

**General Information:**

A nighttime sky in which stars are readily visible is often considered a valuable scenic/visual resource. In urban areas, views of the nighttime sky are being diminished by "light pollution." Light pollution, as defined by the International dark-Sky Association, is any adverse effect of artificial light, including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste. Two elements of light pollution may affect city residents: sky glow and light trespass. Sky glow is a result of light fixtures that emit a portion of their light directly upward into the sky where light scatters, creating an orange-yellow glow above a city or town. This light can interfere with views of the nighttime sky and can diminish the number of stars that are visible. Light trespass occurs when poorly shielded or poorly aimed fixtures cast light into unwanted areas, such as neighboring property and homes.

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

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

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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a) No Impact**

The site has recently been rezoned and general plan amended to allow for commercial and residential development.

**(b) No Impact**

The site is not subject to a Williamson Act contract.

**(c) No Impact**

The proposed land division will not result in impacts to forest land or timberland protection. The zoning is not proposed to be changed as part of this project.

**(d) No Impact**

The proposed land division will not result in the loss of forest land.

**(e) No Impact**

See a.

**General Information**

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

The Department of Conservation oversee the Farmland Mapping and Monitoring Program. The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. The maps are updated every two years with the use of a computer

mapping system, aerial imagery, public review, and field reconnaissance. The program's definition of land is below:

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

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

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

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

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

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

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

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) No Impact**

The project is a minor division of land resulting in four parcels.

**(b) No Impact**

The proposed land division does not include any development; however, construction will result from the previously approved rezone and general plan amendment which required traffic, water, and sewer improvements.

**(c) No Impact**

The proposed project is a minor division of land with no proposed development. The project will not result in a cumulatively considerable new increase of pollutants. This project is consistent with a previously approved project which addressed air quality issues.

**(d) No Impact**

See c.

**(e) No Impact**

No development is proposed as a part of the proposed land division. No objectional odors will be created as a part of the project.

**General Information**

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.

IV. BIOLOGICAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |                                                                                                                                                                                                                                                                      |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

**(a) No Impact**

The proposed project is a minor division of land with no proposed change to the land use. There will be no impacts to biological habitats as a result of this project. A biological assessment and mitigation measures were previously addressed for a previously approved project on the site.

**(b) No Impact**

See a.

**(c) No Impact**

See a.

**(d) No Impact**

See a.

**(e) No Impact**

See a.

**(f) No Impact**

See a.

**General Information**

Special Status Species include:

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

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



Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
California tiger salamander	Threatened	Threatened	SSC	
Foothill yellow-legged frog	None	None	SSC	
Western spadefoot	None	None	SSC	
An andrenid bee	None	None		
Valley elderberry longhorn beetle	Threatened	None		
American badger	None	None	SSC	
Western pond turtle	None	None		
Orange lupine	None	None		1B.2
Mariposa pussy-paws	Threatened	None		1B.1
Madera leptosiphon	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

**Ranking**

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

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

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

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

The Valley elderberry longhorn beetle was listed as a threatened species in 1980. Use of the elderberry bush by the beetle, a wood borer, is rarely apparent. Frequently, the only exterior evidence of the elderberry's use by the beetle is an exit hole created by the larva just prior to the pupal stage. According to the USFWS, the Valley Elderberry Longhorn Beetle habitat is primarily in communities of clustered Elderberry plants located within riparian habitat. The USFWS stated that VELB habitat does not include every Elderberry plant in the Central Valley, such as isolated, individual plants, plants with stems that are less than one inch in basal diameter or plants located in upland habitat.

CULTURAL RESOURCES – Would the project:

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

V.

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

- |                                                                                                               |                          |                          |                          |                                     |
|---------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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:**

**(a) No Impact**

No historical resources exist on the project site.

**(b) No Impact**

An archeological survey was prepared for a previously approved project on the site which addressed and mitigated cultural resource impacts.

**(c) No Impact**

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

**(d) Less than Significant Impact**

See b.

**General Information**

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.

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.

Potentially Significant Impact	Less Than Significant with Mitiga- tion Incorpo- ration	Less Than Significant Impact	No Impact
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VI. GEOLOGY AND SOILS – Would the project:

- |                                                                                                                                                                                                                                                                                        |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

**(a-i) No Impact**

The proposed project is a minor division of land. No development is proposed as part of this project. Impacts to geology and soils were addressed and mitigated for in a previously approved project.

**(a-ii) No Impact**

See a-i.

**(a-iii) No Impact**

See a-i.

**(a-iv) No Impact**

See a-i.

**(b) No Impact**

See a-i.

**(c) No Impact**

See a-i.

**(d) No Impact**

See a-i.

**(e) No Impact**

There is currently a septic tank on the property. The soil is capable of supporting additional septic tanks.

**General Information**

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.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**(a) Less than Significant Impact**

Impacts to greenhouse gases have been addressed in a previously approved project. Impacts from this project will be less significant than the previously approved project.

**(b) Less than Significant Impact**

See a.

**General Information**

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

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

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
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 adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**(a) No Impact**

The proposed project is a minor division of land. No hazardous materials are proposed to be used as a part of this project. Uses allowed with the previously approved rezone and general plan amendment have impacts that have been mitigated for and continue to apply for this project.

**(b) No Impact**

See a.

**(c) No Impact**

See a.

**(d) No Impact**

The property is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**(e) No Impact**

The project site 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 will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site has adequate access to a through road.

**(h) Less than Significant Impact**

The project site is located in a wildland area impacted by wildland fires; however, the map is conditioned for a fuel reduction plan to be prepared to reduce impacts from wildland fires.

**General Information**

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

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

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

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

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 type="checkbox"/>	<input checked="" 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**

Conditions and mitigation measures to construct community water and sewer facilities have already been established by the previously approved general plan amendment and rezone. Those conditions and mitigation measures continue to apply for this project.

**(b) No Impact**

See a.

**(c) No Impact**

No construction will result as part of this project. The previous general plan amendment and rezone allowed for new commercial and residential construction to occur. Conditions requiring grading permits and drainage plans remain in effect for the previous project.

**(d) No Impact**

See c.

**(e) No Impact**

Storm water discharge has been conditioned and mitigated for in the previously approved general plan amendment and rezone. These conditions and mitigation measures continue to apply for construction.

**(f) Less than Significant Impact**

See e.

**(g) No Impact**

The project site is not located within a 100-year flood hazard area.

**(h) No Impact**

See g.

**(i) No Impact**

The project site is not located in an area which would expose people to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The project will not be affected by seiche, tsunami, or mudflow.

**(j) No Impact**

See i.

**General Information**

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

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

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

The flood hazard areas of the County of Madera are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. These flood losses are caused by uses that are inadequately



elevated, floodproofed, or protected from flood damage. The cumulative effect of obstruction in areas of special flood hazards which increase flood height and velocities also contribute to flood loss.

X.	LAND USE AND PLANNING – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitiga- tion In corpo- ration	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**

The proposed project does not have the potential to divide an established community.

**(b) No Impact**

The project does not propose a change to the use of the land.

**(c) Less than Significant Impact**

A biological study was prepared for the previously approved general plan amendment and rezone which required mitigation measures for protection of biological resources. Those mitigation measures remain in effect for construction.

XI.	MINERAL RESOURCES – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitiga- tion In corpo- ration	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 proposed project is a minor division of land. There is no potential for this project to 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.

**(b) No Impact**

See a.

XII.	NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitiga- tion In corpo- ration	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 ground-borne vibration or groundborne noise levels?                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?                                                                                                                                | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?                                                                                                      | <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. There is no potential for exposure of persons to or generation of noise levels in excess of standards established in the general plan.

**(b) Less than Significant Impact**

Temporary groundborne vibrations from normal construction activities may occur; however the impacts from this specific project will be less than significant.

**(c) Less than Significant Impact**

Additional dwellings may raise the amount of noise generated in the area; however, the impact will be less than significant.

**(d) Less than Significant Impact**

See c.

**(e) No Impact**

The project site is not located within an airport land use plan, within two miles of a public airport, or within the vicinity of a private airstrip.

**(f) No Impact**

See e.

**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.

**MAXIMUM ALLOWABLE NOISE EXPOSURE FOR  
NON-TRANSPORTATION NOISE SOURCES\***

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

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

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

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

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

<b>Reaction of People and Damage to Buildings from Continuous Vibration Levels</b>		
<b>Velocity Level, PPV (in/sec)</b>	<b>Human Reaction</b>	<b>Effect on Buildings</b>
0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings

0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings
0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations vibration	Architectural damage and possibly minor structural damage
Source: Whiffen and Leonard 1971		

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**

The proposed project is a minor division of land resulting in four parcels. The impact to population growth will be less than significant.

**(b) No Impact**

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.

**(c) No Impact**

See b.

**General Information**

According to the California Department of Finance, in January of 2012, the County wide population was 152,074 with a total of 49,334 housing units. This works out to an average of 3.33 persons per housing unit. The vacancy rate was 11.84%.

PUBLIC SERVICES

Potentially Significant Impact	Less Than Significant with Mitiga- tion Incorpor- ation	Less Than Significant Impact	No Impact
--------------------------------------	---------------------------------------------------------------------	------------------------------------	--------------

XIV.

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?
- ii) Police protection?
- iii) Schools?
- iv) Parks?
- v) Other public facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**(a-i) Less than Significant Impact**

The proposed project is a minor division of land. Four parcels are proposed which will have a less than significant impact on public services.

**(a-ii) Less than Significant Impact**

See a-i.

**(a-iii) Less than Significant Impact**

See a-i.

**(a-iv) Less than Significant Impact**

See a-i.

**(a-v) Less than Significant Impact**

See a-i.

**General Information**

The proposed project site is within the jurisdiction of the Madera County Fire Department. Crime and emergency response is provided by the Madera County Sherriff's Department. The proposed project will have no impact on local parks and will not create demand for additional parks.

The Madera County Fire Department exists through a contract between Madera County and the CALFIRE (California Department of Forestry and Fire Prevention) and operates six stations for County responses in addition to the state-funded CALFIRE stations for state responsibility areas. Under an "Amador Plan" contract, the County also funds the wintertime staffing of four fire seasonal CALFIRE stations. In addition, there are ten paid-call (volunteer) fire companies that operate from their own stations. The administrative, training, purchasing, warehouse, and other functions of the Department operate through a single management team with County Fire Administration.

A Federal Bureau of Investigations 2009 study suggests that there is on average of 2.7 law enforcement officials per 1,000 population for all reporting counties. The number for cities had an average of 1.7 law enforcement officials per 1,000 population.

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

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

**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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a) Less than Significant Impact with Mitigation Incorporated**

Under the provisions of County Code Chapter 15.03, the owner of a parcel created by this parcel map seeks a building permit for a dwelling within four years of the recording of the map, the owner shall pay the fee in lieu of dedication of land for parks and recreational facilities (this statement must also be placed of the final map).

**(b) No Impact**

No recreational facilities are required as part of this project.

**General Information**

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

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?
- 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) No Impact**

The proposed project is a minor division of land resulting in four parcels. The previously approved general plan amendment and rezone included substantial traffic mitigation measures which continue to remain in effect for construction.

**(b) No Impact**

See a.

**(c) No Impact**

The proposed project is a minor division of land which will not result in changes to air traffic.

**(d) No Impact**

See a.

**(e) No Impact**

See a.

**(f) No Impact**

See a.

**General Information**

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

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

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

Unsignalized intersections.

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

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

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

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



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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a) No Impact**

The proposed project is a minor division of land resulting in four parcels. A wastewater treatment system is required for construction at the project site as conditioned with the previously approved general plan amendment and rezone.

**(b) No Impact**

See a.

**(c) No Impact**

See a.

**(d) No Impact**

Water impacts have been mitigated for in the previously approved general plan amendment and rezone which continue to apply for construction on the site.

**(e) No Impact**

See a.

**(f) No Impact**

Madera County is served by the landfill in Fairmead which complies with federal, state, and local statutes.

**(g) No Impact**

See f.

General Discussion

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

The major wastewater treatment plants in the County are operated in the incorporated cities of Madera and Chowchilla and the community of Oakhurst. These wastewater systems have been recently or are planned to be upgraded, increasing opportunities for use of recycled water. The cities of Madera and Chowchilla have

adopted or are in the process of developing Urban Water Management Plans. Most of the irrigation and water districts have individual groundwater management plans. All of these agencies engage in some form of groundwater recharge and management.

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

In areas of higher precipitation (Oakhurst, North Fork, and the topographically higher part of the Coarsegold Area), groundwater recharge is adequate for existing uses. However, some problems have been encountered in parts of these areas due to well interference and groundwater quality issues. In areas of lower precipitation (Raymond-Hensley Lake and the lower part of the Coarsegold area), groundwater recharge is more limited, possibly requiring additional water supply from other sources to support future development.

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

**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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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:**

**(a) Less than Significant Impact**

Through mitigation of the previously approved general plan amendment and rezone, impacts to fish and wildlife species will be reduced to a level of less than significant.

**(b) Less than Significant Impact**

The previously approved general plan amendment and rezone included numerous mitigation measures which continue to remain in effect for construction on the site.

**(c) No Impact**

The proposed project is a minor division of land with no change in the land use. The project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

## **General Information**

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.

MITIGATED NEGATIVE DECLARATION

MND

RE: Parcel Map #4193, Noonkester

LOCATION AND DESCRIPTION OF PROJECT:

The application for a division of 20.48 acres into 4 parcels (2.23 acres, 6.95 acres, 3.34 acres, and 7.87 acres).

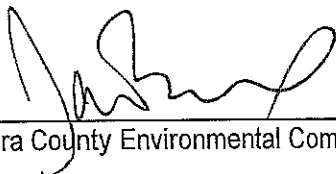
The proposal is located on the on the southwest corner of the intersections of Highway 41 and Yosemite Springs Parkway (27800 Road 207), Coarsegold.

ENVIRONMENTAL IMPACT:

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

BASIS FOR NEGATIVE DECLARATION:

See attached mitigation monitoring and reporting program.



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: 9/11/14

FILED:

PROJECT APPROVED:

# MITIGATION MONITORING REPORT

57  
MND # 2014-28

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
						Initials	Date
<b>Aesthetics</b>							
	All outdoor lighting shall be shielded and directed away from neighboring properties.						
<b>Agricultural Resources</b>							
<b>Air Quality</b>							
<b>Biological Resources</b>							
<b>Cultural Resources</b>							
<b>Geology and Soils</b>							
<b>Hazards and Hazardous Materials</b>							
<b>Hydrology and Water Quality</b>							
<b>Land Use and Planning</b>							
<b>Mineral Resources</b>							
<b>Noise</b>							

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
	<b>Population and Housing</b>							
	<b>Public Services</b>							
	<b>Recreation</b>							
	Under the provisions of County Code Chapter 15.03, the owner of a parcel created by this parcel map seeks a building permit for a dwelling within four years of the recording of the map, the owner shall pay the fee in lieu of dedication of land for parks and recreational facilities (this statement must also be placed of the final map).							
	<b>Transportation and Traffic</b>							
	<b>Utilities and Service Systems</b>							



# RESOURCE MANAGEMENT AGENCY

## Environmental Health Department

Jill Yaeger, Director

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

### MEMORANDUM

TO: Jamie Bax

FROM: Environmental Health Department

DATE: October 17, 2014

RE: Noonkester, Hershel - Parcel Map - Coarsegold (050-062-040-000)

#### Comments

TO: Madera County Planning Department

FROM: Madera Co. Environmental Health Dept.

DATE: August 20, 2014

REGARDING:

(X) PARCEL MAP #4193 – Noonkester – Coarsegold (050-062-040)

The subject document has been reviewed and is recommended for:

( ) Approval. (No Conditions)

(X) Approval with Conditions. (See Below)

( ) Not Approved. Conditions or indicated items below must be met.

The MCEHD has reviewed the Parcel Map for project, PM#4193 - Noonkester, APN 050-062-040, within the Coarsegold area and is approving with conditions:

The subject parcel(s) is not within a Maintenance District or County Service Area maintained by the Department of Engineering. Water and sewer service for all occupied structures will need to be provided by the applicant.

The required waste water treatment / disposal system for all parcel(s) must comply with all Regional Water Quality Control Board (RWQCB) waste water standards. The applicant must submit an application/ engineered design to the RWQCB for the creation of a community/decentralized waste water sewage treatment system.

All parcels within the Parcel Map will be served by a Community Water System. The Water System construction and drinking water quality must comply with the California Department of Public Health/State Water Board Drinking Water Program (DWP) Standards.

If there are any questions or comments regarding these conditions/requirements or for copies of any

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms, please contact this department at (559) 675-7823, M-F, 8:00 AM to 5:00 PM.





# COUNTY OF MADERA DEPARTMENT OF PUBLIC WORKS

- 2037 West Cleveland Avenue
- Madera, CA 93637-8720
- (559) 675-7811 Road
- (559) 675-7817 Engineering
- (559) 675-7820 Special Districts

**JOHANNES J. HOEVERTSZ**  
DIRECTOR

## MEMORANDUM

**DATE:** October 17, 2014  
**TO:** Jamie Bax  
**FROM:** Road Department  
**SUBJECT:** Noonkester, Hershel - Parcel Map - Coarsegold (050-062-040-000)

The Road Department has reviewed the Tentative Parcel Map #4193 and if mitigated by the conditions listed below this project will not have a substantial impact upon traffic:

The property is located along the southerly side of Yosemite Springs Parkway (Road 450) and at the intersection of State Route 41 on the westerly side. Road 207 is on the southwest corner adjacent to proposed Parcel 3. The project proposes to divide 20.48± acres of land (APN 050-062-040) into 4 (four) parcels being variable in size. The property is zoned as CUM (Commercial, Urban, Median District), CRH (Commercial, Rural, Highway District) and RUM (Residential Urban Median) in this vicinity and Agriculture Rural according to the General Plan.

There is a proposed 60 foot Offer of Dedication that will be accessible for Parcel 1, 2 and 4 to access from Yosemite Springs Parkway to State Route 41. Parcel 3 currently obtains access from Road 207. According to the General Plan, Yosemite Springs Parkway is designated as a Arterial road requiring a right-of-way width of 80 feet. The existing deeded right-of-way width is 80 feet for this area of Yosemite Springs Parkway. According to the General Plan, Road 207 is designated as a Minor road requiring a right-of-way width of 60 feet. The existing deeded right-of-way width is 60 feet for this area of Road 207. Parcel 1, 2 and 4 will be required to construct a County Standard driveway. These roads are within the maintained mileage system.

The proposed 60 foot Offer of Dedication from Yosemite Springs Parkway shall be as close as feasible to the western property line. This is to insure that there is adequate distance from SR 41. This roadway may remain as a private road. If the road is to remain private, cross access easement agreements will be written and recorded for each parcel.

There is an easement running contiguous to the western edge of the property line from Yosemite Springs Parkway that stops short of Road 207, however, the proposed parcel map does not indicate such easement.

The Road Department has no jurisdiction on State Route 41; therefore all comments from Caltrans shall be adhered to for the portion of this proposed Parcel Map along the SR 41 side.

The project area is not in any Maintenance District.

All driveways will be indicated on the Map for review and approval prior to recordation. The driveways will be designed and constructed to a County Standard.

All centerline and recorded information for the road right-of-way must be shown on the map. All driveway accesses are to be indicated on the Map. Prior to any construction within the proposed road right-of-way, the applicant shall apply for and obtain an Encroachment Permit with the County.

THE ROAD DEPARTMENT HAS THE FOLLOWING RECOMMENDATIONS OF APPROVAL:

1. Prior to recordation, all driveway locations shall be indicated on the Map for review and approval. (MCC §17.72.185)
2. Prior to the recordation of the Final Map, the applicant will Offer for Dedication a strip of land 60 feet wide as shown on the proposed Parcel Map. This will be used for road purposes (MCC 17.72.180.D, 17.72.290.A.7, 18.92.050, General Plan Goal 2.A.1, 2.A.2, 2.A.9.a, c, e, g, h, I, 2.A.12).
3. If the proposed road is to remain private, cross access easement agreements shall be written and recorded for each parcel prior to Final Map recordation.
4. Prior to the recordation of the Final Map, the applicant will provide nomenclature showing all access from Yosemite Springs Parkway, contiguous to the project, is waived.
5. All roads will be designed to meet AASHTO and/or CALTRANS standards (MCC 17.72.180, 17.72.290, 18.04.305.C, 18.04.455, PM-7.1.B).
6. Prior to the recordation of the Parcel Map, the applicant will construct or bond to construct the proposed road to a Class IV standard from the intersection with Yosemite Springs Parkway to SR 41 (MCC 17.72.186, 17.72.290.A.1, 17.72.300, PM-1, 18.110.010, 1.28.030, 2.29.020, 2.29.030, & General Plan Goad 2.A).
7. Prior to any road construction, the applicant will submit road construction plans to the Engineering Department for a Grading Permit and to the Road Department for a Construction Permit. These plans will include: A profile of the proposed roads, topographical contours at 10 feet intervals or less within the right-of-way, Planned direction of storm drainage flow, typical cross section, erosion control mitigation measures, proposed sign placement and all proposed improvements. A California Registered Civil Engineer will prepare these plans. In addition, the applicant's engineer will prepare a n itemized construction cost estimate (MCC 17.72.290).
8. Prior to any paving, R-value tests will be completed under the direction of the project engineer who will prepare structural calculations and submit them to the Road Department for review. Paving may not begin until the Road Department has approved these calculations. The structural section will be based upon Road Department approved calculations. The contractor will notify the project engineer and the Road Department 72 hours prior to paving (MCC 17.72.290).
9. Prior to any construction within the existing right-of-way, the applicant must apply for an Encroachment and Construction Permit at the Road Department (MCC 17.72.290.A.8).
10. Upon completion of all road construction and prior to the recordation of the Parcel Map, the applicant's civil engineer will certify that all improvements have been completed within the right-of-way and, the civil engineer will certify that all improvements are in compliance with Madera County Ordinance. The applicant's civil engineer will be responsible for the road design, specifications and construction inspection for all improvements with right-of-way to ensure compliance. The project engineer will submit copies of all tests at critical construction stages before construction of the next stage begins. Once construction is complete, reproducible as-built drawings and copies of final tests will be submitted to the Road Department. This will include design elevations for road centerline and edge of pavement at 50 feet intervals (MCC 17.72.290.A.12.a thru h).
11. Prior to the recordation of the Parcel Map, the applicant shall make satisfactory provisions for the maintenance of all roads created by the map through CC&R's or other maintenance mechanism as required by the County (MCC 17.72.310).
12. Prior to the recordation of the Parcel Map, the applicant will pay for the fabrication and installation of all appropriate signs (MCC 11.04.220.D).

**MADERA COUNTY FIRE DEPARTMENT**

IN COOPERATION WITH  
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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

DEBORAH KEENAN  
MADERA COUNTY FIRE MARSHAL

**MEMORANDUM**

TO: Jamie Bax  
FROM: Deborah Keenan, Fire Marshal  
DATE: October 17, 2014  
RE: Noonkester, Hershel - Parcel Map - Coarsegold (050-062-040-000)

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**Conditions**

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.

The subject property is within State Responsibility Area (SRA); as such a Registered Licensed Professional Forester must determine whether the project site requires a timberland conversion. Contact shall be made with either a Registered Licensed Professional Forester or the CAL-Fire Forestry division in Mariposa (209) 966-3622 extension 218 to determine if any state forest issues will need to be addressed. Documentation of the forester's determination will be required prior to approval of the final map.

**DEPARTMENT OF TRANSPORTATION****DISTRICT 6**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 444-2493  
FAX (559) 445-5875  
TTY 711  
www.dot.ca.gov



*Serious drought.  
Help save water!*

September 8, 2014

2134-IGR/CEQA  
6-MAD-41-20.02  
Tentative Parcel Map #4193  
Noonkester Project

Ms. Jamie Bax  
County of Madera  
Resource Management Agency  
2037 W. Cleveland  
Madera, CA 93637

Dear Ms. Bax:

We have completed our review of the proposal division of 20.48 acres into 4 parcels. This site is located on the southwest quadrant of State Route (SR) 41 and Yosemite Spring Parkway. Caltrans has the following comments:

Although a specific project is not identified in this parcel map, the land use has been identified. Based on Exhibit B, Zoning Map, the parcel map will contain the following land use codes:

- CRH – Commercial, Rural, Highway District;
- CUM – Commercial, Urban, Median District; and
- RUM – Residential, Urban, Multiple Family District.

Based on the aforementioned land uses, the parcel map may have significant impacts to the intersection of SR 41/Yosemite Springs Parkway and the segment of SR 41 within the limits of the parcel map. Therefore, our previous comments shall apply to this parcel dated May 23, 2014, October 10, 2013, August 21, 2013, and December 3, 2012. Please route to Caltrans any proposed developments within this parcel map in order to assess any safety and or operating concerns.

If you have any further questions, please contact me at (559) 444-2493.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Padilla".

DAVID PADILLA  
Transportation Planner

Appealing Parcel map 4193

EXHIBIT M

- 1) Concerned about our water table.  
We have a well.
- 2) Traffic, Delays, wrecks.
- 3) Noise - This project is right out our door.
- 4) Trespassers
- 5) Delay out of our property
- 6) Noise

Tim & Sharon Testmeyer  
27978 Yosemite Springs Pkwy  
Counsegold, CA 93614  
559-903-0922