



Community and Economic Development Planning Division

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PLANNING COMMISSION DATE: December 16, 2014

AGENDA ITEM: #1

| | | |
|-------------|-------------------|--|
| CZ | #2014-011 | Amend the County Code, Title 18 |
| APN | Countywide | Applicant: Madera County |
| CEQA | | EXEMPT |

REQUEST:

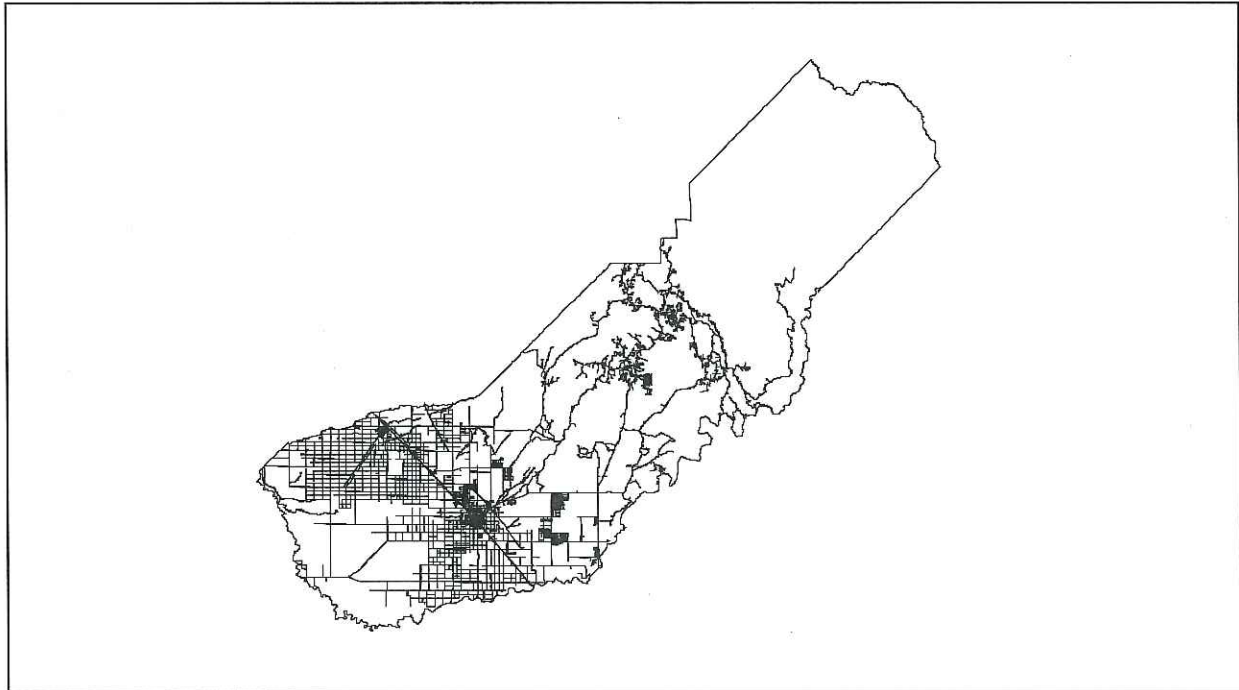
This is a proposal by the County of Madera to amend the Madera County Ordinance, Title 18, to include a new Groundwater Protection Ordinance and amend the Definition Section 18.04 to include Irrigated Land and Water Balance.

LOCATION:

The proposed amendments will affect all zone districts in Madera County.

ENVIRONMENTAL ASSESSMENT:

Under the provisions of the California Environmental Quality Act (CEQA), Section 15061(b)(3), and the Madera County Environmental Guidelines, the County has determined that this amendment will not have a significant effect on the environment and is exempt from CEQA.



RECOMMENDATION: Recommend to the Board of Supervisors Option 1, 2, or 3 for approval.

BACKGROUND:

Over the summer and fall, Staff has presented information to the Board of Supervisors regarding establishing a water balance across all industries. This water balance is similar to conditions that have been placed on projects which require water recharge at the same rate water is being extracted. Topics of discussion were diverse and lead to implementing new ordinances and amendments to ensure water conservation efforts. The Board of Supervisors has conducted the following hearings:

- At the August 5, Board meeting a moratorium for wells was discussed but was rejected. Staff was directed to continue efforts to implement a water balance across all sectors.
- On August 26, Staff presented information on the Farmland Mapping & Monitoring Program implemented by the Department of Conservation. This discussion eventually lead to the efforts on implementing zoning requirements based on soil type and location.
- In coordination with the Ag Commissioner, Staff then presented ag land conversion on September 9 which also aided in the soil type discussion.
- On September 16, Staff presented water use determinations based on crop types utilizing data from different sources such as evapotranspiration rates, metering enforcement, and monitoring. Also well permit fees were increased by unanimous approval of the Board of Supervisors.
- On September 23, a presentation was given regarding recent developments in precision irrigation techniques.
- An import/export ordinance presentation was given on October 21, and a water efficient landscape ordinance presentation was given on October 28.

PROJECT DESCRIPTION:

This is a proposal by the County of Madera to amend the Madera County Ordinance, Title 18, to include a new Groundwater Protection Overlay Ordinance or permit requirement and amend the Section 18-04 to include Irrigated Land and Water Balance.

ORDINANCES/POLICIES:

Section 18.04 of the Madera County Zoning Ordinance.
Senate Bill No. 1168, Pavley. Groundwater Management.
Senate Bill No. 1319, Pavley. Groundwater.
Assembly Bill No. 1739, Dickinson. Groundwater Management.

ANALYSIS:

This is a proposal by the County of Madera to amend the Madera County Ordinance, Title 18, to help protect and preserve groundwater. The proposed process is intended to maintain and improve water quality and quantity by establishing additional development standards within agricultural areas. Three options have been included for your consideration.

The California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) was established in 1982. The goal of the Farmland Mapping and Monitoring Program (FMMP) is to provide consistent, timely, and accurate data to decision makers for use in planning for the present and future of California's agricultural land resources. Agricultural land is rated according to soil quality and irrigation status. The maps are reviewed biennially at the local level for accuracy of land use classification and delineation. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. The goal of the Farmland Mapping and Monitoring Program (FMMP) is to provide consistent and impartial data to decision makers for use in assessing present status, reviewing trends,

and planning for the future of California's agricultural land resources. The land is classified into irrigated and non-irrigated categories. Irrigated farmland includes the following types:

- **Prime Farmland (P)** – 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)** - 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)** - Consists of lesser quality soils used for the production of the State's leading agricultural crops. This land use usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.
- **Farmland of Local Importance (L)** - Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.
- **Grazing Land (G)** - Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities.
- **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, construction, institutional, public administration, 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 forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

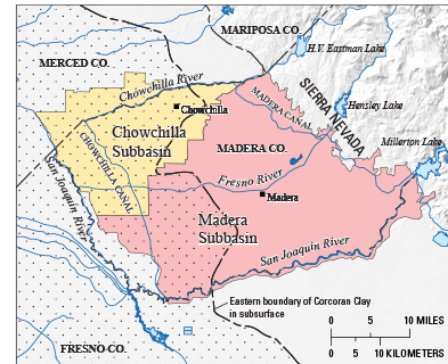
The Rural Land Mapping Project provides more detail on the distribution of various land uses within the Other Land category in nine FMMP counties, including all eight San Joaquin Valley counties. The project may be expanded to the entire FMMP survey area as funding becomes available. The Rural Land categories include:

- Rural Residential Land (R)
- Semi-Agricultural and Rural Commercial Land (sAC)
- Vacant or Disturbed Land (V)
- Confined Animal Agriculture (CI)
- Nonagricultural or Natural Vegetation (nv)

Non-irrigated farmland consists of various types including Farmland of Local Importance. This category includes lands that are presently under cultivation for small grain crops, but are not irrigated. Also lands that are currently irrigated pasture, but have the potential to be cultivated for row/field crop use.

Grazing land is land on which the existing vegetation is suited to the grazing of livestock. From 2010 to 2012, 6,327 acres of grazing land was converted to irrigated land and are now classified as Prime, Farmland of State Wide Importance or Unique Farmland. By combining the zoning map for agricultural land with the FMMP map, it distinguishes irrigated from non-irrigated land. Madera County has 697,454 acres of land zoned for agriculture. Of that, 335,025 acres are irrigated and 362,431 acres are non-irrigated land.

The Madera-Chowchilla basin is about 860 square miles and consists of the Madera and Chowchilla groundwater subbasins of the San Joaquin Valley Basin (California Department of Water Resources, 2003; Shelton and others, 2009). Wells typically are drilled to depths between 200 and 800 feet, consist of a solid casing from land surface to a depth of about 140 to 400 feet, and are perforated below the solid casing. Water quality in the primary aquifer system may differ from that in the shallower and deeper parts of the aquifer system. Water levels in groundwater subbasins are being depleted due to lack of rainfall and increase in the number of wells.



According to the Draft Madera Regional Groundwater Management Plan, Overdraft is based on the following formula:

- Avg. annual water level decline x Avg. specific yield x acreage
 - Specific yield determined by reports, studies, litigation, and experience with test holes, wells and groundwater evaluations.

Historical overdraft using data from 1980-2011 = 143,000 AF/year (GWMP) . Future Overdraft is anticipated to be 259,000 AF/year (GWMP) assuming no significant increase in agricultural water demands, urban water demands, and no further reductions in surface water supplies beyond those predicted for the San Joaquin River Restoration Project. Groundwater recharge occurs where surface water flows over permeable sediment (gravels and sand) in the river channels, allowing for direct infiltration of surface water. Deep percolation of applied irrigation water also recharges where impermeable formations do not exist (GWMP). The amount to be recharged is dependent on available storage space in aquifer. Currently, there is significant available storage due to low groundwater levels. Water recharge in eastern portions of the valley floor will eventually flow down gradient and recharge the area's aquifer to the west. Percolation or storm water retention basins can enable storm water to infiltrate into subsurface. Dry wells can be used for direct recharge as well as wells to inject water into specific aquifers and uncontrolled flood releases and year-round flows in San Joaquin, Chowchilla, and Fresno Rivers would enhance recharge of basin.

There are several proposed options for the protection of the groundwater and to reduce the impact of converting non-irrigated land to irrigated land using the FMMP.

OPTION 1: The first option would be to create an overlay zone district that includes all agriculturally zoned parcels that are identified on the Farmland Mapping and Monitoring Program - 2012 (FMMP) as irrigated land. Converting parcels from non-irrigated or outside of the overlay zone to irrigated crops would require a rezoning and allow the Planning Commission and the Board to review and determine if the change is in the best interest of the County.

OPTION 2: The second option would be to include all agriculturally zoned parcels in the GPO. Converting parcels or a combination of parcels under 100 acres would require a zoning permit and over 100 acres would require a conditional use permit.

A Zoning Permit is a miner permit. Completed applications are set for a Zoning Administrator hearing. Property owners within 300 feet of the project site are notified of the hearing by mail. Each applicaiton is advertised in a locally circulated newspaper. The process takes about four weeks.

Conditional Use Permits are set for Planning Commission hearing. Property owners within three 300 feet of the project site are notified of the hearing by mail. Each application is advertised in a locally circulated newspaper. The process takes 2 to 2 ½ months.

OPTION 3: This option would amend Title 18, Chapter 18.93 to require a Zoning Permit for all crops being converted from non-irrigated to irrigated.

It will be important to work in corporation with the Ag Commissioner's Office and Environmental Health Department. The only way we will know about conversion is through a request for a well permit. Also included is a development standard that requires all new wells within the overlay zone to establish water storage or a groundwater recharge facility of a size to create a water balance.

The FMMP maps are updated every two years. The FMMP-2012 is the most current map available at this time. Therefore, it is proposed that the County allow the property owners that are not currently included, 60 days to petition for inclusion in the Groundwater Protection Overlay Zone.

GENERAL PLAN CONSISTENCY:

The proposed Groundwater Protection Overlay Zone Ordinance is consistent with the General Plan and Zoning Ordinance, and any applicable Area Plan or Specific Plan. The General Plan states in the Policy document that the County shall encourage water conservation by farmers and shall support programs for the agricultural re-use of reclaimed water.

- Goal 3.C – To ensure the availability of an adequate and safe water supply and the maintenance of high quality water in water bodies and aquifers used as sources of domestic and agricultural water supply.
- Policy 3.C.7 - The County shall promote the use of reclaimed wastewater to offset the demand for new water supplies.
- Policy 3.C.8 - The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies.
- Policy 3.C.9 - The County shall promote the use of surface water for agricultural use to reduce groundwater table reductions
- Policy 5.C.7. - The County shall protect groundwater resources from contamination and further overdraft by encouraging water conservation efforts and supporting the use of surface water for urban and agricultural uses wherever feasible.

FINDINGS:

1. The area overlying the Madera and Chowchilla Groundwater Basin has experienced a significant increase in the amount of new irrigated agriculture being planted. A number of large areas of land have been very recently converted from dry land

farming or grazing to vineyards. The Agricultural Commissioner estimates that approximately 3,500 acres of new irrigated crops have been planted in the basin in the last 24 months.

2. This year has been a particularly dry year and has resulted in increasingly severe drought conditions within the County. This drought has likely exacerbated the effects of the recent increase in water intensive agricultural and other uses within the Basin and contributes to the emergency situation facing homeowners whose wells have very recently gone dry or are about to go dry.
3. Currently, the County's Land Use Ordinance (Title 18 of the County Code) allows new land uses to be established that rely on water from the Madera and Chowchilla Groundwater Basins, including new irrigated agricultural uses and the building of new water-using structures such as homes, through the issuance of varying levels of permits or without permits. Some of these water-intensive uses are allowed to be established through the issuance of ministerial permits and some, such as new irrigated agriculture. Yet any and all new development and agricultural expansion will contribute to the declining groundwater levels within the Basin. Based on the recent rates of decline of water levels in the Basin, the reported increase in incidences of well failures within the Basin, and the rate of establishment of new uses dependent on water from the Basin, continuing to allow the establishment of new water-intensive uses within the Basin poses a current and immediate threat to the people, species, and environs that currently depend on that Basin, and to the public, health, and welfare as a whole.
4. The protection of the health, welfare, and safety of the residents of the County require that the groundwater resources of Madera County be protected from adverse impacts resulting from the continued overdraft of the groundwater basins of the County. Excessive groundwater extraction can cause overdraft, failed wells, deteriorated water quality, environmental damage, and irreversible land subsidence that damages infrastructure and diminishes the capacity of aquifers to store water for the future; and
5. Groundwater is an essential resource for continued agricultural production within the County which production includes, but is not limited to, field crops, nut and fruit crops, vegetable crops, seed crops, poultry and livestock and products which significantly contribute to the gross value of the total agricultural production of the County; and
6. The overdraft of groundwater resources from within the County could each have adverse environmental impacts on the County, including but not limited to; increased groundwater overdraft, land subsidence, uncontrolled movement of inferior quality groundwater, the lowering of groundwater levels, increased groundwater degradation; and
7. The overdraft of groundwater resources from within the County could have adverse economic impacts on the County, including but not limited to, loss of arable land, a decline in property values, increased pumping costs due to the lowering of groundwater levels, increased groundwater quality treatment costs, replacement of wells due to declining groundwater levels, replacement of damaged wells, conveyance infrastructure, roads, bridges and other appurtenances, structures or facilities due to land subsidence; and

8. This ordinance is exempt from the California Environmental Quality Act (Public Resources Code §21000, et seq.) ("CEQA") because it can be seen with certainty that there is no possibility that it will have a significant effect on the environment as it creates regulations that protect the Madera, Chowchilla and the Delta-Mendota Groundwater Basins from further depletion (CEQA Guidelines §15061(b)(3)); because it consists of an regulations and restrictions on activities to assure the maintenance, restoration, or enhancement of a natural resources, namely the water within the Madera and Chowchilla Groundwater Basins (Class 7, CEQA Guidelines §15307); and because it consists of the an ordinance that regulates and restricts activities to assure the maintenance, restoration, or enhancement of the environment, including the water resources within the Madera, Chowchilla and the Delta-Mendota Groundwater Basins and all of the people, species, and environs that rely on that resource (Class 8, CEQA Guidelines §15308). This ordinance is also exempt from CEQA because it prevents or mitigates impacts from the sudden, unexpected failure of a large number of residential wells within the Madera, Chowchilla and the Delta-Mendota Groundwater Basin, which poses a clear and imminent danger to other residential and agricultural wells in the basin and to the species and environment that rely on that water, and which requires immediate action to prevent or mitigate the loss of, or damage to, life, health, property, and essential public services. This emergency project, therefore, qualifies for an exemption under Public Resources Code section 21080(b)(4) and CEQA Guidelines section 15269(c).

RECOMMENDATION:

Recommend to the Board of Supervisors Option 1, 2, or 3 for approval.

ATTACHMENTS:

1. Exhibit A, Option 1
2. Exhibit B, Option 2
3. Exhibit C, Option 3
4. Exhibit D, Chapter 18.04, Additions to the Definitions
5. Exhibit E, Conversion Chart
6. Exhibit F, Map of all Agriculturally Zoned Parcels
7. Exhibit G, Farmland Mapping and Monitoring Program
8. Exhibit H, Map of Irrigated Land
9. Exhibit I, Map of Non-Irrigated Land
10. Exhibit J, Groundwater Basins

Chapter 18.82 – GPO - Groundwater Protection Overlay Zone

Section:

- 18.82.010 Purpose.
- 18.82.020 Applicability.
- 18.82.030 Land use regulations.
- 18.82.040 Structure location.
- 18.82.050 Structure height regulations.
- 18.82.060 Lot dimension regulations.
- 18.82.070 Off-street parking area requirements.

18.82.010 Purpose.

The Groundwater Protection Overlay Zone is intended to maintain and improve water quality and quantity by establishing additional development standards within agricultural areas. All parcels being converted from non-irrigated crops to crops requiring irrigation from ground water must be rezoned to the Groundwater Protection Overlay Zone district.

18.82.020 Applicability.

- A. The GPO zone may be combined with any agricultural zone.
- B. Areas subject to the GPO zone include parcels classified by the California Department of Conservation's Important Farmland Maps as Prime Farmland (P), Farmland of Statewide Importance (S) or Unique Farmland (U) all of which are irrigated land.

18.82.030 Land Use Regulations.

- A. Permitted Uses. As permitted in the underlying zoning district, all types of agricultural uses on irrigated land.
- B. All new irrigated lands will require surface water or groundwater recharge facilities of a size to create a water balance, for consumptive use beyond the natural recharge of the property.

18.82.040 Structure location.

(See also Sections 18.98.010-18.98.090.) Structure location corresponding to the requirements of the underlying zoning district shall be required, except where such location would preclude the purposes of this district.

18.82.050 Structure height regulations.

(See also Sections 18.98.100—18.98.130.) Structure height corresponding to the requirements of the underlying zoning district shall be required.

18.82.060 Lot dimension regulations.

(See also Section 18.100.010.) Lot dimensions corresponding to the requirements of the underlying zoning district shall be required.

Option 1

Chapter 18.82

18.82.070 Off-street parking area requirements.

(See also Chapter 18.102.) Off-street parking requirements corresponding to the requirements of the underlying zoning district shall be required.

Chapter 18.82 – GPO - Groundwater Protection Overlay Zone

Section:

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- 18.82.030 Land use regulations.
- 18.82.040 Structure location.
- 18.82.050 Structure height regulations.
- 18.82.060 Lot dimension regulations.
- 18.82.070 Off-street parking area requirements.

18.82.010 Purpose.

The Groundwater Protection Overlay Zone is intended to maintain and improve water quality and quantity by establishing additional development standards within agricultural areas. All agriculturally zoned parcels would be included in the Groundwater Protection Overlay Zone.

18.82.020 Applicability.

- A. The GPO zone may be combined with any agricultural zone.
- B. Areas subject to the GPO zone include all agriculturally zoned parcels within the Madera and/or the Chowchilla Groundwater Basin.

18.82.030 Land Use Regulations.

- A. Permitted Uses.
 - 1. As permitted in the underlying zoning district, all types of agricultural uses on irrigated land.
 - 2. All new irrigated lands will require surface water or groundwater recharge facilities of a size to create a water balance, for consumptive use beyond the natural recharge of the property.
- B. Uses Allowing with Zoning Permit
 - 1. The installation of a new agricultural well or enlarging an existing agricultural well to irrigate less than 100 acres of land previously not irrigated.
- C. Uses Allowed with Conditional Use Permit
 - 1. The installation of a new agricultural well or enlarging an existing agricultural well to irrigate over 100 acres of land previously not irrigated.

18.82.040 Structure location.

(See also Sections 18.98.010-18.98-090.) Structure location corresponding to the requirements of the underlying zoning district shall be required, except where such location would preclude the purposes of this district.

18.82.050 Structure height regulations.

(See also Sections 18.98.100—18.98.130.) Structure height corresponding to the requirements of the underlying zoning district shall be required.

18.82.060 Lot dimension regulations.

(See also Section 18.100.010.) Lot dimensions corresponding to the requirements of the underlying zoning district shall be required.

18.82.070 Off-street parking area requirements.

(See also Chapter 18.102.) Off-street parking requirements corresponding to the requirements of the underlying zoning district shall be required.

Chapter 18.93 - USES PERMITTED BY ZONING PERMIT

Sections:

18.93.010 - Uses permitted by zoning permit.

18.93.020 - Construction trailer/temporary contractor's office.

[18.93.030 – Conversion of Farmland from Non-Irrigated to Irrigated](#)

18.93.040 - Temporary/seasonal fruit stand.

18.93.010 - Uses permitted by zoning permit.

Certain uses listed in the zoning district regulations may be permitted by the zoning administrator subject to a zoning permit. Additionally, uses as defined in this chapter may be allowed by means of a zoning permit, subject to the terms and procedures contained within this chapter. Proceedings to issue a zoning permit shall be initiated by application as provided in Chapter 18.104 of this title.

(Ord. 525T § 2(part), 2006).

18.93.020 - Construction trailer/temporary contractor's office.

A construction trailer or temporary contractor's office is permitted in any zone district subject to a zoning permit, where such buildings and/or structures are only interim and temporary and do not exceed eight hundred square feet in area, subject to:

- A. Prior issuance of a building permit for an on-site construction project;
- B. The location, building and site plans, and plan of operation shall be submitted to and approved by the zoning administrator;
- C. Modular/removable construction units shall be used;
- D. No unit authorized by this chapter shall be utilized for residential occupancy;
- E. Paved off-street parking, paved access, and approval of an encroachment permit shall be provided as required by the zoning agency;
- F. Signage shall be restricted to building signs only (facade signs). One square foot of signage is allowed for each linear foot of building frontage.

(Ord. 525T § 2(part), 2006).

[18.93.30 – Conversion of Farmland from Non-irrigated to Irrigated](#)

[All new irrigated lands will require surface water or groundwater recharge facilities of a size to create a water balance, for consumptive use beyond the natural recharge of the property.](#)

18.93.040 - Temporary/seasonal fruit stand.

Temporary and seasonal fruit stands are permitted in any agricultural zone district by means of a zoning permit, where such buildings and uses are only a temporary or seasonal use, subject to, but not limited to the following standards:

- A. The location, building and site plans, and plan of operation shall be submitted to and approved by the zoning administrator.
- B. All facilities shall be subject to the issuance of a building permit.

- C. No unit authorized by this chapter shall be utilized for residential occupancy.
- D. On-site sanitary restroom facilities shall be provided as required by state and local law.
- E. The duration of any temporary/seasonal fruit stand permitted under this chapter shall be established by the zoning administrator, but in no case shall the fruit stand remain in place for longer than five years, unless reapplication is made and approval is granted.
- F. Paved off-street parking, paved access and an encroachment permit shall be provided as required by the zoning agency, adequate to meet the needs of the proposed use.
- G. Signage restricted to building signs only (facade signs). One square foot of signage allowed for each linear foot of building frontage.
- H. No other use shall be permitted in combination with a temporary/seasonal fruit stand.
- I. All facilities shall be removed from the site when not in use.

(Ord. 525U § 2, 2006).

Chapter 18.04 - DEFINITIONS

18.04.278 – Irrigated Land

“**Irrigated Land** is land that has an artificial application of water to the land or soil to assist in the growing of agricultural crops.

18.04.568 – Water Balance

“**Water Balance** means that the annual water extraction from the local aquifer, for any purpose, does not exceed the annual water input to the local aquifer.

TABLE A-14
MADERA COUNTY

2010-2012 Land Use Conversion

CALIFORNIA DEPARTMENT OF CONSERVATION
Division of Land Resource Protection

Farmland Mapping and Monitoring Program

PART I
County Summary and Change by Land Use Category

| LAND USE CATEGORY | TOTAL ACREAGE INVENTORIED | | 2010-12 ACREAGE CHANGES | | | |
|------------------------------------|---------------------------|----------------|-------------------------|---------------|-----------------------|---------------------|
| | 2010 | 2012 | ACRES LOST | ACRES GAINED | TOTAL ACREAGE CHANGED | NET ACREAGE CHANGED |
| | | | (-) | (+) | | |
| Prime Farmland | 97,094 | 97,521 | 1,254 | 1,681 | 2,935 | 427 |
| Farmland of Statewide Importance | 84,754 | 84,890 | 689 | 825 | 1,514 | 136 |
| Unique Farmland | 165,932 | 173,017 | 1,464 | 8,549 | 10,013 | 7,085 |
| Farmland of Local Importance | 13,799 | 11,116 | 5,937 | 3,254 | 9,191 | -2,683 |
| IMPORTANT FARMLAND SUBTOTAL | 361,579 | 366,544 | 9,344 | 14,309 | 23,653 | 4,965 |
| Grazing Land | 400,604 | 392,902 | 11,424 | 3,722 | 15,146 | -7,702 |
| AGRICULTURAL LAND SUBTOTAL | 762,183 | 759,446 | 20,768 | 18,031 | 38,799 | -2,737 |
| Urban and Built-up Land | 27,213 | 28,448 | 312 | 1,547 | 1,859 | 1,235 |
| Other Land | 65,591 | 67,097 | 2,399 | 3,905 | 6,304 | 1,506 |
| Water Area | 6,056 | 6,052 | 4 | 0 | 4 | -4 |
| TOTAL AREA INVENTORIED | 861,043 | 861,043 | 23,483 | 23,483 | 46,966 | 0 |

PART II
Land Committed to Nonagricultural Use

| LAND USE CATEGORY | TOTAL ACREAGE 2012 |
|------------------------------------|--------------------|
| Prime Farmland | DATA NOT AVAILABLE |
| Farmland of Statewide Importance | DATA NOT AVAILABLE |
| Unique Farmland | DATA NOT AVAILABLE |
| Farmland of Local Importance | 0 |
| IMPORTANT FARMLAND SUBTOTAL | 0 |
| Grazing Land | 0 |
| AGRICULTURAL LAND SUBTOTAL | 0 |
| Urban and Built-up Land | 0 |
| Other Land | 0 |
| Water Area | 0 |
| TOTAL ACREAGE REPORTED | 0 |

PART III Land Use Conversion from 2010 to 2012

| LAND USE CATEGORY | Prime Farmland | Farmland of Statewide Importance | Unique Farmland | Farmland of Local Importance | Subtotal Important Farmland | Grazing Land | Total Agricultural Land | Urban and Built-up Land | Other Land | Water Area | Total Converted To Another Use |
|---|----------------|----------------------------------|-----------------|------------------------------|-----------------------------|--------------|-------------------------|-------------------------|--------------|------------|--------------------------------|
| Prime Farmland to: | --- | 7 | 22 | 246 | 275 | 510 | 785 | 92 | 377 | 0 | 1,254 |
| Farmland of Statewide Importance to: | 6 | --- | 10 | 178 | 194 | 292 | 486 | 59 | 144 | 0 | 689 |
| Unique Farmland (1) to: | 76 | 28 | --- | 389 | 493 | 502 | 995 | 37 | 432 | 0 | 1,464 |
| Farmland of Local Importance (2)(3) to: | 163 | 58 | 3,372 | --- | 3,593 | 2,175 | 5,768 | 8 | 161 | 0 | 5,937 |
| IMPORTANT FARMLAND SUBTOTAL | 245 | 93 | 3,404 | 813 | 4,555 | 3,479 | 8,034 | 196 | 1,114 | 0 | 9,344 |
| Grazing Land (2)(3)(4) to: | 1,076 | 601 | 4,650 | 2,324 | 8,651 | --- | 8,651 | 231 | 2,542 | 0 | 11,424 |
| AGRICULTURAL LAND SUBTOTAL | 1,321 | 694 | 8,054 | 3,137 | 13,206 | 3,479 | 16,685 | 427 | 3,656 | 0 | 20,768 |
| Urban and Built-up Land (5) to: | 9 | 4 | 5 | 4 | 22 | 41 | 63 | --- | 249 | 0 | 312 |
| Other Land to: | 349 | 127 | 490 | 113 | 1,079 | 200 | 1,279 | 1,120 | --- | 0 | 2,399 |
| Water Area to: | 2 | 0 | 0 | 0 | 2 | 2 | 4 | 0 | 0 | --- | 4 |
| TOTAL ACREAGE CONVERTED | 1,681 | 825 | 8,549 | 3,254 | 14,309 | 3,722 | 18,031 | 1,547 | 3,905 | 0 | 23,483 |

(1) Conversion to Prime Farmland is primarily due to the delineation of irrigated agriculture that had previously been mapped as potted plant nurseries.

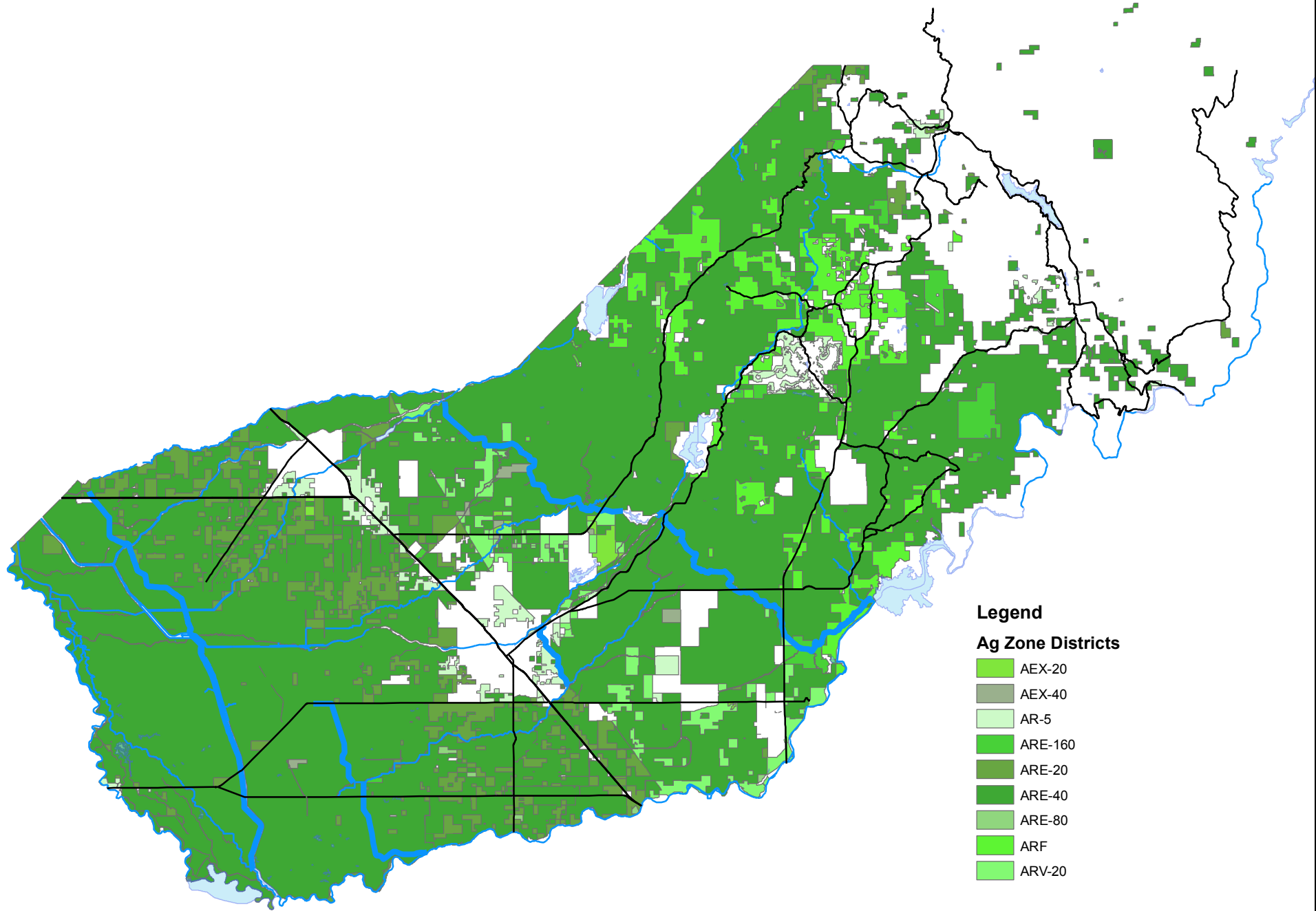
(2) Conversion to irrigated farmland categories is due to the addition of irrigated orchards and other crops. These conversions are primarily located on the Bliss Ranch and Poso Farm quads.

(3) Conversions between Grazing Land and Farmland of Local Importance are due to nonirrigated grain areas being left idle for four or more update cycles, and newly identified grain areas.

(4) Conversion to Other Land primarily due to low density home development throughout the county.

(5) Conversion from Urban and Built-up Land primarily the result of the use of detailed digital imagery to delineate more distinct urban boundaries.

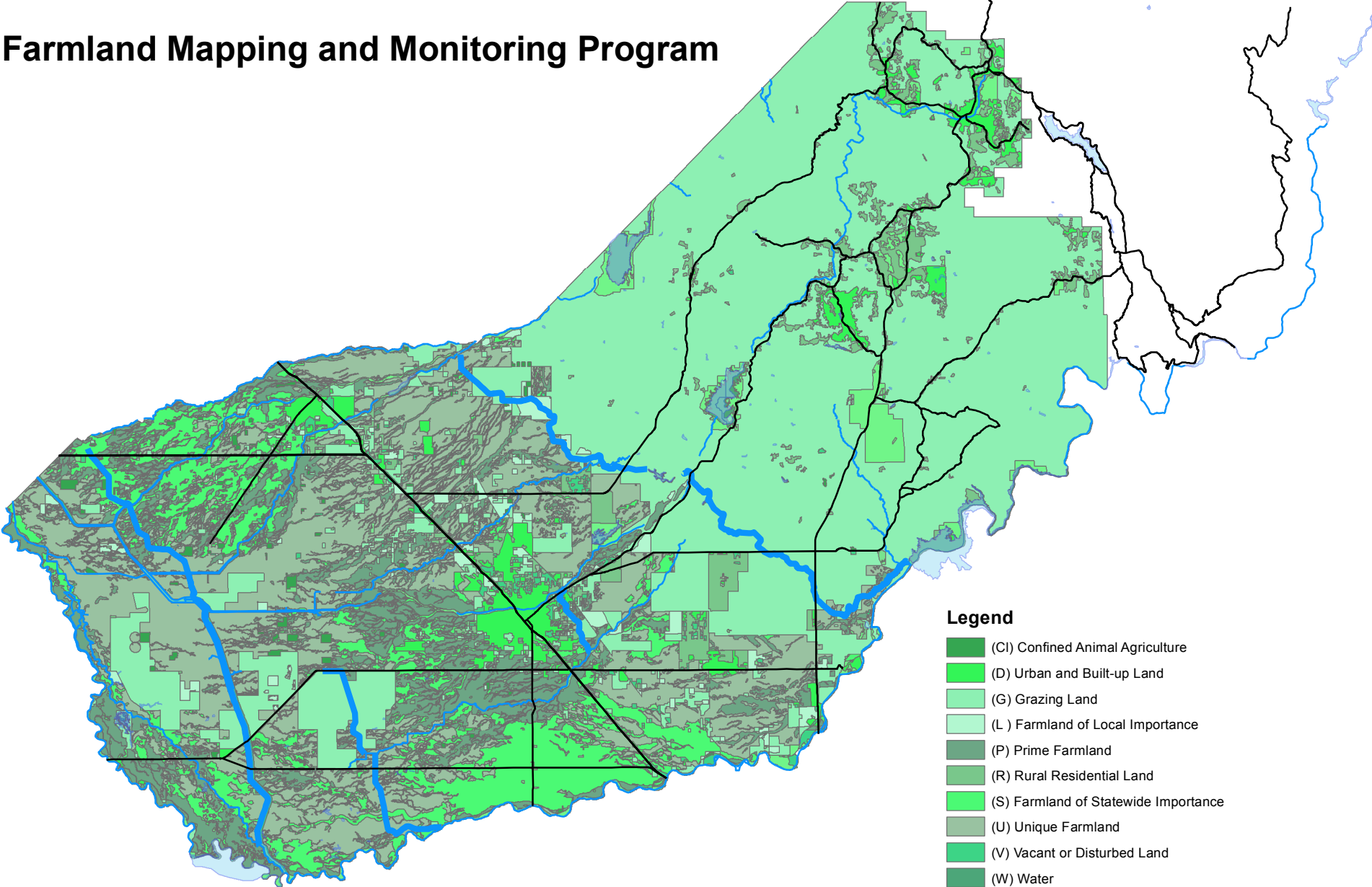
EXHIBIT F



- Legend**
- Ag Zone Districts**
- AEX-20
 - AEX-40
 - AR-5
 - ARE-160
 - ARE-20
 - ARE-40
 - ARE-80
 - ARF
 - ARV-20



Farmland Mapping and Monitoring Program

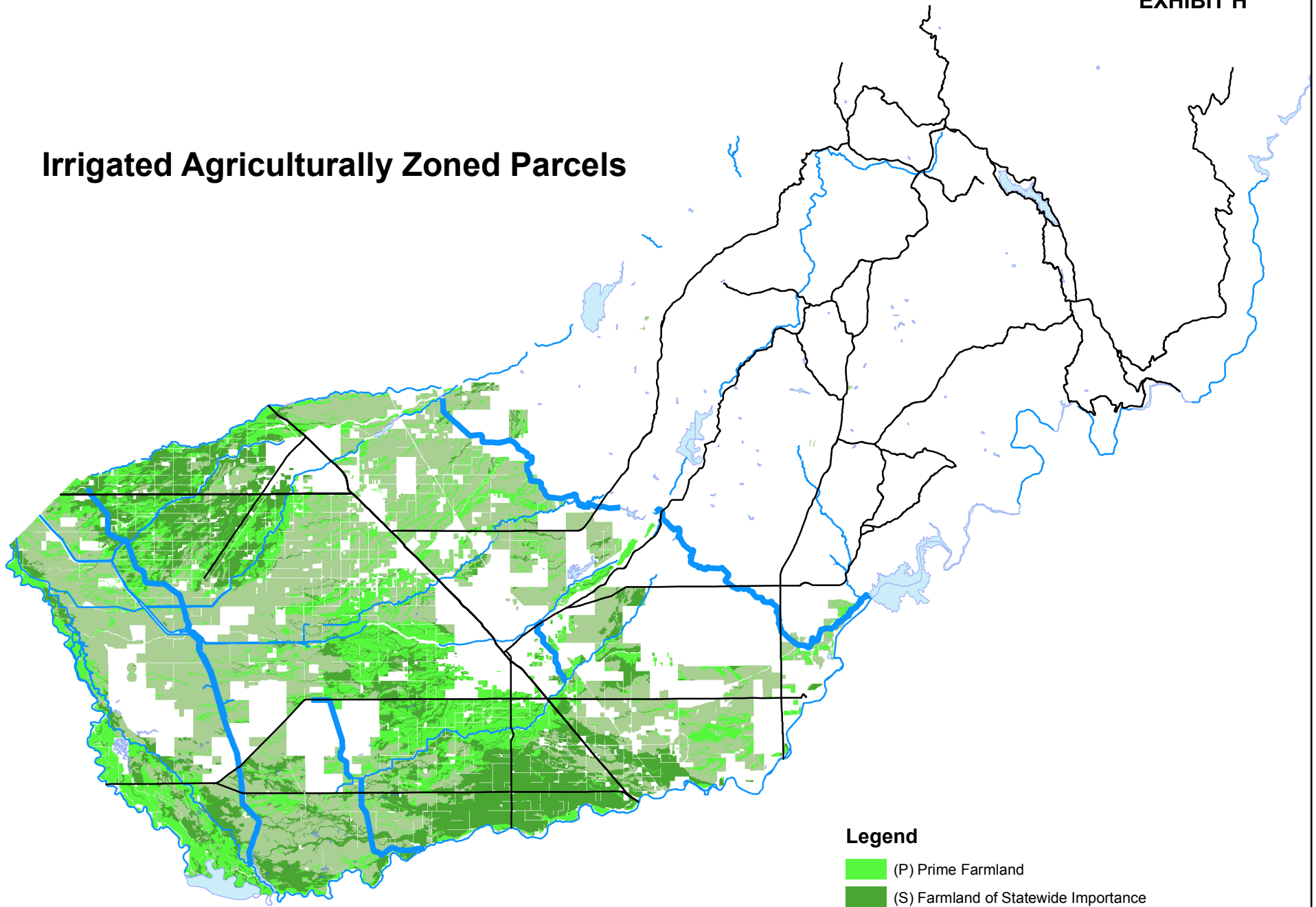


Legend

- (CI) Confined Animal Agriculture
- (D) Urban and Built-up Land
- (G) Grazing Land
- (L) Farmland of Local Importance
- (P) Prime Farmland
- (R) Rural Residential Land
- (S) Farmland of Statewide Importance
- (U) Unique Farmland
- (V) Vacant or Disturbed Land
- (W) Water
- (nv) Nonagricultural or Natural Vegetation
- (sAC) Semi-Agricultural and Rural Commercial Land



Irrigated Agriculturally Zoned Parcels

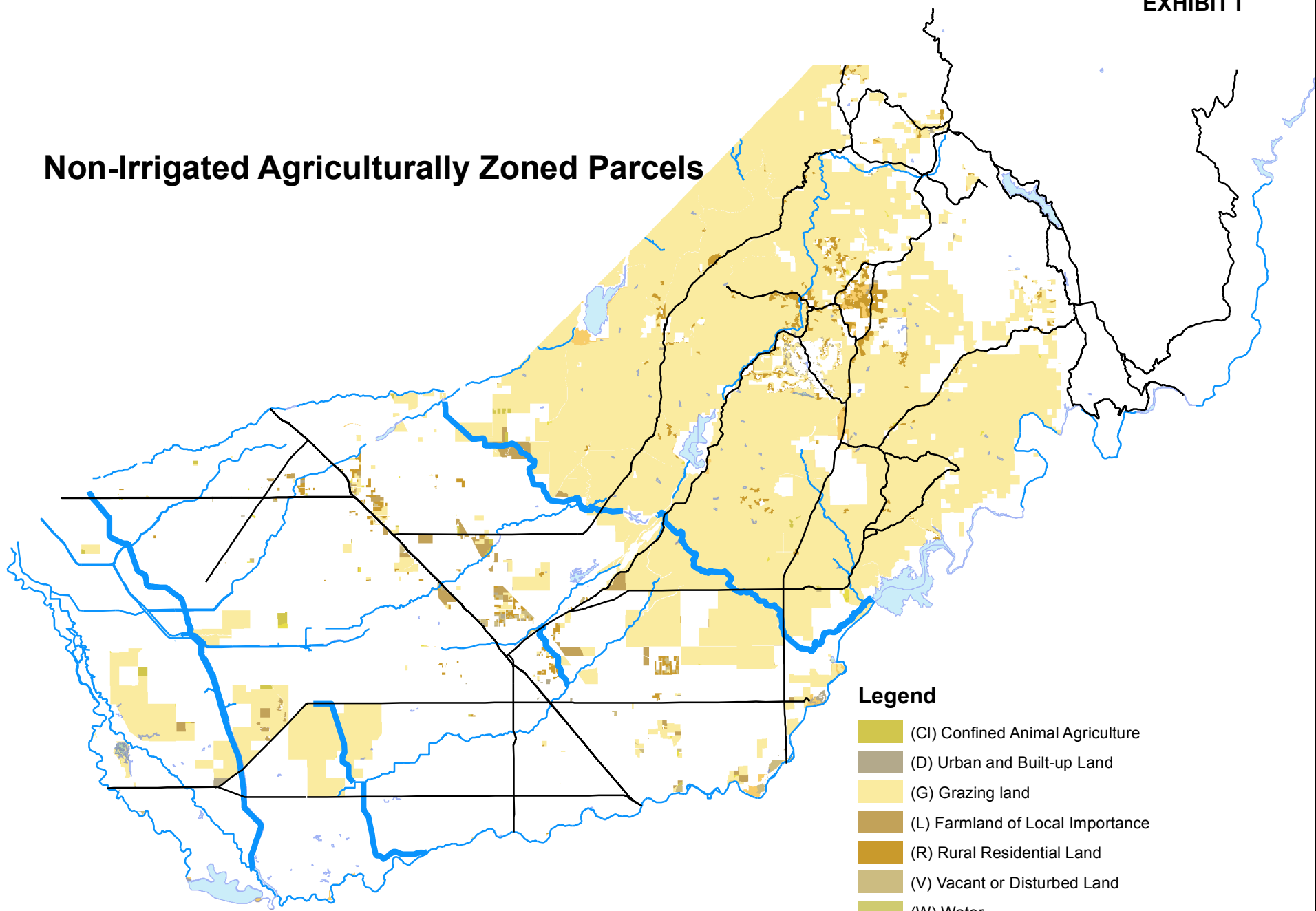


Legend

- (P) Prime Farmland
- (S) Farmland of Statewide Importance
- (U) Unique Farmland



Non-Irrigated Agriculturally Zoned Parcels

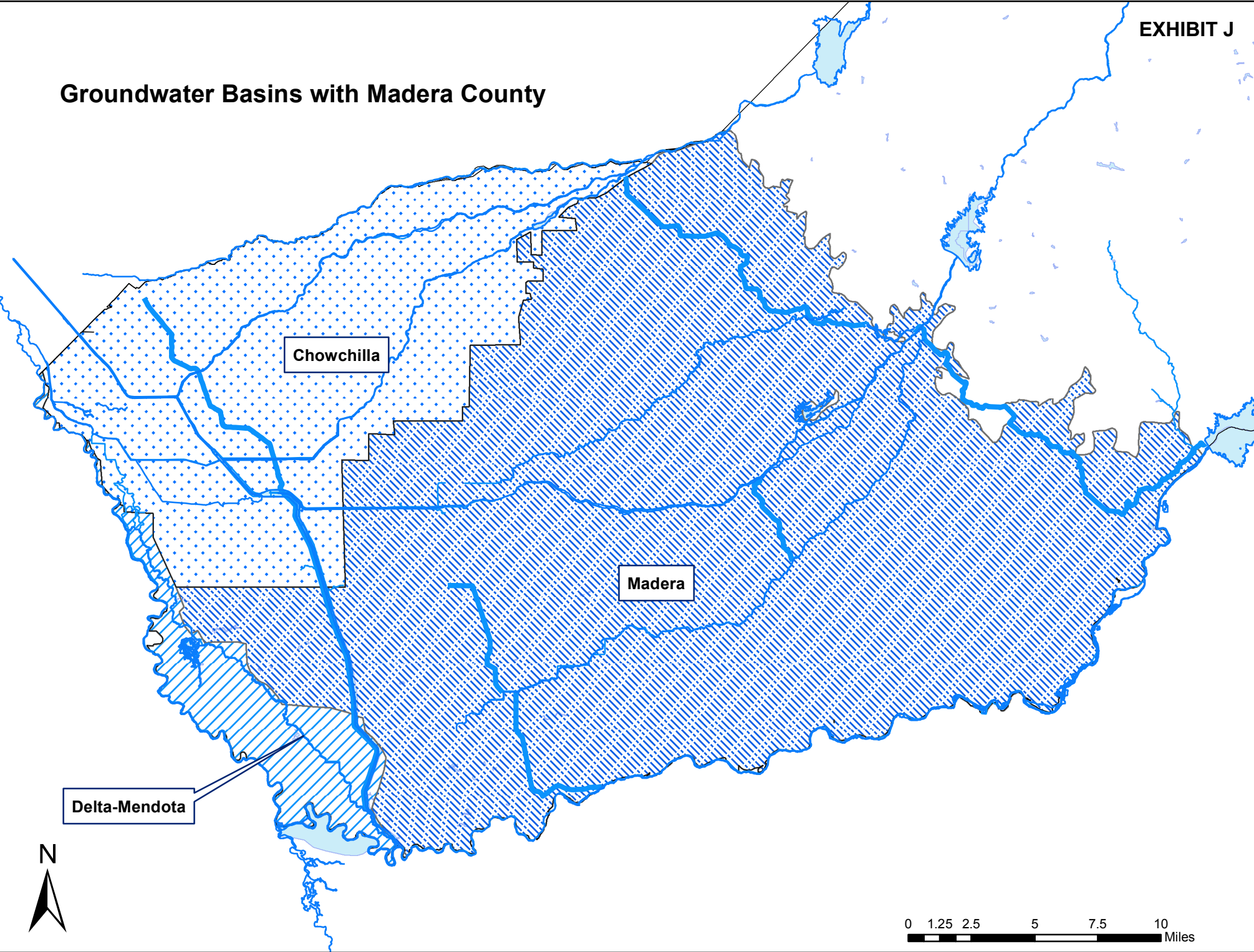


Legend

- (CI) Confined Animal Agriculture
- (D) Urban and Built-up Land
- (G) Grazing land
- (L) Farmland of Local Importance
- (R) Rural Residential Land
- (V) Vacant or Disturbed Land
- (W) Water
- (nv) Nonagricultural or Natural Vegetation
- (sAC) Semi-Agricultural and Rural Commercial Land



Groundwater Basins with Madera County



Chowchilla

Madera

Delta-Mendota



0 1.25 2.5 5 7.5 10 Miles