



## Community and Economic Development Planning Division

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Director 

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**PLANNING COMMISSION DATE:** October 4, 2022

**AGENDA ITEM:** #2

<b>ZP</b>	<b>#2021-012</b>	<b>Appeal of the Zoning Administrator's action to approve Prosperous Terra, LLC request for a Zoning Permit to allow the construction of one 210' x 330'-foot soccer training field.</b>
<b>APN</b>	<b>049-054-002</b>	<b>Applicant: Brickyard Business Park Association, Inc Owner: Prosperous Terra, LLC</b>
<b>CEQA</b>	<b>MND #2022-04</b>	<b>Mitigated Negative Declaration</b>

### REQUEST:

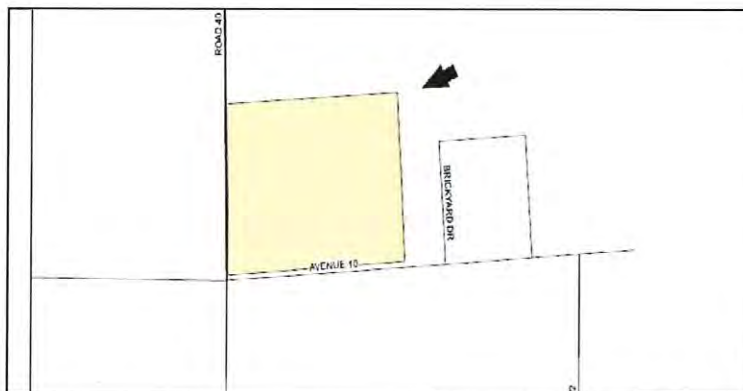
For the appeal of the Zoning Administrator's action to approve Prosperous Terra, LLC's request for a zoning permit to allow construction of one 210' x 330'-foot soccer training field and reconsider Mitigated Negative Declaration (MND #2022-04). The proposed practice field will operate from 6:00 am to 10:00 pm and be used seven times per week. No more than two teams a day will be allowed to use the practice field with a one-team maximum (approximately 30 people) per practice session and a four-hour time limit per team.

### LOCATION:

The subject property is located on the northeast corner of Avenue 10 and Road 40 (40101 Ave 10) Madera, CA 93636.

### ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2022-04) (Exhibit U) has been prepared and is subject to review by the Planning Commission.



**RECOMMENDATION:** Staff recommends the Planning Commission deny the appeal and uphold the Zoning Administrator's decision to approve Zoning Permit #2021-012 subject to conditions, Mitigated Negative Declaration #2022-04, Mitigation Monitoring Program, and concurrence with the Findings of Fact supporting approval.

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

**SITE:** LI (Light Industrial) Designation

**SURROUNDING:** AE (Agricultural Exclusive) Designation; LDR (Low Density Residential); LI (Light Industrial)

**ZONING (Exhibit B):**

**SITE:** IL (Industrial Light) District

**SURROUNDING:** IL (Industrial Light) District; ARE-40 (Agricultural, Rural, Exclusive) District; GV-R (Gateway Village-Residential)

**LAND USE:**

**SITE:** Industrial

**SURROUNDING:** Industrial, Agricultural, and Residential

**SIZE OF PROPERTY:** 43.91 Acres

**ACCESS (Exhibit A):** Access to the site will be from Avenue 10.

**PROJECT DESCRIPTION:**

The applicant is requesting a Zoning Permit to develop and use one 210-foot by 330-foot soccer training field, parking area, driveway, and ancillary facilities at the project site APN: 049-054-002 shown in Figure 1. The practice field would be permitted to use up to two 4-hour practice sessions per day between the hours of 6:00 am to 10:00 pm and will be used up to 7 days per week. An 8-foot by 24-foot soccer goal net will be permanently installed on the south end of the soccer training field. No more than two practice sessions would be permitted to occur on any day, and only one team would use the field during any practice session. Each practice session would involve approximately 30 people, including staff, coaches, players, and spectators accompanying the practicing team. The practice field would not host tournaments or other league play. Spectators would only be allowed if they arrive with the practice team cars or vans that carpool to the site. The project site will be enclosed with a chain-linked fence six feet in height and will consist of a thirteen-foot-wide chain-link gate located on the south side of the property, which will be locked after every practice session to avoid use by others during off-hours.

The site activities will not have permanent employees, but at least one staff person will be present onsite during all training sessions. Site access will be from Avenue 10, approximately 1,000 feet east of Road 40. Ten parking stalls consisting of a graveled surface are proposed for the practice field and will be located north of Avenue 10, west of the soccer training field, and west of Road 40. Access roads will be surfaced per county standards.



Figure 1

SJR

**ORDINANCES/POLICIES:**

Section 18.42.010 of the Madera County Zoning Ordinance outlines the permitted uses within the I-L (Industrial, Urban or Rural, Light) District.

Chapter 18.93.010 of the Madera County Zoning Ordinance outlines uses permitted by zoning permit.

Chapter 18.04.295 of the Madera County Zoning Ordinance provides the definition Light Industrial Uses.

Part 1 of the Madera County General Plan outlines the LI (Light Industrial/Business Park) designation.

**ANALYSIS:**

The appeal of the Zoning Administrator's action to approve Zoning Permit #2021-012 to develop and use one 210-foot by 330-foot soccer training field, parking area, driveway, and ancillary facilities at the project site APN: 049-054-002. The practice field would be permitted to use up to two 4-hour practice sessions per day between the hours of 6:00 am to 10:00 pm and will be used up to seven days per week. An 8-foot by 24-foot soccer goal net will be permanently installed on the south end of the soccer training field. No more than two practice sessions would be permitted to occur on any day, and only one team would use the field during any practice session. Each practice session would involve approximately 30 people, including staff, coaches, players, and spectators accompanying the practicing team. The practice field would not host tournaments or other league play. Spectators would be allowed only if they arrive with the practice team cars or vans that carpool to the site. The project site will be enclosed with a chain-linked fence six feet in height and will consist of a thirteen-foot-wide chain-link gate located on the south side of the property, which will be locked after every practice session to avoid use by others during off-hours. Chapter 18.42.010 (A) of the Madera County Municipal Code Outlines permitted land use regulations, identifying the General Commercial Establishment as one of the uses permitted in the IL District. The type of proposed use is not explicitly listed in the General Commercial establishment definition; however, per 18.04.220, the General Commercial establishments definition states, "Other commercial uses and establishments which by the interpretation of the zoning administrator are similar."

On May 24, 2022, Baker Manock & Jensen Attorneys at Law filed an appeal letter with the Planning Division representing the Brickyard Business Park Association, Inc. The appeal letter identified the following reasons as the basis of appeal and objections to the approval of the Project:

1. The approval of the Project with a Zoning Permit is Inconsistent with the Madera County Code. The approval letter asserts that the County Code 18.42.010 allows for three types of uses allowed by a Zoning Permit and discusses that General Commercial is a permitted use. The letter also indicates it is unclear as

to why a Zoning Permit would be requested. The definition of General Commercial is identified by County Code 18.42.010. The definition for General Commercial states, "other commercial and establishments which by the *interpretation of the zoning administrator* are similar' which, as a result, required direction of the zoning administrator typically achieved through a zoning permit. The letter also expresses concerns regarding the surrounding agricultural and residential uses relating to noise, light, and traffic circulation. IS/MND #2022-004 addresses the issues raised by Brickyard Business Park Association, Inc. The IS/MND #2022-004 analysis provided the following information:

- a. That lighting would be directed to the practice field and shielded and used only during evening practices ending by 10:00 pm. Also, the appeal does not provide evidence or examples of potentially affected businesses. The Project's minimal noise and lighting impacts would not be expected to substantially affect or conflict with businesses operating in the Brickyard area.
  - b. Practice sessions would be limited to 30 participants, and trip generation estimates for the Initial Study found that the Project would result in only about 71 total trips per day on days when a maximum of two practice sessions are held.
  - c. The noise associated with the practice field would be similar to that of other parks and play fields commonly located in residential areas. Noise from maintenance and a single soccer field with no spectators would not be excessive, or conflict with adjacent land uses.
  - d. The letter also expresses concern regarding drainage; however, irrigation would be limited to that necessary for the maintenance of the turf areas. Any runoff would be minimal and directed to perimeter ditches, not toward the buildings or other areas of the site.
2. The appeal letter also states that the environmental analysis underlying the approval of the Zoning Permit was inadequate and violates CEQA by improperly segmenting the analysis of the Project. The appeal letter raises concerns regarding the analysis pertaining to the Sustainable Groundwater Management Act and the County GSA, Piecemealing, Historical Importance, and the construction of the restroom facility to be constructed in one year of operations of the Project.
- a. The IS/MND discusses the Madera Subbasin and the sustainable yield goal of 329,500 acre-feet and 549,100 acre-feet. The Project will use approximately 21-acre feet of water a year, resulting in .0064% of water usage of the estimated 329,500-acre fee estimate for the 2040-2090 sustainable yield goal. The amount of water used is negligible.
  - b. The letter also expresses concern regarding the analysis surrounding Air Quality and Greenhouse Gas Emissions as it relates to the demolition of Building 1. However, a memorandum provided by LSA discusses the construction activities, including demolishing existing structures and emissions generated using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0. It was determined

- using the CalEEmod that the emissions associated with construction would not exceed SJVAPCD's thresholds, and as a result, the impact is less than significant.
- c. The appeal letter also states that the County's approval of the Project violates piecemealing and addresses concerns of possible future expansion. However, the applicant has indicated no intention for future expansion, and any future proposal to expand would be subject to additional environmental review and discretionary approvals.
  - d. The appeal letter also indicates that the analysis of potential effects associated with Building 1 demolition has been deferred and is improper. However, the Initial Study identifies the potential impact associated with building demolition, requires recordation and evaluation of the building complex portion of the site, and includes a performance standard requiring that measures be implemented to avoid substantially affecting the significance of a historic resource. The performance standard established by Mitigation Measure 3 of the IS/MND would ensure no significant impacts and does not improperly defer analysis.
  - e. The appeal letter also asserts that the analysis of a restroom facility to be installed within one year was improperly deferred; however, no evidence was provided that the restroom facility would have the potential to result in significant environmental effects

In October 2020, Prosperous Terra LLC applied for a Zoning Permit (ZP# 2020-007). The Zoning Permit request was for one indoor soccer field with a bleacher area and an outdoor FIFA soccer field with an arena and five high school soccer fields. The request consisted of an office area, ticket booth, gift shop, gym, food concessions, restaurants with a bar, and a press box. The Project was going to consist of approximately one-hundred employees. Hours of Operation were seven days a week, from 7:00 am to 11:45 pm. The Project received several comments objecting to the Project as it was proposed. The applicant withdrew its application on January 14, 2021 (refer to attachment S for ZP# 2020-007 application).

An Air Quality and Greenhouse Gas Emissions Analysis (AQ/GHG) memorandum was completed for the proposed Project. The AQ/GHG provided an analysis of emissions generated during construction activities, including the demolition of existing structures, site preparation, grading, and paving. The AG/GHG also provided an analysis of long-term operational emissions associated with the Project, including mobile sources, project site energy sources, and area sources. As shown in table 1 below, project construction and operation emissions would be below the threshold of significance and would not require mitigation.

Table 1

Estimated Project Construction Emissions (tons per year)		ROG	NOx	CO	Sox	PM10	PM2.5
	Construction Emissions	0.2	2.0	1.6	<0.1	0.4	0.2
	SJVAPCD Significance Threshold	100	10	10	21	15	15
Project Operation Emission (tons per year)	Total Project Operation Emissions	0.3	0.4	0.5	<0.1	<0.1	<0.1
	SJVAPCD Significance Threshold	100	10	10	27	15	15
Exceed Threshold		No	No	No	No	No	No

A Biological Resource Assessment (BRA) was prepared to evaluate the Fuego Madera Practice Filed. The BRA identified that the mature trees present within the western portion of the site containing existing buildings could be used for nesting but that no evidence of any raptor nests was identified. However, to ensure avoidance of any potential impacts to nesting migratory birds or raptors that may be present if these trees are to be removed, that it occurs during the non-nesting season between September 1 and January 31 or, if tree removal is to occur during the nesting season of February 1 through August 31, that prior to such removal a biologist will confirm that no nests are present.

A field survey of the project site was conducted by Michael Lawson, Peak & Associates Archaeological Specialist, on November 23, 2021. The survey included a total of eight buildings and several concrete features of unknown purpose on the subject property. The survey assessed the eight buildings on the site considered to be associated with the former operations of the Hans Sumpf Company, which reportedly set up operations in 1949 on an 80-acre tract. Four are steel or lumber construction, and four are made of adobe brick on site. The four buildings constructed with the adobe brick manufactured onsite and the other older buildings make the site a good representative of the operations of the Hans Sumpf Company and could qualify for the California Register of Historical Resources. The Project's proposed development and use of a soccer training field are approximately 300 feet from the nearest structures and would not directly affect these onsite buildings. In the event that project-related activities were to involve demolition or other physical disturbance or modification to structures or other features within the complex, a complete recordation and evaluation of the complex shall be conducted, and additional measures may be recommended through the evaluation process to ensure that the Project would have a less than significant impact.

A Phase 1 Environmental Site Assessment (ESA) was conducted which included an onsite visit. To the southwest portion of the property, the auto repair shop

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identified as Clarks, has reportedly occupied the single-bay automotive repair shop and storage/warehouse building for four years and the large automotive repair shop for one year. A 300-gallon plastic tote was observed at the automotive repair shop's east exterior. The 300-gallon plastic tote was used for waste oil and drums containing waste coolant and oil filters. The single-bay automotive repair shop does not appear to warrant soil sampling; however, the impacted soil shall be collected by visual verification and disposed of off-site. Containers in this area will be placed within a secondary containment. On the northwest portion of the property, a pit area that ranged from six to eight feet in depth appeared to be utilized for waste material dumping. The debris in the pit included stones, brick, metal, clear and black plastic tarps, and at least five metal 55-gallon drums. The drums were rusted, torn, and slightly crushed and appeared to have been mechanically churned with the surrounding debris. No visible stains were noted in the areas around the drums. Debris within the approximate one-quarter acre pit shall be removed and sorted for proper disposal. If hazardous materials are identified during sorting and removal activities, further evaluation of the subsurface soils would be warranted.

The Project was circulated to County Departments and the San Joaquin Valley Air Pollution Control District.

Pursuant to Public Resource Code (PRC) §21080.3.1(d), the Project was also circulated to requesting tribes, including Table Mountain Rancheria, Dumna Wo Wah, Picayune Rancheria of Chuckchansi Tribe and the Chowchilla Yokuts Tribe. This circulation allows for local native tribes the opportunity to indicate if they wish to be further consulted on the Project, request various different levels of archaeological studies on site prior to continuing with the processing of the Project or starting of constructing, or decline further consultation. No comments were received in return.

If this Project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,598.00 to cover the Notice of Determination (CEQA) filing at the Madera County Clerks' office. The amount covers the \$2,548.00 Department of Fish and Wildlife fee that took effect January 1, 2022, and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit at the Planning Commission.

**FINDINGS OF FACT:**

The following findings of fact must be made by the Planning Commission to make a finding of approval of the Project. Should the Planning Commission vote to approve the Project, Staff recommends that the Planning Commission concur with the following:



1. *The proposed Project does not violate the spirit or intent of the Zoning Ordinance.*

The type of proposed use is not explicitly listed in the General Commercial establishment definition; however, per 18.04.220, the General Commercial establishments definition states, "Other commercial uses and establishments which by the interpretation of the zoning administrator are similar."

2. *The proposed Project is not contrary to the public health, safety, or general welfare.*

The Project is not contrary to the health, safety or welfare of the public. The Project will adhere to the conditions of approval outlined by the Environmental Health Department and Public Works.

3. *The proposed Project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors.*

The applicant had had a Phase I Environmental Site Assessment Report (ESA), Traffic Memo, Air Quality and Greenhouse Gas Emissions Analysis Memo (AQ/GHG), Cultural Resource Assessment (CRA), and Biological Assessment (BA) conducted in support of the Initial Study/Mitigated Negative Declaration 2022-004. The Project must adhere to local and state health and building codes. The Project is not anticipated to create noise, dust, smoke, odor, or glare in greater amounts than uses allowed without a zoning permit.

4. *The proposed Project will not cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.*

The applicant is requesting a Zoning Permit to develop and use one 210-foot by 330-foot soccer training field, parking area, and driveway. The practice field would not host tournaments or other league play. The project site will be enclosed with a chain-linked fence six feet in height and will consist of a thirteen-foot-wide chain-link gate located on the south side of the property, which will be locked after every practice session to avoid use by others during off-hours. The parcel's land use is consistent with the Land Use Designation and Zoning, the Project will have a minimal impact on the environment with mitigations incorporated. The Project would not have an adverse effect on the property values or general desirability of the neighborhood or the County.

**GENERAL PLAN CONSISTENCY:**

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**STAFF REPORT**

**October 4, 2022**

The General Plan designation for the property is LI (Light Industrial) Designation which allows industrial parks, research and development, warehouses, light manufacturing, general commercial uses, professional offices, airports and airstrips, outdoor theaters, public and quasi-public uses, and similar and compatible uses. The property is zoned IL (Industrial Light) District which allows for General Commercial establishment type uses; under the definition of General Commercial establishment, it states "Other commercial uses and establishments which by the interpretation of the zoning administrator are similar." The Zoning and General Plan designations are compatible with the proposed use.

**RECOMMENDATION:**

The analysis provided in this report supports denial of the appeal regarding the Zoning Administrators action to approve Olida Mejorado's request for a zoning permit to allow construction of one 210' x 330'-foot soccer training field and reconsideration of Mitigated Negative Declaration (MND #2022-04).

**CONDITIONS**

See attached.

**ATTACHMENTS:**

1. Conditions of Approval
2. Resolution
3. Exhibit A, General Plan Map
4. Exhibit B, Zoning Map
5. Exhibit C, Assessor's Map
6. Exhibit D, Site Plan
7. Exhibit E, Aerial Map
8. Exhibit F, Topographical Map
9. Exhibit G, Operational Statement
10. Exhibit H, Project Description
11. Exhibit I, Environmental Health Comments
12. Exhibit J, Public Works Comments
13. Exhibit K, SJVAPCD Comments
14. Exhibit L, AQ GHG Memo
15. Exhibit M, Biological Evaluation
16. Exhibit N, Traffic Memo
17. Exhibit O, Baker Manock & Jensen Comment Letter
18. Exhibit P, Support Letter
19. Exhibit Q, Zone Permit Approval Letter
20. Exhibit R, Baker Manock Notice of Appeal
21. Exhibit S, ZP# 2020-007 application and Notice of Appeal
22. Exhibit T, MMRP
23. Exhibit U, Mitigated Negative Declaration #2022-04

## CONDITIONS OF APPROVAL

<b>PROJECT NAME:</b>	Zone Permit #2021-012, Prosperous Terra, LLC
<b>Location:</b>	On the northeast corner of Rd 40 and Avenue 10 (40101 Ave 10) Madera CA 93636
<b>PROJECT DESCRIPTION:</b>	Request, a Zone Permit to allow the construction of one 210' x 330' foot soccer training field. The proposed practice field will operate from 6:00 am to 10:00 pm and will be used up to 7 times per week.

<b>APPLICANT:</b>	Olida Mejorado - Prosperous Terra, LLC - 559-916-1733
<b>CONTACT PERSON/TELEPHONE NUMBER:</b>	Samuel J. Rashe - Madera County Planning (559) 675-7821

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Planning Division</b>					
1	The Conditions outlined in Zoning Permit 2021-012 shall apply to APN: 049-054-002 and will still be in effect if the transfer of ownership occurs.				
2	The Subject Property shall be allowed to operate one 210' x 330' foot soccer training field under the conditions identified in Zoning Permit 2021-012 and uses authorized in the Madera County Municipal Code Chapter 18.42.010 land use regulations for IL (Industrial, Urban or Rural, Light) District. Any future projects on the Subject Property will be required.				
3	Provide a 20-space parking area Per the Madera County Municipal Code 18.102.040.				
4	Except as approved and permitted by the County, all appurtenances such as fences along with private signs, shall be located outside of the public road right of way.				
5	Submit to the San Joaquin Valley Air Pollution Control District (SJVAPCD) an application for Authority to Construct.				
6	Submit an Air Impact Assessment (AIA) application to the SJVAPCD prior to applying for a building permit through the County of Madera.				
7	No amplified noise will be allowed.				
8	For the purposes of one (1) practice soccer field to be utilized only between the hours of 6:00 a.m. and 10:00 p.m. to be used no more than seven (7) times per week for four (4) hour increments for professional soccer players on the Fresno Fuego soccer team, necessary staff, and limited "away-team" soccer players and necessary staff as otherwise described in an approved Zoning Permit issued by the County for a period of no less than five (5) years Install and maintain one (1) or more security cameras on the Subject Property for the entire Term to ensure the Subject Property and the Project remains safe for the general welfare of the owners, occupants, licensees, invitees, and neighboring properties.				
9	No more than thirty (30) people may be on the Subject Property at any given time.				
<b>Environmental Health</b>					

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
1	Permanent restroom facilities will be required. EH will temporarily allow up to one (1) year the use of mobile portable toilets that can provide handwash stations. A service contract from a license septic hauler is required for maintaining the portable toilets for the one year or until a permanent restroom facility is built and approved.	Environmental Health			
2	All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. All Onsite Wastewater Treatment System(s) calculation shall be sized by anticipated average daily load.	Environmental Health			
3	Applicant will be required to complete a population determination questionnaire to determine if the project would be subject to become a public water system. The water well(s) to be used on site for this project, may be approved and permitted by this Division and will be subject to regulations as a "Public Water System". "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program (DWP) Standards. The creation of New Public Water systems is required to comply with Senate Bill (SB) 1263.	Environmental Health			
4	Solid waste collection with sorting for recycle, and garbage is required.	Environmental Health			
5	No food service is allowed.	Environmental Health			
6	During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department.	Environmental Health			
7	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	Environmental Health			
<b>Public Works DEPARTMENT</b>					
1	All proposed driveway approach must be designed per county standard ST-24B for commercial use, unless approved otherwise.	Public Works			
2	The developer is conditioned to convey to the County, by offer of dedication in fee, additional right of way on the fronting public road as required for the planned future width and to satisfy the designated roadway classifications on Avenue 10 and Road 40.	Public Works			
3	Avenue 10 is designated as a 4-lane primary roadway according to the 2006 Riverstone Specific Plan with 106-ft road right of way or 53 feet on each side the road centerline to its ultimate right of way. Currently there is an existing 20-ft wide road right of way along the north side of Avenue 10. The applicant/developer is required to dedicate the additional 33 more feet along Avenue 10 for the entire length of the parcel for future road improvements.	Public Works			
4	Road 40 is designated to have a 116-ft road right of way or 58 feet on each side of road centerline to its ultimate right of way. There isn't any existing road right of way along the east side of Road 40. Therefore, the applicant/developer is required to dedicate the needed 58 feet of land for the entire length of the parcel for future road improvements.	Public Works			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
5	The developer is to provide installation of frontage improvements include, but not limited to, installation of curb & gutter, sidewalk, pavement widening, signs, pavement striping, and drainage facility. Curbs are generally placed to coincide with the ultimate width of the road and pavement is widened to adjoin the new curb. A traffic impact analysis or evaluation based on what's being proposed at this point will help to demonstrate as to when these road improvements are needed to be in place on Avenue 10 and on Road 40.	Public Works			
6	Encroachment permit will be required prior to commencing any work within the road right of way.	Public Works			
7	Except as approved and permitted by the County, all appurtenances such as fences along with private signs, shall be located outside of the public road right of way.	Public Works			
		Public Works			

BEFORE THE PLANNING COMMISSION OF THE COUNTY OF MADERA  
STATE OF CALIFORNIA

RESOLUTION: PCR

IN THE MATTER OF OLIDA MEJORADO –  
PROSPEROUS TERRA, LLC FOR A ZONING  
PERMIT

WHEREAS, the Planning Commission at a regular meeting in the Madera County Government Center, 200 West Fourth Street, Madera, California, on Tuesday, September 6, 2022, held a duly noticed public hearing to consider the application of Olida Mejorado – Prosperous Terra, LLC for a Zoning Permit,

WHEREAS, County staff has presented substantial factual information regarding the Zoning Permit; and

WHEREAS, the hearing was to consider the application of Olida Mejorado – Prosperous Terra, LLC for a Zoning Permit (ZP #2021-012) to allow the construction of one 210' x 330' foot soccer training field; and

WHEREAS, the property (049-054-002) is a 43.91 acre parcel located on the northeast corner of Rd 40 and Avenue 10 (40101 Ave 10) Madera CA 93636; and

WHEREAS, the property is zoned IL (Industrial Light) District; and

WHEREAS, a draft Mitigated Negative Declaration (MND #2022-04) and Mitigation Monitoring Program was also considered; and

WHEREAS, the Planning Commission has considered all public testimony and information presented during the public hearing regarding this item; and

NOW THEREFORE, be it resolved that the Planning Commission finds that:

1. The Commission found that the proposed use is consistent with the General Plan and Zoning Ordinance, and any applicable Area Plan or Specific Plan.

The General Plan designation for the property is LI (Light Industrial) Designation which allows industrial parks, research and development, warehouses, light manufacturing, general commercial uses, professional offices, airports and airstrips, outdoor theaters, public and quasi-public uses, and similar and compatible uses. The property is zoned IL (Industrial Light) District, which allows for General Commercial establishment type uses; under the definition of General Commercial establishment, it states, "Other commercial uses and establishments which by the interpretation of the zoning administrator are similar". The Zoning and General Plan designations are compatible with the proposed use.

2. The Commission found that any potentially significant negative impacts on environmental quality and natural resources have been properly mitigated. The Mitigated Negative Declaration was prepared in conformity to CEQA and reflected the independent judgment of the Commission. Any potentially significant negative impacts on environmental quality and natural resources have been properly mitigated. For this reason, the proposed Zoning Permit, complies with the California Environmental Quality Act (CEQA).
4. The Commission found that the proposed project does not violate the spirit or intent of the zoning ordinance.

The type of proposed use is not explicitly listed in the General Commercial establishment definition; however, per 18.04.220, the General Commercial establishments definition states, "Other commercial uses and establishments which by the interpretation of the zoning administrator are similar."

5. The Commission found that the request will not be contrary to the public health, safety, or general welfare of the citizens of Madera County.

The project is not contrary to the health, safety or welfare of the public. The project will adhere to the conditions of approval outlined by the Environmental Health Department and Public Works.

6. The Commission found that the proposed project will not be hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar factors.

The applicant had had a Phase I Environmental Site Assessment Report (ESA), Traffic Memo, Air Quality and Greenhouse Gas Emissions Analysis Memo (AQ/GHG), Cultural Resource Assessment (CRA), and Biological Assessment (BA) conducted in support of the Initial Study/Mitigated Negative Declaration 2022-004. The project must adhere to local and state health and building codes. The project is not anticipated to create noise, dust, smoke, odor, or glare in greater amounts than uses allowed without a zoning permit.

7. The Commission found that the proposed project will not, for any reason, cause a substantial, adverse effect upon the property values and general desirability of the neighborhood.

The applicant is requesting a Zone Permit to develop and use one 210-foot by 330-foot soccer training field, parking area, and driveway. The practice field would not host tournaments or other league play. The project site will be enclosed with a chain-linked fence six feet in height and will consist of a thirteen-foot-wide chain-link gate located on the south side of the property, which will be locked after every practice session to avoid use by others during off-hours. The parcel's land use is consistent with the Land Use Designation and Zoning; the project will have a minimal impact on the environment with mitigations incorporated. The project would not have an adverse effect on the property values or general desirability of the neighborhood or the county.

BE IT FURTHER RESOLVED, that this Commission adopts Resolution No. \_\_\_\_\_ subject to the attached conditions and mitigation monitoring program.

The foregoing Resolution was adopted on a motion by Commissioner \_\_\_\_\_ and seconded by Commission \_\_\_\_\_, at a regular meeting held before the Madera County Planning Commission on this 6th day of September by the following vote:

COMMISSIONER MILES-MATTINGLY VOTED: \_\_\_\_\_  
COMMISSIONER HURST VOTED: \_\_\_\_\_  
COMMISSIONER BURDETTE VOTED: \_\_\_\_\_  
COMMISSIONER NIJJAR VOTED: \_\_\_\_\_  
COMMISSIONER DAL CERRO VOTED: \_\_\_\_\_

MADERA COUNTY PLANNING COMMISSION

\_\_\_\_\_  
Thomas Hurst, Chairperson

Approved as to Legal Form:  
COUNTY COUNSEL

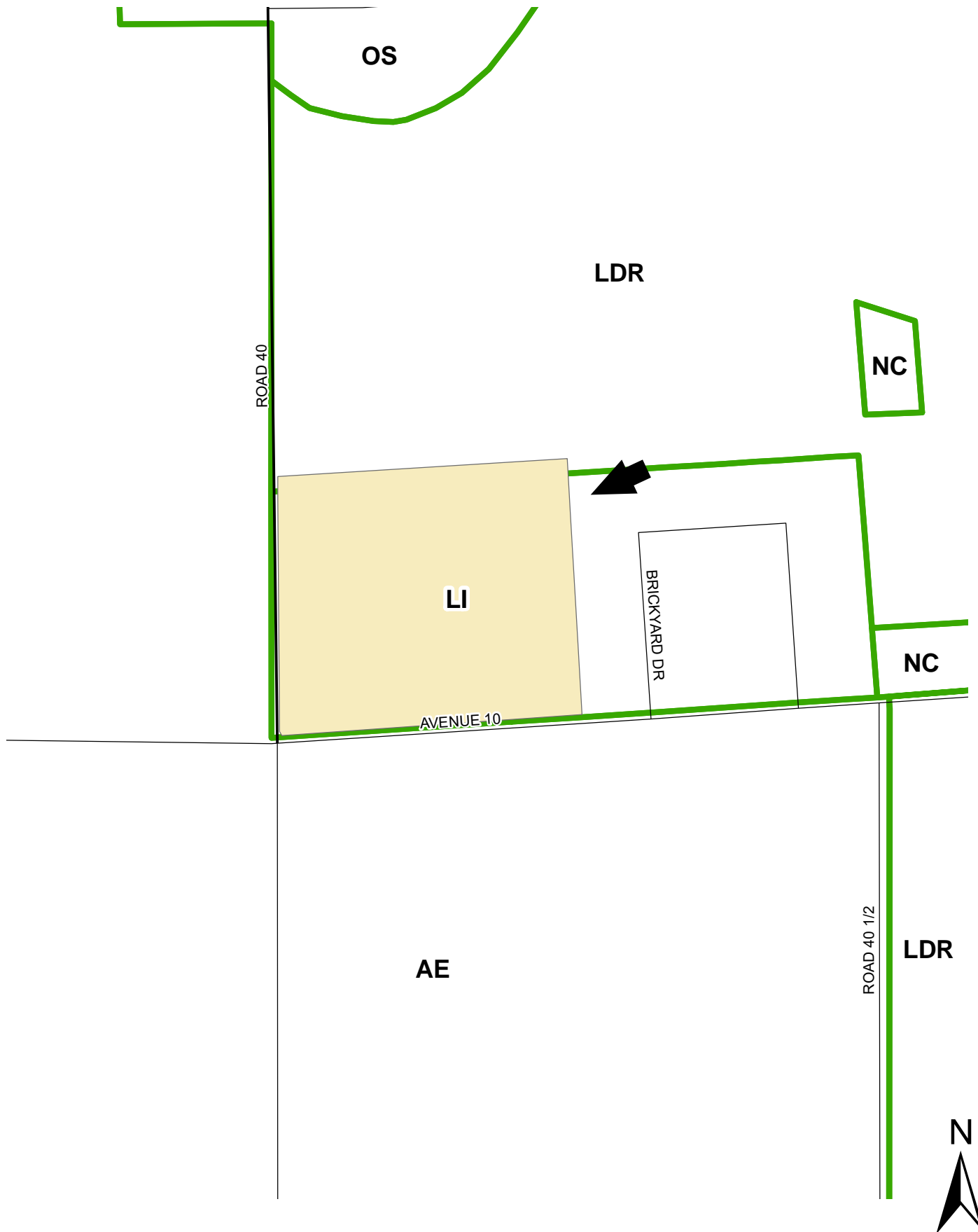
\_\_\_\_\_

WITNESS, my hand this \_\_\_\_ day of \_\_\_\_\_

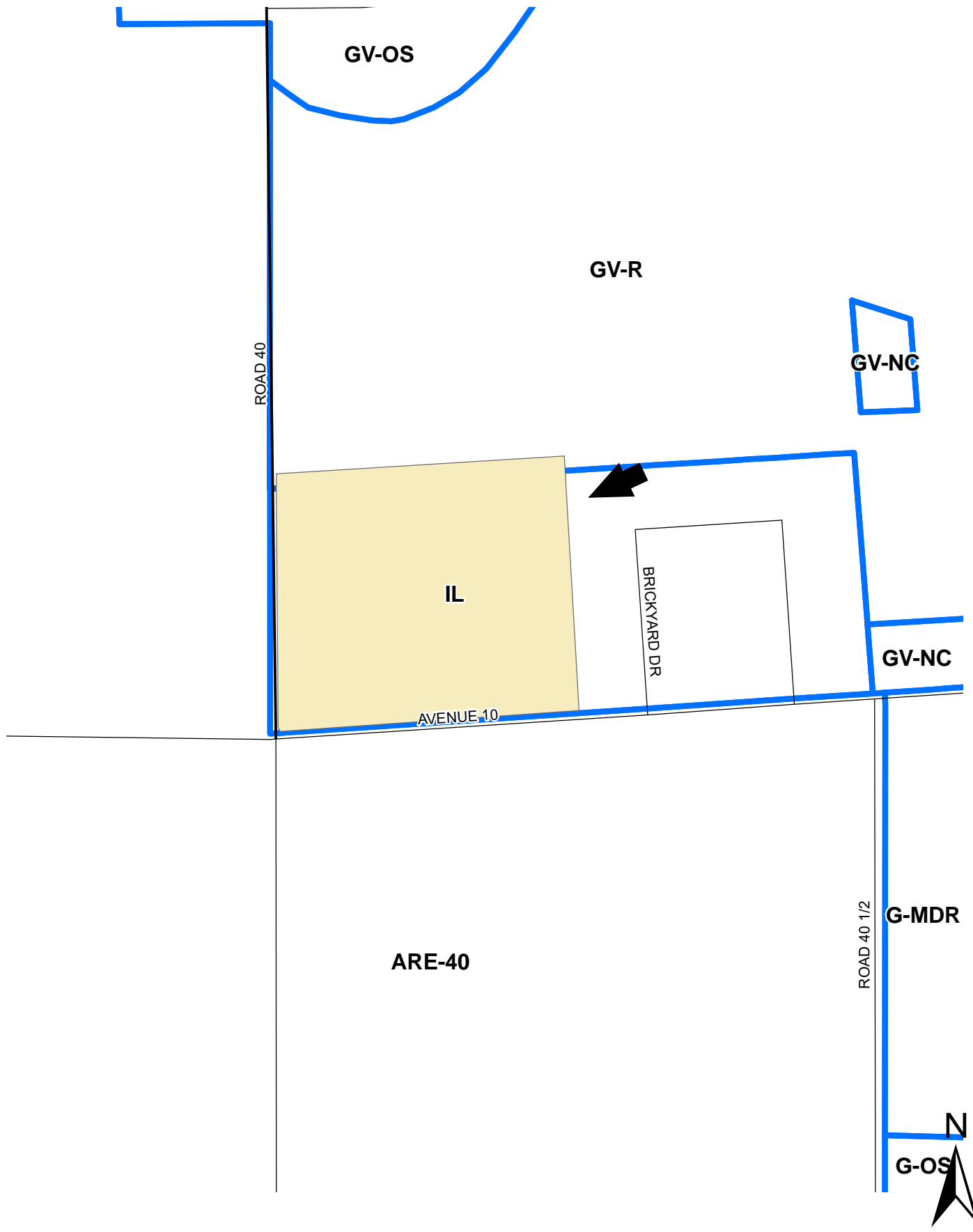
\_\_\_\_\_  
Matthew Treber  
Secretary to the Commission

REF: 18.08/





GENERAL PLAN MAP

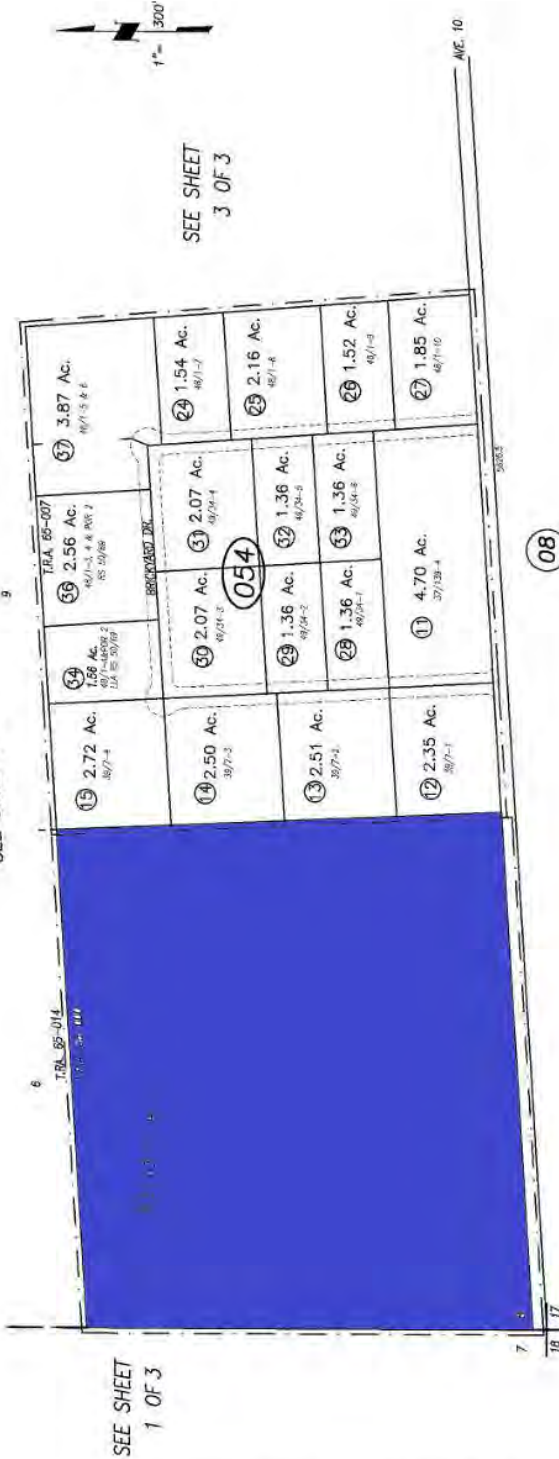


**ZONING MAP**

SEC. 8 T.12 S. R.20E. M.D.B&M.

49-05  
SHEET 2 of 3

Tax Area Code  
65-000  
65-007



ORIGINAL

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

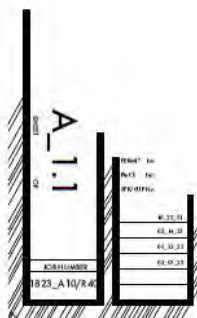
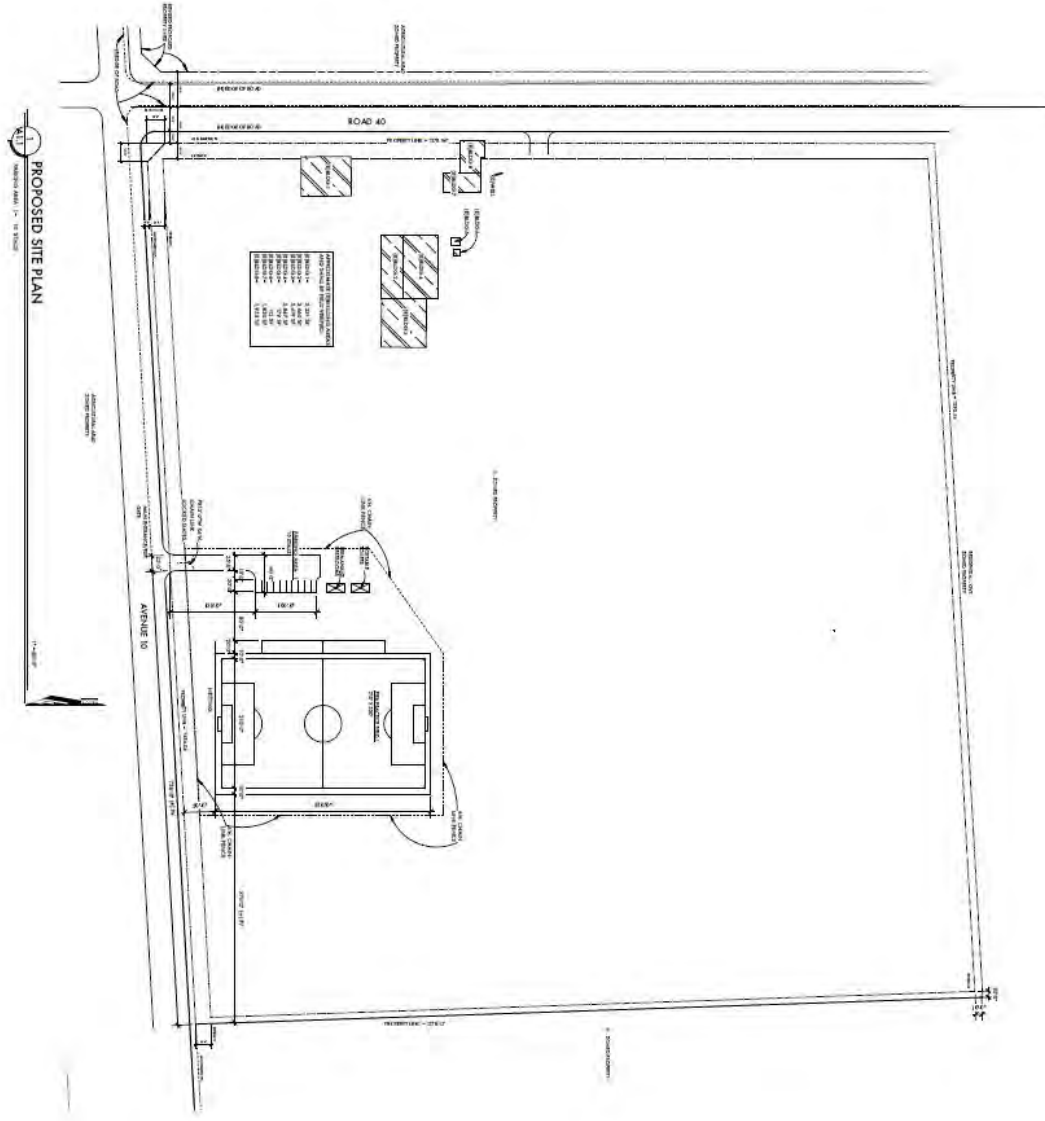
NOTE- Assessor's Block Numbers Shown in Ellipses. Assessor's Parcel Numbers Shown in Circles.

Assessor's Map No. 49-05  
Golden Valley Unified School District/Webster  
County of Madera, Calif.  
1992

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1685-4-38 OF

Rev: 5/7/23  
By: [Signature]  
Project: 1823\_A10/R-4



ANTOYAN ARCHITECTURE  
 315 AMADOR ST. # REDWOOD, CA 94523-1105  
 707.427.4777

FIFA PRACTICE SOCCER FIELDS  
 40101 AVENUE 10 AT ROAD 40  
 MADERA, CALIFORNIA 93636

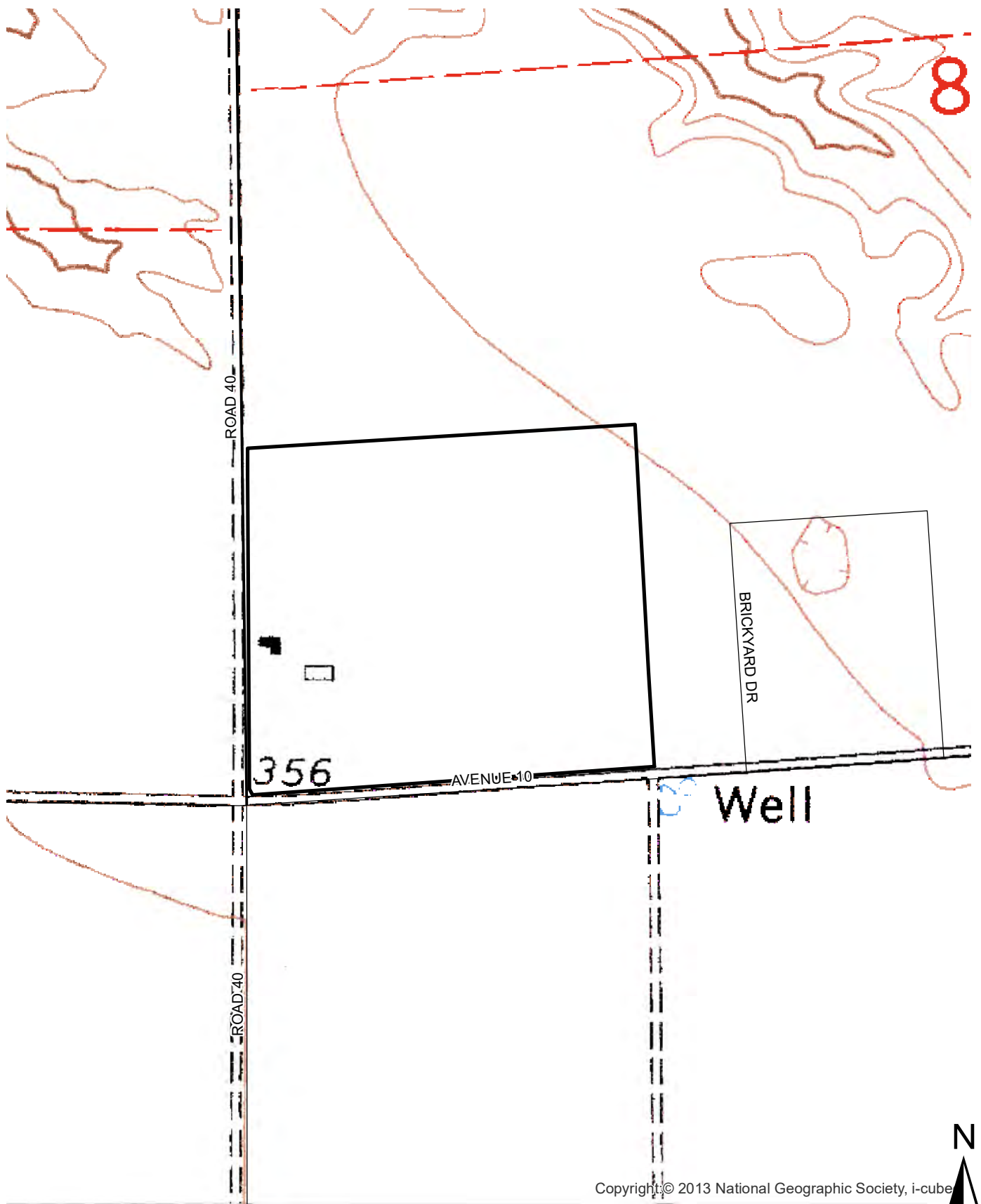


OVER ALL SITE PLAN



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS  
USDA, USGS, AeroGRID, IGN, and the GIS User Community

**AERIAL MAP**



Copyright © 2013 National Geographic Society, i-cube



TOPOGRAPHICAL MAP



# Community and Economic Development Planning Division

Matthew Treber  
Director

- 200 W 4<sup>th</sup> Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc\_planning@madera-county.com

## OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

It is important that the operational/environmental statement provides for a complete understanding of your project proposal. Please be as detailed as possible.

1. Please provide the following information:

Assessor's Parcel Number: 049-054-002

Applicant's Name: Mrs. Olidia Mejorado

Address: 4460 W. Shaw Ave. Suite 200

Phone Number: 916-1733

2. Describe the nature of your proposal/operation.

Approve a zoning permit to allow a soccer training field complex with one outdoor practice field.

3. What is the existing use of the property?

Zoned for Industrial. I-L.

4. What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite?

NA.

5. What are the proposed operational time limits?

Months (if seasonal): \_\_\_\_\_

Days per week: 5-7 times per week

Hours (from 6AM to 11PM): Total Hours per day: 2-3

6. How many customers or visitors are expected?

Average number per day: NA

Maximum number per day: NA

What hours will customers/visitors be there? NA

7. How many employees will there be?

Current: \_\_\_\_\_

Future: 1 employee will be at each training session.

Hours they work: Operational statement attached.

Do any live onsite? If so, in what capacity (i.e. caretaker)? NA

8. What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.

Typical landscape maintenance equipment will be used to maintain the practice field. They will be stored in an existing building.

9. Will there be any service and delivery vehicles? No service or delivery vehicles needed.

Number: \_\_\_\_\_

Type: \_\_\_\_\_

Frequency: \_\_\_\_\_

10. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.

10 parking stalls. The team carpools.

11. How will access be provided to the property/project? (street name)

There will be one proposed access point located on AVE 10.

12. Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development.

9 cars or vans will deliver the 30 Fuego team members based on past experience. 9 inbound and 9 outbound.

13. Describe any proposed advertising, including size, appearance, and placement.

Signage will be per Madera County Standard.

14. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) of will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if applicable.

See attached site plan. All materials and equipment will be stored in one of the four existing buildings on the project site.

15. Is there any landscaping or fencing proposed? Describe type and location.

No landscaping proposed. Practice field will be of natural grass. The site will be fenced w/chain link.

16. What are the surrounding land uses to the north, south, east and west property boundaries?

NA.

17. Will this operation or equipment used, generate noise above other existing parcels in the area?

No.

18. On a daily or annual basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development (please be specific).

Water consumption is typical of one practice field. The practice field will be irrigated by an existing agricultural well.



19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?

Minimal amount of liquid waste will be produced.

20. On a daily or weekly basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of?

Minimal amount of solid waste will be generated by the training field. The waste will be disposed by garbage bins and collected through a solid waste collection company.

21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)

NA.

22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.

NA. A cultural study will be prepared.

23. Locate and show all bodies of water on application plot plan or attached map.

See site plan.

24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.

NA

25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?

NA

26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)

NA.

27. How do you see this development impacting the surrounding area?

The proposed practice field will have little to no impact to the surrounding area.

28. How do you see this development impacting schools, parks, fire and police protection or special districts?

The proposed practice field will have no impact on schools, parks, fire, and police protection.

29. If your proposal is for commercial or industrial development, please complete the following; Proposed

Use(s): See attached operational statement.

Square feet of building area(s): \_\_\_\_\_

Total number of employees: \_\_\_\_\_

Building Heights: \_\_\_\_\_

30. If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.

NA.

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# **Proposed Outdoor Soccer Training Fields**

## **Zoning Permit Operational Statement**

**October 25, 2021**  
**Revised March 8th, 2022**

### **Applicant/Owner:**

Mrs. Olidia Mejorado  
Prosperous Terra, LLC  
4460 W. Shaw Ave, Suite 237  
Fresno, CA 93722

### **Representative:**

Dirk Poeschel Land Development Services, Inc.  
923 Van Ness Ave., Suite 200  
Fresno, CA 93721  
(559) 445-0374

### **Location:**

40101 Ave. 10 at Rd. 40  
Madera, CA 93636

### **APN:**

049-054-002

### **Land Use Designation:**

Industrial-Zoned I-L

### **Request:**

Approve a Zoning Permit to allow a soccer training field complex with one outdoor practice field.

### **Background Information**

The applicant proposes a Zoning Permit to allow the construction of one soccer training field on an existing rural 43.91+/- acre (1,912,719 sq. ft.) parcel north of Ave. 10 and east of Rd. 40.

The site is generally flat and regularly tilled. The site is industrially zoned. The proposed practice field will have no visitors, no limited incidental spectators, no tournaments, no league play and no scrimmages. Fuego staff and players are the only ones allowed to be on the premises in relation to the proposed practice soccer field. However, Fuego staff has indicated that **there will be no spectators as no seating is available**. One practice field will be installed by the applicant and **will be used during the proposed operational hours by one team at a time**.

## **Prepared Studies**

### **Bio-Botanical Study**

A bio-botanical assessment will be performed on the project site by Argonaut Ecological, Inc. and will be consistent with applicable policies, practices, and CEQA requirements. The bio-botanical assessment reports on any potential sensitive biological resources including potential waters, wetlands, potential habitats for sensitive species, or other biological constraints.

### **Cultural Study**

A cultural study will be performed on the project site by Peak & Associates that is compliant with applicable CEQA policies and guidelines. A cultural resource record search will be performed on the project site through the Southern San Joaquin Valley Information Center of the California Historical Resources Information System to discover if any sites are present or near the project site and a .25-mile radius.

A pedestrian field survey will also be performed to check for both prehistoric and historic resources. Any prehistoric or historic period resources on the project site will be field recorded, along with the project site existing buildings. A technical report will be prepared on the project site findings including the cultural background, records search, literature review results, field methodology, building descriptions, evaluations, conclusions, and recommendations.

### **Traffic**

JLB Traffic Engineering will perform a traffic analysis of the potential traffic impacts associated with the project. The JLB report will be provided county staff as soon as it is completed. Traffic is also discussed below.

#### **1. Project Operations:**

The facility will operate one training field and comply with the County of Madera's regulations and standards.

#### **2. Operational Time Limits**

The proposed soccer field will operate 6AM–10PM each day of the week as necessary. The team will more than likely use the field only to 8PM and rarely use it anytime after.

The proposed practice field may be used between 5-7 times per week for a few hours per day. There will be a one team maximum limit allowing them to utilize the field for practice for 2-4 hours a day. **Said another way, only one team will practice on the field or be present on the site at a time.** No scrimmage games between teams will occur and **as emphasized** there will be no more than one team on site at a time. **Spectators are allowed only if they arrive with the cars or vans that carpool the Fuego team and staff.** The facility entrance will be gated and locked after every practice session to avoid use by others during off hours. Note that the fields will not be used every day.

### 3. Number of Visitors

The proposed soccer field will be private. No one will be invited to observe the practice.

### 4. Employees

The proposal will not have permanent employees. Maintenance will occur as required. The applicant will have one staff person at all training sessions.

### 5. Service and Delivery Vehicles

No service or delivery vehicles are needed.

### 6. Site Access

There is one proposed site access point that is located on Ave. 10. One of the existing buildings is in the public right-of-way and will be removed.

### 7. Parking

The site will comply with the Madera County parking standards.

### 8. Goods sold on site

There will be no goods, food or beverages sold onsite.

### 9. Equipment List

Typical landscape maintenance equipment will be used.

**10. What supplies or materials are used and how are they stored?**

Typical landscape maintenance supplies and materials will be used to maintain the practice field. All materials will be stored in one of the four existing buildings (one building to be removed) adjacent to Rd. 40 on the project site.

**11. Does the use cause an unsightly appearance? Or cause noise, glare, dust or odor? If so, explain how this will be reduced or eliminated.**

The use will not cause an unsightly appearance.

**Noise**

Typical soccer play field noise will be emitted. Typical generator noise will also be emitted to power the portable lighting systems.

**Glare**

The applicant proposes portable lighting to illuminate the practice fields and will be powered through generators. All lights will be shielded or otherwise directed to keep the lighting on-site and not adversely impact adjacent properties.

**Dust**

Access roads will be surfaced per county standards. Therefore, no dust related impacts can occur.

**Odor**

Refuse is collected by a municipal solid waste company at established intervals. The waste profile is typical of a soccer practice field. The site will be maintained in a sanitary manner. Therefore, odor will not be an issue.

**12. Solid and liquid waste**

A minimal amount of solid waste is generated by the soccer complex as there will be no food service. The applicant will utilize Porta Potties for the temporary one-year short term period and will provide handwash stations. A maintenance contract from the vendor will be provided to the Madera County's Environmental Health Division to meet compliance. Garbage and recycling bins will be provided per county standards. All refuse is placed in garbage bins adjacent to the practice field and near the proposed restroom facility. The applicant will construct an onsite septic system and be serviced by a municipal solid waste collection company.

### **13. Water Consumption**

Water consumption is typical of a soccer field. The practice field will be using water primarily during the active soccer season, which is February 1<sup>st</sup> to November 30<sup>th</sup>, meaning that the field will not be used for two full months each year. Note that during the typical rainy months of November through April, less water consumption will occur dependent on the amount of rainfall.

The practice field will be irrigated by an existing agricultural well. Potable water will be brought by Fuego team and staff.

According to the Water Well Journal, they state “Conversely, if working in units of acre-inches, the unit commonly used for determining application depth equals 27,150 gallons of water per acre-inch.” In our case, the practice field is roughly 1.59 +/- acres (210 ft. x 330 ft. = 69,300 sq. ft.) and will be irrigated per acre-inch. Therefore, the practice field will use 43,169 +/- gallons of water per application (1.59 acres x 27,150 gallons = 43,169 gallons per application) or 18,501 +/- gallons per day. Fuego staff plan on applying 43,169 gallons per application, three times in total each week.

### **14. Signage**

Signage will be per Madera County standards.

### **15. Will existing buildings be used or will new buildings be constructed?**

Building 1 & 7 are used for operational automotive services/repairs with the Clark’s Performance automotive repair shop.

Building 2 and 4 are being used for storage purposes by Clark’s Performance.

Building 3 is a pole barn that has no existing current use.

Building 5 is an existing restroom that is used by Clark’s Performance employees.

Building 6 is a building that is not being used for any purposes.

Building 8 is an office that used to be the previous operation of Hans Sumpf, as listed on the cultural study. The office is not being used whatsoever.

After review of the Cultural Study prepared by Peak & Associates, our applicant will avoid interfering with the cultural significance of the existing buildings on the project site. Building 2 will be used for storage purposes for the landscape supplies needed for the practice field and will have no physical or detrimental impact on the buildings existing composition.

There will be a new restroom facility to be constructed after the temporary one-year period of using Porta Potties. Prior to the restroom facility construction, the applicant will collaborate with the neighboring water district or municipal system to extend potable water services to the site.

Please see the square footages of the existing buildings below.

<b>Building</b>	<b>Square Footage</b>
Building 1	5,231
Building 2	3,660
Building 3	5,619
Building 4	5,847
Building 5	179
Building 6	112
Building 7	1,830
Building 8	1,953

#### **16. Outdoor Lighting**

The applicant proposes portable lighting to illuminate the practice field. All lights will be shielded or otherwise directed to keep the lighting on-site and not adversely impact adjacent properties.

#### **17. Landscaping & Fencing**

The practice field will require landscaping typical of a natural grass soccer practice field. The site will be fenced with chain link and the entry will be gated.

#### **18. Other information that will provide a clear understanding of the project**

##### **Traffic**

The Institute of Transportation Engineers (ITE) Land Use Code 488 estimates a typical *soccer field complex* generates 16.43 PM PEAK trips per field. Average daily trip generation for a soccer field complex is 71.33 trips per field per day for the proposed project. The ITE land use *soccer field complex* is not indicative of likely trip generation as the proposed practice fields will have no visitors, incidental spectators, no tournaments, and no league play and will not be used every day. For these reasons, the ITE land use *soccer field complex* grossly overstates the project's likely traffic generation profile.

One practice field will be installed by the applicant and **will be used by one team at a time during the operational hours.**

The practice field will be used by the Fuego team members and away or visiting teams at different times. Each team has 22 players, coaches, staff, medical personnel,



etc. which total 30 people. As stated, only one team will practice on the field at one time.

Each practice session lasts about 2-4 hours and a maximum of 2 teams practice per day at a different times for a total of 60 people on site per day. There will be at least one hour allocated after each practice to condition and reset the field for use. Practice times are also sporadic as teams piece together times when players are available as players in this league all have primary jobs or are in school or both.

So at any given time, only 30 people would be on site. Fuego team members carpool. Past experience indicates about 9 cars or vans deliver the 30 Fuego team group to the site. When visiting or away teams are scheduled to use the practice field, they will all arrive in a bus. Therefore, at any given one-hour period, and for any given day, the range of trips to and from the site would be approximately 9 in bound and 9 outbound trips for the Fuego team site usage and 1 inbound trip and 1 outbound trip for visiting or away teams.

m:\current clients\fuego-madera practice field 20-52\operational statement.doc

**From:** [Dexter Marr](#)  
**To:** [Samuel Rashe](#)  
**Cc:** [Dexter Marr](#)  
**Subject:** RE: Zoning Permit 2021-012  
**Date:** Wednesday, February 16, 2022 3:07:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)

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Sam,

Here are Environmental Health comments on the proposed soccer training facility.

1. Permanent restroom facilities will be required. EH will temporarily allow up to one (1) year the use of mobile portable toilets that can provide handwash stations. A service contract from a license septic hauler is required for maintaining the portable toilets for the one year or until a permanent restroom facility is built and approved.
2. All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. All Onsite Wastewater Treatment System(s) calculation shall be sized by anticipated average daily load.
3. Applicant will be required to complete a population determination questionnaire to determine if the project would be subject to become a public water system.  
The water well(s) to be used on site for this project, may be approved and permitted by this Division and will be subject to regulations as a "Public Water System".  
"Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program (DWP) Standards. The creation of New Public Water systems is required to comply with Senate Bill (SB) 1263.
4. Solid waste collection with sorting for recycle, and garbage is required.
5. No food service is allowed.
6. During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department.
7. The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

I will be willing to meet in-person or virtual with the applicant to go over Environmental Health requirements.

Thank you



**Dexter Marr** | Deputy Director CED - Environmental Health

**COMMUNITY & ECONOMIC DEVELOPMENT, ENVIRONMENTAL HEALTH**

200 W. 4th Street, Suite 3100, Madera, CA 93637

Office: (559) 675-7823 Ext. 3402



---

**From:** Samuel Rashe <Samuel.Rashe@maderacounty.com>

**Sent:** Monday, February 14, 2022 11:21 AM

**To:** Dexter Marr <DMarr@maderacounty.com>

**Subject:** Zoning Permit 2021-012

Dexter,

I have attached the site plan as well as the current operational statement.

Thank you for your assistance.



**Samuel Rashe** | Planner III

**COMMUNITY AND ECONOMIC DEVELOPMENT, PLANNING**

200 W. 4th Street, Suite 3100, Madera, CA 93637

Office: (559) 675-7821



Preliminary review comments/conditions from Public Works:

All proposed driveway approach must be designed per county standard ST-24B for commercial use, unless approved otherwise.

The developer is conditioned to convey to the County, by offer of dedication in fee, additional right of way on the fronting public road as required for the planned future width and to satisfy the designated roadway classifications on Avenue 10 and Road 40.

Avenue 10 is designated as a 4-lane primary roadway according to the 2006 Riverstone Specific Plan with 106-ft road right of way or 53 feet on each side the road centerline to its ultimate right of way. Currently there is an existing 20-ft wide road right of way along the north side of Avenue 10. The applicant/developer is required to dedicate the additional 33 more feet along Avenue 10 for the entire length of the parcel for future road improvements.

Road 40 is designated to have a 116-ft road right of way or 58 feet on each side of road centerline to its ultimate right of way. There isn't any existing road right of way along the east side of Road 40. Therefore, the applicant/developer is required to dedicate the needed 58 feet of land for the entire length of the parcel for future road improvements.

The developer is to provide installation of frontage improvements include, but not limited to, installation of curb & gutter, sidewalk, pavement widening, signs, pavement striping, and drainage facility. Curbs are generally placed to coincide with the ultimate width of the road and pavement is widened to adjoin the new curb. A traffic impact analysis or evaluation based on what's being proposed at this point will help to demonstrate as to when these road improvements are needed to be in place on Avenue 10 and on Road 40.

Encroachment permit will be required prior to commencing any work within the road right of way.

Except as approved and permitted by the County, all appurtenances such as fences along with private signs, shall be located outside of the public road right of way.

April 7, 2022

Samuel Rashe  
County of Madera  
Community and Economic Development Department  
200 West 4<sup>th</sup> Street, Suite 3100  
Madera, CA 93637

**Project: Initial Study and Mitigation Negative Declaration for the Prosperous Terra, LLC**

**District CEQA Reference No: 20220343**

Dear Mr. Rashe:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Initial Study and Mitigation Negative Declaration (IS/MND) for the project referenced above for the County of Madera (County). Per the IS/MND, the Project consists of the construction of a 210 foot by 330 foot soccer training field, parking area, and driveway on approximately a 43 acre parcel (Project). The Project is located on 40101 Avenue 10 in Madera, CA 93636 (APN#: 049-054-002).

The District offers the following comments regarding the Project:

**1) Project Related Emissions**

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM<sub>2.5</sub>) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM<sub>10</sub>, PM<sub>2.5</sub> standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the following District significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI):  
<https://www.valleyair.org/transportation/GAMAQI.pdf>.

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

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

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

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

### **1a) Construction Emissions**

Project construction air emissions are short-term emissions generated from construction activities such as mobile heavy-duty diesel off-road equipment and are not expected to exceed the thresholds of significance. However, the District recommends, to further lessen air quality impacts from construction-related diesel exhaust emissions, the County consider the feasibility of incorporating the below measure into the Project.

*Recommended Measure:* To reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment, including the latest tier equipment.

### **2) Electric Vehicle Chargers**

To support and accelerate the installation of electric vehicle charging equipment and development of required infrastructure, the District offers incentives to public agencies, businesses, and property owners of multi-unit dwellings to install electric charging infrastructure (Level 2 and 3 chargers). The purpose of the District's Charge Up! Incentive program is to promote clean air alternative-fuel technologies and the use of low or zero-emission vehicles. The District recommends that the County and project proponents install electric vehicle chargers at project sites, and at strategic locations.

Please visit [www.valleyair.org/grants/chargeup.htm](http://www.valleyair.org/grants/chargeup.htm) for more information.

### **3) District Rules and Regulations**

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm). To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (559) 230-5888.

### **3a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources**

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (559) 230-5888.

### **3b) District Rule 9510 - Indirect Source Review**

The purpose of District Rule 9510 is to reduce the growth in both NO<sub>x</sub> and PM emissions associated with development and transportation projects from mobile and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The Rule requires developers to mitigate their NO<sub>x</sub> and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

The Project is subject to District Rule 9510 when it receives a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of miscellaneous development when the project-level approval received is not a discretionary approval.

When subject to the rule, an Air Impact Assessment (AIA) application is required no later than applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

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

The AIA application form can be found online at:  
<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

District staff is available to provide assistance with determining if future development project(s) will be subject to Rule 9510, and can be reached by phone at (559) 230-5900 or by email at [ISR@valleyair.org](mailto:ISR@valleyair.org).

### **3c) District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)**

The Project will be subject to District Rule 4002 since the Project will require an existing building to be renovated, partially demolished or removed. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated.

Information on how to comply with District Rule 4002 can be found online at:  
<http://www.valleyair.org/busind/comply/asbestosbultn.htm>.

### **3d) District Regulation VIII (Fugitive PM10 Prohibitions)**

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at:  
<https://www.valleyair.org/busind/comply/PM10/forms/DCP-Form.docx>



Information about District Regulation VIII can be found online at:  
[http://www.valleyair.org/busind/comply/pm10/compliance\\_pm10.htm](http://www.valleyair.org/busind/comply/pm10/compliance_pm10.htm)

### **3e) Other District Rules and Regulations**

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

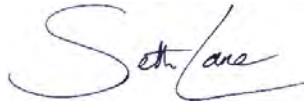
### **4) District Comment Letter**

The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please contact Diana Walker by e-mail at [Diana.Walker@valleyair.org](mailto:Diana.Walker@valleyair.org) or by phone at (559) 230-5820.

Sincerely,

Brian Clements  
Director of Permit Services

A handwritten signature in cursive script that reads "Seth Lane". The signature is written in black ink and is positioned below the typed name of the signatory.

For: Mark Montelongo  
Program Manager



## MEMORANDUM

**DATE:** November 22, 2021

**TO:** Dirk Poeschel, Dirk Poeschel Land Development Services

**FROM:** Amy Fischer, Principal

**SUBJECT:** Air Quality and Greenhouse Gas Emissions Analysis Memorandum for the Proposed Fuego Madera Practice Field Project

This Air Quality and Greenhouse Gas Emissions Analysis for the proposed Fuego Madera Practice Field Project (project) in Madera County has been prepared using methods and assumptions recommended by the San Joaquin Valley Air Pollution Control District (SJVAPCD). This analysis includes a description of existing regulatory framework, an assessment of project construction and operation-period air quality and greenhouse gas (GHG) emissions and an evaluation of the project's compliance with adopted clean air plans and GHG emissions.

### PROJECT DESCRIPTION

The proposed project would construct a practice field for the Central Valley Fuego Fútbol Club (Club) on an existing rural 43.91-acre lot located at 40101 Avenue 10 at Road 40 (Assessor's Parcel Number [APN] 049-054-002) in Madera County (County). The project site is currently unoccupied and includes four existing structures near the southwestern corner of the property. The proposed project would only be used by the Club to host practice sessions for Club members and occasional visiting team practice sessions. The proposed project would not host any visitors, spectators, tournaments, or league play outside of practice staff and incidental visitors.

Of the four existing structures on the southwest corner of the project site, Building 1 consisting of 3,783 square feet (sf) would be demolished and removed as it is within the proposed right-of-way required by the County along Road 40. The remaining buildings would be repurposed and would only be used as needed for storage of practice equipment and field maintenance equipment. The remaining buildings are identified as 5,230 sf Building 2, 9,507 sf Building 3, and 5,819 sf Building 4. The project site would be accessible via one entrance along Avenue 10.

The practice field would be used by the Club and away or visiting teams during any period between 6:00 a.m. to 11:00 p.m. any day of the week as needed. The practice fields would be utilized for a period up to 4 hours per team, with a maximum of two practice sessions in any given day. The proposed project would not host more than 30 individuals at any one time, with a maximum of two teams per day for a total of 60 individuals on any given day. It is expected that the Club team members would travel to the site via cars or vans and visiting or away teams would travel in a bus.

This analysis assumes that up to nine inbound and nine outbound trips would occur for the Club and one inbound and one outbound trip for visiting or away teams, for a total of 20 average daily trips. The project site will comply with the County parking standards and would include 10 parking spaces. The proposed project would not have any permanent on-site staff and not sell any goods or beverages.

Construction of the proposed project is expected to begin March 2022 and be completed in September 2022, a duration of approximately 6 months.

## ENVIRONMENTAL SETTING

### Air Quality Background

Air quality is primarily a function of both local climate, local sources of air pollution and regional pollution transport. The amount of a given pollutant in the atmosphere is determined by the amount of the pollutant released and the atmosphere's ability to transport and dilute the pollutant. The major determinants of transport and dilution are wind, atmospheric stability, terrain, and, for photochemical pollutants, sunshine.

A region's topographic features have a direct correlation with air pollution flow and, therefore, are used to determine the boundaries of air basins. The proposed project is located in the County of Madera, within the jurisdiction of the SJVAPCD, which regulates air quality in the San Joaquin Valley Air Basin (SJVAB).

The SJVAB comprises approximately 25,000 square miles and covers all of seven counties including Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus, and Tulare, and the western portion of an eighth, Kern. The SJVAB is defined by the Sierra Nevada mountains in the east (8,000 to 14,000 feet in elevation), the Coast Ranges in the west (averaging 3,000 feet in elevation), and the Tehachapi mountains in the south (6,000 to 8,000 feet in elevation). The valley is topographically flat with a slight downward gradient to the northwest. The valley opens to the sea at the Carquinez Straits where the San Joaquin-Sacramento Delta empties into San Francisco Bay. An aerial view of the SJVAB would simulate a "bowl" opening only to the north. These topographic features restrict air movement through and out of the basin.

Both the State of California (State) and the federal government have established health-based Ambient Air Quality Standards (AAQS) for six criteria air pollutants: carbon monoxide (CO), Ozone (O<sub>3</sub>), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), lead (Pb), and suspended fine and coarse particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>). The SJVAB is designated as nonattainment for O<sub>3</sub> and PM<sub>2.5</sub> for federal standards and nonattainment for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> for State standards.

Air quality monitoring stations are located throughout the nation and maintained by the local air districts and State air quality regulating agencies. Data collected at permanent monitoring stations are used by the United States Environmental Protection Agency (EPA) to identify regions as "attainment" or "nonattainment" depending on whether the regions meet the requirements stated in the applicable National Ambient Air Quality Standards (NAAQS). Nonattainment areas are imposed with additional restrictions as required by the EPA. In addition, different classifications of attainment, such as marginal, moderate, serious, severe, and extreme, are used to classify each air

basin in the State on a pollutant-by-pollutant basis. The classifications are used as a foundation to create air quality management strategies to improve air quality and comply with the NAAQS. Table A lists the SJVAB attainment statuses for each of the criteria pollutants for Madera County.

**Table A: SJVAB Air Quality Attainment Status for Madera County**

Pollutant	State	Federal
Ozone (1-hour)	Severe/Nonattainment	Standard Revoked
Ozone (8-hour)	Nonattainment	Extreme Nonattainment
PM <sub>10</sub>	Nonattainment	Attainment
PM <sub>2.5</sub>	Nonattainment	Nonattainment
Carbon Monoxide	Attainment/Unclassified	Unclassified/Attainment
Nitrogen Dioxide	Attainment	Unclassified/Attainment
Lead	Attainment	No Designation/Classification
Sulfur Dioxide	Attainment	Attainment
Sulfates	Attainment	No Federal Regulation
Hydrogen Sulfide	Unclassified	No Federal Regulation

Source: San Joaquin Valley Air Pollution Control District (SJVAPCD). Ambient Air Quality Standards & Valley Attainment Status. Website: <https://www.valleyair.org/aginfo/attainment.htm> (accessed November 2021).  
 SJVAB = San Joaquin Valley Air Basin

### Greenhouse Gas and Global Climate Change Background

GHGs are present in the atmosphere naturally, are released by natural sources, or are formed from secondary reactions taking place in the atmosphere. The gases that are widely seen as the principal contributors to human-induced global climate change are:

- Carbon dioxide (CO<sub>2</sub>);
- Methane (CH<sub>4</sub>);
- Nitrous oxide (N<sub>2</sub>O);
- Hydrofluorocarbons (HFCs);
- Perfluorocarbons (PFCs); and
- Sulfur Hexafluoride (SF<sub>6</sub>).

Over the last 200 years, humans have caused substantial quantities of GHGs to be released into the atmosphere. These extra emissions are increasing GHG concentrations in the atmosphere and enhancing the natural greenhouse effect, which is causing global warming. While manmade GHGs include naturally occurring GHGs such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O, some gases, like HFCs, PFCs, and SF<sub>6</sub> are completely new to the atmosphere.

Certain gases, such as water vapor, are short-lived in the atmosphere. Others remain in the atmosphere for significant periods of time, contributing to climate change in the long term. Water vapor is excluded from the list of GHGs above because it is short-lived in the atmosphere and its

atmospheric concentrations are largely determined by natural processes, such as oceanic evaporation.

These gases vary considerably in terms of Global Warming Potential (GWP), which is a concept developed to compare the ability of each GHG to trap heat in the atmosphere relative to another gas. The GWP is based on several factors, including the relative effectiveness of a gas to absorb infrared radiation and length of time that the gas remains in the atmosphere (“atmospheric lifetime”). The GWP of each gas is measured relative to CO<sub>2</sub>, the most abundant GHG; the definition of GWP for a particular GHG is the ratio of heat trapped by one unit mass of the GHG to the ratio of heat trapped by one unit mass of CO<sub>2</sub> over a specified time period. GHG emissions are typically measured in terms of pounds or tons of “CO<sub>2</sub> equivalents” (CO<sub>2</sub>e).

## REGULATORY FRAMEWORK

Air quality and GHGs standards and the regulatory framework are discussed below.

### Federal Regulations

At the federal level, the EPA has been charged with implementing national air quality programs. EPA air quality mandates are drawn primarily from the Federal Clean Air Act (FCAA), which was enacted in 1963. The FCAA was amended in 1970, 1977, and 1990.

The United States has historically had a voluntary approach to reducing GHG emissions. However, on April 2, 2007, the United States Supreme Court ruled that the EPA has the authority to regulate CO<sub>2</sub> emissions under the FCAA. While there currently are no adopted federal regulations for the control or reduction of GHG emissions, the EPA commenced several actions in 2009 to implement a regulatory approach to global climate change. This includes the 2009 EPA final rule for mandatory reporting of GHGs from large GHG emission sources in the United States. Additionally, the EPA Administrator signed an endangerment finding action in 2009 under the FCAA, finding that six GHGs (CO<sub>2</sub>, CH<sub>4</sub>, N<sub>2</sub>O, HFCs, PFCs, and SF<sub>6</sub>) constitute a threat to public health and welfare, and that the combined emissions from motor vehicles cause and contribute to global climate change, leading to national GHG emissions standards.

### State Regulations

The California Air Resources Board (CARB) is the State’s “clean air agency” and is the lead agency for implementing climate change regulations in the State. Since its formation, the CARB has worked with the public, the business sector, and local governments to find solutions to California’s air pollution problems. Key efforts by the State are described below.

#### *Assembly Bill 2588 Air Toxics “Hot Spots” Information and Assessment Act*

Under Assembly Bill (AB) 2588, stationary sources of air pollutants are required to report the types and quantities of certain substances their facilities routinely released into the air. The goals of the Air Toxics “Hot Spots” Act are to collect emissions data, identify facilities having localized impacts, determine health risks, and notify nearby residents of significant risks.

### *The California Air Resources Board Handbook*

The CARB has developed an *Air Quality and Land Use Handbook (CARB Handbook)*,<sup>1</sup> which is intended to serve as a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. According to the *CARB Handbook*, recent air pollution studies have shown an association between respiratory and other non-cancer health effects and proximity to high traffic roadways. Other studies have shown that diesel exhaust and other cancer-causing chemicals emitted from cars and trucks are responsible for much of the overall cancer risk from airborne toxics in California. The *CARB Handbook* recommends that county and city planning agencies strongly consider proximity to these sources when finding new locations for “sensitive” land uses such as homes, medical facilities, daycare centers, schools, and playgrounds.

Land use designations with air pollution sources of concern include freeways, rail yards, ports, refineries, distribution centers, chrome plating facilities, dry cleaners, and large gasoline service stations. Key recommendations in the *CARB Handbook* include taking steps to avoid siting new, sensitive land uses:

- Within 500 feet of a freeway, urban roads with 100,000 vehicles/day or rural roads with 50,000 vehicles/day;
- Within 1,000 feet of a major service and maintenance rail yard;
- Immediately downwind of ports (in the most heavily impacted zones) and petroleum refineries;
- Within 300 feet of any dry cleaning operation (for operations with two or more machines, provide 500 feet); and
- Within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater).

The *CARB Handbook* specifically states that its recommendations are advisory and acknowledges land use agencies have to balance other considerations, including housing and transportation needs, economic development priorities, and other quality of life issues.

The recommendations are generalized and do not consider site-specific meteorology, freeway truck percentages, or other factors that influence risk for a particular project site. The purpose of this guidance is to further examine project sites for actual health risk associated with the location of new sensitive land uses.

### *Assembly Bill 32 (2006), California Global Warming Solutions Act*

California’s major initiative for reducing GHG emissions is AB 32, passed by the State legislature on August 31, 2006. This effort aims at reducing GHG emissions to 1990 levels by 2020. The CARB has established the level of GHG emissions in 1990 at 427 million metric tons (MMT) CO<sub>2</sub>e. The emissions target of 427 MMT requires the reduction of 169 MMT from the State’s projected

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<sup>1</sup> CARB. 2005. *Air Quality and Land Use Handbook: A Community Health Perspective*. April.

business-as-usual 2020 emissions of 596 MMT. AB 32 requires the CARB to prepare a Scoping Plan that outlines the main State strategies for meeting the 2020 deadline and to reduce GHGs that contribute to global climate change. The Scoping Plan was approved by the CARB on December 11, 2008, and contains the main strategies California will implement to achieve the reduction of approximately 169 MMT of CO<sub>2</sub>e, or approximately 30 percent, from the State's projected 2020 emission level of 596 MMT of CO<sub>2</sub>e under a business-as-usual scenario (this is a reduction of 42 MMT CO<sub>2</sub>e, or almost 10 percent from 2002–2004 average emissions). The Scoping Plan also includes CARB-recommended GHG reductions for each emissions sector of the State's GHG inventory. The Scoping Plan calls for the largest reductions in GHG emissions to be achieved by implementing the following measures and standards:

- Improved emissions standards for light-duty vehicles (estimated reductions of 31.7 MMT CO<sub>2</sub>e);
- The Low-Carbon Fuel Standard (15.0 MMT CO<sub>2</sub>e);
- Energy efficiency measures in buildings and appliances and the widespread development of combined heat and power systems (26.3 MMT CO<sub>2</sub>e); and
- A renewable portfolio standard for electricity production (21.3 MMT CO<sub>2</sub>e).

The Scoping Plan identifies 18 emission reduction measures that address cap-and-trade programs, vehicle gas standards, energy efficiency, low carbon fuel standards, renewable energy, regional transportation-related GHG targets, vehicle efficiency measures, goods movement, solar roof programs, industrial emissions, high-speed rail, green building strategies, recycling, sustainable forests, water, and air. The measures were estimated to result in a total reduction of 174 MMT CO<sub>2</sub>e in the year 2020.

On August 24, 2011, the CARB unanimously approved both the new supplemental assessment and reapproved its Scoping Plan, which provides the overall roadmap and rule measures to carry out AB 32. The CARB also approved a more robust California Environmental Quality Act (CEQA) equivalent document supporting the supplemental analysis of the cap-and-trade program. The cap-and-trade took effect on January 1, 2012, with an enforceable compliance obligation that began January 1, 2013.

The CARB approved the First Update to the Climate Change Scoping Plan on May 22, 2014. The First Update identifies opportunities to leverage existing and new funds to further drive GHG emissions reductions through strategic planning and targeted low carbon investments. The First Update defines CARB climate change priorities until 2020, and also sets the groundwork to reach long-term goals set forth in Executive Orders S-3-05 and B-16-2012. The Update highlights California's progress toward meeting the "near-term" 2020 GHG emission reduction goals as defined in the initial Scoping Plan. It also evaluates how to align the State's "longer-term" GHG reduction strategies with other State policy priorities for water, waste, natural resources, clean energy, transportation, and land use. CARB released a second update to the Scoping Plan, the 2017 Scoping Plan,<sup>2</sup> to reflect the 2030 target set by Executive Order B-30-15 and codified by Senate Bill (SB) 32.

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<sup>2</sup> California Air Resources Board. 2017. *California's 2017 Climate Change Scoping Plan*. November.

### *Senate Bill 375 (2008)*

Signed into law on October 1, 2008, SB 375 supplements GHG reductions from new vehicle technology and fuel standards with reductions from more efficient land use patterns and improved transportation. Under the law, the CARB approved GHG reduction targets in February 2011 for California's 18 federally designated regional planning bodies, known as Metropolitan Planning Organizations (MPOs). The CARB may update the targets every four years and must update them every eight years. MPOs in turn must demonstrate how their plans, policies, and transportation investments meet the targets set by the CARB through Sustainable Community Strategies (SCS). The SCS are included with the Regional Transportation Plan (RTP), a report required by State law. However, if an MPO finds that their SCS will not meet the GHG reduction target, they may prepare an Alternative Planning Strategy (APS). The APS identifies the impediments to achieving the targets.

### *Executive Order B-30-15 (2015)*

Governor Jerry Brown signed Executive Order B-30-15 on April 29, 2015, which added the immediate target of:

- GHG emissions should be reduced to 40 percent below 1990 levels by 2030.

All State agencies with jurisdiction over sources of GHG emissions were directed to implement measures to achieve reductions of GHG emissions to meet the 2030 and 2050 targets. The CARB was directed to update the AB 32 Scoping Plan to reflect the 2030 target and, therefore, is moving forward with the update process. The mid-term target is critical to help frame the suite of policy measures, regulations, planning efforts, and investments in clean technologies and infrastructure needed to continue reducing emissions.

### *Senate Bill 350 (2015) Clean Energy and Pollution Reduction Act*

SB 350, signed by Governor Jerry Brown on October 7, 2015, updates and enhances AB 32 by introducing the following set of objectives in clean energy, clean air, and pollution reduction for 2030:

- Raise California's renewable portfolio standard from 33 percent to 50 percent; and
- Increasing energy efficiency in buildings by 50 percent by the year 2030.

The 50 percent renewable energy standard will be implemented by the California Public Utilities Commission for the private utilities and by the California Energy Commission (CEC) for municipal utilities. Each utility must submit a procurement plan showing it will purchase clean energy to displace other non-renewable resources. The 50 percent increase in energy efficiency in buildings must be achieved through the use of existing energy efficiency retrofit funding and regulatory tools already available to State energy agencies under existing law. The addition made by this legislation requires State energy agencies to plan for and implement those programs in a manner that achieves the energy efficiency target.



### *Senate Bill 32, California Global Warming Solutions Act of 2016, and Assembly Bill 197*

In summer 2016, the Legislature passed, and the Governor signed, SB 32 and AB 197. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reductions target of at least 40 percent below 1990 levels by 2030 contained in Governor Brown's April 2015 Executive Order B-30-15. SB 32 builds on AB 32 and keeps us on the path toward achieving the State's 2050 objective of reducing emissions to 80 percent below 1990 levels, consistent with an Intergovernmental Panel on Climate Change (IPCC) analysis of the emissions trajectory that would stabilize atmospheric GHG concentrations at 450 parts per million CO<sub>2</sub>e and reduce the likelihood of catastrophic impacts from climate change.

The companion bill to SB 32, AB 197, provides additional direction to the CARB related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 meant to provide easier public access to air emissions data that are collected by the CARB was posted in December 2016.

### *Senate Bill 100*

On September 10, 2018, Governor Brown signed SB 100, which raises California's Renewables Portfolio Standard requirements to 60 percent by 2030, with interim targets, and 100 percent by 2045. The bill also establishes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

### *Executive Order B-55-18*

Executive Order B-55-18, signed September 10, 2018, sets a goal "to achieve carbon neutrality as soon as possible, and no later than 2045, and achieve and maintain net negative emissions thereafter." Executive Order B-55-18 directs the CARB to work with relevant State agencies to ensure future Scoping Plans identify and recommend measures to achieve the carbon neutrality goal. The goal of carbon neutrality by 2045 is in addition to other statewide goals, meaning not only should emissions be reduced to 80 percent below 1990 levels by 2050, but that, by no later than 2045, the remaining emissions be offset by equivalent net removals of CO<sub>2</sub>e from the atmosphere, including through sequestration in forests, soils, and other natural landscapes.

## **Regional Regulations**

### *San Joaquin Valley Air Pollution Control District*

**Guidance for Assessing and Mitigating Air Quality Impacts.** The SJVAPCD prepared the *Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI)*<sup>3</sup> to assist lead agencies and project applicants in evaluating the potential air quality impacts of projects in the SJVAB. The *GAMAQI*

<sup>3</sup> San Joaquin Valley Air Pollution Control District (SJVAPCD). 2015. *Guidance for Assessing and Mitigating Air Quality Impacts*. March 19. Website: [www.valleyair.org/transportation/ceqa\\_idx.htm](http://www.valleyair.org/transportation/ceqa_idx.htm) (accessed November 2021).

provides SJVAPCD-recommended procedures for evaluating potential air quality impacts during the CEQA environmental review process. The *GAMAQI* provides guidance on evaluating short-term (construction) and long-term (operational) air emissions. The most recent version of the *GAMAQI*, adopted March 19, 2015, was used in this evaluation. It contains guidance on the following:

- Criteria and thresholds for determining whether a project may have a significant adverse air quality impact;
- Specific procedures and modeling protocols for quantifying and analyzing air quality impacts;
- Methods to mitigate air quality impacts; and
- Information for use in air quality assessments and environmental documents, including air quality, regulatory setting, climate, and topography data.

**Climate Change Action Plan.** In August 2008, the SJVAPCD adopted the Climate Change Action Plan (CCAP).<sup>4</sup> The CCAP directed the SJVAPCD to develop guidance to assist lead agencies, project proponents, permit applicants, and interested parties in assessing and reducing the impacts of project-specific GHG emissions on global climate change.

In December 2009, the SJVAPCD adopted the document: *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*<sup>5</sup> and the policy: District Policy Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency.<sup>6</sup> The guidance and policy rely on the use of performance-based standards, otherwise known as Best Performance Standards (BPS),<sup>7</sup> to assess significance of project-specific GHG emissions on global climate change during the environmental review process, as required by CEQA. Projects implementing BPS in accordance with SJVAPCD's guidance would be determined to have a less than significant individual and cumulative impact on GHG emissions and would not require project-specific quantification of GHG emissions.

## THRESHOLDS OF SIGNIFICANCE

The *State CEQA Guidelines* indicate that a project would normally have a significant adverse air quality impact if project-generated pollutant emissions would:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project is nonattainment under an applicable federal or State ambient air quality standard;
- Expose sensitive receptors to substantial pollutant concentrations; or

<sup>4</sup> SJVAPCD. 2008. Climate Change Action Plan. November.

<sup>5</sup> SJVAPCD. 2009a. *Guidance for Valley Land-Use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA*. December 17.

<sup>6</sup> SJVAPCD. 2009b. Addressing GHG Emission Impacts for Stationary Source Projects under CEQA When Serving as the Lead Agency. December 17.

<sup>7</sup> SJVAPCD. 2009c. Final Staff Report Appendix J: GHG Emission Reduction Measures – Development Projects. December 17.

- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

A threshold of significance is defined by the SJVAPCD in its *GAMAQI*<sup>8</sup> as an identifiable quantitative, qualitative, or performance level of a particular environmental effect. Non-compliance with a threshold of significance means the effect will normally be determined to be significant. Compliance with a threshold of significance means the effect normally will be determined to be less than significant. The SJVAPCD has established thresholds of significance for criteria pollutant emissions generated during construction and operation of projects as shown in Table B.

**Table B: SJVAPCD Construction and Operation Thresholds of Significance (Tons per Year)**

	CO	NO <sub>x</sub>	ROG	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Construction Thresholds	100	10	10	27	15	15
Operation Thresholds	100	10	10	27	15	15

Source: San Joaquin Valley Air Pollution Control (SJVAPCD). 2015. District Guidance for Assessing and Mitigating Air Quality Impacts. March 19. Website: [https://www.valleyair.org/transportation/ceqa\\_idx.htm](https://www.valleyair.org/transportation/ceqa_idx.htm) (accessed November 2021).

The emissions thresholds in the SJVAPCD *GAMAQI* were established based on the attainment status of the air basin in regard to air quality standards for specific criteria pollutants. Because the concentration standards were set at a level that protects public health with an adequate margin of safety, these emission thresholds are regarded as conservative and would overstate an individual project’s contribution to health risks.

The State *CEQA Guidelines* indicate that a project would normally have a significant adverse GHG emissions impact if the project would:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reduction the emissions of greenhouse gases.

Neither Madera County nor SJVAPCD has developed or adopted numeric GHG significance thresholds. Therefore, this analysis evaluates the GHG emissions based on the project’s consistency with the SJVAPCD CCAP and other applicable State GHG reduction goals.

**PROJECT IMPACTS**

The proposed project would release emissions over the short term as a result of construction activities, and have an effect over the long term from traffic generation and operation of the proposed practice field. Emissions would include criteria air pollutants and GHG emissions. The

<sup>8</sup> San Joaquin Valley Air Pollution Control District. 2015, op. cit.

sections below describe the proposed project's consistency with applicable air quality plans, estimated project emissions, and the significance of impacts with respect to SJVAPCD thresholds.

## Air Quality

### *Consistency with Applicable Air Quality Plans*

An air quality plan describes air pollution control strategies to be implemented by a city, county, or region classified as a nonattainment area. The main purpose of the air quality plan is to bring the area into compliance with the requirements of the federal and State air quality standards. To bring the San Joaquin Valley into attainment, the SJVAPCD has developed the 2013 Plan for the Revoked 1-Hour Ozone Standard (Ozone Plan), adopted on September 19, 2013.<sup>9</sup> The SJVAPCD also adopted the 2016 Plan for the 2008 8-Hour Ozone Standard in June 2016 to satisfy FCAA requirements and ensure attainment of the 75 parts per billion (ppb) 8-hour ozone standard.<sup>10</sup>

To ensure the SJVAB's continued attainment of the EPA PM<sub>10</sub> standard, the SJVAPCD adopted the 2007 PM<sub>10</sub> Maintenance Plan in September 2007.<sup>11</sup> SJVAPCD Regulation VIII (Fugitive PM<sub>10</sub> Prohibitions) is designed to reduce PM<sub>10</sub> emissions generated by human activity. The SJVAPCD adopted the 2018 Plan for the 1997, 2006, and 2012 PM<sub>2.5</sub> Standards in November 2018 to address the EPA 1997 annual PM<sub>2.5</sub> standard of 15 µg/m<sup>3</sup> and 24-hour PM<sub>2.5</sub> standard of 65 µg/m<sup>3</sup>, the 2006 24-hour PM<sub>2.5</sub> standard of 35 µg/m<sup>3</sup>, and the 2012 annual PM<sub>2.5</sub> standard of 12 µg/m<sup>3</sup>.<sup>12</sup>

CEQA requires that certain proposed projects be analyzed for consistency with the applicable air quality plan. For a project to be consistent with SJVAPCD air quality plans, the pollutants emitted from a project should not exceed the SJVAPCD emission thresholds or cause a significant impact on air quality. In addition, emission reductions achieved through implementation of offset requirements are a major component of the SJVAPCD air quality plans. As discussed below, construction of the proposed project would not result in the generation of criteria air pollutants that would exceed SJVAPCD thresholds of significance. Implementation of Regulatory Control Measure (RCM) AIR-1 would further reduce construction dust impacts. Operational emissions associated with the proposed project would also not exceed SJVAPCD established significance thresholds. Therefore, the proposed project would not conflict with or obstruct implementation of SJVAPCD air quality plans.

<sup>9</sup> San Joaquin Valley Air Pollution Control District (SJVAPCD). 2013. *2013 Plan for the Revoked 1-Hour Ozone Standard*. September 19. Website: [www.valleyair.org/Air\\_Quality\\_Plans/Ozone-OneHourPlan-2013.htm](http://www.valleyair.org/Air_Quality_Plans/Ozone-OneHourPlan-2013.htm) (accessed November 2021).

<sup>10</sup> SJVAPCD. 2016. *2016 Plan for the 2008 8-Hour Ozone Standard*. June 16. Website: [http://valleyair.org/Air\\_Quality\\_Plans/Ozone-Plan-2016.htm](http://valleyair.org/Air_Quality_Plans/Ozone-Plan-2016.htm) (accessed November 2021).

<sup>11</sup> SJVAPCD. 2007. *2007 PM<sub>10</sub> Maintenance Plan and Request for Redesignation*. September 20. Website: [www.valleyair.org/Air\\_Quality\\_Plans/docs/Maintenance%20Plan10-25-07.pdf](http://www.valleyair.org/Air_Quality_Plans/docs/Maintenance%20Plan10-25-07.pdf) (accessed November 2021).

<sup>12</sup> San Joaquin Valley Air Pollution Control District. 2018. *2018 Plan for the 1997, 2006, and 2012 PM<sub>2.5</sub> Standards*. November 15. Website: <http://valleyair.org/pmplans/documents/2018/pm-plan-adopted/2018-Plan-for-the-1997-2006-and-2012-PM2.5-Standards.pdf> (accessed November 2021).

### *Criteria Pollutant Analysis*

The SJVAB is designated as nonattainment for O<sub>3</sub> and PM<sub>2.5</sub> for federal standards and nonattainment for O<sub>3</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> for State standards. The SJVAPCD's nonattainment status is attributed to the region's development history. Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of ambient air quality standards. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the SJVAPCD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. Therefore, additional analysis to assess cumulative impacts is unnecessary. The following analysis assesses the potential project-level construction- and operation-related air quality impacts.

**Short-Term Construction Emissions.** During construction, short-term degradation of air quality may occur due to the release of particulate emissions generated by grading, paving, building, and other activities. Emissions from construction equipment are also anticipated and would include CO, NO<sub>x</sub>, reactive organic gases (ROG), directly emitted particulate matter (PM<sub>2.5</sub> and PM<sub>10</sub>), and toxic air contaminants, such as diesel exhaust particulate matter.

Project construction activities would include demolition, site preparation, grading, and paving activities. Construction-related effects on air quality from the proposed project would be greatest during the grading phase due to the large disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions. Sources of fugitive dust would include disturbed soils at the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM<sub>10</sub> emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM<sub>10</sub> emissions would depend on soil moisture, silt content of soil, wind speed, and the amount of operating equipment. Larger dust particles would settle near the source, while fine particles would be dispersed over greater distances from the construction site.

Water or other soil stabilizers can be used to control dust, resulting in emission reductions of 50 percent or more. The SJVAPCD has implemented Regulation VIII measures for reducing fugitive dust emissions (PM<sub>10</sub>). With the implementation of Regulation VIII measures, fugitive dust emissions from construction activities would not result in adverse air quality impacts.

In addition to dust-related PM<sub>10</sub> emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, SO<sub>2</sub>, NO<sub>x</sub>, ROG, and some soot particulate (PM<sub>2.5</sub> and PM<sub>10</sub>) in exhaust emissions. If construction activities were to increase traffic congestion in the area, CO and other emissions from traffic would increase slightly while those vehicles idle in traffic.

These emissions would be temporary in nature and limited to the immediate area surrounding the construction site.

Construction emissions were estimated for the project using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0, consistent with SJVAPCD recommendations. Construction of the proposed project is expected to begin in March 2022 and be completed in September 2022, a duration of approximately six months.

As discussed in the Project Description, the project would construct a practice soccer field for the Club and occasional visiting teams on an existing rural 43.91-acre lot. The practice field would not utilize the entire 43.91-acre project site. Therefore, this analysis conservatively assumes that the practice field would be 5 acres, which is larger than a typical practice field. The project would include a 10 stall paved parking lot accessible from Avenue.. In addition, the proposed project would require the demolition of one of the four existing on-site structures, which was included in CalEEMod. No new structures would be constructed as part of the proposed project; however, to be conservative, the existing structures were included in the analysis. Other specific construction details are not yet known; therefore, default assumptions (e.g., construction equipment and fleet activities) from CalEEMod were used. Table C presents construction-related emissions. CalEEMod output sheets are provided in Attachment A.

**Table C: Project Construction Emissions (Tons per Year)**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Project Construction Emissions	0.2	2.0	1.6	<0.1	0.4	0.2
<b>SJVAPCD Significance Threshold</b>	<b>10</b>	<b>10</b>	<b>100</b>	<b>27</b>	<b>15</b>	<b>15</b>
<b>Exceed Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Compiled by LSA (November 2021).

CO = carbon dioxide

NO<sub>x</sub> = nitrous oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

ROG = reactive organic compounds

SJVAPCD = San Joaquin Valley Air Pollution Control District

SO<sub>x</sub> = sulfur oxide

As shown in Table C, construction emissions associated with the project would not exceed the SJVAPCD’s thresholds for ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> annual emissions. In addition to the construction-period thresholds of significance, the SJVAPCD has implemented Regulation VIII measures for dust control during construction. These control measures are intended to reduce the amount of PM<sub>10</sub> emissions during the construction period. Implementation of the RCM AIR-1 would ensure that the proposed project complies with Regulation VIII and ensures the short-term construction-period air quality impacts would be less than significant.

**RCM AIR-1:** Consistent with SJVAPCD Regulation VIII (Fugitive PM<sub>10</sub> Prohibitions), the following controls are required to be included as specifications for the proposed project and implemented at the construction site:

- All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using

water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.

- All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- When materials are transported off site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)
- Following the addition of materials to, or the removal of materials from, the surface of out-door storage piles, said piles shall be effectively stabilized of fugitive dust emission utilizing sufficient water or chemical stabilizer/suppressant.

Based on the construction emissions analysis above, the proposed project would not exceed the significance criteria for annual ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, or PM<sub>2.5</sub> emissions. Therefore, construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State AAQS.

**Long-Term Operational Emissions.** Long-term air pollutant emission impacts are typically associated with mobile sources (e.g., vehicle, van, and bus trips), energy sources (e.g., electricity and natural gas), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment) related to the proposed project.

Energy source emissions result from activities in buildings for which electricity and natural gas are used. The quantity of emissions is the product of usage intensity (i.e., the amount of electricity or natural gas) and the emission factor of the fuel source. The proposed project would not include any new buildings and is not expected to consume any significant amount of energy outside of sprinkler controllers. The proposed project would utilize the three existing on-site structures as storage for the practice equipment and field maintenance. Area source emissions associated with the project would include emissions from the use of landscaping equipment, which would occur on an as-needed basis. Mobile source emissions would be associated with vehicle, van, and bus trips to and from the practice field each day. Stationary source emissions would be associated with the portable lighting with onboard generators.

PM<sub>10</sub> emissions result from running exhaust, tire and brake wear, and the entrainment of dust into the atmosphere from vehicles traveling on paved roadways. Entrainment of PM<sub>10</sub> occurs when vehicle tires pulverize small rocks and pavement, and the vehicle wakes generate airborne dust. The contribution of tire and brake wear is small compared to the other PM emission processes. Gasoline-powered engines have small rates of particulate matter emissions compared with diesel-powered vehicles.

Emissions estimates for operation of the project were calculated using CalEEMod and are shown in Table D. For purposes of evaluating the proposed project, the air district in CalEEMod was specified as the SJVAPCD and the climate zone of 3 was selected with the rural land use setting. Based on this climate zone, CalEEMod assumed a wind speed of 2.7 meters per second and precipitation frequency of 45 days per year. The operational year was assumed to be 2022. The utility company for the region was selected as Pacific Gas & Electric Company and the CO<sub>2</sub> intensity was determined to be approximately 204 pounds per megawatt hour based CalEEMod defaults.

**Table D: Project Operation Emissions (Tons per Year)**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emissions	0.1	0.0	<0.1	0.0	0.0	0.0
Energy Source Emissions	0.0	0.0	0.0	0.0	0.0	0.0
Mobile Source Emissions	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Stationary Source Emissions	0.1	0.4	0.5	<0.1	<0.1	<0.1
<b>Total Project Operation Emissions</b>	<b>0.3</b>	<b>0.4</b>	<b>0.5</b>	<b>&lt;0.1</b>	<b>&lt;0.1</b>	<b>&lt;0.1</b>
<b>SJVAPCD Significance Threshold</b>	<b>100</b>	<b>10</b>	<b>10</b>	<b>270</b>	<b>15</b>	<b>15</b>
<b>Exceed Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Compiled by LSA Associates, Inc. (November 2021).

Note: Some values may not appear to add up correctly due to rounding.

CO = carbon dioxide

NO<sub>x</sub> = nitrous oxides

PM<sub>2.5</sub> = particulate matter less than 2.5 microns in size

PM<sub>10</sub> = particulate matter less than 10 microns in size

ROG = reactive organic compounds

SJVAPCD = San Joaquin Valley Air Pollution Control District

SO<sub>x</sub> = sulfur oxide

This analysis assumed a 43.91-acre project site. The practice field was modeled as a city park land use and was conservatively assumed to be 5 acres. As discussed in the Project Description, it is expected that the Club team members would travel to the site via cars or vans and visiting or away teams would travel in a bus, resulting in up to nine inbound and nine outbound trips would occur for the Club and one inbound and one outbound trip for visiting or away teams. Therefore, trip generation rates in CalEEMod assume the proposed project would generate approximately 20 average daily trips. Portable lights with on-board generators would be used to illuminate the practice fields, which were identified in CalEEMod as stationary-source emissions. Where project-specific data were not available, default assumptions (i.e., energy usage, water usage, and solid waste generation) from CalEEMod were used to estimate project emissions.

The practice field would be used at the discretion of the Club, during any period from 6:00 a.m. to 11:00 p.m. any day of the week as needed. The practice fields would be utilized for a period up to 4



hours per team, with a maximum of two practice sessions in any given day. The proposed project would not host more than 30 individuals at any one time, with a maximum of two teams per day for a total of 60 individuals on any given day.

The primary emissions associated with the project are regional in nature, meaning that air pollutants are rapidly dispersed on release or, in the case of vehicle emissions associated with the project, emissions are released in other areas of the SJVAB. The annual emissions associated with project operational trip generation, energy, and area sources are identified in previously referenced Table D for ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>.

The results shown in Table D indicate the project would not exceed the significance criteria for annual ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub> emissions; therefore, operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State AAQS.

### *Sensitive Receptors*

Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units. The closest sensitive receptors to the project site include a single-family residence located approximately 3,330 feet (1,015 meters) west of the project site on Avenue 10.

Construction of the proposed project may expose surrounding sensitive receptors to airborne particulates, as well as a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement RCM AIR-1 described above. With implementation of this regulatory control measure, project construction pollutant emissions would be below the SJVAPCD significance thresholds. Once the project is constructed, it would not be a source of substantial pollutant emissions. Therefore, sensitive receptors are not expected to be exposed to substantial pollutant concentrations during project construction and operation.

### *Objectionable Odors*

The SJVAPCD addresses odor criteria in its *GAMAQI*; rather than an established a rule or standard regarding odor emissions, the SJVAPCD has a nuisance rule: “Any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact.”

During project construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The proposed project would not include any activities or operations that would generate objectionable odors and, once operational, the project would not be a source of odors. Therefore, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. This impact would be less than significant.

## Greenhouse Gas Emissions

### *Generate Greenhouse Gas Emissions*

This section discusses the project's impacts related to the release of GHG emissions for both construction and operational phases of the project.

**Construction GHG Emissions.** Construction of the proposed project is expected to begin March 2022 and be completed in September 2022, a duration of approximately six months. Construction activities, such as demolition, site preparation, site grading, on-site heavy-duty construction vehicles, equipment hauling materials to and from the project site, and motor vehicles transporting the construction crew would produce combustion emissions from various sources. During construction of the proposed project, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. Furthermore, CH<sub>4</sub> is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change.

The SJVAPCD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are encouraged to quantify and disclose GHG emissions that would occur during construction. Using CalEEMod, it is estimated that construction of the proposed project would generate a total of approximately 282.5 metric tons of CO<sub>2</sub>e.

**Operational GHG Emissions.** Long-term GHG emissions are typically generated from mobile sources, area sources, indirect emissions from sources associated with energy consumption, waste sources, and water sources. Mobile-source GHG emissions would include project-generated vehicle, van, and bus trips to and from the project. Area-source emissions would be associated with activities such as landscaping and maintenance on the project site. Energy source emissions would be generated at off-site utility providers as a result of increased electricity demand generated by the project. Waste source emissions generated by the proposed project include energy generated by land filling and other methods of disposal related to transporting and managing project generated waste. In addition, water source emissions associated with the proposed project are generated by water supply and conveyance, water treatment, water distribution, and wastewater treatment.

Emissions estimates for operation of the project were calculated using CalEEMod. Table E shows the emissions sources by category; stationary source emissions are the largest category, at approximately 72.6 percent of total CO<sub>2</sub>e emissions, followed by mobile source emissions at approximately 25 percent of the total, energy source emissions at approximately 0.6 percent of the total, and waste and water source emissions at approximately 2.3 percent and less than 1 percent of the total emissions, respectively. Area source emissions are less than 1 percent of the total emissions. Additional calculation details are provided in Attachment A.

**Table E: Operational Greenhouse Gas Emissions**

Emissions Category	Operational Emissions (Metric Tons per Year)				
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e	Percent of Total
Area Source	<0.1	0.0	0.0	<0.1	<0.1
Energy Source	0.5	<0.1	<0.1	0.5	0.6
Mobile Source	19.3	<0.1	<0.1	19.7	25.0
Stationary Source	57.1	<0.1	0.0	57.3	72.6
Waste Source	<0.1	<0.1	0.0	0.2	<0.1
Water Source	1.8	<0.1	<0.1	1.8	2.3
<b>Total Operational</b>				<b>78.9</b>	<b>100.0</b>

Source: Compiled by LSA (November 2021).

Note = Some values may not appear to add up correctly due to rounding.

CH<sub>4</sub> = methane

CO<sub>2</sub>e = carbon dioxide equivalent

CO<sub>2</sub> = carbon dioxide

N<sub>2</sub>O = nitrous oxide

As shown in Table E, the proposed project would generate approximately 78.9 metric tons of CO<sub>2</sub>e per year of emissions. The SJVAPCD has not established a numeric threshold for GHG emissions. As discussed above, the significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds or consistency with a regional GHG reduction plan (such as a Climate Action Plan). Neither Madera County nor the SJVAPCD has developed or adopted numeric GHG significance thresholds. However, based on the minimal emissions that would be generated by the project, as shown in Table E, the proposed project would not result in the generation of substantial GHG emissions.

*Consistency with Greenhouse Gas Reduction Plans*

The SJVAPCD has adopted a CCAP, which includes suggested BPS for proposed development projects. However, the SVJAPCD’s CCAP was adopted in 2009 and was prepared based on the State’s 2020 GHG targets, which are now superseded by State policies (i.e., the 2019 California Green Building Code) and the 2030 GHG targets, established in SB 32. As previously discussed, the proposed project would only consist of a practice soccer field and would not host any visitors, spectators, tournaments, or league-play outside of practice staff and incidental visitors. Many of the SJVAPCD’s BPS measures are intended for commercial, residential, and mixed-use projects and would not be applicable to the proposed project. As such, absent any other local or regional Climate Action Plan, the proposed project was analyzed for consistency with the goals of AB 32 and the AB 32 Scoping Plan. The following discussion evaluates the proposed project according to the goals of AB 32, the AB 32 Scoping Plan, Executive Order B-30-15, SB 32, and AB 197.

AB 32 is aimed at reducing GHG emissions to 1990 levels by 2020. AB 32 requires the CARB to prepare a Scoping Plan that outlines the main State strategies for meeting the 2020 deadline and to reduce GHGs that contribute to global climate change. The AB 32 Scoping Plan has a range of GHG reduction actions, which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 implementation fee to fund the program.

Executive Order B-30-15 added the immediate target of reducing GHG emissions to 40 percent below 1990 levels by 2030. The CARB released a second update to the Scoping Plan, the 2017 Scoping Plan,<sup>13</sup> to reflect the 2030 target set by Executive Order B-30-15 and codified by SB 32. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reductions target of at least 40 percent below 1990 levels by 2030 contained in Executive Order B-30-15. SB 32 builds on AB 32 and keeps the State on the path toward achieving its 2050 objective of reducing emissions to 80 percent below 1990 levels. The companion bill to SB 32, AB 197, provides additional direction to the CARB related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 intended to provide easier public access to air pollutant emissions data that are collected by the CARB was posted in December 2016.

As identified above, the AB 32 Scoping Plan contains GHG reduction measures that work toward reducing GHG emissions, consistent with the targets set by AB 32, Executive Order B-30-15, and codified by SB 32 and AB 197. The measures applicable to the proposed project include energy efficiency measures, water conservation and efficiency measures, and transportation and motor vehicle measures, as discussed below.

Energy efficient measures are intended to maximize energy efficiency building and appliance standards, pursue additional efficiency efforts including new technologies and new policy and implementation mechanisms, and pursue comparable investment in energy efficiency from all retail providers of electricity in California. In addition, these measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. The proposed project would not include the construction of any new structures that would be subject to Title 24 standards. Therefore, the energy measures would not be applicable to the proposed project.

Water conservation and efficiency measures are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. The proposed project would be required to comply with the California Model Water Efficient Landscape Ordinance. The proposed project would use all high efficiency irrigation methods for water the fields. Therefore, the proposed project would not conflict with any of the water conservation and efficiency measures.

The goal of transportation and motor vehicle measures is to develop regional GHG emissions reduction targets for passenger vehicles. Specific regional emission targets for transportation emissions would not directly apply to the proposed project. However, vehicles traveling to the project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. The second phase of Pavley standards will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all current vehicles. Vehicles traveling to the project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. Therefore, the proposed project would not conflict with the identified transportation and motor vehicle measures.

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<sup>13</sup> California Air Resources Board. 2017. *California's 2017 Climate Change Scoping Plan*. November.

The proposed project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in AB 32 and would be consistent with applicable plans and programs designed to reduce GHG emissions. Therefore, the proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs.

## **CONCLUSION**

Based on the analysis presented above, construction of the proposed project would not result in the generation of criteria air pollutants that would exceed SJVAPCD thresholds of significance. Implementation of RCM AIR-1 would further reduce construction dust impacts. As discussed above, the proposed project's construction emissions of criteria pollutants are estimated to be well below the emissions threshold established for the region. Operational emissions associated with the proposed project would also not exceed SJVAPCD established significance thresholds. The proposed project is not expected to produce significant emissions that would affect nearby sensitive receptors. The proposed project would also not result in objectionable odors affecting a substantial number of people.

The project would not result in the emission of substantial GHG emissions. Additionally, the project would not conflict with the State's GHG emissions reductions objectives embodied in AB 32, Executive Order B-30-15, SB 32, and AB 197. Therefore, the proposed project's incremental contribution to cumulative GHG emissions would not be cumulatively considerable.

## **ATTACHMENT**

CalEEMod Output Sheets

Fuego Madera Practice Field Project - San Joaquin Valley Unified APCD Air District, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**Fuego Madera Practice Field Project  
San Joaquin Valley Unified APCD Air District, Annual**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	10.00	Space	0.35	15,250.00	0
Other Non-Asphalt Surfaces	38.56	Acre	38.56	1,679,673.60	0
City Park	5.00	Acre	5.00	217,800.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Rural	<b>Wind Speed (m/s)</b>	2.7	<b>Precipitation Freq (Days)</b>	45
<b>Climate Zone</b>	3			<b>Operational Year</b>	2022
<b>Utility Company</b>	Pacific Gas and Electric Company				
<b>CO2 Intensity (lb/MW hr)</b>	203.98	<b>CH4 Intensity (lb/MW hr)</b>	0.033	<b>N2O Intensity (lb/MW hr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

Project Characteristics - EMFAC Off-Model Adjustment Factors - SAFE Vehicle Rule applied.

Land Use - Practice Soccer Field (5 acres). Paved parking area with 10 parking stalls. Overall property with project area (43.91 acres).

Construction Phase - Demolition, grading, and paving phases reduced to match provided 6 month schedule.

Off-road Equipment - Defaults.

Trips and VMT - Defaults.

On-road Fugitive Dust - Defaults.

Demolition - Demolition of one existing structure (3,783 sq ft).

Grading - Defaults.

Vehicle Trips - Project Operation Statement identifies 9 in bound and outbound trips per day. Plus one trip for away games on large transport vehicle. 20 ADT.

Road Dust -

Fuego Madera Practice Field Project - San Joaquin Valley Unified APCD Air District, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Woodstoves - No wood burning stoves or fireplaces would be installed.

Area Coating - No architectural coatings would be applied.

Energy Use - Defaults.

Water And Wastewater - No indoor water use.

Solid Waste - No single family waste generated.

Construction Off-road Equipment Mitigation - Water exposed soil areas at least twice daily per SJVAPCD Rules. All construction equipment would utilize, at minimum, Tier 2 engines.

Area Mitigation - No architectural coatings.

Water Mitigation - High efficiency irrigation systems and controllers.

Fleet Mix - Fleet mix adjusted as there will be no spectators nor vistors. Authorized personal only for use and maintenance.

Stationary Sources - Emergency Generators and Fire Pumps - Portable lighting for occasional evening hours with generators.

Stationary Sources - Process Boilers -

Stationary Sources - Emergency Generators and Fire Pumps EF - Defaults.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	50.00	20.00
tblConstructionPhase	NumDays	75.00	60.00
tblConstructionPhase	NumDays	55.00	20.00
tblConstructionPhase	PhaseEndDate	5/9/2022	3/28/2022
tblConstructionPhase	PhaseEndDate	10/3/2022	8/1/2022
tblConstructionPhase	PhaseEndDate	12/19/2022	8/29/2022
tblConstructionPhase	PhaseEndDate	6/20/2022	5/9/2022
tblConstructionPhase	PhaseStartDate	6/21/2022	5/10/2022
tblConstructionPhase	PhaseStartDate	10/4/2022	8/2/2022
tblConstructionPhase	PhaseStartDate	5/10/2022	3/29/2022
tblLandUse	LandUseSquareFeet	4,000.00	15,250.00
tblLandUse	LotAcreage	0.09	0.35
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	50.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	4.00

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	500.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	6.00
tblVehicleTrips	ST_TR	1.96	4.00
tblVehicleTrips	SU_TR	2.19	4.00
tblVehicleTrips	WD_TR	0.78	4.00

**2.0 Emissions Summary**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	3-1-2022	5-31-2022	1.1672	1.1672
2	6-1-2022	8-31-2022	1.0680	1.0680
		Highest	1.1672	1.1672

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1470	0.0000	4.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.4939	0.4939	8.0000e-005	1.0000e-005	0.4987
Mobile	0.0107	0.0194	0.0948	2.1000e-004	0.0185	2.2000e-004	0.0188	4.9600e-003	2.1000e-004	5.1700e-003	0.0000	19.3288	19.3288	1.1500e-003	1.1500e-003	19.7009
Stationary	0.1231	0.4013	0.4466	5.9000e-004		0.0181	0.0181		0.0181	0.0181	0.0000	57.1196	57.1196	8.0100e-003	0.0000	57.3198
Waste						0.0000	0.0000		0.0000	0.0000	0.0873	0.0000	0.0873	5.1600e-003	0.0000	0.2163
Water						0.0000	0.0000		0.0000	0.0000	0.0000	1.9292	1.9292	3.1000e-004	4.0000e-005	1.9483
<b>Total</b>	<b>0.2808</b>	<b>0.4207</b>	<b>0.5419</b>	<b>8.0000e-004</b>	<b>0.0185</b>	<b>0.0183</b>	<b>0.0369</b>	<b>4.9600e-003</b>	<b>0.0183</b>	<b>0.0233</b>	<b>0.0873</b>	<b>78.8724</b>	<b>78.9597</b>	<b>0.0147</b>	<b>1.2000e-003</b>	<b>79.6850</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**2.2 Overall Operational**

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1470	0.0000	4.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.4939	0.4939	8.0000e-005	1.0000e-005	0.4987
Mobile	0.0107	0.0194	0.0948	2.1000e-004	0.0185	2.2000e-004	0.0188	4.9600e-003	2.1000e-004	5.1700e-003	0.0000	19.3288	19.3288	1.1500e-003	1.1500e-003	19.7009
Stationary	0.1231	0.4013	0.4466	5.9000e-004		0.0181	0.0181		0.0181	0.0181	0.0000	57.1196	57.1196	8.0100e-003	0.0000	57.3198
Waste						0.0000	0.0000		0.0000	0.0000	0.0873	0.0000	0.0873	5.1600e-003	0.0000	0.2163
Water						0.0000	0.0000		0.0000	0.0000	0.0000	1.8115	1.8115	2.9000e-004	4.0000e-005	1.8294
<b>Total</b>	<b>0.2808</b>	<b>0.4207</b>	<b>0.5419</b>	<b>8.0000e-004</b>	<b>0.0185</b>	<b>0.0183</b>	<b>0.0369</b>	<b>4.9600e-003</b>	<b>0.0183</b>	<b>0.0233</b>	<b>0.0873</b>	<b>78.7547</b>	<b>78.8420</b>	<b>0.0147</b>	<b>1.2000e-003</b>	<b>79.5662</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.15</b>	<b>0.15</b>	<b>0.14</b>	<b>0.00</b>	<b>0.15</b>

**3.0 Construction Detail**

**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2022	3/28/2022	5	20	
2	Site Preparation	Site Preparation	3/29/2022	5/9/2022	5	30	

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

3	Grading	Grading	5/10/2022	8/1/2022	5	60
4	Paving	Paving	8/2/2022	8/29/2022	5	20

**Acres of Grading (Site Preparation Phase): 45**

**Acres of Grading (Grading Phase): 180**

**Acres of Paving: 38.91**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	17.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Site Preparation	7	18.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	16.80	6.60	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

**3.2 Demolition - 2022**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.8900e-003	0.0000	1.8900e-003	2.9000e-004	0.0000	2.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0264	0.2572	0.2059	3.9000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289
<b>Total</b>	<b>0.0264</b>	<b>0.2572</b>	<b>0.2059</b>	<b>3.9000e-004</b>	<b>1.8900e-003</b>	<b>0.0124</b>	<b>0.0143</b>	<b>2.9000e-004</b>	<b>0.0116</b>	<b>0.0118</b>	<b>0.0000</b>	<b>33.9902</b>	<b>33.9902</b>	<b>9.5500e-003</b>	<b>0.0000</b>	<b>34.2289</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2022**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	1.2900e-003	2.5000e-004	1.0000e-005	1.5000e-004	1.0000e-005	1.6000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.4989	0.4989	0.0000	8.0000e-005	0.5223
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.7000e-004	5.1000e-004	5.8900e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8700e-003	5.0000e-004	1.0000e-005	5.0000e-004	0.0000	1.5360	1.5360	4.0000e-005	4.0000e-005	1.5499
<b>Total</b>	<b>7.0000e-004</b>	<b>1.8000e-003</b>	<b>6.1400e-003</b>	<b>3.0000e-005</b>	<b>2.0100e-003</b>	<b>2.0000e-005</b>	<b>2.0300e-003</b>	<b>5.4000e-004</b>	<b>2.0000e-005</b>	<b>5.5000e-004</b>	<b>0.0000</b>	<b>2.0349</b>	<b>2.0349</b>	<b>4.0000e-005</b>	<b>1.2000e-004</b>	<b>2.0722</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					8.5000e-004	0.0000	8.5000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0264	0.2572	0.2059	3.9000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289
<b>Total</b>	<b>0.0264</b>	<b>0.2572</b>	<b>0.2059</b>	<b>3.9000e-004</b>	<b>8.5000e-004</b>	<b>0.0124</b>	<b>0.0133</b>	<b>1.3000e-004</b>	<b>0.0116</b>	<b>0.0117</b>	<b>0.0000</b>	<b>33.9902</b>	<b>33.9902</b>	<b>9.5500e-003</b>	<b>0.0000</b>	<b>34.2289</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.2 Demolition - 2022**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	3.0000e-005	1.2900e-003	2.5000e-004	1.0000e-005	1.5000e-004	1.0000e-005	1.6000e-004	4.0000e-005	1.0000e-005	5.0000e-005	0.0000	0.4989	0.4989	0.0000	8.0000e-005	0.5223
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.7000e-004	5.1000e-004	5.8900e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8700e-003	5.0000e-004	1.0000e-005	5.0000e-004	0.0000	1.5360	1.5360	4.0000e-005	4.0000e-005	1.5499
<b>Total</b>	<b>7.0000e-004</b>	<b>1.8000e-003</b>	<b>6.1400e-003</b>	<b>3.0000e-005</b>	<b>2.0100e-003</b>	<b>2.0000e-005</b>	<b>2.0300e-003</b>	<b>5.4000e-004</b>	<b>2.0000e-005</b>	<b>5.5000e-004</b>	<b>0.0000</b>	<b>2.0349</b>	<b>2.0349</b>	<b>4.0000e-005</b>	<b>1.2000e-004</b>	<b>2.0722</b>

**3.3 Site Preparation - 2022**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2949	0.0000	0.2949	0.1515	0.0000	0.1515	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0476	0.4963	0.2955	5.7000e-004		0.0242	0.0242		0.0223	0.0223	0.0000	50.1591	50.1591	0.0162	0.0000	50.5647
<b>Total</b>	<b>0.0476</b>	<b>0.4963</b>	<b>0.2955</b>	<b>5.7000e-004</b>	<b>0.2949</b>	<b>0.0242</b>	<b>0.3191</b>	<b>0.1515</b>	<b>0.0223</b>	<b>0.1738</b>	<b>0.0000</b>	<b>50.1591</b>	<b>50.1591</b>	<b>0.0162</b>	<b>0.0000</b>	<b>50.5647</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2022**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2100e-003	9.3000e-004	0.0106	3.0000e-005	3.3600e-003	2.0000e-005	3.3700e-003	8.9000e-004	2.0000e-005	9.1000e-004	0.0000	2.7649	2.7649	7.0000e-005	8.0000e-005	2.7897
<b>Total</b>	<b>1.2100e-003</b>	<b>9.3000e-004</b>	<b>0.0106</b>	<b>3.0000e-005</b>	<b>3.3600e-003</b>	<b>2.0000e-005</b>	<b>3.3700e-003</b>	<b>8.9000e-004</b>	<b>2.0000e-005</b>	<b>9.1000e-004</b>	<b>0.0000</b>	<b>2.7649</b>	<b>2.7649</b>	<b>7.0000e-005</b>	<b>8.0000e-005</b>	<b>2.7897</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1327	0.0000	0.1327	0.0682	0.0000	0.0682	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0476	0.4963	0.2955	5.7000e-004		0.0242	0.0242		0.0223	0.0223	0.0000	50.1590	50.1590	0.0162	0.0000	50.5646
<b>Total</b>	<b>0.0476</b>	<b>0.4963</b>	<b>0.2955</b>	<b>5.7000e-004</b>	<b>0.1327</b>	<b>0.0242</b>	<b>0.1569</b>	<b>0.0682</b>	<b>0.0223</b>	<b>0.0904</b>	<b>0.0000</b>	<b>50.1590</b>	<b>50.1590</b>	<b>0.0162</b>	<b>0.0000</b>	<b>50.5646</b>



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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.3 Site Preparation - 2022**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2100e-003	9.3000e-004	0.0106	3.0000e-005	3.3600e-003	2.0000e-005	3.3700e-003	8.9000e-004	2.0000e-005	9.1000e-004	0.0000	2.7649	2.7649	7.0000e-005	8.0000e-005	2.7897
<b>Total</b>	<b>1.2100e-003</b>	<b>9.3000e-004</b>	<b>0.0106</b>	<b>3.0000e-005</b>	<b>3.3600e-003</b>	<b>2.0000e-005</b>	<b>3.3700e-003</b>	<b>8.9000e-004</b>	<b>2.0000e-005</b>	<b>9.1000e-004</b>	<b>0.0000</b>	<b>2.7649</b>	<b>2.7649</b>	<b>7.0000e-005</b>	<b>8.0000e-005</b>	<b>2.7897</b>

**3.4 Grading - 2022**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2761	0.0000	0.2761	0.1096	0.0000	0.1096	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1087	1.1653	0.8713	1.8600e-003		0.0491	0.0491		0.0451	0.0451	0.0000	163.6038	163.6038	0.0529	0.0000	164.9266
<b>Total</b>	<b>0.1087</b>	<b>1.1653</b>	<b>0.8713</b>	<b>1.8600e-003</b>	<b>0.2761</b>	<b>0.0491</b>	<b>0.3252</b>	<b>0.1096</b>	<b>0.0451</b>	<b>0.1547</b>	<b>0.0000</b>	<b>163.6038</b>	<b>163.6038</b>	<b>0.0529</b>	<b>0.0000</b>	<b>164.9266</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2022**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6800e-003	2.0600e-003	0.0236	7.0000e-005	7.4600e-003	4.0000e-005	7.5000e-003	1.9800e-003	4.0000e-005	2.0200e-003	0.0000	6.1442	6.1442	1.6000e-004	1.7000e-004	6.1994
<b>Total</b>	<b>2.6800e-003</b>	<b>2.0600e-003</b>	<b>0.0236</b>	<b>7.0000e-005</b>	<b>7.4600e-003</b>	<b>4.0000e-005</b>	<b>7.5000e-003</b>	<b>1.9800e-003</b>	<b>4.0000e-005</b>	<b>2.0200e-003</b>	<b>0.0000</b>	<b>6.1442</b>	<b>6.1442</b>	<b>1.6000e-004</b>	<b>1.7000e-004</b>	<b>6.1994</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1243	0.0000	0.1243	0.0493	0.0000	0.0493	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1087	1.1653	0.8712	1.8600e-003		0.0491	0.0491		0.0451	0.0451	0.0000	163.6036	163.6036	0.0529	0.0000	164.9264
<b>Total</b>	<b>0.1087</b>	<b>1.1653</b>	<b>0.8712</b>	<b>1.8600e-003</b>	<b>0.1243</b>	<b>0.0491</b>	<b>0.1733</b>	<b>0.0493</b>	<b>0.0451</b>	<b>0.0945</b>	<b>0.0000</b>	<b>163.6036</b>	<b>163.6036</b>	<b>0.0529</b>	<b>0.0000</b>	<b>164.9264</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.4 Grading - 2022**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.6800e-003	2.0600e-003	0.0236	7.0000e-005	7.4600e-003	4.0000e-005	7.5000e-003	1.9800e-003	4.0000e-005	2.0200e-003	0.0000	6.1442	6.1442	1.6000e-004	1.7000e-004	6.1994
<b>Total</b>	<b>2.6800e-003</b>	<b>2.0600e-003</b>	<b>0.0236</b>	<b>7.0000e-005</b>	<b>7.4600e-003</b>	<b>4.0000e-005</b>	<b>7.5000e-003</b>	<b>1.9800e-003</b>	<b>4.0000e-005</b>	<b>2.0200e-003</b>	<b>0.0000</b>	<b>6.1442</b>	<b>6.1442</b>	<b>1.6000e-004</b>	<b>1.7000e-004</b>	<b>6.1994</b>

**3.5 Paving - 2022**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0276	20.0276	6.4800e-003	0.0000	20.1895
Paving	4.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0115</b>	<b>0.1113</b>	<b>0.1458</b>	<b>2.3000e-004</b>		<b>5.6800e-003</b>	<b>5.6800e-003</b>		<b>5.2200e-003</b>	<b>5.2200e-003</b>	<b>0.0000</b>	<b>20.0276</b>	<b>20.0276</b>	<b>6.4800e-003</b>	<b>0.0000</b>	<b>20.1895</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Paving - 2022**

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.7000e-004	5.1000e-004	5.8900e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8700e-003	5.0000e-004	1.0000e-005	5.0000e-004	0.0000	1.5360	1.5360	4.0000e-005	4.0000e-005	1.5499
<b>Total</b>	<b>6.7000e-004</b>	<b>5.1000e-004</b>	<b>5.8900e-003</b>	<b>2.0000e-005</b>	<b>1.8600e-003</b>	<b>1.0000e-005</b>	<b>1.8700e-003</b>	<b>5.0000e-004</b>	<b>1.0000e-005</b>	<b>5.0000e-004</b>	<b>0.0000</b>	<b>1.5360</b>	<b>1.5360</b>	<b>4.0000e-005</b>	<b>4.0000e-005</b>	<b>1.5499</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0110	0.1113	0.1458	2.3000e-004		5.6800e-003	5.6800e-003		5.2200e-003	5.2200e-003	0.0000	20.0275	20.0275	6.4800e-003	0.0000	20.1895
Paving	4.6000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0115</b>	<b>0.1113</b>	<b>0.1458</b>	<b>2.3000e-004</b>		<b>5.6800e-003</b>	<b>5.6800e-003</b>		<b>5.2200e-003</b>	<b>5.2200e-003</b>	<b>0.0000</b>	<b>20.0275</b>	<b>20.0275</b>	<b>6.4800e-003</b>	<b>0.0000</b>	<b>20.1895</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**3.5 Paving - 2022**

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.7000e-004	5.1000e-004	5.8900e-003	2.0000e-005	1.8600e-003	1.0000e-005	1.8700e-003	5.0000e-004	1.0000e-005	5.0000e-004	0.0000	1.5360	1.5360	4.0000e-005	4.0000e-005	1.5499
<b>Total</b>	<b>6.7000e-004</b>	<b>5.1000e-004</b>	<b>5.8900e-003</b>	<b>2.0000e-005</b>	<b>1.8600e-003</b>	<b>1.0000e-005</b>	<b>1.8700e-003</b>	<b>5.0000e-004</b>	<b>1.0000e-005</b>	<b>5.0000e-004</b>	<b>0.0000</b>	<b>1.5360</b>	<b>1.5360</b>	<b>4.0000e-005</b>	<b>4.0000e-005</b>	<b>1.5499</b>

**4.0 Operational Detail - Mobile**

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**4.1 Mitigation Measures Mobile**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0107	0.0194	0.0948	2.1000e-004	0.0185	2.2000e-004	0.0188	4.9600e-003	2.1000e-004	5.1700e-003	0.0000	19.3288	19.3288	1.1500e-003	1.1500e-003	19.7009
Unmitigated	0.0107	0.0194	0.0948	2.1000e-004	0.0185	2.2000e-004	0.0188	4.9600e-003	2.1000e-004	5.1700e-003	0.0000	19.3288	19.3288	1.1500e-003	1.1500e-003	19.7009

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	20.00	20.00	20.00	49,324	49,324
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	20.00	20.00	20.00	49,324	49,324

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	14.70	6.60	6.60	33.00	48.00	19.00	66	28	6
Other Non-Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Parking Lot	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0

**4.4 Fleet Mix**

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.497843	0.051755	0.169937	0.171238	0.031366	0.008103	0.013571	0.025518	0.000682	0.000319	0.024236	0.001539	0.003893
Other Non-Asphalt Surfaces	0.497843	0.051755	0.169937	0.171238	0.031366	0.008103	0.013571	0.025518	0.000682	0.000319	0.024236	0.001539	0.003893

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Parking Lot	0.497843	0.051755	0.169937	0.171238	0.031366	0.008103	0.013571	0.025518	0.000682	0.000319	0.024236	0.001539	0.003893
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**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.4939	0.4939	8.0000e-005	1.0000e-005	0.4987
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	0.4939	0.4939	8.0000e-005	1.0000e-005	0.4987
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000







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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**5.3 Energy by Land Use - Electricity**

**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	5337.5	0.4939	8.0000e-005	1.0000e-005	0.4987
<b>Total</b>		<b>0.4939</b>	<b>8.0000e-005</b>	<b>1.0000e-005</b>	<b>0.4987</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**5.3 Energy by Land Use - Electricity**

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	5337.5	0.4939	8.0000e-005	1.0000e-005	0.4987
<b>Total</b>		<b>0.4939</b>	<b>8.0000e-005</b>	<b>1.0000e-005</b>	<b>0.4987</b>

**6.0 Area Detail**

**6.1 Mitigation Measures Area**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1470	0.0000	4.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003
Unmitigated	0.1470	0.0000	4.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003

**6.2 Area by SubCategory**

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0354					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1116					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	4.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003
<b>Total</b>	<b>0.1470</b>	<b>0.0000</b>	<b>4.9000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>9.6000e-004</b>	<b>9.6000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0200e-003</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0354					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1116					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.0000e-005	0.0000	4.9000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.6000e-004	9.6000e-004	0.0000	0.0000	1.0200e-003
<b>Total</b>	<b>0.1470</b>	<b>0.0000</b>	<b>4.9000e-004</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>9.6000e-004</b>	<b>9.6000e-004</b>	<b>0.0000</b>	<b>0.0000</b>	<b>1.0200e-003</b>

**7.0 Water Detail**

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**7.1 Mitigation Measures Water**

Use Water Efficient Irrigation System

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	1.8115	2.9000e-004	4.0000e-005	1.8294
Unmitigated	1.9292	3.1000e-004	4.0000e-005	1.9483

**7.2 Water by Land Use**

**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 5.95741	1.9292	3.1000e-004	4.0000e-005	1.9483
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.9292</b>	<b>3.1000e-004</b>	<b>4.0000e-005</b>	<b>1.9483</b>

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**7.2 Water by Land Use**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 5.594	1.8115	2.9000e-004	4.0000e-005	1.8294
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>1.8115</b>	<b>2.9000e-004</b>	<b>4.0000e-005</b>	<b>1.8294</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

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**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0873	5.1600e-003	0.0000	0.2163
Unmitigated	0.0873	5.1600e-003	0.0000	0.2163

**8.2 Waste by Land Use**

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.43	0.0873	5.1600e-003	0.0000	0.2163
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0873</b>	<b>5.1600e-003</b>	<b>0.0000</b>	<b>0.2163</b>



Fuego Madera Practice Field Project - San Joaquin Valley Unified APCD Air District, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

**8.2 Waste by Land Use**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.43	0.0873	5.1600e-003	0.0000	0.2163
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
<b>Total</b>		<b>0.0873</b>	<b>5.1600e-003</b>	<b>0.0000</b>	<b>0.2163</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

**10.0 Stationary Equipment**

**Fire Pumps and Emergency Generators**

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	6	4	500	50	0.73	Diesel

**Boilers**

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

**User Defined Equipment**

Fuego Madera Practice Field Project - San Joaquin Valley Unified APCD Air District, Annual

**EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**

Equipment Type	Number
----------------	--------

**10.1 Stationary Sources**

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (50 - 75 HP)	0.1231	0.4013	0.4466	5.9000e-004		0.0181	0.0181		0.0181	0.0181	0.0000	57.1196	57.1196	8.0100e-003	0.0000	57.3198
<b>Total</b>	<b>0.1231</b>	<b>0.4013</b>	<b>0.4466</b>	<b>5.9000e-004</b>		<b>0.0181</b>	<b>0.0181</b>		<b>0.0181</b>	<b>0.0181</b>	<b>0.0000</b>	<b>57.1196</b>	<b>57.1196</b>	<b>8.0100e-003</b>	<b>0.0000</b>	<b>57.3198</b>

**11.0 Vegetation**

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# BIOLOGICAL RESOURCE ASSESSMENT

## FUEGO MADERA PRACTICE FIELD

APN 049-054-002

Avenue 10, Madera County, CA



*Prepared For:*

*Dirk Poeschel Land Development Services*

December 2021

# BIOLOGICAL RESOURCE ASSESSMENT

Fuego Madera APN 049-054-002  
Avenue 10, Madera, CA

*Prepared For:*

**Dirk Poeschel Land Development Services**

*Prepared By:*



2377 Gold Meadow Way, Suite 100  
Gold River, CA 95670

December 2021

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### Appendices

Attachment A: Photographs

Attachment B: CNBDDDB Query Results

# **1.0 EXECUTIVE SUMMARY AND INTRODUCTION**

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## **EXECUTIVE SUMMARY**

Argonaut Ecological, Inc. conducted a biological evaluation of a proposed development of an 43.91-acre parcel located at the southwest corner of Avenue 10 and Road 10 in Madera County, (Figure 1). The assessment included assessing the types of habitats present and sensitive species associated with those habitats. The biological evaluation focused on mapping existing habitat types based on a field review and reviewing public and commercial databases, aerial photographs (current and historical), and other published information and available data.

The Study Area does not support habitat for special status species, and the likelihood of species presence is low because of recurring site disturbance. There are no waters of the U.S. or wetlands within the Study Area.

## **1.1 INTRODUCTION**

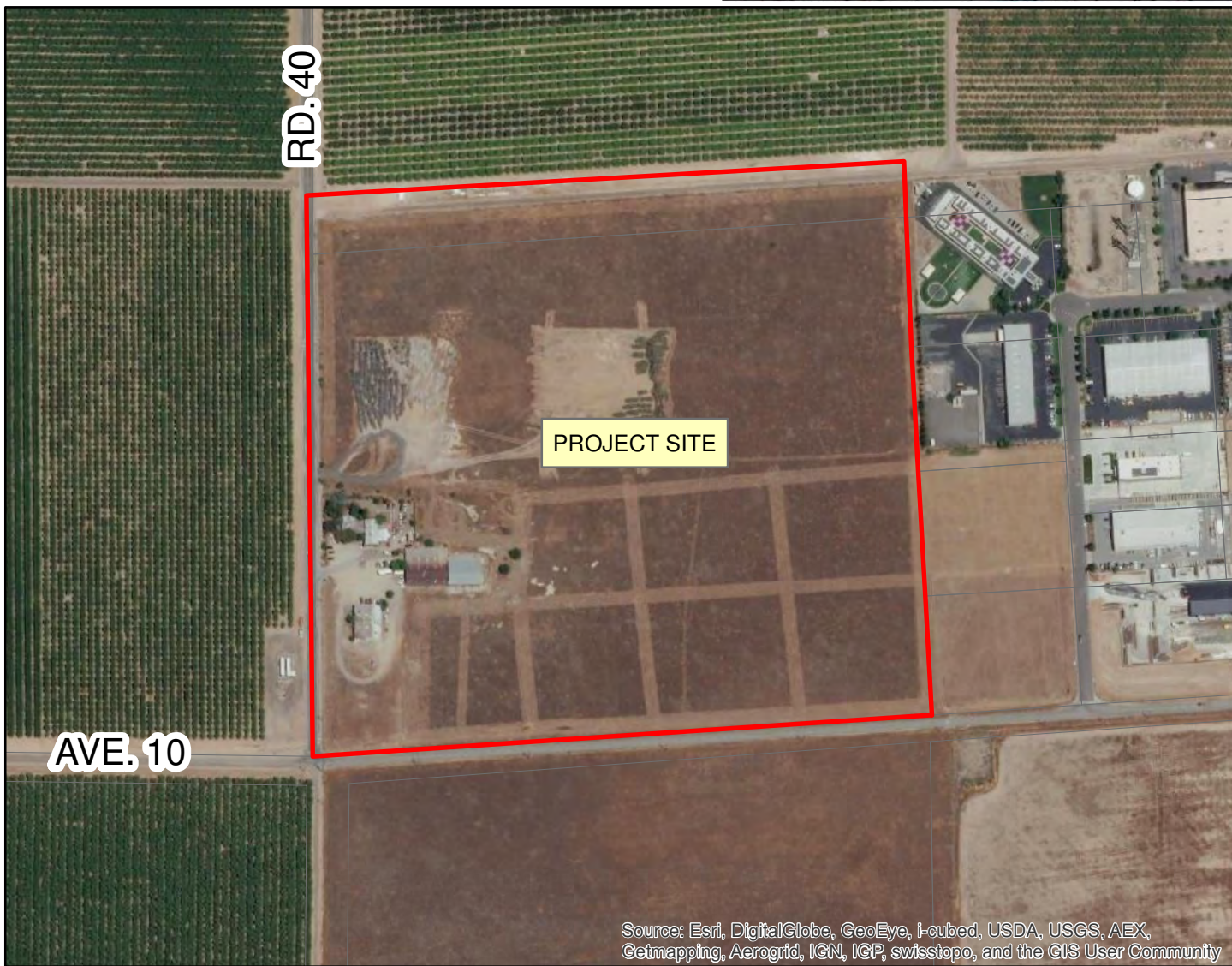
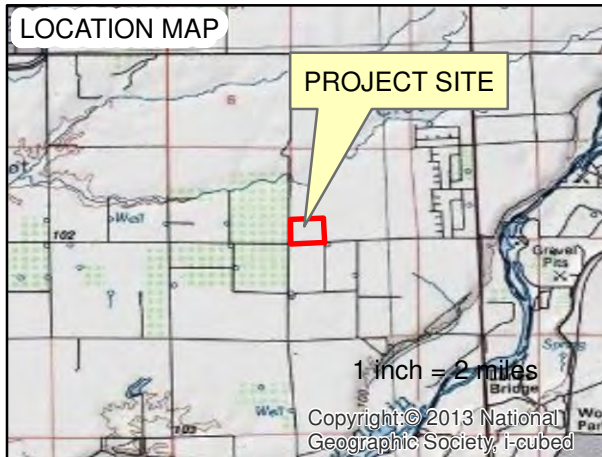
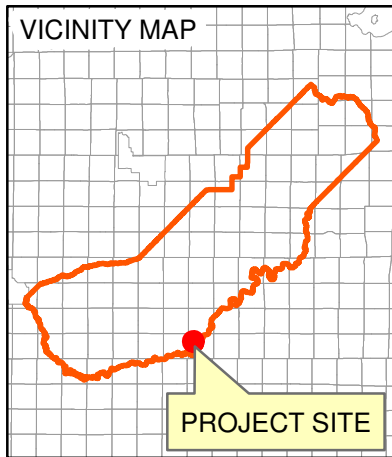
The project proponent (“Project”) proposes to develop the parcel into a recreational practice field(s).

## **1.2 STUDY OBJECTIVES**

This report provides an overall assessment of the biological resources present within and adjacent to the Study Area, describes the area's biological characteristics, and evaluates the Study Area's likelihood to support sensitive biological resources (such as wetlands, creeks/drainages, and special status species). This evaluation used available literature, aerial photography, historic topographic and aerial maps, and multiple site visits. For purposes of this study, wetland habitat includes those areas possibly considered to be "waters of the U.S." as defined by the U.S. Army Corps of Engineers (Army Corps) or Waters of the State of California. As described in Section 1.2.1, wetlands are a subset of "Waters of the U.S." under the Federal Clean Water Act.

# VICINITY AND LOCATION MAP

PROJECT NAME: Fuego Madderna Practice Field  
PROJECT LOCATION: 4001 Ave. 10, Section 8, T.12 S, R. 20 E.,  
Mount Diablo Base & Meidian, Madera County, California,



## Legend

 APPROXIMATE BOUNDARY (43.91 AC.)

400 200 0 400 Feet



1 in = 400 ft

ARGONAUT  
ECOLOGICAL  
CONSULTING, INC.



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This report assesses the Project's potential effects on biological resources and evaluates whether any associated regulatory approvals or permits are required. This report also evaluates potential impacts site development may have on protected habitat, species protected by the Federal Endangered Species Act, or those protected under the California Environmental Quality Act or California Endangered Species Act.

### **1.3 REGULATORY JURISDICTION AND BACKGROUND**

Several agencies share regulatory jurisdiction over biological resources. The following is a brief description of the primary agencies and their respective jurisdiction.

#### **Wetland Protection**

##### *U.S. Army Corps of Engineers*

Wetlands are a type of Waters of the U.S. The U.S. Army Corps of Engineers (Army Corps) and the U.S. Environmental Protection Agency regulate the placement of fill into the Waters of the U.S. under Section 404 of the Federal Clean Water Act and Section 10 of the Rivers and Harbor Act. For this purpose, the term "Waters of the U.S." is legally defined under Section 404 of the Federal Clean Water Act and includes interstate streams, creeks, and adjacent wetlands. The Army Corps defines wetlands as "*those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions*" (Environmental Laboratory 1987). In California, seasonally inundated areas that meet the criteria of all three wetland parameters (soils, hydrology, and vegetation), as defined in the recently issued Wetland Delineation Manual for the Arid West (USACE 2006), are also considered jurisdictional wetlands.

Since 2001, several U.S. Supreme Court rulings regarding the regulation of isolated, intrastate waters by the Army Corps have limited the scope of federal jurisdiction under the Federal Clean Water Act and excluded many California wetlands from federal regulation.

In December 2019, the U.S. Environmental Protection Agency and the U.S. Army published the final rule to repeal the 2015 Clean Water Rule. The "Clean Water Rule" clarified what constitutes waters of the U.S., and presumably, more precisely define and make permitting more predictable, thus less costly and more straightforward.

After several challenges to the "Clean Water Rule," a revised rule became effective on June 22, 2020; however, in 2021, the Army Corps announced that the Clean Water Rules was rescinded and the regulations in effect before 2015 would be restored.



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## *California State Water Resources Control Board*

Since 1993, California has had a Wetlands Conservation Policy (a.k.a., the Executive Order W-51 59-93) and is commonly referred to as the *No Net Loss policy* for wetlands. This order establishes a state mandate for developing and adopting a policy framework and strategy to protect the state's wetland ecosystems. The policy was to be implemented voluntarily and was expressly not to be implemented on a "project-by-project" basis (See EO W-59-93, Section III).

In 2020 California adopted the State Wetland Definition and Procedures for Discharges of Dredged or Fill Material to Waters of the State. The State definition of wetland differs from the Federal definition in that the state definition includes areas with no vegetation, assuming the other criteria are met. Wetlands of the State include 1) natural wetlands, 2) wetlands created by modification of water of the state (at any point in history), and 3) artificial wetlands that meet specific criteria. The State definition only exempts a few types of waters. Examples of water features excluded from the state's definition include industrial or municipal wastewater, certain stormwater treatment facilities, agricultural crop irrigation, industrial processing or cooling, and fields flooded for rice growing.

## **Listed Protected Species and Habitat Protection**

### *U.S. Fish and Wildlife Service*

The U.S. Fish and Wildlife Service (USFWS) implements the Migratory Bird Treaty Act (16 USC Section 703-711), Bald and Golden Eagle Protection Act (16 United States Code [USC] Section 668), and Federal Endangered Species Act (FESA; 16 USC § 153 *et seq.*).

The **Migratory Bird Treaty Act (MBTA)** was first enacted in 1918 to protect migratory birds between the United States and Great Britain (acting on behalf of Canada). The MBTA makes it illegal for anyone to take, possess, import, transport, purchase, barter, or offer for sale or purchase any migratory birds, nests, or eggs unless a federal agency has issued a permit. The USFWS has statutory authority and responsibility for enforcing the MBTA. The MBTA was reformed in 2004 to include all species native to the U.S. or its territories due to natural biological or ecological processes (70 FR 12710, March 15, 2005). The Act does not include non-native species whose occurrences in the U.S. are solely the result of intentional or unintentional human introduction. The USFWS maintains a list of bird species not protected under the MBTA.

In January 2021, the USFWS published a new rule in the Federal Register. Under the rule change, the unintentional killing of migratory birds does not violate the MBTA. Only the intentional "pursuing, hunting, taking, capturing, killing, or attempting to do the same ... directed at migratory birds, their nests, or their eggs" would be illegal under the changes.

The **Federal Endangered Species Act** prohibits "take" "of any federally listed wildlife species (the destruction of federally listed plants on private property is not prohibited and does not require a permit). "Take" under the federal definition means to harass, harm, pursue, hunt, shoot, wound,

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kill, trap, capture, or collect, or to attempt to engage in any such conduct. "Incidental take" is harm or death that may occur during the implementation of an otherwise lawful activity. "Candidate species" do not have the full protection of FESA. However, the USFWS advises project applicants that it is prudent to address these species since they could be elevated to "listed status" before completion of projects with long planning or development schedules.

Projects that would result in "take" of any federally-listed threatened or endangered species can obtain authorization from the USFWS through either Section 7 (interagency consultation) or Section 10(a) (incidental take permit) of FESA. The authorization process determines if a project would jeopardize a listed species' continued existence and what mitigation measures would be required to avoid jeopardizing the species.

An Incidental Take Permit or Take Permit is required when an activity would either kill, harm, harass, or interrupt a listed species' breeding or nesting. The ESA definition of "harm" is somewhat less definitive since it includes ubiquitous activities. In 1999 the USFWS clarified the term "harm" as it applies to the ESA in the Federal Register. As stated, the final rule defined the term "harm" "to include any act which causes actual harm (kills or injures fish or wildlife) and emphasizes that such actions may have significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife.

### *California Department of Fish and Wildlife*

The California Department of Fish and Wildlife (CDFW) is a Trustee Agency responsible under CEQA to review and evaluate projects impacts on plant and wildlife resources. Under the Fish and Game Code Section 1802, the CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations. The California Fish and Game Code also provides authority for the CDFW to regulate projects that could result in the "take" of any species listed by the state as threatened or endangered (Section 2081). CDFW also has authority over all state streams, as described below.

Perennial and intermittent streams also fall under the jurisdiction of CDFW according to Sections 1601-1603 of the Fish and Game Code (Streambed Alteration Agreements). CDFW's jurisdictional extent includes work within the stream zone, including the diversion or obstruction of the natural flow or changes in the channel, bed, or bank of any river, stream, or lake. Before issuing a 1601 or 1603 Streambed Alteration Agreement, the CDFW must demonstrate compliance with CEQA. In most cases, CDFW relies on the CEQA review performed by the local lead agency. However, in cases where no CEQA review was required for the project, CDFW would act as the lead agency under CEQA.

The CDFW also has authority for the protection of state-listed species issues under Section 2081 Incidental Take Permit if a project has the potential to negatively affect state-protected plant or animal species or their habitats, either directly or indirectly. Protected species include those "listed" by the state as endangered or threatened. Besides listed species, other species protection categories include "fully protected" and California Species of Special Concern (CSC). Adverse impacts to species that are "fully protected" are prohibited.

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Under the California Fish & Game Code (FGC Section 3503), "it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird...." Birds of prey (falcons, hawks, owls, and eagles) get extra protection under the law (FGC Section 3503.5).

As is the case with USFWS, CDFW does not have the authority to require a landowner to apply for an Incidental Take Permit (ITP) authorizing take. Instead, the landowner has the legal obligation to avoid any take of state-listed species if it does not seek an ITP. That said, CDFW (and USFWS) can initiate an enforcement action if they believe that an illegal take has occurred or will occur.

### **California Endangered Species Act**

The California Endangered Species Act (CESA) protects candidate plants and animal species and those listed under CESA as rare, threatened, or endangered. This Act prohibits the take of any such species unless authorized. Section 2081 authorizes the state to issue incidental take permits. The state definition of taking applies only to acts that result in death or adverse impacts to protected species. The CAESA mirrors the federal regulation as it relates to "take"; however, there is no state equivalent definition of "harm" or "harass." Incidental take is also not defined by the CAESA statute or regulation. Unlike the federal ESA, CAESA does qualify that incidental take "is not prohibited "if it is the result of an act that occurs on a farm or ranch in the course of an otherwise lawful routine and ongoing agricultural activity." Where disagreement occurs (and in some cases, this has been the subject of court cases) is in the common understanding of "routine and ongoing agricultural activity."

### **California Environmental Quality Act**

The CEQA Guidelines require a review of projects to determine their environmental effects and identify mitigation measures to reduce impacts to a less than significant level. The Guidelines state that an effect may be significant if it affects rare and endangered species. Section 15380 of the Guidelines defines *rare* to include listed species and allows agencies to consider rare species other than those designated as State or Federal threatened or endangered, but that meet the standards for rare under the Federal or State endangered species acts. On this basis, plants designated as rare by non-regulatory organizations (e.g., California Native Plant Society), species of special concern as defined by CDFW, candidate species as defined by USFWS, and other designations need to be considered in CEQA analyses.

### **Land Use Entitlements**

#### *Madera County*

The Study Area falls within Madera County. The County is responsible for all local land-use decisions within its jurisdiction and CEQA compliance. As the lead agency under CEQA, the County will consider other responsible agencies' recommendations during the CEQA review.

## **2.0 RESOURCES CONSULTED AND METHODS**

The following section describes the methods used to assess the Study Area and includes data review and evaluation, field studies, and aerial photograph interpretations.

### **2.1 DATA AND LITERATURE REVIEW**

Documents and sources of information used to prepare this evaluation include the following:

- U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey of Madera Area (Soils mapper).
- Aerial photography (Google Earth®, Bing®, and historic aerials).
- California Department of Fish and Wildlife, California Natural Diversity Database (CNDDDB/RareFind - Recent version with updates)
- U.S. Fish and Wildlife Service, National Wetland Inventory Map
- U.S. Geological Survey, Historical Topographic Map, Lanes Bridge Quadrangle, 1919, University of Texas, Austin, Perry-Castañeda Map Collection

Before conducting a site review, the California Natural Diversity Database/ RareFind (CNDDDB) and the USFWS IPAC were consulted to determine the species potentially present within the Study Area based on location. The purpose of the review was to assess the likelihood of special status species being present on the site based on the site's distance from documented species occurrences and the presence or absence of habitat types utilized by such species. The CNDDDB includes records of reported observations for special status plant and animal species and is queried based on a search radius of USGS quadrangle maps. Before conducting the fieldwork, high-resolution aerial photographs were also reviewed to determine if any areas on the site appear to support the presence of Waters of the U.S.

### **2.2 AERIAL PHOTOGRAPHY AND WETLAND MAPPING**

Historical aerial photographs dating back to the 1980s of the Study Area were reviewed to identify site features and determine land-use changes over time. Also reviewed were wetland mapping and aerial photographs to determine if the Study Area recently supported wetlands.

### **2.3 FIELD INVESTIGATION**

A site investigation was performed on December 3, 2021. The entire Study Area was reviewed, and all habitat features were mapped. Soils, vegetation, and drainage patterns within the Study Area were inspected to determine the habitat present and suitability for species of concern. Photographs are included in Attachment A.

### 3.0 RESULTS AND CONCLUSIONS

Section 3.1, below, describes the physical features (i.e., land use, soils, vegetation, hydrology, etc.) and the study area's biological features. The physical components and land use strongly influence the types of plants and animals present. This section also describes the habitats present and the specific biological resources observed during the site review.

Section 3.2 presents our conclusions, and Section 3.3 contains recommended avoidance and minimization measures to avoid potential impacts.

The following is not an exhaustive inventory of plants and animals present. Instead, the discussion provides sufficient information to identify biological resources that are considered unique, sensitive, or protected by current law and the potential impacts on those resources due to site development.

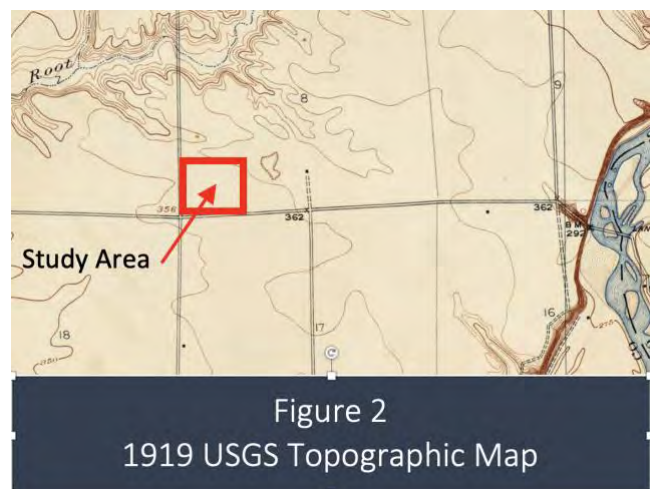
### 3.1 PHYSICAL RESOURCES AND ELEMENTS

#### *Climate*

The Study Area climate is typical of the central San Joaquin Valley, with long, hot, and dry summers and winters that are cool and mild. In the winter, rainfall averages approximately 10.9 inches per year, falling mainly between November and April (Western Regional Climate Center, 2004). During 2020 total rainfall in Fresno totaled 7.8 inches, as recorded at Fresno State University, Fresno. The rainfall total 2021 rainy season to date (since September 2021 to date) is 1.79 inches.

#### *Topography, Soils, and Drainage*

The Study Area lies within the San Joaquin Valley and is relatively flat, remaining around 355 feet above sea level throughout the site. Figure 2 shows the topography of the property in 1919. The current topography has remained relatively unchanged, but portions of the Study Area have been disced/moved or otherwise disturbed. The Study Area slopes slightly to the northwest toward Root Creek, an ephemeral stream to the north. The San Joaquin River is located to the east and south.



The site is made up of two soil types: Ramona sandy loam, 0 to 3 percent slopes (comprises 35% of the Study Area) and San Joaquin sandy loam, 0 to 3 percent slopes (comprises

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65% of the Study Area). Neither of these soils are identified as a hydric soil, indicating a low potential for wetland features.

### *Land Use*

The Study Area is surrounded by agricultural lands on the north, west, and south. To the east, is a light industrial development (Brickyard Industrial Center) that has been in existence since the mid-1990s. Within the development is a pet resort, granite warehouse, and other light industrial uses.

The Study Area appears to be fallow agricultural lands that haven't been planted in at least 20 years. There is a light industrial/commercial business on the west side of the site. Currently, a portion of the commercial buildings are being used for an automotive business and several buildings are empty. The complex is part of the former Hans Sumpf Company that operated in this location for 70 years. The owner, Hans Sumpf, was renowned for his durable, waterproof adobe bricks (see an aerial view of commercial business complex, right).



### *Habitat*

There are several California habitat classification systems. Most of these classification systems describe natural communities and do not have established classifications for developed or agricultural habitats. The Study Area appears to be historically farmed but has remained fallow for a couple of decades. The habitat has reverted to non-native grassland habitat (Figure 3).

The vegetative community is fallow /non-native grassland dominated by weedy species (fiddleneck, wild oats, dove weed, perennial ryegrass, storks-bill, mustard, star thistle, and vetch, etc.). These species are common in previously disturbed upland habitats. The site appears to be frequently mowed and shallow disced (based on a review of aerial photographs). Toward the center of the Study Area are several large piles of orchard slash piles. The northwestern side of the Study Area is graded (and this area is visible in the photograph above). The eastern edge is also somewhat disturbed and on the eastern side, a commercial building is under construction. The site is very flat except for several soil piles scattered around the site.


The only trees present surround the commercial buildings. There is one small orchard tree in the northeast corner that is dead. The remainder of the vegetation consists of the previously described weedy forbs. There are large mature pine trees adjacent to the east side of the Study Area within the Brickyard Industrial Park.

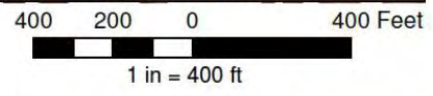
Figure 3 – Habitat Map



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

**Legend**

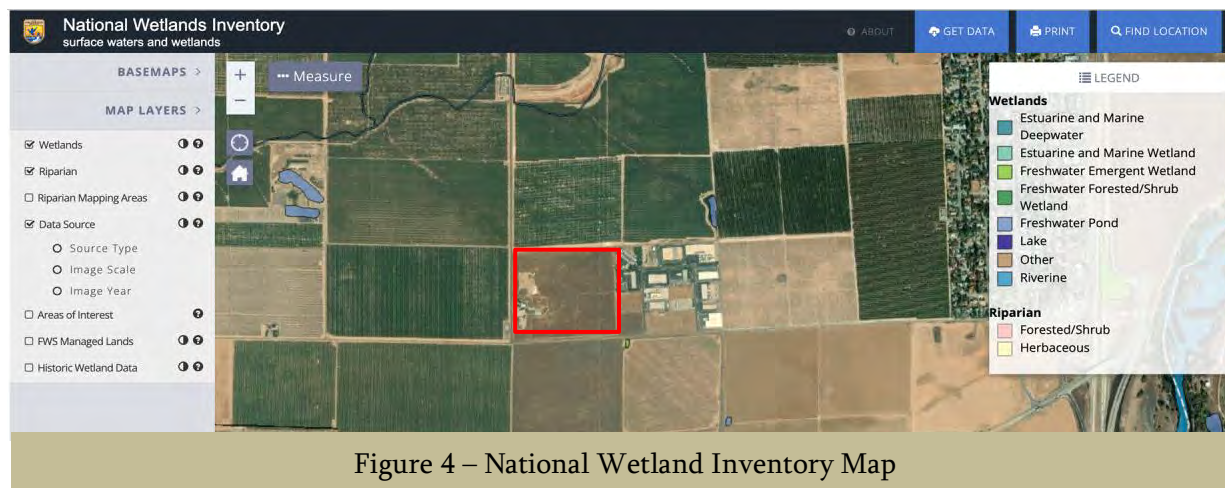
 APPROXIMATE BOUNDARY (43.91 AC.)



Date: 12/3/2021

## Waters/Wetland

According to the National Wetland Inventory Map (Figure 4), there are no wetlands or drainage features within the Study Area (NWI). The field review confirmed the NWI mapping. The nearest wetland and/or waters is located immediately northeast. Root Creek is mapped to the north and the San Joaquin River is mapped toward the east. The historic topographic map from 1919 (Figure 3) confirms that there were no historic drainages within or adjacent to the Study Area.



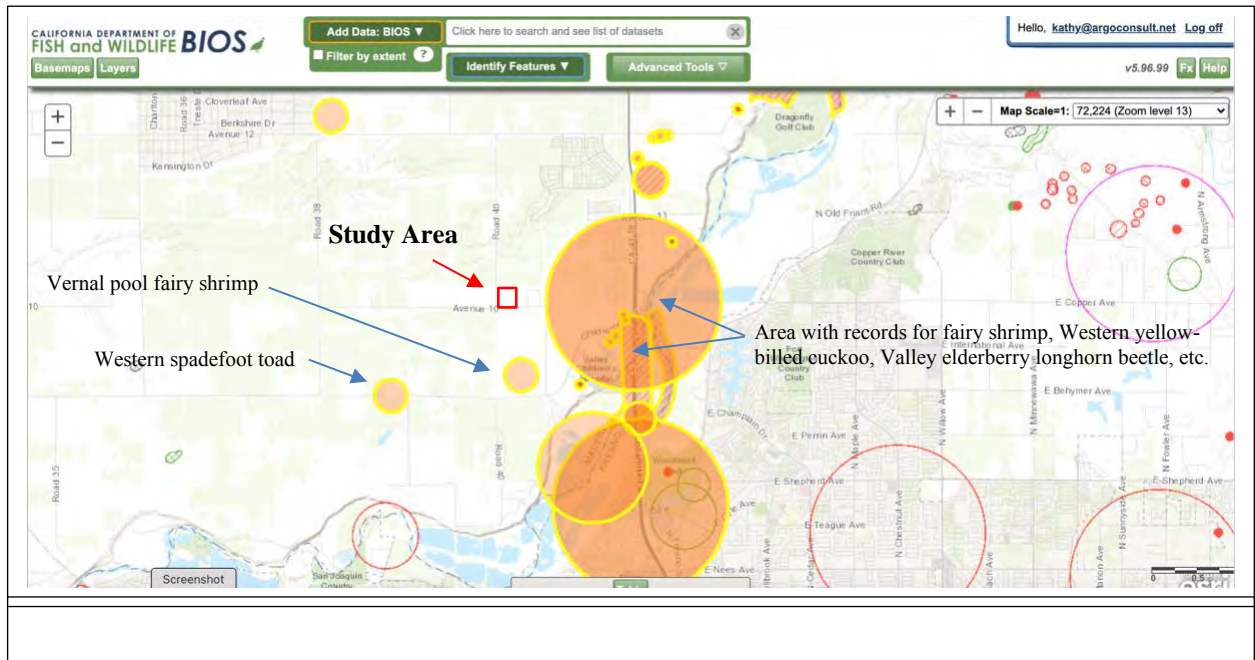
## Special Status Species

A search of the California Natural Diversity Database (CNDDDB) and the U.S. Fish and Wildlife IPAC databases was reviewed to determine which special status species could be present within the Study Area. There is critical habitat for several invertebrate fairy shrimp within the region, but the Study Area is not included within the designated critical habitat location. There are numerous species within the Madera quadrangle; however, most species are associated with aquatic habitats (seasonal wetlands, vernal pools, stream zones/channels, stock ponds, etc.). There is no aquatic habitat other than an agricultural ditch along the northern boundary within the Study Area. Appendix C includes the results of the CNDDDB search. The Study Area is a non-native grassland/ruderal habitat dominated by ruderal species (wild oats, majority of the non-landscaped areas are bare ground with a few weedy species). There is no suitable habitat for special status plant species because of the recurring site disturbance and lack of aquatic habitat that many of the species are known to occur. The CNDDDB Bios mapping (Figure 5) shows the location of known records of special status species. Attachment B includes the CNDDDB query results. A summary of Table 2 includes:

- The Study Area is mapped within an area potentially supporting invertebrate fairy shrimp (*Branchinecta lynchi*), an aquatic invertebrate listed as Threatened.



- There is no nesting habitat for raptors or migratory birds within the Study Area. There are some large landscape trees to the east and around the on-site commercial buildings that could be used for nesting. No evidence of any raptor nests were found.
- The site does not have a ground-burrowing mammal population (i.e., ground squirrels). Therefore, the location could not provide upland refugia for amphibians (namely, California tiger salamander).



**Figure 5**  
**CNDDB BIOS Records In Vicinity of the Study Area**

**Table 1**  
**Special Status Species Summary For Fuego Madera Study Area**

<i>Common Name</i>	<i>Scientific Name</i>	<i>Status</i> <sup>1</sup>	<i>Effects</i> <sup>2</sup>	<i>Occurrence in the Study Area</i> <sup>3</sup>
<b>Birds</b>				
Swainson's hawk	<i>Buteo swainsoni</i>	CT	NE	<b>Absent.</b> No raptor nests were observed. Species may use the site for foraging.
Western yellow-billed cuckoo	<i>Coccyzus americanus occidentalis</i>	FT/CE	NE	<b>Absent.</b> Occurs within riparian areas. Suitable habitat not present.
California horned lark	<i>Eremophila alpestris actia</i>	--/--	--/--	<b>Absent.</b> Prefers open areas with suitable nesting substrate. No individuals observed within Study Area. Recurring mowing/discing likely precludes nesting.
Burrowing owl	<i>Athene cunicularia</i>	SSC	NE	<b>Absent.</b> No evidence of occupation or potential occupation found. Ground squirrels burrows not found.
<b>Mammals</b>				
San Joaquin pocket mouse	<i>Perognathus inoratus</i>	--/--	NE	<b>Likely Absent.</b> Species prefer fine-sandy soils in Valley and foothill grasslands. Recurring disturbance within the Study Area likely precludes occupation.
Western spadefoot	<i>Spea hammondi</i>	--/--	NE	<b>Absent.</b> Occurs in Valley grassland habitat. Requires vernal pool or other seasonal wetlands for breeding. Resides during non-breeding season in upland habitat, using burrows for shelter. No evidence of potential burrows within the Study Area.
American badger	<i>Taxidea taxus</i>	--/-- SCC	NE	<b>Potentially Present:</b> Occurs in open areas with a suitable prey base (small rodents and mammals). Burrows underground. No prey base appears to be present.
<b>Aquatic Species (Amphibians, Reptiles, and Invertebrates)</b>				
California tiger salamander Population 1	<i>Amboystoma californiense</i>	FT/CT	NE	<b>Absent.</b> There is no breeding habitat within the Study Area. One known record at the edge of a 1.3 mile radius (Record 828). Given there is no suitable upland aestivation habitat (no ground burrowing mammals population) within the Study Area, this species could not be present.
Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	FT/--	NE	<b>Absent.</b> No host plants for this species is present within or adjacent to the Study Area.
Molestan blister beetle	<i>Lytta molesta</i>	--/--	NE	<b>Absent.</b> Requires vernal pool/seasonal wetland habitat. No suitable habitat present.

California linderiella	<i>California linderiella</i>	--/--	NE	
Midvalley fairy shrimp	<i>Branchinecta mesovallensis</i>	--/--	NE	<b>Absent.</b> No vernal pool or seasonal wetland habitat present within the Study Area, therefore these species could not be present.
Vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	FT/--	NE	

Plants				
Spiny-seapled button-celery	<i>Eryngium spinosepalum</i>	--/-- 1B.2	NE	<b>Absent.</b> Occurs in vernal pools, valley and foothill grassland. Recurring site disturbance likely preclude occupation.
Hoover's calycadenia	<i>Calycadenia hooveri</i>	--/-- 1B.3	NE	<b>Absent.</b> Prefers thin soils with rocky outcrops. Only one occurrence record near Table Mountain.
Succulent owl's-clover	<i>Castilleja campestris</i> <i>var. succulenta</i>	FT/SE 1B.2	NE	<b>Absent.</b> Occurs in vernal pools. Suitable habitat not present.
San Joaquin Valley orcutt grass	<i>Orcuttia inaequalis</i>	FT/CE 1B.1	NE	<b>Absent.</b> Found in vernal pools, mesic sites. Suitable habitat not present within the Study Area.
Hairy Orcutt grass	<i>Orcuttia pilosa</i>	FE/SE 1B.1	NE	<b>Absent.</b> Found in vernal pools, mesic sites. Suitable habitat not present within the Study Area.

**1 Status= Listing of special status species, unless otherwise indicated**

- CE: California listed as Endangered
- CT: California listed as Threatened
- FE: Federally listed as Endangered
- FT: Federally listed as Threatened
- 1B.1, 1B.2, 2B.2, 2B.3: California Native Plant Society Ranking

**2 Effects = Effect determination**

- NE: No Effect
- ME: May Effect, not likely to adversely effect

**3 Definition of Occurrence Indicators**

- **Present/Potentially:** Species recorded in the area and some habitat elements present within Study Area similar to known occurrences.
- **Absent/Likely Absent:** Species not recorded in Study Area and/or suitable habitat or critical habitat components not present.

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### 3.3 CONCLUSIONS AND RECOMMENDATIONS

- The Study Area has historically been used for light industrial and agricultural uses for many decades. The Study Area primarily supports non-native grassland/fallow agricultural land and ruderal habitat.
- There are no waters of the U.S./waters of the State within the Study Area. There are no ditches or drainage features within or adjacent to the Study Area.
- The Study Area does not support habitat associated with special status species. The likelihood of the site to support any special status species is very low.
- The mature trees present around the commercial business could be used for nesting habitat.

#### **RECOMMENDATION:**

Any trees within the Study Area (surrounding the commercial business) should be removed prior to the nesting season (removal sometime from September 1 – January 31). If the trees must be removed during the nesting period, a biologist should confirm there are no nests present (migratory birds or raptors).





**Client:** DPLDS

**Project:** Fuego Madera

**Photographer:** K. Kinsland

**Date:** 12/3/21



Photograph No. 1:

View of Study Area, looking northwest toward orchard slash pile.



Photograph 2:

View of Study Area west toward commercial complex.



**Client:** DPLDS

**Project:** Fuego Madera

**Photographer:** K. Kinsland

**Date:** 12/3/21



Photograph No 3:

View looking west toward industrial park.



Photograph 4:

View looking north from southwest corner of Study Area.



**Client:** DPLDS

**Project:** Fuego Madera

**Photographer:** K. Kinsland

**Date:** 12/3/21



Photograph 5:

View looking west from center of site toward disturbed area.



Photograph 6:

View looking toward soil piles on site.





**Client:** DPLDS

**Project:** Fuego Madera

**Photographer:** K. Kinsland

Date: 12/3/21



Photograph No. 7:

View looking south  
through slash piles.



**Client:** DPLDS

**Project:** Fuego Madera

**Photographer:** K. Kinsland

**Date:** 12/3/21

Photograph No. 8:

View looking west along  
southern edge







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Query Criteria: Quad IS (Lanes Bridge (3611987))

<b>Ambystoma californiense pop. 1</b>		<b>Element Code:</b> AAAAA01181		
California tiger salamander - central California DPS				
<b>Listing Status:</b>	<b>Federal:</b> Threatened	<b>CNDDB Element Ranks:</b>	<b>Global:</b> G2G3	
	<b>State:</b> Threatened		<b>State:</b> S3	
	<b>Other:</b> CDFW_WL-Watch List, IUCN_VU-Vulnerable			
<b>Habitat:</b>	<b>General:</b> LIVES IN VACANT OR MAMMAL-OCCUPIED BURROWS THROUGHOUT MOST OF THE YEAR; IN GRASSLAND, SAVANNA, OR OPEN WOODLAND HABITATS.			
	<b>Micro:</b> NEED UNDERGROUND REFUGES, ESPECIALLY GROUND SQUIRREL BURROWS, AND VERNAL POOLS OR OTHER SEASONAL WATER SOURCES FOR BREEDING.			
<b>Occurrence No.</b>	98	<b>Map Index:</b> 25584	<b>EO Index:</b> 5486	<b>Element Last Seen:</b> 1991-04-15
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b> 1991-04-15
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b> 2021-02-03
<b>Quad Summary:</b>	Lanes Bridge (3611987)			
<b>County Summary:</b>	Madera			
<b>Lat/Long:</b>	36.98626 / -119.75319		<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4096892 E254962		<b>Elevation (ft):</b>	438
<b>PLSS:</b>	T11S, R20E, Sec. 11, SE (M)		<b>Acres:</b>	32.0
<b>Location:</b>	WEST SIDE OF ROAD 204, 0.9 TO 1.5 ROAD MILES SOUTH OF ROAD 205, ABOUT 3 MILES SW OF FRIANT DAM AND MILLERTON LAKE.			
<b>Detailed Location:</b>	PRIMARILY MAPPED TO FEAVER MAP. FEAVER POOLS 11, 17, 18, 19, 20, 21, 22, 26, & 28. SHAFFER SITE #107. LOCATED ON THE URRUTINA RANCH.			
<b>Ecological:</b>	HABITAT CONSISTED OF A VERNAL POOLS. CTS & SPADEFOOTS WERE SEEN MIGRATING ACROSS ROAD DURING HEAVY RAINS IN JAN. HABITAT APPEARS INTACT IN 2018 AERIAL IMAGERY.			
<b>General:</b>	VAGUE RECORD OF LARVAE DETECTED IN VERNAL POOL 3 MILES WEST OF FRIANT DURING SPRING 1969 POSSIBLY FROM THIS AREA. 100S-1,000S OF LARVAE DETECTED IN 1970 STUDY. PRESENT ON 15 APR 1991.			
<b>Owner/Manager:</b>	PVT			
<b>Occurrence No.</b>	99	<b>Map Index:</b> B6928	<b>EO Index:</b> 5487	<b>Element Last Seen:</b> 2005-03-03
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b> 2005-03-03
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b> 2021-02-03
<b>Quad Summary:</b>	Friant (3611986), Lanes Bridge (3611987)			
<b>County Summary:</b>	Madera			
<b>Lat/Long:</b>	36.97676 / -119.75306		<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4095837 E254943		<b>Elevation (ft):</b>	433
<b>PLSS:</b>	T11S, R20E, Sec. 14, NE (M)		<b>Acres:</b>	18.0
<b>Location:</b>	NEAR THE ROAD 204 CROSSING OF MADERA CANAL, ABOUT 3 MILES SW OF FRIANT DAM AND MILLERTON LAKE.			
<b>Detailed Location:</b>	FEAVER POOLS 3 & 4, JUST W OF RD 204 & N OF CANAL (1970). SHAFFER SITE #111 JUST W OF RD 204 & SOUTH OF CANAL (1991; ALSO KNOWN IN 1968 & 1970). BOR CANAL SURVEY FOUND IN POOL JUST E OF RD 204 ON N SIDE OF CANAL, MILE POST 4.06 (2005).			
<b>Ecological:</b>	1991 DETECTION AT AN ARTIFICIAL POND. 2005 DETECTION AT A TEA-COLORED VERNAL POOL. DURING THE 1970 STUDY, CTS & SPADEFOOTS WERE SEEN MIGRATING ACROSS ROAD DURING HEAVY RAINS IN JAN. ORCHARDS E SIDE OF RD 204 PRESENT SINCE 1998.			
<b>General:</b>	POOL S SIDE OF CANAL HAD LARVAE/EGGS IN 1968, 1970, AND ON 15 APR 1991. INCLUDES VAGUE RECORD IN BRODE FROM SPRING 1969. LARVAE IN 1970. DETECTED 28 MAR 1973 (BRODE NOTE 183). E SIDE OF ROAD HAD AN EGG MASS PRESENT ON 3 MAR 2005.			
<b>Owner/Manager:</b>	USBOR, PVT			



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<b>Occurrence No.</b>	129	<b>Map Index:</b> 24601	<b>EO Index:</b> 6394	<b>Element Last Seen:</b> 1993-03-24
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b> 1993-03-24
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b> 1993-09-16

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.99778 / -119.80560	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4098306 E250333	<b>Elevation (ft):</b>	420
<b>PLSS:</b>	T11S, R20E, Sec. 05, SE (M)	<b>Acres:</b>	0.0

**Location:** ALONG MADERA CANAL, 0.6 MILE WEST OF HWY 41 AND 2.2 MILES NORTH OF AVENUE 15, WEST OF LITTLE TABLE MOUNTAIN.

**Detailed Location:**

**Ecological:**

**General:** ONE JUVENILE OBSERVED IN 1993.

**Owner/Manager:** USBOR

<b>Occurrence No.</b>	134	<b>Map Index:</b> 24430	<b>EO Index:</b> 6581	<b>Element Last Seen:</b> 2015-04-10
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b> 2015-04-10
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b> 2021-05-27

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.96414 / -119.76555	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4094469 E253789	<b>Elevation (ft):</b>	439
<b>PLSS:</b>	T11S, R20E, Sec. 23, NW (M)	<b>Acres:</b>	8.0

**Location:** ALONG MADERA CANAL, 0.3 MILE N OF RD 204, ALONG SOUTH END OF LITTLE TABLE MOUNTAIN, NEAR FRIANT, SW OF MILLERTON LAKE.

**Detailed Location:** 2004: MAPPED TO PROVIDED COORDINATES; SITE NAME MAC-R-005.66.1 AT CANAL MILEPOST 005.66.

**Ecological:** HABITAT IN 2004 DESCRIBED AS A CLEAR VERNAL POOL AT CANAL ROAD EDGE (DAMMED BY ROAD); DRAINS INTO CULVERT WHEN FULL; EMERGENT VEGETATION INCLUDING JUNCUS & ERYNGIUM; WATER CLEAR-BRACKISH & DEEP; GOOD FOR CTS.

**General:** 1993: ONE JUVENILE OBSERVED; SITE QUALITY DIMINISHED BY CONCRETE BLOCKS PILED ALONG THE BANK. DETECTED ON 17 MAR 2004 BY J. KOKX. SEVERAL (LARVAE?) SAMPLED FOR GENETICS STUDY ON 10 APR 2015.

**Owner/Manager:** USBOR



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<b>Occurrence No.</b>	258	<b>Map Index:</b> B7378	<b>EO Index:</b> 28380	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Excellent		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-27
<b>Quad Summary:</b>	Lanes Bridge (3611987), Little Table Mtn. (3711917)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.98857 / -119.84847		<b>Accuracy:</b>	non-specific area	
<b>UTM:</b>	Zone-11 N4097397 E246488		<b>Elevation (ft):</b>	399	
<b>PLSS:</b>	T11S, R19E, Sec. 12 (M)		<b>Acres:</b>	1879.0	
<b>Location:</b>	BETWEEN HWY 145 AND AVE 15, 3 MILES WEST OF HWY 41, 12 MILES ENE OF MADERA.				
<b>Detailed Location:</b>	ORIGINALLY MAPPED TO SE SECTION 13 FROM DETECTIONS IN 1970S AND 1990S. UPDATED MAPPED POLYGON TO REPRESENT JAMISON 145 RANCH CONSERVATION SITE COVERING SECTIONS 1, 12, AND 13 BETWEEN HWY 145 AND AVE 15. OVER 100 AQUATIC FEATURES.				
<b>Ecological:</b>					
<b>General:</b>	DETECTED ON 2 APR 1974. DETECTED IN 14 POOLS DURING MAR 2017 AQUATIC SAMPLING. DETECTED IN 23 AQUATIC FEATURES DURING APR 2019 AQUATIC SAMPLING.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	286	<b>Map Index:</b> 14529	<b>EO Index:</b> 28414	<b>Element Last Seen:</b>	1974-04-02
<b>Occ. Rank:</b>	None		<b>Presence:</b> Possibly Extirpated	<b>Site Last Seen:</b>	1974-04-02
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-02-01
<b>Quad Summary:</b>	Lanes Bridge (3611987), Gregg (3611988), Little Table Mtn. (3711917)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.99354 / -119.87261		<b>Accuracy:</b>	non-specific area	
<b>UTM:</b>	Zone-11 N4098014 E244355		<b>Elevation (ft):</b>	383	
<b>PLSS:</b>	T11S, R19E, Sec. 11, SE (M)		<b>Acres:</b>	1910.0	
<b>Location:</b>	THE GENERAL AREA EAST OF ROAD 36 AND NORTH OF AVE 16, 9 MILES WEST OF FRIANT.				
<b>Detailed Location:</b>	3 SITES: NE OF AVE 16 & ROAD 37; 0.5 MI NW OF AVE 16 & ROAD 37; & 0.5 MI S AND 1.6 TO 2.6 MILES SW OF HWY 145 & ROAD 38.				
<b>Ecological:</b>	AERIAL IMAGERY SHOWS THAT THIS AREA HAS UNDERGONE SIGNIFICANT DEVELOPMENT. SURROUNDING HABITAT MAY CONTINUE TO SUPPORT A. CALIFORNIENSE POPULATIONS.				
<b>General:</b>	L. DUNN FIELD NOTE SITES #2 AND #3 ON 13 FEB 1974, AND FIELD NOTE SITE #12 ON 2 APRIL 1974.				
<b>Owner/Manager:</b>	UNKNOWN				



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<b>Occurrence No.</b>	599	<b>Map Index:</b> 41666	<b>EO Index:</b> 51282	<b>Element Last Seen:</b>	2001-02-XX
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2001-02-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2003-05-15

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.94479 / -119.76380	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4092317 E253883	<b>Elevation (ft):</b>	390
<b>PLSS:</b>	T11S, R20E, Sec. 26, SW (M)	<b>Acres:</b>	0.0

**Location:** WEST OF CREEK THAT DRAINS LITTLE TABLE MTN, 2 MILES SE OF ROAD 204 & HWY 41, 2.2 MILES NE OF AVENUE 12 & HIGHWAY 41.

**Detailed Location:** VERNAL POOL, CREEK DRAINS TO, AND IS 1 MILE NORTHWEST OF SAN JOAQUIN RIVER MILE 261.

**Ecological:** VERNAL POOL IN CURRENTLY-GRAZED NON-NATIVE GRASSLAND; SURROUNDING LAND USE IS AGRICULTURE, HOUSING DEVELOPMENT.

**General:** LARVAL CTS OBSERVED IN FEB 2001.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	600	<b>Map Index:</b> 51283	<b>EO Index:</b> 51283	<b>Element Last Seen:</b>	2001-02-XX
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2001-02-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2003-05-15

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.93709 / -119.78719	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4091523 E251774	<b>Elevation (ft):</b>	400
<b>PLSS:</b>	T11S, R20E, Sec. 33, NE (M)	<b>Acres:</b>	0.0

**Location:** 0.4 MILE EAST OF HIGHWAY 41 AND 0.9 MILE NORTH OF AVENUE 12, 14 MILES EAST OF MADERA.

**Detailed Location:**

**Ecological:** HABITAT CONSISTS OF A VERNAL POOL IN CURRENTLY-GRAZED NON-NATIVE GRASSLAND; SURROUNDING LAND USE IS AGRICULTURE AND COMMERCIAL/URBAN.

**General:** LARVAL CTS OBSERVED IN FEB 2001.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	601	<b>Map Index:</b> 45182	<b>EO Index:</b> 51285	<b>Element Last Seen:</b>	2001-02-XX
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2001-02-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2003-05-15
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.90552 / -119.78512		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4088015 E251857		<b>Elevation (ft):</b>	350	
<b>PLSS:</b>	T12S, R20E, Sec. 09, NE (M)		<b>Acres:</b>	0.0	
<b>Location:</b>	0.4 MILE EAST OF HIGHWAY 41 AND 0.3 MILE SOUTH OF AVENUE 11, 4.5 MILES NORTH OF PINEDALE.				
<b>Detailed Location:</b>					
<b>Ecological:</b>	HABITAT CONSISTS OF GRAZED NON-NATIVE GRASSLAND WITH VERNAL POOLS AND WETLAND DRAINAGES. GRASSLANDS NOW USED AS PASTURE; MOST WERE DRYLAND FARMED HISTORICALLY. SURROUNDING LANDS ARE AGRICULTURE, COMMERCIAL OR URBAN.				
<b>General:</b>	LARVAL CTS OBSERVED DURING FEB 2001.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	602	<b>Map Index:</b> 51287	<b>EO Index:</b> 51287	<b>Element Last Seen:</b>	2001-02-XX
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2001-02-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2003-05-15
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.92715 / -119.77153		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4090379 E253138		<b>Elevation (ft):</b>	350	
<b>PLSS:</b>	T11S, R20E, Sec. 34, SE (M)		<b>Acres:</b>	0.0	
<b>Location:</b>	1.3 MILES EAST OF HIGHWAY 41 AND 0.2 MILE NE OF AVENUE 12 "CURVE," 15 MILES EAST OF MADERA.				
<b>Detailed Location:</b>					
<b>Ecological:</b>	HABITAT CONSISTS OF GRAZED NON-NATIVE GRASSLAND WITH VERNAL POOLS AND WETLAND DRAINAGES. GRASSLANDS NOW USED AS PASTURE; MOST WERE DRYLAND FARMED HISTORICALLY. SURROUNDING LANDS ARE AGRICULTURE, COMMERCIAL OR URBAN.				
<b>General:</b>	LARVAL CTS OBSERVED DURING FEB 2001.				
<b>Owner/Manager:</b>	PVT				





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<b>Occurrence No.</b>	1021	<b>Map Index:</b> A0906	<b>EO Index:</b> 102467	<b>Element Last Seen:</b>	2016-03-09
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2016-03-09
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2016-07-01
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.93149 / -119.79364		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4090919 E251182		<b>Elevation (ft):</b>	390	
<b>PLSS:</b>	T11S, R20E, Sec. 33, N (M)		<b>Acres:</b>	9.0	
<b>Location:</b>	EAST SIDE OF HIGHWAY 41, 0.6 MILE NORTH OF ITS INTERSECTION WITH AVENUE 12, NORTH OF FRESNO.				
<b>Detailed Location:</b>	MAPPED TO PROVIDED COORDINATES. SOUTH SITE AT "POND 1," NORTH SITE AT "POND 2."				
<b>Ecological:</b>	POND 1: 300' X 150' X 2.5' DEEP, RELATIVELY TURBID, SPARSELY VEGETATED. POND 2: 200X900'X2' DEEP, RELATIVELY TURBID, 50% VEGETATED. PONDS FED BY INLETS FROM NORTH. IN FALLOW OR ACTIVE AGRICULTURAL FIELDS, ADJACENT TO HEAVILY-TRAVELLED ROAD.				
<b>General:</b>	16 LARVAE FOUND ON 9 MAR 2016.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	1036	<b>Map Index:</b> A5059	<b>EO Index:</b> 106758	<b>Element Last Seen:</b>	2016-04-XX
<b>Occ. Rank:</b>	Excellent		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2016-04-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2017-06-15
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.97742 / -119.87096		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4096220 E244448		<b>Elevation (ft):</b>	367	
<b>PLSS:</b>	T11S, R19E, Sec. 14, NW (M)		<b>Acres:</b>	10.0	
<b>Location:</b>	0.4 MI SE TO 0.5 MI ESE OF RD 37 AT AVE 16, NE OF MADERA.				
<b>Detailed Location:</b>	MAPPED TO PROVIDED LOCATIONS. POOLS A AND Z.				
<b>Ecological:</b>	VERNAL POOLS/SWALES ON ROLLING GRASSLAND USED FOR GRAZING. SITE OF PROPOSED MITIGATION BANK. SPADEFOOT TOADS, CHORUS FROGS, AND WESTERN TOADS ALSO OBSERVED. NON-NATIVE WEATHER LOACH FOUND IN 2 ADJACENT POOLS ON THE PROPERTY.				
<b>General:</b>	EGGS/LARVAE DETECTED IN NE-MOST POOL, JAN 2013. METAMORPHS DETECTED IN BOTH POOLS, APR 2016.				
<b>Owner/Manager:</b>	PVT				



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<b>Occurrence No.</b>	1037	<b>Map Index:</b> A5061	<b>EO Index:</b> 106760	<b>Element Last Seen:</b>	2016-04-XX
<b>Occ. Rank:</b>	Excellent		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2016-04-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2017-06-15

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.97445 / -119.86304	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4095870 E245143	<b>Elevation (ft):</b>	372
<b>PLSS:</b>	T11S, R19E, Sec. 14, NW (M)	<b>Acres:</b>	5.0

**Location:** ABOUT 0.8 MI SE OF RD 37 AT AVE 16 & 0.9 MILES NE OF RD 37 AT AVE 15, NE OF MADERA.  
**Detailed Location:** MAPPED TO PROVIDED LOCATION. POOL G.  
**Ecological:** VERNAL POOLS/SWALES ON ROLLING GRASSLAND USED FOR GRAZING. SITE OF PROPOSED MITIGATION BANK. SPADEFOOT TOADS, CHORUS FROGS, AND WESTERN TOADS ALSO OBSERVED. NON-NATIVE WEATHER LOACH FOUND IN 2 POOLS ON PROPERTY.  
**General:** METAMORPHS DETECTED APR 2016.  
**Owner/Manager:** PVT

<b>Occurrence No.</b>	1038	<b>Map Index:</b> A5062	<b>EO Index:</b> 106762	<b>Element Last Seen:</b>	2016-04-XX
<b>Occ. Rank:</b>	Excellent		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2016-04-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2017-06-15

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.97026 / -119.8737	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4095434 E244180	<b>Elevation (ft):</b>	351
<b>PLSS:</b>	T11S, R19E, Sec. 14, NW (M)	<b>Acres:</b>	11.0

**Location:** ABOUT 0.7-0.8 MI SSE OF RD 37 AT AVE 16 & 0.25-0.3 MILES NNE OF RD 37 AT AVE 15, NE OF MADERA.  
**Detailed Location:** MAPPED TO PROVIDED LOCATIONS. POOLS E, F, & 437.  
**Ecological:** VERNAL POOLS/SWALES ON ROLLING GRASSLAND USED FOR GRAZING. SITE OF PROPOSED MITIGATION BANK. SPADEFOOT TOADS, CHORUS FROGS, AND WESTERN TOADS ALSO OBSERVED. NON-NATIVE WEATHER LOACH FOUND IN 2 POOLS ON PROPERTY.  
**General:** EGGS/LARVAE DETECTED IN 2 POOLS JAN 2013. METAMORPHS DETECTED IN 2 POOLS APR 2016.  
**Owner/Manager:** PVT



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<b>Occurrence No.</b>	1058	<b>Map Index:</b> A8132	<b>EO Index:</b> 109915	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-05-03
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-20

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.94202 / -119.79165	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4092082 E251394	<b>Elevation (ft):</b>	395
<b>PLSS:</b>	T11S, R20E, Sec. 28, SE (M)	<b>Acres:</b>	5.0

**Location:** ABOUT 0.9 MILES SSE OF AVE 14 AT HUNTINGTON RD & 1.3 MILES NNE OF HWY 41 AT AVE 12, NORTH OF FRESNO.

**Detailed Location:** MAPPED TO PROVIDED COORDINATES. RESTORED VERNAL POOLS #88 AND #89 ON CALTRANS MADERA POOLS MITIGATION BANK.

**Ecological:** TWO ADJACENT VERNAL POOLS IN GRAZED GRASSLAND ON DEPARTMENT OF TRANSPORTATION MITIGATION BANK. ABUNDANT GROUND SQUIRREL BURROWS IN UPLAND PROVIDE HABITAT FOR ADULT SALAMANDERS. DISTURBANCES FROM GRAZING, HIGHWAY, AND LITTER NOTED.

**General:** 3 LARVAE DETECTED IN 2 OUT OF 16 POOLS DIPNETTED ON PROPERTY FROM 27-30 MAR 2017. LARVAE DETECTED BETWEEN 26 MAR - 23 APR, 2019.

**Owner/Manager:** CALTRANS

<b>Occurrence No.</b>	1230	<b>Map Index:</b> B7372	<b>EO Index:</b> 120444	<b>Element Last Seen:</b>	2018-01-24
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2018-01-24
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-06-03

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.97149 / -119.7755	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4095311 E252928	<b>Elevation (ft):</b>	471
<b>PLSS:</b>	T11S, R20E, Sec. 15, S (M)	<b>Acres:</b>	5.0

**Location:** ABOUT 0.5 MILES NE OF THE CIRCLE OF TESORO VIEJO BLVD AT TREASURE HILLS DR, N OF MADERA CANAL, 16 MILES E OF MADERA.

**Detailed Location:** MAPPED TO PROVIDED COORDINATES. VICINITY OF MCCAFFREY HOMES ALTURA TESORO VIEJO DEVELOPMENT WITHIN THE RIO MESA AREA PLAN OF MADERA COUNTY.

**Ecological:** BETWEEN 2005-2016 THIS AREA APPEARED TO BE ANNUAL GRASSLAND BORDERED BY AGRICULTURE. BY 2018 PORTIONS OF SOUTH SECTION 15 AND NORTH SECTION 22 WERE GRADED FOR DEVELOPMENT AND ROADS. BY 2020 RESIDENTIAL HOUSES AND SCHOOL HAVE BEEN BUILT.

**General:** 1 ADULT MALE DISCOVERED ALONG SILT FENCE IN ACTIVE CONSTRUCTION SITE ON 24 JAN 2018 AND RELOCATED OFF-SITE 1.4 MILES SOUTH. POTENTIAL BREEDING PONDS APPEAR TO EXIST WITHIN SECTION 15 AND SECTION 10 TO THE NORTH.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	1231	<b>Map Index:</b> B7377	<b>EO Index:</b> 120449	<b>Element Last Seen:</b>	2013-03-14
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2013-03-14
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-21

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.97297 / -119.79271	<b>Accuracy:</b>	1/10 mile
<b>UTM:</b>	Zone-11 N4095520 E251400	<b>Elevation (ft):</b>	425
<b>PLSS:</b>	T11S, R20E, Sec. 16, SE (M)	<b>Acres:</b>	18.0

**Location:** VICINITY OF MADERA CANAL AND HWY 41, ABOUT 0.4 MILES NNE OF AVE 15 AT HWY 41, ABOUT 15 MILES E OF MADERA.

**Detailed Location:** MAPPED TO PROVIDED COORDINATES.

**Ecological:**

**General:** 4 LARVAE DIP-NETTED AND RELEASED IN THIS AREA ON 14 MAR 2013 BY S. LARSON AND W. STOLP OF ESR, INC.

**Owner/Manager:** UNKNOWN

<b>Occurrence No.</b>	1232	<b>Map Index:</b> B7379	<b>EO Index:</b> 120450	<b>Element Last Seen:</b>	2019-05-21
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-05-21
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-27

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.97902 / -119.8296	<b>Accuracy:</b>	non-specific area
<b>UTM:</b>	Zone-11 N4096288 E248136	<b>Elevation (ft):</b>	387
<b>PLSS:</b>	T11S, R20E, Sec. 18 (M)	<b>Acres:</b>	1199.0

**Location:** NORTH SIDE OF AVE 15 AT ROAD 39 1/2, 2 MILES WEST OF HWY 41, 13 MILES EAST OF MADERA.

**Detailed Location:** MAPPED TO EXTENT OF 1,212 ACRE FENSTON RANCH CONSERVATION BANK, SIERRA FOOTHILL CONSERVANCY, TO OFFSET AUSTIN QUARRY (EO #1456). 19 AQUATIC FEATURES ACROSS THE PROPERTY SUPPORTED CALIFORNIA TIGER SALAMANDERS IN 2019.

**Ecological:** VERNAL POOLS, AN INTERMITTENT DRAINAGE, AND FLAT TO GENTLY ROLLING, CATTLE-GRAZED ANNUAL GRASSLAND DOMINATED BY NON-NATIVE GRASSES. LATE-STAGE LARVAE WERE IN 6 OF 19 POOLS. THE SITE SUPPORTS A VIABLE BREEDING POPULATION AND UPLAND REFUGIA.

**General:** DETECTED IN 1993 & 1995. DETECTED THROUGHOUT SITE DURING SURVEYS IN 2008 & 2009. LARVAE DETECTED IN 19 POOLS DURING AQUATIC SAMPLING BETWEEN 22 MAR & 21 MAY 2019.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	1238	<b>Map Index:</b>	B7386	<b>EO Index:</b>	120457	<b>Element Last Seen:</b>	2021-01-31
<b>Occ. Rank:</b>	Poor	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2021-01-31	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2021-05-24	
<b>Quad Summary:</b>	Lanes Bridge (3611987), Little Table Mtn. (3711917)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	37.00513 / -119.809			<b>Accuracy:</b>	non-specific area		
<b>UTM:</b>	Zone-11 N4099131 E250056			<b>Elevation (ft):</b>	433		
<b>PLSS:</b>	T11S, R20E, Sec. 5 (M)			<b>Acres:</b>	364.0		
<b>Location:</b>	AUSTIN QUARRY, SW OF THE JUNCTION OF HWY 41 & HWY 145, NE OF MADERA CANAL, ABOUT 14 MILES ENE OF MADERA.						
<b>Detailed Location:</b>	AUSTIN QUARRY PROPERTY IS ABOUT 670 ACRES WITH ABOUT 340 ACRES IMPACTED BY ROCK QUARRY IN SEVERAL PHASES. MAPPED TO PLANNED IMPACT SITES WHERE SALAMANDERS ARE ACTIVELY BEING TRAPPED AND RELOCATED TO FENSTON CONSERVATION BANK, EO #1450.						
<b>Ecological:</b>	FORMERLY GRASSLANDS WITH VERNAL POOLS SUPPORTING A HEALTHY POPULATION OF CALIFORNIA TIGER SALAMANDERS. AS OF 2019-2020, 140 OF 340 ACRES HAVE BEEN DEVELOPED/EXCAVATED AS AUSTIN QUARRY. SALAMANDERS ARE BEING TRAPPED-OUT AND RELOCATED.						
<b>General:</b>	LARVAE & JUVENILES DETECTED IN DURING 2010-2011 WET SEASON SURVEYS. 1 ADULT DETECTED ON 26 OCT 2019. 1 ADULT DETECTED ON 18 DEC 2019. 1 ADULT FOUND ON 4 MAR 2020. 1 ADULT FOUND ON 17 APR 2020. 2 ADULTS FOUND IN JAN 2021.						
<b>Owner/Manager:</b>	PVT						

<b>Occurrence No.</b>	1261	<b>Map Index:</b>	B7430	<b>EO Index:</b>	120504	<b>Element Last Seen:</b>	1973-03-29
<b>Occ. Rank:</b>	None	<b>Presence:</b>	Possibly Extirpated	<b>Site Last Seen:</b>		1973-03-29	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2021-06-04	
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.95965 / -119.77278			<b>Accuracy:</b>	1/5 mile		
<b>UTM:</b>	Zone-11 N4093990 E253132			<b>Elevation (ft):</b>	407		
<b>PLSS:</b>	T11S, R20E, Sec. 22, E (M)			<b>Acres:</b>	70.0		
<b>Location:</b>	ALONG ROAD 204, 1.1 MI E OF HWY 41 AND ABOUT 2 ROAD MI SW OF WHERE IT CROSSES MADERA CANAL, ABOUT 16 MI E OF MADERA.						
<b>Detailed Location:</b>	LOCATION STATED AS "CA 2 MI SW MADERA CANAL" WITHOUT A REFERENCE LOCATION ALONG THE CANAL. BASED ON OTHER COLLECTIONS, THIS WAS MOST LIKELY COLLECTED FROM ALONG ROAD 204 ABOUT 2 MILES SW OF WHERE IT CROSSED MADERA CANAL IN NE SECTION 14.						
<b>Ecological:</b>	AERIALS FROM JAN 1950 SHOW PONDING ON N SIDE OF ROAD HERE, AND IMAGE FROM JUL 1965 APPEARS TO SHOW ANNUAL GRASSLAND, LIKELY GRAZED. THIS AREA HAS BEEN CONVERTED TO AGRICULTURE SINCE AT LEAST 1987; PONDING ON N SIDE STILL VISIBLE, 2019-2020.						
<b>General:</b>	LARVAE COLLECTED ON 29 MAR 1973. NEEDS FURTHER RESEARCH.						
<b>Owner/Manager:</b>	PVT						

<b>Spea hammondii</b>		<b>Element Code:</b> AAABF02020	
western spadefoot			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDB Element Ranks:</b>	<b>Global:</b> G2G3
	<b>State:</b> None		<b>State:</b> S3
	<b>Other:</b> BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_NT-Near Threatened		
<b>Habitat:</b>	<b>General:</b> OCCURS PRIMARILY IN GRASSLAND HABITATS, BUT CAN BE FOUND IN VALLEY-FOOTHILL HARDWOOD WOODLANDS.		
	<b>Micro:</b> VERNAL POOLS ARE ESSENTIAL FOR BREEDING AND EGG-LAYING.		



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<b>Occurrence No.</b>	23	<b>Map Index:</b> 22101	<b>EO Index:</b> 16883	<b>Element Last Seen:</b>	2016-02-18
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2016-02-18
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-01-10

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.91635 / -119.78975	<b>Accuracy:</b>	non-specific area
<b>UTM:</b>	Zone-11 N4089229 E251480	<b>Elevation (ft):</b>	362
<b>PLSS:</b>	T12S, R20E, Sec. 4, E (M)	<b>Acres:</b>	82.0

**Location:** VICINITY OF ROOT CREEK, FROM ABOUT 0.3 MI ESE TO 0.7 MILES SSE OF YOSEMITE FWY (HWY 41) AT AVE 12, 9 MI W OF FRIANT.

**Detailed Location:** 1992: FOUND IN FOUR VERNAL POOLS, LOCATION DESCRIBED ONLY AS N1/2 SE1/4 SEC 4," BETWEEN SR41 AND UP TO 0.5 MILE TO THE EAST AND ABOUT 0.6 MILE S OF AVE 12." 2016 DETECTION LOCATIONS MAPPED TO PROVIDED COORDINATES.

**Ecological:** 1992: NORTHERN HARDPAN VERNAL POOLS DOMINATED BY HORDEUM GENICULATUM AND ERYNGIUM VASEYI, BRANCHINECTA LYNCHI ALSO PRESENT. 2016: VERNAL SWALES SURROUNDED BY GRAZED GRASSLAND.

**General:** COLLECTED FROM VICINITY ON 9 APR 1969. AN UNESTIMATED NUMBER OF TADPOLES OBSERVED ON 19 MAR 1992. 2 ADULTS OBSERVED IN AMPLEXUS ON 21 JAN 2016. 10 LARVAE OBSERVED ON 18 FEB 2016.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	104	<b>Map Index:</b> B4710	<b>EO Index:</b> 23154	<b>Element Last Seen:</b>	2019-05-21
<b>Occ. Rank:</b>	Excellent		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-05-21
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-01-13

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.96835 / -119.82666	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4095096 E248362	<b>Elevation (ft):</b>	378
<b>PLSS:</b>	T11S, R20E, Sec. 18, SE (M)	<b>Acres:</b>	12.0

**Location:** ON NORTH SIDE OF AVENUE 15, 0.25 MILES EAST OF ROAD 39 1/2, FENSTON RANCH, ABOUT 13 MILES EAST OF MADERA.

**Detailed Location:** 1995-LOCATED IN THE FOURTH POOL IN A SERIES. 1993-G. KIRKPATRICK SAMPLED 4 POOLS IN A SERIES. 2008-2010 DETECTION OCCURRED ON FENSTON RANCH, EXACT LOCATIONS UNKNOWN.

**Ecological:** HABITAT CONSISTS OF A CLAYPAN VERNAL POOLS IN NON-NATIVE GRASSLAND. HYLEA REGILLA, LINDERIELLA OCCIDENTALIS, AND BRANCHINECTA LYNCHI ALSO PRESENT. PROPOSED MITIGATION BANK SURROUNDED BY CATTLE-GRAZED GRASSLAND.

**General:** TOADS FOUND IN 3 OF 4 POOLS SAMPLED LATER IN SPRING OF 1993. HUNDREDS OF LARVAE OBSERVED ON 28 MARCH 1995. DETECTED ON RANCH IN 2008-2010. TADPOLES OR YOUNG-OF-YEAR DETECTED BETWEEN MAR AND MAY 2019.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	105	<b>Map Index:</b> B4715	<b>EO Index:</b> 27678	<b>Element Last Seen:</b>	2019-05-21
<b>Occ. Rank:</b>	Excellent		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-05-21
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-14
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.98066 / -119.83341		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4096479 E247802		<b>Elevation (ft):</b>	399	
<b>PLSS:</b>	T11S, R20E, Sec. 18 (M)		<b>Acres:</b>	309.0	
<b>Location:</b>	FENSTON RANCH, NORTH OF AVENUE 15 AT ROAD 39 1/2, SOUTH OF MADERA CANAL, ABOUT 12 MILES EAST OF MADERA.				
<b>Detailed Location:</b>	SITE IS LOCATED ON A SIX-SECTION PIECE OF PROPERTY WHICH IS QUITE NEAR TWO PROPOSED NEW CITIES, RIO MESA AND CASTLE COOK DEVELOPMENT. 2008-2010 DETECTION OCCURRED ON FENSTON RANCH, EXACT LOCATIONS UNKNOWN.				
<b>Ecological:</b>	HABITAT CONSISTS OF CLAYPAN VERNAL POOLS & SWALES IN NON-NATIVE GRASSLAND. OTHER TAXA PRESENT INCLUDE AMBYSTOMA CALIFORNIENSE, BUFO BOREAS, HYLIA REGILLA, BRANCHI LYNCHI & LINDERIELLA OCCIDENTALIS. RANCH IS A PROPOSED MITIGATION BANK.				
<b>General:</b>	DETECTED ON 17 FEB 1993. HUNDREDS OF LARVAE FOUND IN 2 ADJACENT POOLS ON 28 MAR 1995. DETECTED ON RANCH IN 2008-2010. THOUSANDS OF LARVAE AND YOUNG-OF-YEAR OBSERVED BETWEEN MAR AND MAY 2019.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	106	<b>Map Index:</b> 33340	<b>EO Index:</b> 23162	<b>Element Last Seen:</b>	2020-04-13
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2020-04-13
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-20
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.94726 / -119.79202		<b>Accuracy:</b>	non-specific area	
<b>UTM:</b>	Zone-11 N4092664 E251378		<b>Elevation (ft):</b>	405	
<b>PLSS:</b>	T11S, R20E, Sec. 28, E (M)		<b>Acres:</b>	161.0	
<b>Location:</b>	ALONG STATE HIGHWAY 41, FROM 1.2 MILES NORTH OF AVENUE 12 TO JUST SOUTH OF THE MADERA CANAL, 7 MILES NORTH OF PINEDALE.				
<b>Detailed Location:</b>	1992: W OF STATE HWY 41. 1995: APPROXIMATELY 30 YARDS E OF MADERA COUNTY MILEPOST 5.0 ALONG STATE HIGHWAY 41; S OF MILEPOST 5.0 APPROXIMATELY 200 YARDS. 2016: 251146E, 4092251N. 2017-2020, CALTRANS MITIGATION BANK, E SIDE HWY 41.				
<b>Ecological:</b>	HABITAT CONSISTED OF A SWALE-LIKE VERNAL POOL WITH DOWNINGIA ORNATISSIMA, ERYNGIUM VASEYI, PLAGIOBOTHRYUS STIPITATUS, ORCUTTIA INAEQUALIS, AND CASTILLEJA CAMPESTRIS SUCCULENTA; SURROUNDED BY GRAZED GRASSLAND AND VINEYARDS.				
<b>General:</b>	LARVAE, 3 POOLS, 12 MAR 1992. 100S OF LARVAE, MAR-APR 1995. 4 JUVENILES, 4 APRIL 2000. PRESENT APR-JUN 2010. 10 ADULTS, 5 LARVAE, 30 MAR 2016. 200-500 LARVAE, MAR 2017. 100 JUV, 200 LARVAE, 2019. LARVAE IN POOLS APR 2020.				
<b>Owner/Manager:</b>	CALTRANS, PVT				



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<b>Occurrence No.</b>	116	<b>Map Index:</b> B5083	<b>EO Index:</b> 12641	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-02-11
<b>Quad Summary:</b>	Lanes Bridge (3611987), Little Table Mtn. (3711917)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	37.00296 / -119.83926		<b>Accuracy:</b>	non-specific area	
<b>UTM:</b>	Zone-11 N4098970 E247355		<b>Elevation (ft):</b>	414	
<b>PLSS:</b>	T11S, R20E, Sec. 6, NW (M)		<b>Acres:</b>	112.0	
<b>Location:</b>	BETWEEN ROAD 38 AND ROAD 39 1/2, SOUTH OF MADERA CANAL, ABOUT 11 MILES EAST OF MADERA.				
<b>Detailed Location:</b>	MAPPED ACCORDING TO 1993 TRS LOCATION (SW 1/4 OF NW 1/4 SECTION 6) AND 2019 SURVEY'S PROVIDED MAP. MANY POOLS PRESENT AT SITE, BUT ONLY 4 SAMPLED IN 1993.				
<b>Ecological:</b>	CLAYPAN VERNAL POOLS AND SWALES IN NON-NATIVE GRASSLAND.				
<b>General:</b>	DETECTED DURING FAIRY SHRIMP SURVEY IN 2 LARGEST POOLS ON 17 FEB 1993. DETECTED BETWEEN 20 FEB AND 23 APR 2019.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	196	<b>Map Index:</b> 45181	<b>EO Index:</b> 45181	<b>Element Last Seen:</b>	2001-02-XX
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2001-02-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2001-04-11
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.94405 / -119.76259		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4092232 E253989		<b>Elevation (ft):</b>	320	
<b>PLSS:</b>	T11S, R20E, Sec. 26, SW (M)		<b>Acres:</b>	0.0	
<b>Location:</b>	2 MILES SE OF THE INTERSECTION OF ROAD 204 AND HIGHWAY 41, WEST OF FRIANT.				
<b>Detailed Location:</b>					
<b>Ecological:</b>	NON-NATIVE ANNUAL GRASSLAND WITH VERNAL POOLS AND WETLAND DRAINAGES. GRASSLANDS USED AS PASTURE; MOST WERE DRYLAND FARMED HISTORICALLY. SURROUNDING LANDS ARE AGRICULTURE, COMMERCIAL OR URBAN.				
<b>General:</b>	UNKNOWN NUMBER/LIFE STAGE OBSERVED DURING FEB 2001.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	197	<b>Map Index:</b> 45182	<b>EO Index:</b> 45182	<b>Element Last Seen:</b>	2001-02-XX
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2001-02-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2003-05-15
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.90552 / -119.78512		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4088015 E251857		<b>Elevation (ft):</b>	350	
<b>PLSS:</b>	T12S, R20E, Sec. 09, NE (M)		<b>Acres:</b>	0.0	
<b>Location:</b>	0.4 MILE EAST OF HIGHWAY 41 AND 0.3 MILE SOUTH OF AVENUE 11, 4.5 MILES NORTH OF PINEDALE.				
<b>Detailed Location:</b>					
<b>Ecological:</b>	NON-NATIVE ANNUAL GRASSLAND WITH VERNAL POOLS AND WETLAND DRAINAGES. GRASSLANDS USED AS PASTURE; MOST WERE DRYLAND FARMED HISTORICALLY. SURROUNDING LANDS ARE AGRICULTURE, COMMERCIAL OR URBAN.				
<b>General:</b>	UNKNOWN NUMBER/LIFE STAGE OBSERVED DURING FEB 2001.				
<b>Owner/Manager:</b>	PVT				





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<b>Occurrence No.</b>	198	<b>Map Index:</b> 45183	<b>EO Index:</b> 45183	<b>Element Last Seen:</b>	2001-02-XX
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2001-02-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2003-05-15

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.95126 / -119.77616	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4093067 E252803	<b>Elevation (ft):</b>	420
<b>PLSS:</b>	T11S, R20E, Sec. 27, NW (M)	<b>Acres:</b>	0.0

**Location:** 0.9 MILE EAST OF HIGHWAY 41 AND 0.5 MILE SOUTH OF ROAD 204, 7 MILES NORTH OF PINEDALE.

**Detailed Location:**

**Ecological:** NON-NATIVE ANNUAL GRASSLAND WITH VERNAL POOLS AND WETLAND DRAINAGES. GRASSLANDS USED AS PASTURE; MOST WERE DRYLAND FARMED HISTORICALLY. SURROUNDING LANDS ARE AGRICULTURE, COMMERCIAL OR URBAN.

**General:** UNKNOWN NUMBER/LIFE STAGE OBSERVED DURING FEB 2001.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	199	<b>Map Index:</b> 67495	<b>EO Index:</b> 45184	<b>Element Last Seen:</b>	2017-03-29
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-03-29
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2019-01-15

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.93563 / -119.7898	<b>Accuracy:</b>	non-specific area
<b>UTM:</b>	Zone-11 N4091368 E251538	<b>Elevation (ft):</b>	387
<b>PLSS:</b>	T11S, R20E, Sec. 33, NE (M)	<b>Acres:</b>	63.0

**Location:** FROM ABOUT 90 FEET TO 0.3 MILE EAST OF HIGHWAY 41 AND 0.6 TO 0.8 MILES NORTH OF AVENUE 12, 6 MILES NORTH OF PINEDALE.

**Detailed Location:** 1992, 2001: POOLS LOCATED ALONG UNNAMED STREAM AND TO THE NORTH OF THE STREAM. 1992 SURVEY POOL NUMBERS: 41, 43, 44, 47, 49, 50, 67, 68. 2017 DETECTION ALONG EAST SIDE OF HWY 41, 0.6 MI N OF AVE 12.

**Ecological:** 1992, 2001: VERNAL POOLS & WETLAND DRAINAGES IN NON-NATIVE ANNUAL GRASSLAND. GRASSLANDS USED AS PASTURE; MOST WERE DRYLAND FARMED HISTORICALLY. SURROUNDING LAND MAINLY AGRICULTURAL, WITH ENCROACHING COMMERCIAL/URBAN DEVELOPMENT.

**General:** TADPOLES OBSERVED IN 8 POOLS ON 19 MARCH 1992. UNKNOWN NUMBER/LIFE STAGE OBSERVED DURING FEB 2001. 1 LARVA CAPTURED BY HAND AND RELEASED ON 29 MAR 2017.

**Owner/Manager:** PVT, PVT-PGE



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<b>Occurrence No.</b>	248	<b>Map Index:</b> B4716	<b>EO Index:</b> 49452	<b>Element Last Seen:</b>	2005-03-21
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2005-03-21
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-01-13

**Quad Summary:** Friant (3611986), Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.98249 / -119.75344	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4096474 E254927	<b>Elevation (ft):</b>	435
<b>PLSS:</b>	T11S, R20E, Sec. 11, SE (M)	<b>Acres:</b>	107.0

**Location:** ALONG ROAD 204, FROM MADERA CANAL TO 1 MILE NORTH OF CANAL, WEST OF FRIANT.

**Detailed Location:** LOCATED ON THE URRUTIA RANCH. SHAFFER SITE #106, 107, 111, AND 112. NEAL SITE POND A. 2005: ALONG MADERA CANAL AT MILE POSTS 004.06 & 004.20; SITE NAMES MAC-R-004.06.1 & MAC-L-004.20.1 (ESRP).

**Ecological:** HABITAT CONSISTS OF A VERNAL POOLS AND PONDS IN GRAZED GRASSLAND.

**General:** LARVAE FOUND BETWEEN 14 MAR AND 7 MAY 1970. DETECTED ON 15 APR 1991. COLLECTED ON 25 MAR 1994 AND USED FOR GENETIC ANALYSIS. AT LEAST 2 OBSERVED ON 21 MAR 2005.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	354	<b>Map Index:</b> 67500	<b>EO Index:</b> 67666	<b>Element Last Seen:</b>	1992-03-18
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	1992-03-18
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2006-12-22

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.96699 / -119.78798	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4094843 E251801	<b>Elevation (ft):</b>	425
<b>PLSS:</b>	T11S, R20E, Sec. 21, SE (M)	<b>Acres:</b>	11.0

**Location:** JUST NORTH OF AVENUE 15, APROXIMATELY 0.3 MILE EAST OF STATE ROUTE 41, 8.5 MILES NORTH OF PINEDALE.

**Detailed Location:** POOL #114. WRITTEN DIRECTIONS GIVEN AS 100 FEET EAST OF STATE ROUTE 41 AND 2000 FEET NORTH OF AVENUE 15, HOWEVER MAP INDICATES POOL AS JUST NORTH OF AVE 15 AND APPROX 2000 FT EAST OF SR 41. LOCATION MAPPED ACCORDING MAP PROVIDED.

**Ecological:** HABITAT CONSISTS OF NORTHERN HARDPAN VERNAL POOL DOMINATED BY ERYNGIUM VASEYI.

**General:** UNKNOWN NUMBER OF TADPOLES OBSERVED ON 18 MARCH 1992.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	469	<b>Map Index:</b> A5071	<b>EO Index:</b> 106770	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Excellent		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-02-12
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.97394 / -119.86671		<b>Accuracy:</b>	non-specific area	
<b>UTM:</b>	Zone-11 N4095823 E244815		<b>Elevation (ft):</b>	372	
<b>PLSS:</b>	T11S, R19E, Sec. 14 (M)		<b>Acres:</b>	642.0	
<b>Location:</b>	PROPERTY AT THE NE CORNER OF AVENUE 15 AND ROAD 37, EAST OF MADERA.				
<b>Detailed Location:</b>	MAPPED TO PARCEL BOUNDARIES. SPADEFOOT WERE DETECTED THROUGHOUT PARCEL, INCLUDING IN POOLS A, K, Z, BB, & OO.				
<b>Ecological:</b>	VERNAL POOLS/SWALES ON ROLLING GRASSLAND USED FOR GRAZING. SITE OF PROPOSED MITIGATION BANK. SPADEFOOT TOADS, CHORUS FROGS, AND WESTERN TOADS ALSO OBSERVED. NON-NATIVE WEATHER LOACH FOUND IN 2 POOLS ON PROPERTY.				
<b>General:</b>	HUNDREDS OF LARVAE AND JUVENILES WITH EMERGING LIMBS WERE OBSERVED IN DIPNET AND SEINE SURVEYS ON 19 & 22 APR 2016. DETECTED BETWEEN 20 FEB AND 23 APR 2019.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	752	<b>Map Index:</b> B2244	<b>EO Index:</b> 114167	<b>Element Last Seen:</b>	2018-04-24
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2018-05-07
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2019-02-06
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.98491 / -119.79521		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4096851 E251217		<b>Elevation (ft):</b>	427	
<b>PLSS:</b>	T11S, R20E, Sec. 9, SW (M)		<b>Acres:</b>	5.0	
<b>Location:</b>	NEAR HIGHWAY 41, 0.6 MILE NORTH OF THE CROSSING OF MADERA CANAL, EAST OF THE CITY OF MADERA.				
<b>Detailed Location:</b>	MAPPED ACCORDING TO THE PROVIDED COORDINATES, BETWEEN THE CANAL AND HIGHWAY.				
<b>Ecological:</b>	NON-NATIVE ANNUAL GRASSLAND. EMERGENT VEGETATION PRESENT. VERNAL POOL PLANTS INCLUDE PLAGIOBOTHRYIS SP. AND ERYNGIUM SP. POOL WAS SAMPLED 13 & 24 APR 2018. POOL WAS DRY BY 7 MAY 2018.				
<b>General:</b>	3 LARVAE OBSERVED UNDERGOING METAMORPHOSIS DURING 13 AND 24 APR 2018 SURVEYS. 0 OBSERVED ON 7 MAY 2018.				
<b>Owner/Manager:</b>	PVT				



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<b>Occurrence No.</b>	1246	<b>Map Index:</b> B4647	<b>EO Index:</b> 117585	<b>Element Last Seen:</b>	1911-04-08
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-17
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-11
<b>Quad Summary:</b>	Fresno North (3611977), Lanes Bridge (3611987)				
<b>County Summary:</b>	Fresno, Madera				
<b>Lat/Long:</b>	36.8686 / -119.80132		<b>Accuracy:</b>	3/5 mile	
<b>UTM:</b>	Zone-11 N4083960 E250293		<b>Elevation (ft):</b>	259	
<b>PLSS:</b>	T12S, R20E, Sec. 21, SW (M)		<b>Acres:</b>	776.0	
<b>Location:</b>	SAN JOAQUIN RIVER, JUST WEST OF HWY 41 CROSSING, FRESNO.				
<b>Detailed Location:</b>	1922 LANES BRIDGE 1:62500 USGS TOPO QUAD SHOWS BRIDGE WAS LOCATED AROUND 36.89352, -119.788279. MVZ FIELD NOTES INDICATE THEY WERE CAMPING ALONG SAN JOAQUIN RIVER ON THE FRESNO COUNTY SIDE.				
<b>Ecological:</b>	AERIAL IMAGERY SHOWS SURROUNDING LAND USE INCLUDES AGRICULTURE AND URBAN DEVELOPMENT.				
<b>General:</b>	COLLECTED ON 8 APR 1911. WATER AND POOLS WERE PRESENT AT 4 SURVEY LOCATIONS IN THIS AREA SURVEYED ON 17 APR 2019, BUT NO SPADEFOOTS WERE FOUND.				
<b>Owner/Manager:</b>	UNKNOWN				
<b>Occurrence No.</b>	1261	<b>Map Index:</b> B4677	<b>EO Index:</b> 117614	<b>Element Last Seen:</b>	1974-03-28
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	1974-03-28
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-01-13
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.97347 / -119.80552		<b>Accuracy:</b>	1/5 mile	
<b>UTM:</b>	Zone-11 N4095609 E250262		<b>Elevation (ft):</b>	385	
<b>PLSS:</b>	T11S, R20E, Sec. 17, SE (M)		<b>Acres:</b>	70.0	
<b>Location:</b>	IN VICINITY OF LITTLE DRY CREEK, 0.8 MILE NW OF AVE 15 AND HWY 41 INTERSECTION, ABOUT 13 MILES EAST OF MADERA.				
<b>Detailed Location:</b>	ATTRIBUTED 1974 RECORD FROM "7 MI W FRIANT CANAL; .8 MI W ON AVE 15 OFF HWY 41."				
<b>Ecological:</b>					
<b>General:</b>	COLLECTED ON UNKNOWN DATE, LIKELY SOME TIME IN THE 1980S TO 2000S. DETECTED FROM VICINITY ON 28 MAR 1974.				
<b>Owner/Manager:</b>	PVT				



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<b>Occurrence No.</b>	1263	<b>Map Index:</b> B4695	<b>EO Index:</b> 117636	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-02-11

**Quad Summary:** Lanes Bridge (3611987), Little Table Mtn. (3711917)

**County Summary:** Madera

<b>Lat/Long:</b>	37.00463 / -119.85724	<b>Accuracy:</b>	non-specific area
<b>UTM:</b>	Zone-11 N4099204 E245760	<b>Elevation (ft):</b>	411
<b>PLSS:</b>	T11S, R19E, Sec. 1, SE (M)	<b>Acres:</b>	56.0

**Location:** ROAD 38, SOUTH OF ITS INTERSECTION WITH HIGHWAY145, EAST OF MADERA.

**Detailed Location:** ON JAMISON 145 RANCH. ATTRIBUTED 1974 DETECTION FROM "S JCT HWY 145 AND RD 38; 6 MI W FRIANT CANAL."

**Ecological:**

**General:** DETECTED ON 2 APR 1974. COLLECTED ON UNKNOWN DATE, LIKELY SOME TIME IN 1980S TO 2000S. DETECTED BETWEEN 20 FEB AND 23 APR 2019.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	1264	<b>Map Index:</b> B4696	<b>EO Index:</b> 117637	<b>Element Last Seen:</b>	1974-08-20
<b>Occ. Rank:</b>	Poor		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	1974-08-20
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-01-09

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.88033 / -119.84267	<b>Accuracy:</b>	1/5 mile
<b>UTM:</b>	Zone-11 N4085371 E246646	<b>Elevation (ft):</b>	345
<b>PLSS:</b>	T12S, R19E, Sec. 24, NE (M)	<b>Acres:</b>	70.0

**Location:** AVENUE 9, JUST WEST OF ITS INTERSECTION WITH ROAD 39, NORTH OF FRESNO.

**Detailed Location:** MAPPED TO GIVEN LOCATION "AVE 9 - .2 MI W OF RD. 39."

**Ecological:** AERIAL IMAGERY SHOWS SITE IS SURROUNDED BY AGRICULTURAL FIELDS.

**General:** DETECTED ON 20 AUG 1974.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	1265	<b>Map Index:</b> B4697	<b>EO Index:</b> 117639	<b>Element Last Seen:</b>	19XX-XX-XX
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	19XX-XX-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-01-10

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.98481 / -119.80803	<b>Accuracy:</b>	2/5 mile
<b>UTM:</b>	Zone-11 N4096873 E250075	<b>Elevation (ft):</b>	400
<b>PLSS:</b>	T11S, R20E, Sec. 8, SE (M)	<b>Acres:</b>	280.0

**Location:** NEAR LITTLE DRY CREEK, 1.5 AIR MILES NW OF AVENUE 15 AND HIGHWAY 41 INTERSECTION, ABOUT 12 MILES EAST OF MADERA.

**Detailed Location:**

**Ecological:**

**General:** COLLECTED ON UNKNOWN DATE, LIKELY SOME TIME IN THE 1980S TO 2000S.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	1267	<b>Map Index:</b> B4701	<b>EO Index:</b> 117643	<b>Element Last Seen:</b>	2020-04-17
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2020-04-17
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-06-16
<b>Quad Summary:</b>	Lanes Bridge (3611987), Little Table Mtn. (3711917)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	37.00438 / -119.80708		<b>Accuracy:</b>	non-specific area	
<b>UTM:</b>	Zone-11 N4099043 E250224		<b>Elevation (ft):</b>	447	
<b>PLSS:</b>	T11S, R20E, Sec. 5 (M)		<b>Acres:</b>	694.0	
<b>Location:</b>	AUSTIN QUARRY, SW OF INTERSECTION OF HIGHWAY 145 AND HIGHWAY 41, WEST OF FRIANT.				
<b>Detailed Location:</b>	MAPPED NON-SPECIFICALLY TO QUARRY PROJECT AREA, EXACT LOCATIONS UNKNOWN. ATTRIBUTED SPECIMEN COLLECTED FROM "VERNAL POOLS, BORDER OF SECTIONS 5 AND 8, APPROX 2.12 AIR MI NNW JUNCTION AVE 15 AND HWY 41."				
<b>Ecological:</b>	VERNAL POOLS IN GRASSLAND.				
<b>General:</b>	COLLECTED FROM THE VICINITY ON UNKNOWN DATE, LIKELY BETWEEN 1980S TO 2000S. SPADEFOOT OBSERVED DURING 2010/2011 WET SEASON SURVEYS. 2 ADULTS OBSERVED ON 23 DEC 2019. 4 ADULTS OBSERVED BETWEEN 14 APR AND 17 APR 2020.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	1268	<b>Map Index:</b> B4712	<b>EO Index:</b> 117652	<b>Element Last Seen:</b>	2019-05-21
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-05-21
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-01-13
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.96993 / -119.8189		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4095250 E249058		<b>Elevation (ft):</b>	373	
<b>PLSS:</b>	T11S, R20E, Sec. 17, SW (M)		<b>Acres:</b>	8.0	
<b>Location:</b>	0.7 MILES ENE OF THE INTERSECTION FO ROAD 39 1/2 AND AVENUE 15, FENSTON RANCH, ABOUT 13 MILES EAST OF MADERA.				
<b>Detailed Location:</b>	MAPPED ACCORDING TO BAL19F0002'S PROVIDED MAP. 2008-2010 DETECTION OCCURRED ON FENSTON RANCH, EXACT LOCATIONS UNKNOWN.				
<b>Ecological:</b>	HABITAT IS VERNAL POOLS, AN INTERMITTENT DRAINAGE, AND FLAT TO GENTLY ROLLING, CATTLE-GRAZED ANNUAL GRASSLAND DOMINATED BY NON-NATIVE GRASSES. PROPOSED MITIGATION BANK SURROUNDED BY CATTLE-GRAZED GRASSLAND.				
<b>General:</b>	DETECTED ON RANCH IN 2008-2010. TADPOLES OR YOUNG-OF-YEAR OBSERVED BETWEEN MAR AND MAY 2019 DURING LATE-SEASON BRANCHIOPOD AND AMPHIBIAN SURVEYS.				
<b>Owner/Manager:</b>	PVT				



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<b>Occurrence No.</b>	1269	<b>Map Index:</b> B4714	<b>EO Index:</b> 117654	<b>Element Last Seen:</b>	2019-05-21
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-05-21
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-01-13
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.97397 / -119.81746		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4095696 E249200		<b>Elevation (ft):</b>	382	
<b>PLSS:</b>	T11S, R20E, Sec. 17, SW (M)		<b>Acres:</b>	5.0	
<b>Location:</b>	0.9 MILES NE OF THE INTERSECTION FO ROAD 39 1/2 AND AVENUE 15, FENSTON RANCH, ABOUT 13 MILES EAST OF MADERA.				
<b>Detailed Location:</b>	MAPPED ACCORDING TO BAL19F0002'S PROVIDED MAP. 2008-2010 DETECTION OCCURRED ON FENSTON RANCH, EXACT LOCATIONS UNKNOWN.				
<b>Ecological:</b>	HABITAT IS VERNAL POOLS, AN INTERMITTENT DRAINAGE, AND FLAT TO GENTLY ROLLING, CATTLE-GRAZED ANNUAL GRASSLAND DOMINATED BY NON-NATIVE GRASSES. PROPOSED MITIGATION BANK SURROUNDED BY CATTLE-GRAZED GRASSLAND.				
<b>General:</b>	DETECTED ON RANCH IN 2008-2010. TADPOLES OR YOUNG-OF-YEAR OBSERVED BETWEEN MAR AND MAY 2019 DURING LATE-SEASON BRANCHIOPOD AND AMPHIBIAN SURVEYS.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	1275	<b>Map Index:</b> B4728	<b>EO Index:</b> 117667	<b>Element Last Seen:</b>	2015-XX-XX
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2015-XX-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-01-15
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.93158 / -119.76275		<b>Accuracy:</b>	non-specific area	
<b>UTM:</b>	Zone-11 N4090848 E253935		<b>Elevation (ft):</b>	374	
<b>PLSS:</b>	T11S, R20E, Sec. 35, NW (M)		<b>Acres:</b>	156.0	
<b>Location:</b>	AT EAST END OF AVENUE 12, NORTH OF THE DRAGONFLY GOLF CLUB, 5 AIR MILES SW OF FRIANT.				
<b>Detailed Location:</b>	MAPPED NON-SPECIFICALLY TO THE ENTIRE TRA VIGNE VINEYARD PROJECT AREA.				
<b>Ecological:</b>	SITE IS CURRENTLY A VINEYARD. PROPERTY OWNER IS PURSUING DEVELOPMENT OF PROPERTY.				
<b>General:</b>	NUMEROUS SPADEFOOT TOADS WERE CAPTURED DURING DRIFT FENCE SURVEYS OF THE TRA VIGNE VINEYARD PROPERTY BETWEEN 2013 AND 2015.				
<b>Owner/Manager:</b>	PVT				



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<b>Occurrence No.</b>	1329	<b>Map Index:</b> B5090	<b>EO Index:</b> 118026	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-02-12
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.9689 / -119.84536		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4095206 E246699		<b>Elevation (ft):</b>	371	
<b>PLSS:</b>	T11S, R19E, Sec. 13, SE (M)		<b>Acres:</b>	10.0	
<b>Location:</b>	NORTH OF AVE 15, ABOUT 0.8 MILES WEST OF ITS INTERSECTION WITH ROAD 39 1/2, 12 MILES EAST OF MADERA.				
<b>Detailed Location:</b>	ON JAMISON 145 RANCH. MAPPED ACCORDING TO PROVIDED MAP.				
<b>Ecological:</b>					
<b>General:</b>	DETECTED BETWEEN 20 FEB AND 23 APR 2019.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	1330	<b>Map Index:</b> B5092	<b>EO Index:</b> 118028	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-02-12
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.96938 / -119.85199		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4095277 E246111		<b>Elevation (ft):</b>	363	
<b>PLSS:</b>	T11S, R19E, Sec. 13, SW (M)		<b>Acres:</b>	5.0	
<b>Location:</b>	NORTH OF AVE 15, ABOUT 1.1 MILES WEST OF ITS INTERSECTION WITH ROAD 39 1/2, 12 MILES EAST OF MADERA.				
<b>Detailed Location:</b>	ON JAMISON 145 RANCH. MAPPED ACCORDING TO PROVIDED MAP.				
<b>Ecological:</b>					
<b>General:</b>	DETECTED BETWEEN 20 FEB AND 23 APR 2019.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	1331	<b>Map Index:</b> B5093	<b>EO Index:</b> 118029	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-02-12
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.97566 / -119.85024		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4095970 E246287		<b>Elevation (ft):</b>	374	
<b>PLSS:</b>	T11S, R19E, Sec. 13, NW (M)		<b>Acres:</b>	31.0	
<b>Location:</b>	0.6 MILES NORTH OF AVE 15, ABOUT 1.1 MILES WEST OF ITS INTERSECTION WITH ROAD 39 1/2, 12 MILES EAST OF MADERA.				
<b>Detailed Location:</b>	ON JAMISON 145 RANCH. MAPPED ACCORDING TO PROVIDED MAP.				
<b>Ecological:</b>					
<b>General:</b>	DETECTED BETWEEN 20 FEB AND 23 APR 2019.				
<b>Owner/Manager:</b>	PVT				





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<b>Occurrence No.</b>	1332	<b>Map Index:</b> B5096	<b>EO Index:</b> 118032	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-14

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.98317 / -119.84971	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4096802 E246359	<b>Elevation (ft):</b>	378
<b>PLSS:</b>	T11S, R19E, Sec. 12, SW (M)	<b>Acres:</b>	5.0

**Location:** ON SOUTH SIDE OF DRAINAGE TO LITTLE DRY CREEK, 1 AIR MILE E OF ANACONDA RD AND AVE 16 INTERSECTION, EAST OF MADERA.

**Detailed Location:** ON JAMISON 145 RANCH. MAPPED TO PROVIDED MAP.

**Ecological:**

**General:** DETECTED BETWEEN 20 FEB AND 23 APR 2019.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	1333	<b>Map Index:</b> B5097	<b>EO Index:</b> 118034	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-14

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.98772 / -119.85253	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4097314 E246123	<b>Elevation (ft):</b>	380
<b>PLSS:</b>	T11S, R19E, Sec. 12, SW (M)	<b>Acres:</b>	5.0

**Location:** 0.9 AIR MILES EAST OF ANACONDA RD AND AVE 16 1/2 INTERSECTION, 12 MILES EAST OF MADERA.

**Detailed Location:** ON JAMISON 145 RANCH. MAPPED TO PROVIDED MAP.

**Ecological:**

**General:** DETECTED BETWEEN 20 FEB AND 23 APR 2019.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	1334	<b>Map Index:</b> B5098	<b>EO Index:</b> 118035	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-14

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.99147 / -119.85464	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4097736 E245948	<b>Elevation (ft):</b>	377
<b>PLSS:</b>	T11S, R19E, Sec. 12, NW (M)	<b>Acres:</b>	5.0

**Location:** 0.3 AIR MILE SE OF ROAD 38 AND AVE 17 INTERSECTION, 12 MILES EAST OF MADERA.

**Detailed Location:** ON JAMISON 145 RANCH. MAPPED TO PROVIDED MAP.

**Ecological:**

**General:** DETECTED BETWEEN 20 FEB AND 23 APR 2019.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	1335	<b>Map Index:</b> B5099	<b>EO Index:</b> 118036	<b>Element Last Seen:</b>	2019-04-23
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-04-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-14
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.99212 / -119.84982		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4097796 E246379		<b>Elevation (ft):</b>	401	
<b>PLSS:</b>	T11S, R19E, Sec. 12, NW (M)		<b>Acres:</b>	5.0	
<b>Location:</b>	0.5 AIR MILES SE OF ROAD 38 AND AVE 17 INTERSECTION, 12 MILES EAST OF MADERA.				
<b>Detailed Location:</b>	ON JAMISON 145 RANCH. MAPPED TO PROVIDED MAP.				
<b>Ecological:</b>					
<b>General:</b>	DETECTED BETWEEN 20 FEB AND 23 APR 2019.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	1444	<b>Map Index:</b> B7304	<b>EO Index:</b> 120371	<b>Element Last Seen:</b>	2020-05-04
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2020-05-04
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2021-05-10
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.99672 / -119.83364		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4098262 E247834		<b>Elevation (ft):</b>	396	
<b>PLSS:</b>	T11S, R20E, Sec. 6, SW (M)		<b>Acres:</b>	10.0	
<b>Location:</b>	ABOUT 1 MILE SSE OF HWY 145 AT MADERA CANAL, 2.3 MILES SW OF FOUR CORNERS, 7 MILES W OF FRIANT DAM (MILLERTON LAKE).				
<b>Detailed Location:</b>	MAPPED TO PROVIDED MAPS AS A 2-PART POLYGON. FENSTON RANCH PRESERVE, SOUTH SECTION 6 AND NORTH SECTION 7.				
<b>Ecological:</b>	HABITAT APPEARS TO BE GRASSLAND WITH CREEKS AND VERNAL POOLS IN AERIAL IMAGERY. 765 ACRE PRESERVE, COMPENSATORY MITIGATION FOR CALMAT CO/VULCAN MATERIALS CO.				
<b>General:</b>	MANY TADPOLES DETECTED DURING DIP-NET SAMPLING ON 4 MAY 2020.				
<b>Owner/Manager:</b>	UNKNOWN				



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<b><i>Buteo swainsoni</i></b>		<b>Element Code:</b> ABNKC19070	
Swainson's hawk			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G5
	<b>State:</b> Threatened		<b>State:</b> S3
	<b>Other:</b> BLM_S-Sensitive, IUCN_LC-Least Concern, USFWS_BCC-Birds of Conservation Concern		
<b>Habitat:</b>	<b>General:</b> BREEDS IN GRASSLANDS WITH SCATTERED TREES, JUNIPER-SAGE FLATS, RIPARIAN AREAS, SAVANNAHS, AND AGRICULTURAL OR RANCH LANDS WITH GROVES OR LINES OF TREES.		
	<b>Micro:</b> REQUIRES ADJACENT SUITABLE FORAGING AREAS SUCH AS GRASSLANDS, OR ALFALFA OR GRAIN FIELDS SUPPORTING RODENT POPULATIONS.		

<b>Occurrence No.</b>	2494	<b>Map Index:</b>	90191	<b>EO Index:</b>	91202	<b>Element Last Seen:</b>	2013-05-27
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2013-05-27	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2013-09-06	

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

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**Lat/Long:** 36.97722 / -119.79417      **Accuracy:** 80 meters  
**UTM:** Zone-11 N4095995 E251283      **Elevation (ft):** 430  
**PLSS:** T11S, R20E, Sec. 16, NW (M)      **Acres:** 0.0

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**Location:** WEST SIDE OF HWY 41 JUST N OF THE MADERA CANAL CROSSING, ABOUT 0.7 MI N OF THE AVE 15 JUNCTION, 4.4 MI WSW OF FRIANT.  
**Detailed Location:** MAPPED TO PROVIDED COORDINATES.  
**Ecological:** NEST WELL-HIDDEN IN DENSE FOLIAGE OF LONE EUCALYPTUS TREE BETWEEN CANAL AND HIGHWAY. SURVEYOR NOTED THAT THE CANAL FENCES OFFERED PROTECTION BUT PROXIMITY TO THE HIGHWAY MAY BE A CONCERN.  
**General:** NEST-BUILDING OBSERVED ON 27 MAY, PREY EXCHANGE ON 3 JUN, AND PAIR PERCHED NEAR NEST ON 21 JUN 2013.  
**Owner/Manager:** USBOR

<b>Occurrence No.</b>	2775	<b>Map Index:</b>	B3341	<b>EO Index:</b>	115257	<b>Element Last Seen:</b>	2017-05-13
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2017-05-13	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2019-07-10	

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

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**Lat/Long:** 36.99076 / -119.86749      **Accuracy:** specific area  
**UTM:** Zone-11 N4097692 E244802      **Elevation (ft):** 392  
**PLSS:** T11S, R19E, Sec. 11, NW (M)      **Acres:** 10.0

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**Location:** EAST SIDE OF ANACONDA RD, ABOUT 0.1-0.25 MI N OF THE AVENUE 16 1/2 INTERSECTION, MADERA RANCHOS.  
**Detailed Location:** MAPPED TO PROVIDED COORDINATES. 2017 SITE NORTH OF 2016 SITE.  
**Ecological:** 2016: NEST IN TREE IN YARD OF PRIVATE RESIDENCE. 2017: NEST APPEARS TO BE IN SYCAMORE TREE IN RESIDENTIAL AREA.  
**General:** NESTING PAIR WITH 2 YOUNG REPORTEDLY OBSERVED ON 26 JUN 2016; REPORTEDLY, SWAINSON'S HAWKS HAD NESTED HERE IN PREVIOUS YEARS AS WELL. PAIR OBSERVED BUILDING NEST ON 13 MAY 2017.  
**Owner/Manager:** PVT



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***Coccyzus americanus occidentalis***

**Element Code:** ABNRB02022

western yellow-billed cuckoo

<b>Listing Status:</b>	<b>Federal:</b> Threatened	<b>CNDDB Element Ranks:</b>	<b>Global:</b> G5T2T3
	<b>State:</b> Endangered		<b>State:</b> S1
	<b>Other:</b> BLM_S-Sensitive, NABCI_RWL-Red Watch List, USFS_S-Sensitive, USFWS_BCC-Birds of Conservation Concern		
<b>Habitat:</b>	<b>General:</b> RIPARIAN FOREST NESTER, ALONG THE BROAD, LOWER FLOOD-BOTTOMS OF LARGER RIVER SYSTEMS.		
	<b>Micro:</b> NESTS IN RIPARIAN JUNGLES OF WILLOW, OFTEN MIXED WITH COTTONWOODS, WITH LOWER STORY OF BLACKBERRY, NETTLES, OR WILD GRAPE.		

<b>Occurrence No.</b>	197	<b>Map Index:</b>	34860	<b>EO Index:</b>	96983	<b>Element Last Seen:</b>	1883-06-17
<b>Occ. Rank:</b>	None	<b>Presence:</b>	Extirpated	<b>Site Last Seen:</b>			1883-06-17
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>			2015-04-13

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Fresno, Madera

<b>Lat/Long:</b>	36.89556 / -119.79294	<b>Accuracy:</b>	1 mile
<b>UTM:</b>	Zone-11 N4086930 E251128	<b>Elevation (ft):</b>	270
<b>PLSS:</b>	T12S, R20E, Sec. 09 (M)	<b>Acres:</b>	0.0

**Location:** VICINITY OF THE SAN JOAQUIN RIVER, ABOUT 9 MILES NORTH OF FRESNO.

**Detailed Location:**

**Ecological:**

**General:** NEST COLLECTED ON 10 JUN 1883. 5 EGGS COLLECTED 10 JUN, 4 ADDITIONAL TAKEN 17 JUN 1883.

**Owner/Manager:** UNKNOWN



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<b><i>Athene cucularia</i></b>		<b>Element Code:</b> ABNSB10010	
burrowing owl			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G4
	<b>State:</b> None		<b>State:</b> S3
<b>Other:</b>	BLM_S-Sensitive, CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern, USFWS_BCC-Birds of Conservation Concern		
<b>Habitat:</b>	<b>General:</b>	OPEN, DRY ANNUAL OR PERENNIAL GRASSLANDS, DESERTS, AND SCRUBLANDS CHARACTERIZED BY LOW-GROWING VEGETATION.	
	<b>Micro:</b>	SUBTERRANEAN NESTER, DEPENDENT UPON BURROWING MAMMALS, MOST NOTABLY, THE CALIFORNIA GROUND SQUIRREL.	

<b>Occurrence No.</b>	355	<b>Map Index:</b>	42847	<b>EO Index:</b>	42847	<b>Element Last Seen:</b>	2000-04-04
<b>Occ. Rank:</b>	Good	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2000-04-04	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2000-05-02	

<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.94372 / -119.78949		<b>Accuracy:</b>	80 meters			
<b>UTM:</b>	Zone-11 N4092265 E251591		<b>Elevation (ft):</b>	396			
<b>PLSS:</b>	T11S, R20E, Sec. 28, SE (M)		<b>Acres:</b>	0.0			
<b>Location:</b>	0.25 MILE EAST OF HIGHWAY 41, 1.4 MILES NORTH OF AVENUE 12, 8 MILES NW OF FRIANT.						
<b>Detailed Location:</b>							
<b>Ecological:</b>	HABITAT CONSISTS OF GRAZED ANNUAL GRASSLAND INTERSPERSED BY VERNAL POOLS; DOMINATED BY BROMUS SPP, TRIFOLIUM SPP, AVENA FATUA, AND HORDEUM SPP.						
<b>General:</b>	ON 4 APR 2000, 1 ADULT WAS OBSERVED AT THE BURROW SITE, WHICH CONTAINED WHITEWASH AND PELLETS.						
<b>Owner/Manager:</b>	CALTRANS						

<b>Occurrence No.</b>	584	<b>Map Index:</b>	51291	<b>EO Index:</b>	51291	<b>Element Last Seen:</b>	2000-XX-XX
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2000-XX-XX	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2003-05-19	

<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.95096 / -119.78377		<b>Accuracy:</b>	80 meters			
<b>UTM:</b>	Zone-11 N4093053 E252125		<b>Elevation (ft):</b>	405			
<b>PLSS:</b>	T11S, R20E, Sec. 27, NW (M)		<b>Acres:</b>	0.0			
<b>Location:</b>	0.6 MILE EAST OF HIGHWAY 41 AND 0.6 MILE SOUTH OF ROAD 204, 7.5 MILES NORTH OF PINEDALE.						
<b>Detailed Location:</b>							
<b>Ecological:</b>							
<b>General:</b>	PAIR OBSERVED IN SPRING 2000.						
<b>Owner/Manager:</b>	PVT						



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***Eremophila alpestris actia***

**Element Code:** ABPAT02011

California horned lark

<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G5T4Q
	<b>State:</b> None		<b>State:</b> S4
	<b>Other:</b> CDFW_WL-Watch List, IUCN_LC-Least Concern		
<b>Habitat:</b>	<b>General:</b> COASTAL REGIONS, CHIEFLY FROM SONOMA COUNTY TO SAN DIEGO COUNTY. ALSO MAIN PART OF SAN JOAQUIN VALLEY AND EAST TO FOOTHILLS.		
	<b>Micro:</b> SHORT-GRASS PRAIRIE, "BALD" HILLS, MOUNTAIN MEADOWS, OPEN COASTAL PLAINS, FALLOW GRAIN FIELDS, ALKALI FLATS.		

<b>Occurrence No.</b>	2	<b>Map Index:</b>	34860	<b>EO Index:</b>	12425	<b>Element Last Seen:</b>	1992-04-25
<b>Occ. Rank:</b>	Poor	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		1992-04-25	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		1996-09-06	

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Fresno, Madera

<b>Lat/Long:</b>	36.89556 / -119.79294	<b>Accuracy:</b>	1 mile
<b>UTM:</b>	Zone-11 N4086930 E251128	<b>Elevation (ft):</b>	370
<b>PLSS:</b>	T12S, R20E, Sec. 09, S (M)	<b>Acres:</b>	0.0

**Location:** NORTH OF LANES BRIDGE ON SAN JOAQUIN RIVER; AT JUNCTION OF AVENUE 10 X HWY 41.

**Detailed Location:** GUNNER RANCH.

**Ecological:** FALLOW FIELDS, BARE FIELDS AND DRY FARMED FIELDS. TOTAL ACREAGE APPROX. 600 AC.

**General:** 30 ADULTS (APPROX. 10-20 PAIRS) OBSERVED IN POSSIBLE NESTING SITE; MALES(?) APPEARED TO BE TERRITORIAL (SINGING AND CHASING OTHER LARKS).

**Owner/Manager:** PVT



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<b><i>Mylopharodon conocephalus</i></b>		<b>Element Code:</b> AFCJB25010	
hardhead			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G3
	<b>State:</b> None		<b>State:</b> S3
	<b>Other:</b> CDFW_SSC-Species of Special Concern, USFS_S-Sensitive		
<b>Habitat:</b>	<b>General:</b> LOW TO MID-ELEVATION STREAMS IN THE SACRAMENTO-SAN JOAQUIN DRAINAGE. ALSO PRESENT IN THE RUSSIAN RIVER.		
	<b>Micro:</b> CLEAR, DEEP POOLS WITH SAND-GRAVEL-BOULDER BOTTOMS AND SLOW WATER VELOCITY. NOT FOUND WHERE EXOTIC CENTRARCHIDS PREDOMINATE.		
<b>Occurrence No.</b>	12	<b>Map Index:</b> 32387	<b>EO Index:</b> 2311
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b> Presumed Extant	<b>Element Last Seen:</b> 1981-11-XX
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b> Unknown	<b>Site Last Seen:</b> 1981-11-XX
			<b>Record Last Updated:</b> 1995-08-08
<b>Quad Summary:</b>	Lanes Bridge (3611987)		
<b>County Summary:</b>	Fresno, Madera		
<b>Lat/Long:</b>	36.88469 / -119.78572	<b>Accuracy:</b>	non-specific area
<b>UTM:</b>	Zone-11 N4085704 E251736	<b>Elevation (ft):</b>	255
<b>PLSS:</b>	T12S, R20E, Sec. 16 (M)	<b>Acres:</b>	144.6
<b>Location:</b>	SAN JOAQUIN RIVER; WEST OF FORT WASHINGTON; NORTHEAST OF LANES BRIDGE.		
<b>Detailed Location:</b>			
<b>Ecological:</b>	RIVER. DISSOLVED OXYGEN = 9.1-12.2 MG/L. PH = 7.6-8.5. TOTAL ALKALINITY = 12-30 MG/L CaCO3. TEMP = 6.8-24.4 C. MOST COMMON SPECIES WERE SACRAMENTO SUCKER, GREEN SUNFISH, BLUEGILL, REDEAR SUNFISH, LARGEMOUTH BASS, SCULPINS & SQUAWFISH.		
<b>General:</b>	AT SAMPLING SITE SJR-1, NONE OBSERVED USING BAG SEINE, NONE OBSERVED USING BEACH SEINE, RARE ABUNDANCE OBSERVED USING ELECTROFISHING. RELATIVE ABUNDANCE BASED ON AVERAGE PERCENTAGES OF MONTHLY CATCHES.		
<b>Owner/Manager:</b>	UNKNOWN		



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<b>Perognathus inornatus</b>		<b>Element Code:</b> AMAFD01060	
San Joaquin pocket mouse			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G2G3
	<b>State:</b> None		<b>State:</b> S2S3
	<b>Other:</b> BLM_S-Sensitive, IUCN_LC-Least Concern		
<b>Habitat:</b>	<b>General:</b> GRASSLAND, OAK SAVANNA AND ARID SCRUBLAND IN THE SOUTHERN SACRAMENTO VALLEY, SALINAS VALLEY, SAN JOAQUIN VALLEY AND ADJACENT FOOTHILLS, SOUTH TO THE MOJAVE DESERT.		
	<b>Micro:</b> ASSOCIATED WITH FINE-TEXTURED, SANDY, FRIABLE SOILS.		

<b>Occurrence No.</b>	14	<b>Map Index:</b>	14685	<b>EO Index:</b>	23938	<b>Element Last Seen:</b>	1911-04-07
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		1911-04-07	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		1998-08-11	
<b>Quad Summary:</b>	Fresno North (3611977), Lanes Bridge (3611987)						
<b>County Summary:</b>	Fresno, Madera						
<b>Lat/Long:</b>	36.87661 / -119.79181		<b>Accuracy:</b>	1/5 mile			
<b>UTM:</b>	Zone-11 N4084824 E251167		<b>Elevation (ft):</b>				
<b>PLSS:</b>	T12S, R20E, Sec. 21, NW (M)		<b>Acres:</b>	0.0			
<b>Location:</b>	LANES BRIDGE 10 MILES NORTH OF FRESNO.						
<b>Detailed Location:</b>							
<b>Ecological:</b>							
<b>General:</b>	2 SPECIMENS COLLECTED MVZ #14488 & 14489.						
<b>Owner/Manager:</b>	UNKNOWN						





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<b><i>Taxidea taxus</i></b>		<b>Element Code:</b> AMAJF04010	
American badger			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G5
	<b>State:</b> None		<b>State:</b> S3
	<b>Other:</b> CDFW_SSC-Species of Special Concern, IUCN_LC-Least Concern		
<b>Habitat:</b>	<b>General:</b> MOST ABUNDANT IN DRIER OPEN STAGES OF MOST SHRUB, FOREST, AND HERBACEOUS HABITATS, WITH FRIABLE SOILS.		
	<b>Micro:</b> NEEDS SUFFICIENT FOOD, FRIABLE SOILS AND OPEN, UNCULTIVATED GROUND. PREYS ON BURROWING RODENTS. DIGS BURROWS.		

<b>Occurrence No.</b>	542	<b>Map Index:</b>	A5148	<b>EO Index:</b>	106852	<b>Element Last Seen:</b>	2017-04-11
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2017-04-11	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2017-07-11	

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.98141 / -119.86631	<b>Accuracy:</b>	1/5 mile
<b>UTM:</b>	Zone-11 N4096650 E244875	<b>Elevation (ft):</b>	374
<b>PLSS:</b>	T11S, R19E, Sec. 14 (M)	<b>Acres:</b>	70.0

**Location:** NORTH OF AVE 16 AND EAST OF ANACONDA RD, EAST OF MADERA.  
**Detailed Location:** DETECTED IN PROPERTY NEIGHBORING THE KIRBY SMITH RANCH TO THE NORTH, NEAR THE CATTLE GUARD. ADDITIONAL SIGN (BURROW WITH OLD SCRATCH MARKS) DETECTED NEAR -119.871812, 36.970304.  
**Ecological:** ROLLING TERRAIN WITH VERNAL POOLS.  
**General:** POSSIBLE BADGER SIGN (INACTIVE BURROW WITH SCRATCH MARKS) OBSERVED ON 2 MAY 2012. BADGER OBSERVED AND PHOTOGRAPHED ON 11 APR 2017.  
**Owner/Manager:** PVT

<b><i>Northern Hardpan Vernal Pool</i></b>		<b>Element Code:</b> CTT44110CA	
Northern Hardpan Vernal Pool			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G3
	<b>State:</b> None		<b>State:</b> S3.1
	<b>Other:</b>		
<b>Habitat:</b>	<b>General:</b> <input type="checkbox"/>		
	<b>Micro:</b> <input type="checkbox"/>		



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<b>Occurrence No.</b>	5	<b>Map Index:</b>	14693	<b>EO Index:</b>	744	<b>Element Last Seen:</b>	1983-XX-XX
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>	1983-XX-XX	<b>Record Last Updated:</b>	1998-07-15
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Decreasing				
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.94715 / -119.78987			<b>Accuracy:</b>	1 mile		
<b>UTM:</b>	Zone-11 N4092647 E251569			<b>Elevation (ft):</b>	395		
<b>PLSS:</b>	T11S, R20E, Sec. 28, E (M)			<b>Acres:</b>	0.0		
<b>Location:</b>	EAST SIDE OF HWY 41 ABOUT 1.5 MILES NORTH OF AVENUE 12, NEAR LITTLE TABLE MOUNTAIN.						
<b>Detailed Location:</b>	POOLS NOT CONTINUOUS BUT IN UNPLOWED AREAS; SOME DENSE POOLS AREAS.						
<b>Ecological:</b>	VALLEY GRASSLAND W/VERNAL STREAMS AND POOLS. VERY HUMMOCKY. RELATIVELY UNDISTURBED IN 1982. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.						
<b>General:</b>	SEE <a href="https://wildlife.ca.gov/Data/VegCamp/Natural-Communities">HTTPS://WILDLIFE.CA.GOV/DATA/VEGCAMP/NATURAL-COMMUNITIES</a> TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.						
<b>Owner/Manager:</b>	UNKNOWN						

<b>Occurrence No.</b>	35	<b>Map Index:</b>	14549	<b>EO Index:</b>	27457	<b>Element Last Seen:</b>	1980-04-29
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>	1980-04-29	<b>Record Last Updated:</b>	1998-07-15
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown				
<b>Quad Summary:</b>	Lanes Bridge (3611987), Gregg (3611988)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.96160 / -119.86737			<b>Accuracy:</b>	1 mile		
<b>UTM:</b>	Zone-11 N4094455 E244714			<b>Elevation (ft):</b>	350		
<b>PLSS:</b>	T11S, R19E, Sec. 23, N (M)			<b>Acres:</b>	0.0		
<b>Location:</b>	HWY 41 NORTH FROM FRESNO TO AVENUE 15 THEN 3 MILES WEST. AREA INCLUDES 3 SECTIONS.						
<b>Detailed Location:</b>	POOLS IN MEANDERS OF EPHEMERAL CREEKS. POOLS VERY DENSE IN SOME AREAS OF 1-5 ACRES. W/IN ANNUAL GRASSLAND.						
<b>Ecological:</b>	ROLLING PLAIN BUT FAIRLY LEVEL. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.						
<b>General:</b>	SEE <a href="https://wildlife.ca.gov/Data/VegCamp/Natural-Communities">HTTPS://WILDLIFE.CA.GOV/DATA/VEGCAMP/NATURAL-COMMUNITIES</a> TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.						
<b>Owner/Manager:</b>	UNKNOWN						



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<b>Occurrence No.</b>	36	<b>Map Index:</b> 14580	<b>EO Index:</b> 27313	<b>Element Last Seen:</b>	1980-04-28
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	1980-04-28
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	1998-07-15
<b>Quad Summary:</b>	Lanes Bridge (3611987), Little Table Mtn. (3711917)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	37.00272 / -119.85487		<b>Accuracy:</b>	1 mile	
<b>UTM:</b>	Zone-11 N4098985 E245964		<b>Elevation (ft):</b>	400	
<b>PLSS:</b>	T11S, R19E, Sec. 01, W (M)		<b>Acres:</b>	0.0	
<b>Location:</b>	10 MILES EAST OF MADERA ON AVENUE 15. AREA INCLUDES SECTIONS 1 & 2. (ACTUALLY EAST ON HWY 145).				
<b>Detailed Location:</b>	POOLS FORM IN MEANDERS OF EPHEMERAL CREEKS. SOME AREAS OF 1-5 ACRES W/ VERY DENSE VERNAL POOL HABITAT. W/IN ANNUAL GRASSLAND.				
<b>Ecological:</b>	ROLLING PLAIN BUT FAIRLY LEVEL. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.				
<b>General:</b>	SEE <a href="https://wildlife.ca.gov/Data/VegCamp/Natural-Communities">HTTPS://WILDLIFE.CA.GOV/DATA/VEGCAMP/NATURAL-COMMUNITIES</a> TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.				
<b>Owner/Manager:</b>	UNKNOWN				
<b>Occurrence No.</b>	125	<b>Map Index:</b> 25121	<b>EO Index:</b> 14557	<b>Element Last Seen:</b>	1986-05-21
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	1986-05-21
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	1998-07-15
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.96801 / -119.83676		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4095085 E247461		<b>Elevation (ft):</b>	365	
<b>PLSS:</b>	T11S, R20E, Sec. 18, SW (M)		<b>Acres:</b>	9.4	
<b>Location:</b>	JUST NORTH OF AVENUE 15, 1/2 MILE WEST OF ROAD 39 1/2.				
<b>Detailed Location:</b>					
<b>Ecological:</b>	VERNAL POOLS IN CISMONTANE VALLEY GRASSLAND. CRACKED CLAY SOILS IN CENTER OF POOLS. ORCUTTIA INAEQUALIS IN ASSOCIATION WITH ORTHOCARPUS CAMPESTRIS SUCCULENTIS, PSILOCARPHUS, DOWNINGIA, PLAGIOBOTHRYIS AND VULPIA MYUROS.				
<b>General:</b>	UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO. SEE <a href="https://wildlife.ca.gov/Data/VegCamp/Natural-Communities">HTTPS://WILDLIFE.CA.GOV/DATA/VEGCAMP/NATURAL-COMMUNITIES</a> TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.				
<b>Owner/Manager:</b>	PVT				



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<b>Occurrence No.</b>	126	<b>Map Index:</b>	14573	<b>EO Index:</b>	9519	<b>Element Last Seen:</b>	1986-05-21
<b>Occ. Rank:</b>	Poor	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		1986-05-21	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Decreasing	<b>Record Last Updated:</b>		1998-07-15	
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.93331 / -119.85505			<b>Accuracy:</b>	specific area		
<b>UTM:</b>	Zone-11 N4091283 E245717			<b>Elevation (ft):</b>	325		
<b>PLSS:</b>	T11S, R19E, Sec. 36, NW (M)			<b>Acres:</b>	5.5		
<b>Location:</b>	JUST EAST OF ROAD 38, AND JUST NORTH OF THE SE ARM OF THE MADERA CANAL.						
<b>Detailed Location:</b>	UNDER PG&E POWER LINES.						
<b>Ecological:</b>	VERNAL POOL IN VALLEY GRASSLAND, RECENTLY DISKED CAUSING IRREVERSIBLE DAMAGE. ASSOCIATED SPECIES INCLUDE ERYNGIUM VASEYI, POLYPOGON, PSILOCARPHUS AND BROMUS RUBENS. UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO.						
<b>General:</b>	SEE <a href="https://wildlife.ca.gov/Data/VegCamp/Natural-Communities">HTTPS://WILDLIFE.CA.GOV/DATA/VEGCAMP/NATURAL-COMMUNITIES</a> TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.						
<b>Owner/Manager:</b>	PVT						

<b>Northern Claypan Vernal Pool</b>		<b>Element Code:</b> CTT44120CA	
Northern Claypan Vernal Pool			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G1
	<b>State:</b> None		<b>State:</b> S1.1
	<b>Other:</b>		
<b>Habitat:</b>	<b>General:</b> <input type="checkbox"/>		
	<b>Micro:</b> <input type="checkbox"/>		

<b>Occurrence No.</b>	6	<b>Map Index:</b>	14687	<b>EO Index:</b>	26474	<b>Element Last Seen:</b>	1980-01-XX
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		1980-01-XX	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		1998-07-15	
<b>Quad Summary:</b>	Fresno North (3611977), Lanes Bridge (3611987)						
<b>County Summary:</b>	Fresno, Madera						
<b>Lat/Long:</b>	36.86226 / -119.79161			<b>Accuracy:</b>	1 mile		
<b>UTM:</b>	Zone-11 N4083231 E251138			<b>Elevation (ft):</b>	350		
<b>PLSS:</b>	T12S, R20E, Sec. 28, SW (M)			<b>Acres:</b>	0.0		
<b>Location:</b>	NORTH OF PINEDALE. EAST SIDE BOUNDED BY FRIANT ROAD. WEST SIDE BOUNDED BY RIVER BLUFF.						
<b>Detailed Location:</b>	ABOUT 700 ACRES.						
<b>Ecological:</b>	SERIES OF MIMA MOUNDS W/INTERSPERSED POOLS. ENDANGERED ORTHOCARPUS SUCCULENTUS, ORCUTTIA CALIFORNICA VAR. INAEQUALIS HERE. GRASSLAND W/ HIGH % EXOTICS.						
<b>General:</b>	UNABLE TO CONVERT TO FLORISTIC CLASSIFICATION, LACKS SPP. INFO. SEE <a href="https://wildlife.ca.gov/Data/VegCamp/Natural-Communities">HTTPS://WILDLIFE.CA.GOV/DATA/VEGCAMP/NATURAL-COMMUNITIES</a> TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.						
<b>Owner/Manager:</b>	UNKNOWN						



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<b>Great Valley Mixed Riparian Forest</b>		<b>Element Code:</b> CTT61420CA	
Great Valley Mixed Riparian Forest			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G2
	<b>State:</b> None		<b>State:</b> S2.2
	<b>Other:</b>		
<b>Habitat:</b>	<b>General:</b> <input type="checkbox"/>		
	<b>Micro:</b> <input type="checkbox"/>		

<b>Occurrence No.</b>	36	<b>Map Index:</b>	14761	<b>EO Index:</b>	15633	<b>Element Last Seen:</b>	1983-10-27
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		1983-10-27	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		1998-07-21	
<b>Quad Summary:</b>	Friant (3611986), Lanes Bridge (3611987)						
<b>County Summary:</b>	Fresno, Madera						
<b>Lat/Long:</b>	36.93375 / -119.75252		<b>Accuracy:</b>	specific area			
<b>UTM:</b>	Zone-11 N4091063 E254853		<b>Elevation (ft):</b>	280			
<b>PLSS:</b>	T11S, R20E, Sec. 35, E (M)		<b>Acres:</b>	103.6			
<b>Location:</b>	BALL RANCH ROOKERY VICINITY, ALONG SAN JOAQUIN RIVER, SOUTH OF LEDGER ISLAND.						
<b>Detailed Location:</b>	MAP GENERALIZED FROM 1983 USAGE AERIAL PHOTOS.						
<b>Ecological:</b>	RIPARIAN ASSOC W/POPULUS FREMONTII, SALIX SPP, ALNUS RHOMBIFOLIA & PLATANUS RACEMOSA. ADJ TO GRASSLAND W/VALLEY OAKS.						
<b>General:</b>	SEE <a href="https://wildlife.ca.gov/Data/VegCamp/Natural-Communities">HTTPS://WILDLIFE.CA.GOV/DATA/VEGCAMP/NATURAL-COMMUNITIES</a> TO INTERPRET AND ADDRESS THE PRESENCE OF RARE COMMUNITIES.						
<b>Owner/Manager:</b>	PVT						

<b>Branchinecta lynchi</b>		<b>Element Code:</b> ICBRA03030	
vernal pool fairy shrimp			
<b>Listing Status:</b>	<b>Federal:</b> Threatened	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G3
	<b>State:</b> None		<b>State:</b> S3
	<b>Other:</b> IUCN_VU-Vulnerable		
<b>Habitat:</b>	<b>General:</b> ENDEMIC TO THE GRASSLANDS OF THE CENTRAL VALLEY, CENTRAL COAST MOUNTAINS, AND SOUTH COAST MOUNTAINS, IN ASTATIC RAIN-FILLED POOLS.		
	<b>Micro:</b> INHABIT SMALL, CLEAR-WATER SANDSTONE-DEPRESSION POOLS AND GRASSED SWALE, EARTH SLUMP, OR BASALT-FLOW DEPRESSION POOLS.		



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<b>Occurrence No.</b>	2	<b>Map Index:</b> A2375	<b>EO Index:</b> 8053	<b>Element Last Seen:</b>	2016-02-16
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	1992-03-19
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2016-10-27
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.91581 / -119.78969		<b>Accuracy:</b>	non-specific area	
<b>UTM:</b>	Zone-11 N4089169 E251484		<b>Elevation (ft):</b>	365	
<b>PLSS:</b>	T12S, R20E, Sec. 4, SE (M)		<b>Acres:</b>	84.0	
<b>Location:</b>	VICINITY OF ROOT CREEK, EAST OF STATE ROUTE 41 & ABOUT 0.6 MILE SOUTH OF AVENUE 12, 9 MILES WEST OF FRIANT.				
<b>Detailed Location:</b>	SE FEATURE REPRESENTS 1992 DETECTION; VERNAL POOLS #30, 31, & 32 LOCATED "BETWEEN STATE ROUTE 41 & UP TO 1/2 MILE TO THE EAST, AND ABOUT 0.6 MILE SOUTH OF AVE 12." NW FEATURE MAPPED TO COORDINATES GIVEN FOR 2016 DETECTION IN POOL #55.				
<b>Ecological:</b>	2016: NORTHERN HARDPAN VERNAL POOLS DOMINATED BY HORDEUM GENICULATUM & ERYNGIUM VASEYI; SPADEFOOT TOAD TADPOLES ALSO PRESENT. 2016: VERNAL POOL SURROUNDED BY GRAZED GRASSLAND, NEARBY LAND USE AG & HIGHWAY.				
<b>General:</b>	ADULTS OBSERVED IN 1 (POSSIBLY 2) POOLS ON 18 MAR 1992. FOUND IN 4 POOLS ON 19 MAR 1992. 1 ADULT OBSERVED IN 1 POOL ON 16 FEB 2016.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	5	<b>Map Index:</b> 24599	<b>EO Index:</b> 6578	<b>Element Last Seen:</b>	2004-03-16
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2004-03-16
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2008-09-02
<b>Quad Summary:</b>	Friant (3611986), Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.97667 / -119.75240		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4095826 E255000		<b>Elevation (ft):</b>	435	
<b>PLSS:</b>	T11S, R20E, Sec. 14, NE (M)		<b>Acres:</b>	18.0	
<b>Location:</b>	IN THE AREA OF THE JUNCTION OF MADERA CANAL & ROAD 204, ON THE EAST SIDE OF LITTLE TABLE MOUNTAIN.				
<b>Detailed Location:</b>	NE OF THE JUNCTION IN 1993. POOL ID MAC-L-004.20.1 IN 2004 AT MADERA CANAL MILEPOST 004.20.				
<b>Ecological:</b>	"TYPICAL VERNAL POOL, CIRCULAR DEPRESSION, CLEAR WATER. ERYNGIUM EMERGENT, PLAGIOBOTHRYUS, ERODIUM, SONCHUS, BROMUS DIANDRUS, TRIFOLIUM, ALEPCURUS, AND CASTILLEA."				
<b>General:</b>	SEVERAL INDIVIDUALS OBSERVED IN 1993. 2 MALE & 3 FEMALE FAIRY SHRIMP OBS BY D. NEWMAN ON 16 MAR 2004.				
<b>Owner/Manager:</b>	USBOR, PVT				



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<b>Occurrence No.</b>	127	<b>Map Index:</b>	33338	<b>EO Index:</b>	21886	<b>Element Last Seen:</b>	1993-02-17
<b>Occ. Rank:</b>	Good	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		1993-02-17	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		1996-06-07	

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.96913 / -119.82762	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4095185 E248279	<b>Elevation (ft):</b>	370
<b>PLSS:</b>	T11S, R20E, Sec. 18, SE (M)	<b>Acres:</b>	0.0

**Location:** 0.25 MILE EAST OF ROAD 39-1/2 ALIGNMENT AND 0.2 MILE NORTH OF AVENUE 15, WEST OF LITTLE TABLE MOUNTAIN.

**Detailed Location:** 4 POOLS SAMPLED IN A SERIES.

**Ecological:** CLAYPAN VERNAL POOLS AND SWALES IN NON-NATIVE GRASSLAND. LINDERIELLA OCCIDENTALIS AND SCAPHIOPUS HAMMONDII ALSO PRESENT.

**General:** G. KIRKPATRICK COLLECTED SHRIMP IN ALL 4 SAMPLED POOLS ON 17 FEBRUARY 1993.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	129	<b>Map Index:</b>	14592	<b>EO Index:</b>	25271	<b>Element Last Seen:</b>	1993-02-17
<b>Occ. Rank:</b>	Good	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		1993-02-17	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		1998-08-06	

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.96855 / -119.84268	<b>Accuracy:</b>	non-specific area
<b>UTM:</b>	Zone-11 N4095160 E246936	<b>Elevation (ft):</b>	375
<b>PLSS:</b>	T11S, R19E, Sec. 13, SW (M)	<b>Acres:</b>	127.6

**Location:** NW OF INTERSECTION OF AVENUE 15 AND AVE 39 1/2, NORTH OF LITTLE DRY CREEK, APPROX. 4.5 AIR MILES W OF LITTLE TABLE MTN.

**Detailed Location:** SAMPLED 2 POOLS IN A SERIES.

**Ecological:** CLAYPAN VERNAL POOLS AND SWALES IN NON-NATIVE GRASSLAND.

**General:** B. LYNCHI COLLECTED FROM BOTH POOLS AND DEPOSITED IN CALIFORNIA ACADEMY OF SCIENCE; LINDERIELLA OCCIDENTALIS CO-OCCURRED IN 1 POOL; AMBYSTOMA CALIFORNIENSE AND SCAPHIOPUS HAMMONDII OBSERVED IN POOLS LATER IN SPRING OF 1993.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	214	<b>Map Index:</b> 41666	<b>EO Index:</b> 41666	<b>Element Last Seen:</b> 1999-03-13
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b> 1999-03-13
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b> 2014-10-17

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.94479 / -119.76380	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4092317 E253883	<b>Elevation (ft):</b>	390
<b>PLSS:</b>	T11S, R20E, Sec. 26, SW (M)	<b>Acres:</b>	0.0

**Location:** WEST OF CREEK THAT DRAINS LITTLE TABLE MTN, 2 MILES SE OF ROAD 204 & HIGHWAY 41, 2.2 MILES NE OF AVENUE 12 & HIGHWAY 41.

**Detailed Location:** VERNAL POOL 1 MILE NORTHWEST OF, AND ADJACENT TO CREEK THAT DRAINS INTO, SAN JOAQUIN RIVER MILE 261.

**Ecological:** VERNAL POOL IN NON-NATIVE GRASSLAND. SURROUNDING LAND USE IS AGRICULTURE, HOUSING DEVELOPMENT. CURRENT USE IS CATTLE GRAZING.

**General:** HUNDREDS OBSERVED, FEB-MAR 1999; COLLECTIONS IN CAS (CASIZ #122194, 122195, 122196, 122197 AND 122198).

**Owner/Manager:** PVT

<b>Occurrence No.</b>	220	<b>Map Index:</b> 41787	<b>EO Index:</b> 41787	<b>Element Last Seen:</b> 1999-03-13
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b> 1999-03-13
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b> 2014-10-17

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.93993 / -119.76693	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4091786 E253589	<b>Elevation (ft):</b>	440
<b>PLSS:</b>	T11S, R20E, Sec. 27, NE (M)	<b>Acres:</b>	0.0

**Location:** UPPER ROOT CREEK DRAINAGE, 1.7 MILES SE OF HIGHWAY 41 AND ROAD 204, 2.2 MILES NE OF HIGHWAY 41 AND AVENUE 12.

**Detailed Location:**

**Ecological:** VERNAL POOL IN NON-NATIVE GRASSLAND GRAZED BY CATTLE. SURROUNDING LAND USES WERE AGRICULTURE AND HOUSING DEVELOPMENT.

**General:** HUNDREDS OBSERVED, 40 FOR THE THREE LOCATIONS (OCCURRENCES 214, 220 AND 221) COLLECTED AND SENT TO CAS, 1999 (CASIZ #122194, 122195, 122196, 122197 AND 122198)

**Owner/Manager:** PVT





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<b>Occurrence No.</b>	221	<b>Map Index:</b> 41788	<b>EO Index:</b> 41788	<b>Element Last Seen:</b>	1999-03-13
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	1999-03-13
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2014-10-17
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.94793 / -119.76777		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4092675 E253540		<b>Elevation (ft):</b>	390	
<b>PLSS:</b>	T11S, R20E, Sec. 27, SE (M)		<b>Acres:</b>	0.0	
<b>Location:</b>	UPPER ROOT CREEK DRAINAGE, 2 MILES SE OF HIGHWAY 41 AND ROAD 204, 1.9 MILES NE OF HIGHWAY 41 AND AVENUE 12.				
<b>Detailed Location:</b>					
<b>Ecological:</b>	VERNAL POOL IN NON-NATIVE GRASSLAND. SURROUNDING LAND GRAZED BY CATTLE.				
<b>General:</b>	HUNDREDS OBSERVED, APPROXIMATELY 40 FOR THE THREE LOCATIONS (OCCURRENCES 214, 220 AND 221) COLLECTED AND SENT TO CAS, 1999 (CASIZ #122194, 122195, 122196, 122197 AND 122198).				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	346	<b>Map Index:</b> 94167	<b>EO Index:</b> 51284	<b>Element Last Seen:</b>	2017-01-25
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-01-25
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2018-06-04
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.94463 / -119.79184		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4092372 E251386		<b>Elevation (ft):</b>	402	
<b>PLSS:</b>	T11S, R20E, Sec. 28, E (M)		<b>Acres:</b>	147.0	
<b>Location:</b>	EAST AND WEST SIDES OF HIGHWAY 41, FROM ABOUT 0.8 TO 1.9 MI NORTH OF AVENUE 12, 14 MILES EAST OF MADERA.				
<b>Detailed Location:</b>	1992: MAPPED TO LOCATIONS GIVEN FOR POOLS C214 (N-MOST POLYGON, JUST W OF HWY 41) & 41, 43, 47, 49, 50, 66, 67 (S-MOST POLYGON, E OF HWY 41). 2001: 2 POOLS, INCLUDED IN S-MOST POLYGON. 2010: MAPPED TO GIVEN COORDINATES (MIDDLE POLYGON).				
<b>Ecological:</b>	VERNAL POOLS & WETLAND DRAINAGES IN GRAZED NON-NATIVE GRASSLAND HISTORICALLY USED FOR DRYLAND FARMING. NEARBY LAND USE AGRICULTURE, COMMERCIAL & URBAN. N PART OF OCCURRENCE WITHIN CALTRANS MITIGATION SITE PURCHASED IN 2009 & BEING RESTORED.				
<b>General:</b>	FOUND IN 9 POOLS, MAR 1992; IN 3 POOLS, FEB 2001; IN 2 POOLS, FEB 2010; AND IN 22 POOLS, 20 JAN 2011 (COLLECTIONS IN CAS). 19 OBSERVED AT MULTIPLE POOLS IN FEB 2016. 15 OBSERVED, 25 JAN 2017.				
<b>Owner/Manager:</b>	PVT, CALTRANS				



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<b>Occurrence No.</b>	347	<b>Map Index:</b> 45182	<b>EO Index:</b> 51286	<b>Element Last Seen:</b>	2001-02-XX
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2001-02-XX
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2003-05-15

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.90552 / -119.78512	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4088015 E251857	<b>Elevation (ft):</b>	350
<b>PLSS:</b>	T12S, R20E, Sec. 09, NE (M)	<b>Acres:</b>	0.0

**Location:** 0.4 MILE EAST OF HIGHWAY 41 AND 0.3 MILE SOUTH OF AVENUE 11, 4.5 MILES NORTH OF PINEDALE.

**Detailed Location:**

**Ecological:** HABITAT CONSISTS OF GRAZED NON-NATIVE GRASSLAND WITH VERNAL POOLS AND WETLAND DRAINAGES. GRASSLANDS NOW USED AS PASTURE; MOST WERE DRYLAND FARMED HISTORICALLY. SURROUNDING LANDS ARE AGRICULTURE, COMMERCIAL OR URBAN.

**General:** ADULT SHRIMP OBSERVED DURING FEB 2001.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	349	<b>Map Index:</b> 45183	<b>EO Index:</b> 51289	<b>Element Last Seen:</b>	2001-02-28
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2001-02-28
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2014-10-23

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.95126 / -119.77616	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4093067 E252803	<b>Elevation (ft):</b>	420
<b>PLSS:</b>	T11S, R20E, Sec. 27, NW (M)	<b>Acres:</b>	0.0

**Location:** 0.9 MILE EAST OF HIGHWAY 41 AND 0.5 MILE SOUTH OF ROAD 204, 7 MILES NORTH OF PINEDALE.

**Detailed Location:** MAPPED TO LOCATION OF OCCUPIED POOL PER PROVIDED MAP. SPECIMEN COLLECTED "18 MI E OF MADERA, SECTION 27, TOWNSHIP 11S RANGE 20E," EXACT LOCATION UNKNOWN, ATTRIBUTED HERE.

**Ecological:** GRAZED NON-NATIVE GRASSLAND WITH VERNAL POOLS AND WETLAND DRAINAGES. GRASSLANDS USED AS PASTURE; MOST WERE DRYLAND FARMED HISTORICALLY. SURROUNDING LANDS INCLUDED AGRICULTURE, COMMERCIAL OR URBAN.

**General:** ADULT SHRIMP OBSERVED DURING FEB 2001. 11 COLLECTED FROM VICINITY ON 28 FEB 2001.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	351	<b>Map Index:</b> 51335	<b>EO Index:</b> 51335	<b>Element Last Seen:</b>	2001-02-28
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2001-02-28
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2014-10-23

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.93495 / -119.76771	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4091235 E253503	<b>Elevation (ft):</b>	310
<b>PLSS:</b>	T11S, R20E, Sec. 34, NE (M)	<b>Acres:</b>	0.0

**Location:** 1.4 MILES EAST OF HIGHWAY 41 AND 1.6 MILES SOUTH OF ROAD 204, 6.4 MILES NORTH OF PINEDALE.

**Detailed Location:** MAPPED PER PROVIDED MAP OF OCCUPIED POOLS. SPECIMEN LOCALITY GIVEN AS "18 MI E OF MADERA, SECTION 34, TOWNSHIP 11S, RANGE 20E," EXACT COLLECTION LOCATION UNKNOWN, ATTRIBUTED HERE.

**Ecological:** GRAZED NON-NATIVE GRASSLAND WITH VERNAL POOLS AND WETLAND DRAINAGES. GRASSLANDS USED AS PASTURE; MOST WERE DRYLAND FARMED HISTORICALLY. SURROUNDING LANDS ARE AGRICULTURE, COMMERCIAL OR URBAN.

**General:** ADULT SHRIMP OBSERVED DURING FEB 2001; 20 COLLECTED FROM VICINITY ON 28 FEB 2001.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	403	<b>Map Index:</b> 64301	<b>EO Index:</b> 64380	<b>Element Last Seen:</b>	2004-11-08
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2004-11-08
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2015-01-20

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.97777 / -119.79394	<b>Accuracy:</b>	1/10 mile
<b>UTM:</b>	Zone-11 N4096055 E251306	<b>Elevation (ft):</b>	430
<b>PLSS:</b>	T11S, R20E, Sec. 16 (M)	<b>Acres:</b>	0.0

**Location:** EAST SIDE OF STATE ROUTE 41 JUST NORTH OF THE MADERA CANAL.

**Detailed Location:** MAPPED TO COORDINATES PROVIDED ON SPECIMEN RECORD, FOR "ISOLATED POOL ON GRAZED LAND EAST OF STATE ROUTE 41 JUST NORTH OF THE MADERA CANAL."

**Ecological:** ON GRAZED NON-NATIVE GRASSLAND. VEGETATION IN POOL INCLUDED ERYNGIUM SP. AND JUNCUS SP.

**General:** 4 ADULT FAIRY SHRIMP OBSERVED AND COLLECTED ON 8 NOV 2004, ACCESSIONED IN CAS (CASIZ #172190).

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	410	<b>Map Index:</b>	94156	<b>EO Index:</b>	64400	<b>Element Last Seen:</b>	2005-02-01
<b>Occ. Rank:</b>	Good	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2005-02-01	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2015-01-20	
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.98842 / -119.79572			<b>Accuracy:</b>	specific area		
<b>UTM:</b>	Zone-11 N4097242 E251182			<b>Elevation (ft):</b>	430		
<b>PLSS:</b>	T11S, R20E, Sec. 09 (M)			<b>Acres:</b>	46.0		
<b>Location:</b>	ABOUT 1.5 MILES SOUTH OF HIGHWAY 145 ALONG HIGHWAY 41 (AT BENCH MARK 432) AND MADERA CANAL RIGHT-OF-WAY.						
<b>Detailed Location:</b>	1992: 50 FT EAST OF HWY 41. 2001: SOMEWHERE IN SECTION 27. 2004: ALONG E SIDE OF CANAL. 2004-2005: EAST & WEST OF HWY 41 NEAR POST MILE 7.9 (1 POOL IN CALTRANS ROW; OTHERS ON PVT PROPERTY).						
<b>Ecological:</b>	HWY 145: ISOLATED POOLS WITHIN SWALE COMPLEXES & DIRT ROADS; VEG VARIOUS WITH TRICHOSTEMA LANCEOLATUM, CENTAUREA SOLSTITIALIS, & ERYNGIUM, JUNCUS, ERODIUM, & HORDEUM SP. CANAL: CLEAR, LARGE VERNAL POOLS. AREA IS GRAZED ANNUAL GRASSLAND.						
<b>General:</b>	ADULTS IN 2 POOLS, 10 MAR 1992. 18 COLLECTED FROM VICINITY ON 28 FEB 2001. FOUND IN 3 POOLS ON 18 MAR 2004. 1S FOUND IN 6 POOLS, 8 NOV 2004-1 FEB 2005; COLLECTIONS FROM EACH POOL DEPOSITED IN CAS.						
<b>Owner/Manager:</b>	CALTRANS, USBOR, PVT						
<b>Occurrence No.</b>	822	<b>Map Index:</b>	94152	<b>EO Index:</b>	95285	<b>Element Last Seen:</b>	2013-01-21
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2013-01-21	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2014-10-15	
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.97540 / -119.87328			<b>Accuracy:</b>	80 meters		
<b>UTM:</b>	Zone-11 N4096002 E244234			<b>Elevation (ft):</b>	360		
<b>PLSS:</b>	T11S, R19E, Sec. 14, NW (M)			<b>Acres:</b>	0.0		
<b>Location:</b>	0.1 MILE EAST OF THE INTERSECTION OF ROAD 37 AND FRANKLIN AVENUE, EAST OF MADERA.						
<b>Detailed Location:</b>	MAPPED TO COORDINATES GIVEN FOR POOL 155.						
<b>Ecological:</b>							
<b>General:</b>	3 COLLECTED ON 21 JAN 2013 (CASIZ #193774).						
<b>Owner/Manager:</b>	UNKNOWN						



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<b>Occurrence No.</b>	823	<b>Map Index:</b> 94153	<b>EO Index:</b> 95286	<b>Element Last Seen:</b>	2013-01-09
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2013-01-09
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2014-10-15
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.96694 / -119.86750		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4095049 E244720		<b>Elevation (ft):</b>	350	
<b>PLSS:</b>	T11S, R19E, Sec. 23, SW (M)		<b>Acres:</b>	0.0	
<b>Location:</b>	NORTH SIDE OF AVENUE 15, 0.5 MILE EAST OF ROAD 37, EAST OF MADERA.				
<b>Detailed Location:</b>	MAPPED TO COORDINATES GIVEN FOR POOL 334.				
<b>Ecological:</b>					
<b>General:</b>	1 COLLECTED ON 9 JAN 2013.				
<b>Owner/Manager:</b>	UNKNOWN				
<b>Occurrence No.</b>	824	<b>Map Index:</b> 94154	<b>EO Index:</b> 95287	<b>Element Last Seen:</b>	2013-01-18
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2013-01-18
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2014-10-15
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.97109 / -119.85785		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4095483 E245593		<b>Elevation (ft):</b>	370	
<b>PLSS:</b>	T11S, R19E, Sec. 14, SE (M)		<b>Acres:</b>	10.0	
<b>Location:</b>	NORTH SIDE OF AVENUE 15, FROM 0.9 MILE EAST TO 1.0 MILE ENE OF THE JUNCTION WITH ROAD 37, EAST OF MADERA.				
<b>Detailed Location:</b>	MAPPED TO COORDINATES GIVEN FOR POOLS 268 (NORTH) AND 386 (SOUTH).				
<b>Ecological:</b>					
<b>General:</b>	3 COLLECTED FROM POOL 386 ON 9 JAN 2013. 2 COLLECTED FROM POOL 268 ON 18 JAN 2013.				
<b>Owner/Manager:</b>	UNKNOWN				
<b>Occurrence No.</b>	826	<b>Map Index:</b> 94172	<b>EO Index:</b> 95303	<b>Element Last Seen:</b>	2009-03-12
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2009-03-12
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2014-12-03
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.89037 / -119.79661		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4086364 E250783		<b>Elevation (ft):</b>	370	
<b>PLSS:</b>	T12S, R20E, Sec. 16, NW (M)		<b>Acres:</b>	19.0	
<b>Location:</b>	0.1 MILE NORTH TO 0.2 MILE SOUTH OF LANES BRIDGE DR AT CHILDRENS BLVD, JUST NE OF CHILDRENS HOSPITAL, NORTH OF FRESNO.				
<b>Detailed Location:</b>	MAPPED TO COORDINATES PROVIDED IN MUSEUM CATALOG FOR POOLS 70, 71, 74, AND 75.				
<b>Ecological:</b>	POOL DEPTHS OF 7 TO 20 CM.				
<b>General:</b>	13 COLLECTED FROM 4 POOLS, 27 FEB & 12 MAR 2009.				
<b>Owner/Manager:</b>	UNKNOWN				



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<b>Occurrence No.</b>	827	<b>Map Index:</b> 94173	<b>EO Index:</b> 95305	<b>Element Last Seen:</b>	2009-02-27
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2009-02-27
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2014-10-16

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.88222 / -119.80389	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4085479 E250108	<b>Elevation (ft):</b>	360
<b>PLSS:</b>	T12S, R20E, Sec. 17, SE (M)	<b>Acres:</b>	0.0

**Location:** 0.4 MILE ENE OF THE INTERSECTION OF AVENUE 9 AND ROAD 40 1/2, JUST SW OF CHILDRENS HOSPITAL, NORTH OF FRESNO.

**Detailed Location:** MAPPED TO COORDINATES PROVIDED FOR COLLECTION FROM POOL 89.

**Ecological:** POOL DEPTH OF 12 CM.

**General:** 3 COLLECTED FROM 1 POOL ON 27 FEB 2009.

**Owner/Manager:** UNKNOWN

<b>Occurrence No.</b>	828	<b>Map Index:</b> 94176	<b>EO Index:</b> 95307	<b>Element Last Seen:</b>	2006-03-27
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2006-03-27
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2014-12-03

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.88369 / -119.81600	<b>Accuracy:</b>	1/5 mile
<b>UTM:</b>	Zone-11 N4085673 E249033	<b>Elevation (ft):</b>	360
<b>PLSS:</b>	T12S, R20E, Sec. 17, SW (M)	<b>Acres:</b>	0.0

**Location:** NORTH SIDE OF AVENUE 9, JUST WEST OF ROAD 40 1/2, NORTH OF FRESNO.

**Detailed Location:** MAPPED GENERALLY TO GIVEN LOCALITY, "N OF AVENUE 9, W OF ROAD 40 1/2, VERNAL POOL;" AND TO SINGLE COORDINATE PAIR GIVEN FOR SPECIMENS FROM MULTIPLE DIFFERENT POOLS (POOLS #5, 13, 24, 28, 30, 31, 34, 35, 36, 40, 41, 42, 43 & 52).

**Ecological:**

**General:** MULTIPLE COLLECTIONS MADE ON 16 JAN, 17 JAN, 13 MAR, 27 MAR, AND UNKNOWN DATE IN 2006, ACCESSIONED IN CAS.

**Owner/Manager:** UNKNOWN



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<b>Occurrence No.</b>	903	<b>Map Index:</b> A2377	<b>EO Index:</b> 103985	<b>Element Last Seen:</b>	2016-02-16
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2016-02-16
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2016-10-27
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.92287 / -119.78682		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4089944 E251762		<b>Elevation (ft):</b>	368	
<b>PLSS:</b>	T12S, R20E, Sec. 4, NE (M)		<b>Acres:</b>	9.0	
<b>Location:</b>	SOUTH SIDE OF AVE 12, VICINITY OF ROOT CREEK, ABOUT 0.5 MILES E OF HWY 41, 12 MILES N OF FRESNO.				
<b>Detailed Location:</b>	MAPPED TO PROVIDED COORDINATES. POOLS #52 & 73.				
<b>Ecological:</b>	VERNAL POOL SURROUNDED BY GRAZED GRASSLAND. SURROUNDING LAND USES INCLUDED AGRICULTURE & HIGHWAY. LINDERIELLA OCCIDENTALIS ALSO OBSERVED.				
<b>General:</b>	1 ADULT OBSERVED IN POOL #52 ON 5 FEB 2016. 1 ADULT OBSERVED IN POOL #73 ON 16 FEB 2016.				
<b>Owner/Manager:</b>	PVT				

<b>Occurrence No.</b>	938	<b>Map Index:</b> B5539	<b>EO Index:</b> 118506	<b>Element Last Seen:</b>	2017-03-02
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-03-02
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-05-22
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.9982 / -119.84651		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4098461 E246693		<b>Elevation (ft):</b>	392	
<b>PLSS:</b>	T11S, R19E, Sec. 1, SE (M)		<b>Acres:</b>	5.0	
<b>Location:</b>	1 MILE SSE OF HWY 145 AT ROAD 38 AND 3 MILES WSW OF HWY 41 AT HWY 145, E OF MADERA.				
<b>Detailed Location:</b>	MAPPED TO PROVIDED MAP. WITHIN JAMISON HWY 145 PROPERTY.				
<b>Ecological:</b>					
<b>General:</b>	DETECTED HERE DURING SURVEYS ON 1-2 MAR 2017.				
<b>Owner/Manager:</b>	PVT				

<b>Occurrence No.</b>	939	<b>Map Index:</b> B5540	<b>EO Index:</b> 118508	<b>Element Last Seen:</b>	2017-03-02
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-03-02
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-05-22
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.97912 / -119.84901		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4096351 E246408		<b>Elevation (ft):</b>	376	
<b>PLSS:</b>	T11S, R19E, Sec. 13, N (M)		<b>Acres:</b>	5.0	
<b>Location:</b>	1.7 MILES NW OF AVENUE 15 AT ROAD 37 AND 3.75 MILES SW OF HWY 41 AT HWY 145, E OF MADERA.				
<b>Detailed Location:</b>	MAPPED TO PROVIDED MAP. WITHIN JAMISON HWY 145 PROPERTY.				
<b>Ecological:</b>					
<b>General:</b>	DETECTED HERE DURING SURVEYS ON 1-2 MAR 2017.				
<b>Owner/Manager:</b>	PVT				

<b><i>Branchinecta mesovallensis</i></b>	<b>Element Code:</b> ICBRA03150
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midvalley fairy shrimp			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G2
	<b>State:</b> None		<b>State:</b> S2S3
	<b>Other:</b>		
<b>Habitat:</b>	<b>General:</b> VERNAL POOLS IN THE CENTRAL VALLEY.		
	<b>Micro:</b> <input type="checkbox"/>		

<b>Occurrence No.</b>	138	<b>Map Index:</b> B5502	<b>EO Index:</b> 118467	<b>Element Last Seen:</b>	2017-03-02
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-03-02
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-05-20

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.96813 / -119.85164	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4095138 E246137	<b>Elevation (ft):</b>	371
<b>PLSS:</b>	T11S, R19E, Sec. 13, S (M)	<b>Acres:</b>	78.0

**Location:** ALONG N SIDE OF AVENUE 15 ABOUT 1.5 MILES E OF ROAD 37, 4.25 MILES SW OF HWY 145 AT HWY 41 (FOUR CORNERS), E OF MADERA.  
**Detailed Location:** MAPPED TO PROVIDED MAP. IT APPEARS THAT THEY WERE FOUND IN 13 POOLS, SOUTH END OF THE JAMISON HWY 145 PROPERTY.  
**Ecological:**  
**General:** DETECTED HERE IN SEVERAL POOLS DURING SURVEYS ON 1 & 2 MAR 2017.  
**Owner/Manager:** PVT

<b>Occurrence No.</b>	139	<b>Map Index:</b> B5503	<b>EO Index:</b> 118469	<b>Element Last Seen:</b>	2017-03-02
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-03-02
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-05-20

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.9788 / -119.85631	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4096335 E245757	<b>Elevation (ft):</b>	378
<b>PLSS:</b>	T11S, R19E, Sec. 13, NW (M)	<b>Acres:</b>	5.0

**Location:** ABOUT 1.3 MILES NE OF AVENUE 15 AT ROAD 37, 4 MILES SW OF HWY 145 AT HWY 41 (FOUR CORNERS), E OF MADERA.  
**Detailed Location:** MAPPED TO PROVIDED MAP FOR AQUATIC SAMPLING SITES AT THE JAMISON HWY 145 PROPERTY.  
**Ecological:**  
**General:** DETECTED DURING SURVEYS ON 1 & 2 MAR 2017.  
**Owner/Manager:** PVT





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<b>Occurrence No.</b>	140	<b>Map Index:</b> B5504	<b>EO Index:</b> 118470	<b>Element Last Seen:</b>	2017-03-02
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-03-02
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-05-20
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.98254 / -119.85234		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4096739 E246123		<b>Elevation (ft):</b>	391	
<b>PLSS:</b>	T11S, R19E, Sec. 12, SW (M)		<b>Acres:</b>	5.0	
<b>Location:</b>	ABOUT 1.7 MILES NE OF AVENUE 15 AT ROAD 37, 3.75 MILES SW OF HWY 145 AT HWY 41 (FOUR CORNERS), E OF MADERA.				
<b>Detailed Location:</b>	MAPPED TO PROVIDED MAP FOR AQUATIC SAMPLING SITES AT THE JAMISON HWY 145 PROPERTY.				
<b>Ecological:</b>					
<b>General:</b>	DETECTED DURING SURVEYS ON 1 & 2 MAR 2017.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	141	<b>Map Index:</b> B5505	<b>EO Index:</b> 118471	<b>Element Last Seen:</b>	2017-03-02
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-03-02
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-05-20
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.98396 / -119.84487		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4096877 E246793		<b>Elevation (ft):</b>	392	
<b>PLSS:</b>	T11S, R19E, Sec. 12, SE (M)		<b>Acres:</b>	5.0	
<b>Location:</b>	ABOUT 2 MILES NE OF AVENUE 15 AT ROAD 37, 3.3 MILES SW OF HWY 145 AT HWY 41 (FOUR CORNERS), E OF MADERA.				
<b>Detailed Location:</b>	MAPPED TO PROVIDED MAP FOR AQUATIC SAMPLING SITES AT THE JAMISON HWY 145 PROPERTY.				
<b>Ecological:</b>					
<b>General:</b>	DETECTED DURING SURVEYS ON 1 & 2 MAR 2017.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	142	<b>Map Index:</b> B5506	<b>EO Index:</b> 118472	<b>Element Last Seen:</b>	2017-03-02
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-03-02
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-05-20
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.99167 / -119.85063		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4097748 E246305		<b>Elevation (ft):</b>	402	
<b>PLSS:</b>	T11S, R19E, Sec. 12, NW (M)		<b>Acres:</b>	95.0	
<b>Location:</b>	ABOUT 2.25 MILES NE OF AVENUE 15 AT ROAD 37, 3.4 MILES WSW OF HWY 145 AT HWY 41 (FOUR CORNERS), E OF MADERA.				
<b>Detailed Location:</b>	MAPPED TO PROVIDED MAP FOR AQUATIC SAMPLING SITES AT THE JAMISON HWY 145 PROPERTY; APPEARS THEY WERE FOUND IN 6 POOLS HERE.				
<b>Ecological:</b>					
<b>General:</b>	DETECTED DURING SURVEYS ON 1 & 2 MAR 2017.				
<b>Owner/Manager:</b>	PVT				



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<b>Occurrence No.</b>	143	<b>Map Index:</b> B5507	<b>EO Index:</b> 118473	<b>Element Last Seen:</b>	2017-03-02
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-03-02
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-05-22

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.9978 / -119.8551	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4098439 E245928	<b>Elevation (ft):</b>	405
<b>PLSS:</b>	T11S, R19E, Sec. 1, SW (M)	<b>Acres:</b>	5.0

**Location:** ABOUT 2.4 MILES NNE OF AVENUE 15 AT ROAD 37, 3.5 MILES WSW OF HWY 145 AT HWY 41 (FOUR CORNERS), E OF MADERA.

**Detailed Location:** MAPPED TO PROVIDED MAP FOR AQUATIC SAMPLING SITES AT THE JAMISON HWY 145 PROPERTY; APPEARS THEY WERE FOUND IN 2 POOLS HERE.

**Ecological:**

**General:** DETECTED DURING SURVEYS ON 1 & 2 MAR 2017.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	145	<b>Map Index:</b> B5508	<b>EO Index:</b> 118475	<b>Element Last Seen:</b>	2017-03-02
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-03-02
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-05-20

**Quad Summary:** Lanes Bridge (3611987), Little Table Mtn. (3711917)

**County Summary:** Madera

<b>Lat/Long:</b>	37.00065 / -119.84376	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4098725 E246947	<b>Elevation (ft):</b>	412
<b>PLSS:</b>	T11S, R19E, Sec. 1, SE (M)	<b>Acres:</b>	21.0

**Location:** ABOUT 1 MILE SE HWY 145 AT ROAD 38, 2.8 MILES WSW OF HWY 145 AT HWY 41 (FOUR CORNERS), E OF MADERA.

**Detailed Location:** MAPPED TO PROVIDED MAP FOR AQUATIC SAMPLING SITES AT THE JAMISON HWY 145 PROPERTY; APPEARS THEY WERE FOUND IN 3 POOLS HERE.

**Ecological:**

**General:** DETECTED DURING SURVEYS ON 1 & 2 MAR 2017.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	148	<b>Map Index:</b>	B5512	<b>EO Index:</b>	118479	<b>Element Last Seen:</b>	2011-XX-XX
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>	2011-XX-XX	<b>Record Last Updated:</b>	2020-05-20
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b>	Unknown			
<b>Quad Summary:</b>	Lanes Bridge (3611987), Little Table Mtn. (3711917)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	37.00341 / -119.80549		<b>Accuracy:</b>	2/5 mile			
<b>UTM:</b>	Zone-11 N4098931 E250362		<b>Elevation (ft):</b>	444			
<b>PLSS:</b>	T11S, R20E, Sec. 5, E (M)		<b>Acres:</b>	280.0			
<b>Location:</b>	JUST SW OF HWY 41 AT HWY 145 (FOUR CORNERS) AND BORDERED BY THE MADERA CANAL, E OF MADERA.						
<b>Detailed Location:</b>	MAPPED TO THE GENERAL AREA PROPOSED AS THE AUSTIN QUARRY (VULCAN MATERIALS).						
<b>Ecological:</b>	THE SITE ENCOMPASSES 671 ACRES WHERE 348 ACRES WILL COMPRISE THE QUARRY AND 323 ACRES WILL BE UNDISTURBED.						
<b>General:</b>	HUNDREDS OF MALES AND FEMALES DETECTED DURING 2008/2009 WET SEASON BRANCHIOPOD SURVEYS, AND AGAIN DURING 2010/2011 WET SEASON SURVEYS.						
<b>Owner/Manager:</b>	PVT						

<b>Occurrence No.</b>	151	<b>Map Index:</b>	B5515	<b>EO Index:</b>	118482	<b>Element Last Seen:</b>	2009-XX-XX
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>	2009-XX-XX	<b>Record Last Updated:</b>	2020-05-20
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b>	Unknown			
<b>Quad Summary:</b>	Lanes Bridge (3611987), Little Table Mtn. (3711917)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.99942 / -119.82637		<b>Accuracy:</b>	2/5 mile			
<b>UTM:</b>	Zone-11 N4098543 E248490		<b>Elevation (ft):</b>	398			
<b>PLSS:</b>	T11S, R20E, Sec. 6, SE (M)		<b>Acres:</b>	280.0			
<b>Location:</b>	FENSTON RANCH, ABOUT 2 MILES WSW OF HWY 145 AT HWY 41 (FOUR CORNERS), SW SIDE OF MADERA CANAL, E OF MADERA.						
<b>Detailed Location:</b>	MAPPED NON-SPECIFICALLY TO PROVIDED COORDINATES, THOUGH THE FENSTON RANCH PROJECT SITE IS DESCRIBED AS A 2,000 ACRE STIE WITH ABOUT 765 ACRES PROPOSED AS A MITIGATION SITE FOR THE NEIGHBORING AUSTIN QUARRY (NE SIDE OF MADERA CANAL).						
<b>Ecological:</b>							
<b>General:</b>	HUNDREDS OF MALES AND FEMALES DETECTED DURING 2008/2009 WET SEASON BRANCHIOPOD SURVEYS.						
<b>Owner/Manager:</b>	PVT						

<b><i>Linderiella occidentalis</i></b>			<b>Element Code:</b> ICBRA06010	
California linderiella				
<b>Listing Status:</b>	<b>Federal:</b>	None	<b>CNDDB Element Ranks:</b>	<b>Global:</b> G2G3
	<b>State:</b>	None		<b>State:</b> S2S3
	<b>Other:</b>	IUCN_NT-Near Threatened		
<b>Habitat:</b>	<b>General:</b>	SEASONAL POOLS IN UNPLOWED GRASSLANDS WITH OLD ALLUVIAL SOILS UNDERLAIN BY HARDPAN OR IN SANDSTONE DEPRESSIONS.		
	<b>Micro:</b>	WATER IN THE POOLS HAS VERY LOW ALKALINITY, CONDUCTIVITY, AND TOTAL DISSOLVED SOLIDS.		



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<b>Occurrence No.</b>	2	<b>Map Index:</b> 64321	<b>EO Index:</b> 6582	<b>Element Last Seen:</b>	2004-03-18
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2004-03-18
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2008-09-15

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.98865 / -119.79486	<b>Accuracy:</b>	non-specific area
<b>UTM:</b>	Zone-11 N4097265 E251259	<b>Elevation (ft):</b>	430
<b>PLSS:</b>	T11S, R20E, Sec. 09 (M)	<b>Acres:</b>	38.0

**Location:** ABOUT 1.5 MILES SOUTH OF STATE ROUTE 145 ALONG STATE ROUTE 41 (AT BENCHMARK 432) AND MADERA CANAL RIGHT-OF-WAY.

**Detailed Location:** SERIES OF 3 POOLS ON E SIDE OF CANAL. 1993: "ALONG CANAL, <0.1 MI W OF SR41"; MAPPED TO PROVIDED MAP (MIDDLE CANAL POOL). 2004: AT CANAL MILEPOSTS 008.57 (POOL ID MAC-R-008.57.1) & 008.34 (MAC-R-008.34.1), N & S POOLS RESPECTIVELY.

**Ecological:** 2004: N POOL DESCRIBED AS VERY LARGE, CLEAR VERNAL POOL WITH EMERGENT VEG INCLUDING JUNCUS, GRASSES, ERYNGIUM, RUMEX; DRAINS INTO ADJ POOL. S POOL VERY LARGE, CLEAR VERNAL POOL EXTENDING N (250 X 1 M) THRU FENCE LINE TO NEXT LARGE POOL.

**General:** A "FEW" OBSERVED ON 24 MAR 1993; SITE QUALITY "FAIR". 4 MALES IDENTIFIED TO SPECIES IN N POOL BY D. NEWMAN, AND 3 MALES & 6 FEMALES IDENTIFIED TO SPECIES IN S POOL BY K. GARCIA-TOMLINSON, BOTH ON 18 MAR 2004.

**Owner/Manager:** USBOR

<b>Occurrence No.</b>	21	<b>Map Index:</b> 24599	<b>EO Index:</b> 6393	<b>Element Last Seen:</b>	2005-02-03
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2005-02-03
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2008-09-04

**Quad Summary:** Friant (3611986), Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.97667 / -119.75240	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4095826 E255000	<b>Elevation (ft):</b>	435
<b>PLSS:</b>	T11S, R20E, Sec. 14, NE (M)	<b>Acres:</b>	18.0

**Location:** IN THE AREA OF THE JUNCTION OF MADERA CANAL & ROAD 204, 3 MILES SW OF FRIANT, ON THE EAST SIDE OF LITTLE TABLE MOUNTAIN.

**Detailed Location:** SW AND NE OF THE JUNCTION IN 1993. POOL IDS MAC-R-004.06.1 AND MAC-L-004.20.1 IN 2005 AT CANAL MILEPOSTS 004.06 & 004.20, RESPECTIVELY.

**Ecological:** MAC-R-004.06.1: "APPROX. 30 M X 7 M. VEG & DOWN LOGS IN POOL. WATER BRACKISH COLOR W/ FILM & ALGAE FLOATING." MAC-L-004.20.1: "POOL SIGNIFICANT INCREASE SURFACE AREA THIS YEAR. NOW UP AGAINST W FENCE-LINE. VERY COLD. AMPHIB EGG-MASSSES OBS."

**General:** SEVERAL OBSERVED IN 1993. 3 MALE CA LINDERIELLA & 4 UNIDENTIFIED FEMALE SHRIMP AT MAC-R-004.06.1, & 4 MALE CA LINDERIELLA & 1 UNIDENTIFIED FEMALE SHRIMP OBSERVED ON 3 FEB 2005 AT MAC-L-004.20.1 BY K. GARCIA-TOMLINSON & G. BASSO.

**Owner/Manager:** USBOR, PVT



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<b>Occurrence No.</b>	39	<b>Map Index:</b> 33077	<b>EO Index:</b> 18876	<b>Element Last Seen:</b> 1994-03-28
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b> 1994-03-28
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b> 1995-03-23

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.96816 / -119.86231	<b>Accuracy:</b>	1/5 mile
<b>UTM:</b>	Zone-11 N4095169 E245186	<b>Elevation (ft):</b>	350
<b>PLSS:</b>	T11S, R19E, Sec. 14, SE (M)	<b>Acres:</b>	0.0

**Location:** NORTH SIDE OF AVENUE 15, 1.2 MILES EAST OF ROAD 36-1/2, 5 MILES WEST OF LITTLE TABLE MOUNTAIN.

**Detailed Location:**

**Ecological:**

**General:** COLLECTION #RS-94-03, DEPOSITED AT DFG-IFD.

**Owner/Manager:** UNKNOWN

<b>Occurrence No.</b>	114	<b>Map Index:</b> 33338	<b>EO Index:</b> 23155	<b>Element Last Seen:</b> 1995-04-04
<b>Occ. Rank:</b>	Excellent		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b> 1995-04-04
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b> 1996-06-07

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.96913 / -119.82762	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4095185 E248279	<b>Elevation (ft):</b>	370
<b>PLSS:</b>	T11S, R20E, Sec. 18, SE (M)	<b>Acres:</b>	0.0

**Location:** 0.25 MILE EAST OF THE ROAD 39-1/2 ALIGNMENT AND 0.2 MILE NORTH OF AVENUE 15, WEST OF LITTLE TABLE MOUNTAIN.

**Detailed Location:** 1995-LOCATED IN THE FOURTH POOL IN A SERIES. 1993-G. KIRKPATRICK SAMPLED 4 POOLS IN A SERIES.

**Ecological:** HABITAT CONSISTS OF A CLAYPAN VERNAL POOL IN NON-NATIVE GRASSLAND. HYLIA REGILLA, SCAPHIOPUS HAMMONDI AND BRANCHINECTA LYNCHI ALSO PRESENT AT THIS SITE.

**General:** 15-20 OBSERVED ON 4 APRIL 1995, BUT NO ATTEMPT WAS MADE TO DETERMINE A TOTAL POPULATION NUMBER; UNKNOWN NUMBER OBSERVED ON 17 FEBRUARY 1993 IN 2 POOLS.

**Owner/Manager:** PVT



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<b>Occurrence No.</b>	121	<b>Map Index:</b>	14592	<b>EO Index:</b>	29256	<b>Element Last Seen:</b>	1993-02-17
<b>Occ. Rank:</b>	Good	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>	1993-02-17	<b>Record Last Updated:</b>	1998-08-06
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown				
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.96855 / -119.84268			<b>Accuracy:</b>	non-specific area		
<b>UTM:</b>	Zone-11 N4095160 E246936			<b>Elevation (ft):</b>	375		
<b>PLSS:</b>	T11S, R19E, Sec. 13, SW (M)			<b>Acres:</b>	127.6		
<b>Location:</b>	NORTHWEST OF AVENUE 15 AT AVENUE 39 1/2; NORTH OF LITTLE DRY CREEK, APPROX. 4.5 AIR MILES WEST OF LITTLE TABLE MTN.						
<b>Detailed Location:</b>	SAMPLED 2 POOLS IN A SERIES.						
<b>Ecological:</b>	CLAYPAN VERNAL POOLS AND SWALES IN NON-NATIVE GRASSLAND.						
<b>General:</b>	LINDERIELLA CO-OCCURS WITH BRANCHINECTA LYNCHI IN BOTH POOLS; AMBYSTOMA CALIFORNIENSE AND SCAPHIOPUS HAMMONDII PRESENT LATER IN SPRING OF 1993.						
<b>Owner/Manager:</b>	PVT						
<b>Occurrence No.</b>	266	<b>Map Index:</b>	67497	<b>EO Index:</b>	67662	<b>Element Last Seen:</b>	2016-03-30
<b>Occ. Rank:</b>	Good	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>	2016-03-30	<b>Record Last Updated:</b>	2017-01-27
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown				
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.94781 / -119.79413			<b>Accuracy:</b>	specific area		
<b>UTM:</b>	Zone-11 N4092732 E251192			<b>Elevation (ft):</b>	406		
<b>PLSS:</b>	T11S, R20E, Sec. 28, NW (M)			<b>Acres:</b>	10.0		
<b>Location:</b>	JUST WEST OF STATE ROUTE 41, FROM ABOUT 1.4 TO 1.7 MILES NORTH OF AVENUE 12, 7 MILES NORTH OF PINEDALE.						
<b>Detailed Location:</b>	1992: POOL #C211 LOCATED 50 FEET WEST OF STATE ROUTE 41; LOCATION MAPPED ACCORDING TO LOCATION SHOWN ON A MAP. 2016: POOL ABOUT 0.25 MILES SOUTH OF 1992 DETECTION, MAPPED TO PROVIDED COORDINATES.						
<b>Ecological:</b>	1992: NORTHERN HARDPAN VERNAL POOL DOMINATED BY ERYNGIUM VASEYI; SPEA HAMMONDII AND ORCUTTIA INAEQUALIS ALSO IN AREA. 2016: VERNAL POOL SURROUNDED BY PLOWED LAND.						
<b>General:</b>	UNKNOWN NUMBER OF ADULTS OBSERVED IN ONE POOL ON 11 MARCH 1992. UNKNOWN NUMBER OBSERVED ON 30 MAR 2016.						
<b>Owner/Manager:</b>	UNKNOWN, PVT						



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<b>Occurrence No.</b>	361	<b>Map Index:</b>	72190	<b>EO Index:</b>	73229	<b>Element Last Seen:</b>	2004-03-18
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2004-03-18	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2008-09-15	

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.99505 / -119.79864	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4097986 E250943	<b>Elevation (ft):</b>	423
<b>PLSS:</b>	T11S, R20E, Sec. 09, NW (M)	<b>Acres:</b>	0.0

**Location:** EAST SIDE OF MADERA CANAL AT MILEPOST 009.17, 0.14 CANAL MILES NE OF LITTLE DRY CREEK, & 0.25 MILE WEST OF HWY 41.

**Detailed Location:** MAPPED TO PROVIDED COORDINATES IN SHAPEFILE. POOL ID MAC-R-009.17.1.

**Ecological:** HABITAT DESCRIBED AS A "SMALL LINEAR ROAD-SIDE DITCH, CLEAR WATER, EMERGENT RUMEX, JUCUS SP., ALSO SILYBUM, MIMULUS, GRASSES, AND LACTUCA."

**General:** 6 MALES & 1 FEMALE OBSERVED ON 18 MAR 2004 BY D. NEWMAN.

**Owner/Manager:** USBOR

<b>Occurrence No.</b>	362	<b>Map Index:</b>	72276	<b>EO Index:</b>	73230	<b>Element Last Seen:</b>	2004-03-18
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2004-03-18	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2008-09-15	

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.97229 / -119.78936	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4095436 E251695	<b>Elevation (ft):</b>	432
<b>PLSS:</b>	T11S, R20E, Sec. 16, SE (M)	<b>Acres:</b>	0.0

**Location:** EAST SIDE OF MADERA CANAL AT MILEPOST 007.33, 0.45 MILE NORTHEAST OF HWY 41 AT AVE 15, WEST SIDE OF LITTLE TABLE MT.

**Detailed Location:** MAPPED TO PROVIDED COORDINATES IN SHAPEFILE. POOL ID MAC-R-007.33.1.

**Ecological:** HABITAT DESCRIBED AS A LARGE, TURBID VERNAL POOL ALONG FENCELINE, W/ CATTLE DISTURBANCE. NON-NATIVE EMERGENT GRASSES INCL VICIA, AMSINCKIA, SONCHUS, LACTUCA, RUMEX, LUPINUS, TRIFOLIUM, BROMUS DIANDRUS, MIMULUS, LASTENIA & 2 UNKNOWN GRASSES.

**General:** 1 MALE OBSERVED ON 18 MAR 2004 BY D. NEWMAN.

**Owner/Manager:** USBOR



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<b>Occurrence No.</b>	446	<b>Map Index:</b>	A2591	<b>EO Index:</b>	104180	<b>Element Last Seen:</b>	2016-02-05
<b>Occ. Rank:</b>	Good	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2016-02-05	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2016-12-02	

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.92277 / -119.78751	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4089935 E251700	<b>Elevation (ft):</b>	370
<b>PLSS:</b>	T12S, R20E, Sec. 4, NE (M)	<b>Acres:</b>	8.0

**Location:** SOUTH SIDE OF AVE 12 ABOUT 0.3 MILES E OF THE YOSEMITE FWY (HWY 41) INTERSECTION, N OF FRESNO.

**Detailed Location:** MAPPED TO PROVIDED COORDINATES. POOL #52.

**Ecological:** VERNAL POOL SURROUNDED BY GRAZED GRASSLAND. SURROUNDING LAND USES INCLUDED AGRICULTURE & HIGHWAY. BRANCHINECTA LYNCHI ALSO OBSERVED.

**General:** OBSERVED IN POOL #52 ON 5 FEB 2016.

**Owner/Manager:** PVT

***Desmocerus californicus dimorphus*** **Element Code:** IICOL48011

valley elderberry longhorn beetle

<b>Listing Status:</b>	<b>Federal:</b> Threatened	<b>CNDDB Element Ranks:</b>	<b>Global:</b> G3T2
	<b>State:</b> None		<b>State:</b> S3
<b>Other:</b>			

**Habitat:** **General:** OCCURS ONLY IN THE CENTRAL VALLEY OF CALIFORNIA, IN ASSOCIATION WITH BLUE ELDERBERRY (SAMBUCUS MEXICANA).

**Micro:** PREFERS TO LAY EGGS IN ELDERBERRIES 2-8 INCHES IN DIAMETER; SOME PREFERENCE SHOWN FOR "STRESSED" ELDERBERRIES.

<b>Occurrence No.</b>	135	<b>Map Index:</b>	39388	<b>EO Index:</b>	34390	<b>Element Last Seen:</b>	1992-03-XX
<b>Occ. Rank:</b>	Fair	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2006-04-XX	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2015-03-18	

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Fresno, Madera

<b>Lat/Long:</b>	36.88429 / -119.79248	<b>Accuracy:</b>	non-specific area
<b>UTM:</b>	Zone-11 N4085678 E251132	<b>Elevation (ft):</b>	270
<b>PLSS:</b>	T12S, R20E, Sec. 16, NW (M)	<b>Acres:</b>	250.2

**Location:** ALONG HWY 41, BETWEEN SAN JOAQUIN RIVER CROSSING & CHILDRENS BLVD INTERSECTION, ABOUT 2.5 MI N OF PINEDALE POST OFFICE.

**Detailed Location:** 1987 LOCATION DESCRIBED AS "RIPARIAN STRIP BETWEEN TURF FARM AND RIVER," AND T12S, R 20E, E 1/2 OF NW 1/4 OF SEC 21. 1992 LOCATION DESCRIBED AS "EITHER SIDE OF SR 41, BTWN SAN JOAQUIN RIV AND UP TO 1 MI N." WILDWOOD MITIGATION AREA.

**Ecological:** HABITAT WAS RIPARIAN WITH AN UNDERSTORY OF ELDERBERRY PLANTS.

**General:** 1 FEMALE BEETLE OBSERVED BY A CDFG BIOLOGIST IN 1987. 8 OUT OF 35 SITES HAD CONFIRMED EXIT HOLES IN MAR 1992. REPORTED AS "NOT PRESENT" DURING 2005-2006 STUDY EVALUATING MITIGATION SITE CONDITIONS AND VELB SUCCESS.

**Owner/Manager:** UNKNOWN





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<b><i>Lytta molesta</i></b>		<b>Element Code:</b> IICOL4C030	
molestan blister beetle			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G2
	<b>State:</b> None		<b>State:</b> S2
	<b>Other:</b>		
<b>Habitat:</b>	<b>General:</b> INHABITS THE CENTRAL VALLEY OF CALIFORNIA, FROM CONTRA COSTA TO KERN AND TULARE COUNTIES.		
	<b>Micro:</b> <input type="checkbox"/>		

<b>Occurrence No.</b>	7	<b>Map Index:</b>	14685	<b>EO Index:</b>	22651	<b>Element Last Seen:</b>	19XX-XX-XX
<b>Occ. Rank:</b>	Unknown	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		<b>Record Last Updated:</b>	2006-03-30
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown				

**Quad Summary:** Fresno North (3611977), Lanes Bridge (3611987)  
**County Summary:** Fresno, Madera

<b>Lat/Long:</b>	36.87661 / -119.79181	<b>Accuracy:</b>	1/5 mile
<b>UTM:</b>	Zone-11 N4084824 E251167	<b>Elevation (ft):</b>	275
<b>PLSS:</b>	T12S, R20E, Sec. 21, NE (M)	<b>Acres:</b>	0.0

**Location:** LANES BRIDGE, 10 MILES NORTH OF FRESNO.  
**Detailed Location:**  
**Ecological:**  
**General:** SEASONAL DISTRIBUTION: APRIL 3 TO JULY 1. 3 COLLECTED IN APRIL; YEAR OF COLLECTION UNKNOWN.  
**Owner/Manager:** UNKNOWN



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<b><i>Eryngium spinosepalum</i></b>		<b>Element Code:</b> PDAPI0Z0Y0	
spiny-sepaled button-celery			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G2
	<b>State:</b> None		<b>State:</b> S2
	<b>Other:</b> Rare Plant Rank - 1B.2, BLM_S-Sensitive		
<b>Habitat:</b>	<b>General:</b> VERNAL POOLS, VALLEY AND FOOTHILL GRASSLAND.		
	<b>Micro:</b> SOME SITES ON CLAY SOIL OF GRANITIC ORIGIN; VERNAL POOLS, WITHIN GRASSLAND. 15-1270 M.		

<b>Occurrence No.</b>	72	<b>Map Index:</b> 83425	<b>EO Index:</b> 84444	<b>Element Last Seen:</b>	2010-06-29
<b>Occ. Rank:</b>	Excellent		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2010-06-29
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2011-08-02

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.94345 / -119.79385	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4092247 E251202	<b>Elevation (ft):</b>	405
<b>PLSS:</b>	T11S, R20E, Sec. 28, SE (M)	<b>Acres:</b>	1.0

**Location:** ABOUT 1.1 MI SOUTH OF ROAD 204 ON EAST SIDE OF HIGHWAY 41, SOUTH OF FOUR CORNERS.  
**Detailed Location:** ERYNGIUM SPINOSEPALUM WAS LISTED AS AN ASSOCIATE IN A 2010 O'LEARY FIELD SURVEY FOR ORCUTTIA INAEQUALIS. 2010 CALTRANS DIGITAL DATA ACCOMPANIES THIS FIELD SURVEY; MAPPED BASED ON DIGITAL DATA FOR ORCUTTIA INAEQUALIS.  
**Ecological:** POOLS SURROUNDED BY ANNUAL GRASSLAND. BLOOMING ASSOCIATED SPECIES INCLUDED ORCUTTIA INAEQUALIS, EPILOBIUM CLEISTOGAMUM, PSILOCARPHUS BREVISSIMUS, ELEOCHARIS MACROSTACHYA AND LYTHRUM HYSSOPIFOLIA.  
**General:** UNKNOWN NUMBER OF PLANTS SEEN IN 2010. DURING THE DRY SEASON OF 2009 SITE WAS UNDER CONSTRUCTION FOR CREATION/RESTORATION/ENHANCEMENT OF VERNAL POOLS. O'LEARY NOTES THAT THIS PLANT MAY LIKELY BE AN INTERMEDIATE WITH E. CASTRENSE.  
**Owner/Manager:** CALTRANS

<b>Occurrence No.</b>	73	<b>Map Index:</b> 83427	<b>EO Index:</b> 84446	<b>Element Last Seen:</b>	2010-06-29
<b>Occ. Rank:</b>	Excellent		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2010-06-29
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2011-08-02

**Quad Summary:** Lanes Bridge (3611987)  
**County Summary:** Madera

<b>Lat/Long:</b>	36.94770 / -119.79007	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4092708 E251552	<b>Elevation (ft):</b>	405
<b>PLSS:</b>	T11S, R20E, Sec. 28, NE (M)	<b>Acres:</b>	5.0

**Location:** ABOUT 0.75 MI SOUTH OF ROAD 204, ON ROAD SIDE AND 0.2 AIR MI EAST OF HIGHWAY 41, SOUTH OF FOUR CORNERS.  
**Detailed Location:** ERYNGIUM SPINOSEPALUM WAS LISTED AS AN ASSOCIATE IN 2010 O'LEARY FIELD SURVEYS FOR ORCUTTIA PILOSA AND O. INAEQUALIS. 2010 CALTRANS DIGITAL DATA ACCOMPANIES THESE FIELD SURVEYS; MAPPED BASED ON DIGITAL DATA FOR BOTH ORCUTTIA SPECIES.  
**Ecological:** POOLS SURROUNDED BY ANNUAL GRASSLAND. BLOOMING ASSOCIATED SPECIES INCLUDED ORCUTTIA INAEQUALIS, EPILOBIUM CLEISTOGAMUM, PSILOCARPHUS BREVISSIMUS, ELEOCHARIS MACROSTACHYA AND LYTHRUM HYSSOPIFOLIA.  
**General:** UNKNOWN NUMBER OF PLANTS SEEN IN 2010. DURING THE DRY SEASON OF 2009 SITE WAS UNDER CONSTRUCTION FOR CREATION/RESTORATION/ENHANCEMENT OF VERNAL POOLS. O'LEARY NOTES THAT THIS PLANT MAY LIKELY BE AN INTERMEDIATE WITH E. CASTRENSE.  
**Owner/Manager:** CALTRANS



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**Calycadenia hooveri**

Element Code: PDAST1P040

Hoover's calycadenia

<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G2
	<b>State:</b> None		<b>State:</b> S2
	<b>Other:</b> Rare Plant Rank - 1B.3		
<b>Habitat:</b>	<b>General:</b> CISMONTANE WOODLAND, VALLEY AND FOOTHILL GRASSLAND.		
	<b>Micro:</b> ON EXPOSED, ROCKY, BARREN SOIL. 60-260 M.		

<b>Occurrence No.</b>	44	<b>Map Index:</b> A5453	<b>EO Index:</b> 107183	<b>Element Last Seen:</b>	2007-05-23
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2007-05-23
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2017-07-20

**Quad Summary:** Lanes Bridge (3611987)**County Summary:** Madera

<b>Lat/Long:</b>	36.96968 / -119.76717	<b>Accuracy:</b>	3/5 mile
<b>UTM:</b>	Zone-11 N4095088 E253664	<b>Elevation (ft):</b>	
<b>PLSS:</b>	T11S, R20E, Sec. 15 (M)	<b>Acres:</b>	776.0

**Location:** LOWER SLOPES OF LITTLE TABLE MOUNTAIN, ABOUT 1.5 MILES EAST OF INTERSECTION OF HIGHWAY 41 AND AVENUE 15.**Detailed Location:** EXACT LOCATION UNKNOWN, MAPPED BY CNDDDB AS A BEST GUESS.**Ecological:** GROWING IN CRACKS AND THIN SOIL ON ROCK OUTCROPS WITH BROMUS HORDEACEUS, B. DIANDRUS, VULPIA MYUROS, AND HYPOCHAERIS GLABRA.**General:** SITE IS BASED ON 2007 KRAMER PHOTOS IN CALPHOTOS.**Owner/Manager:** UNKNOWN



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<b><i>Navarretia myersii ssp. myersii</i></b>		<b>Element Code:</b> PDPLM0C0X1	
pincushion navarretia			
<b>Listing Status:</b>	<b>Federal:</b> None	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G2T2
	<b>State:</b> None		<b>State:</b> S2
	<b>Other:</b> Rare Plant Rank - 1B.1		
<b>Habitat:</b>	<b>General:</b> VERNAL POOLS.		
	<b>Micro:</b> CLAY SOILS WITHIN NON-NATIVE GRASSLAND. 45-100 M.		

<b>Occurrence No.</b>	17	<b>Map Index:</b> B5353	<b>EO Index:</b> 118317	<b>Element Last Seen:</b>	2016-06-03
<b>Occ. Rank:</b>	Unknown		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2016-06-03
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-04-29
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.97418 / -119.82608		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4095742 E248433		<b>Elevation (ft):</b>	400	
<b>PLSS:</b>	T11S, R20E, Sec. 18, E (M)		<b>Acres:</b>	1.0	
<b>Location:</b>	FENSTON RANCH; APPROXIMATELY 0.55 MILE NE OF THE INTERSECTION OF AVE 15 AND ROAD 39 1/2.				
<b>Detailed Location:</b>	MAPPED ACCORDING TO 2016 JONES COORDINATES FOR ORCUTTIA INAEQUALIS WITH NAVARRETIA MYERSII SSP. MYERSII MENTIONED AS AN ASSOCIATE.				
<b>Ecological:</b>	VERNAL POOL COMPLEX. POOLS CONSISTED OF CRACKED CLAY PAN. ASSOCIATED WITH ORCUTTIA INAEQUALIS, ERYNGIUM, AND CENTROMADIA FITCHII.				
<b>General:</b>	UNKNOWN NUMBER OF PLANTS OBSERVED IN 2016. SITE IS SEEKING CONSERVATION BY PRIVATE PROPERTY OWNER.				
<b>Owner/Manager:</b>	PVT				

<b><i>Castilleja campestris var. succulenta</i></b>		<b>Element Code:</b> PDSCR0D3Z1	
succulent owl's-clover			
<b>Listing Status:</b>	<b>Federal:</b> Threatened	<b>CNDDDB Element Ranks:</b>	<b>Global:</b> G4?T2T3
	<b>State:</b> Endangered		<b>State:</b> S2S3
	<b>Other:</b> Rare Plant Rank - 1B.2		
<b>Habitat:</b>	<b>General:</b> VERNAL POOLS.		
	<b>Micro:</b> MOIST PLACES, OFTEN IN ACIDIC SOILS. 20-705 M.		



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<b>Occurrence No.</b>	14	<b>Map Index:</b> 36544	<b>EO Index:</b> 361	<b>Element Last Seen:</b>	1995-04-15
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	1995-04-15
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	1997-12-22
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.96914 / -119.83461		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4095204 E247656		<b>Elevation (ft):</b>	375	
<b>PLSS:</b>	T11S, R20E, Sec. 18, SW (M)		<b>Acres:</b>	39.4	
<b>Location:</b>	NORTH OF AVENUE 15 AT JCT WITH AVENUE 39 1/2, NORTH OF LITTLE DRY CREEK, ABOUT 4.5 MILES WEST OF LITTLE TABLE MOUNTAIN.				
<b>Detailed Location:</b>	MAPPED WITHIN THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 18. ABOUT 50-60 YDS EAST OF THE FENCELINE ON THE WEST SIDE OF THE PROPERTY.				
<b>Ecological:</b>	VERNAL POOLS ON HARD, LOAMY CLAY IN VALLEY GRASSLAND, ASSOCIATED WITH PLAGIOBOTHRYIS STIPITATUS, LYTHRUM HYSSOPIFOLIUM, DOWNINGIA, LASTHENIA, ERYNGIUM VASEYI, AND THE RARE ORCUTTIA INAEQUALIS.				
<b>General:</b>	250 INDIVIDUALS IN MAIN POOL COMPLEX IN 1982, 15 PLANTS SEEN IN ADDITIONAL POOL TO THE NORTH IN 1995. THIS COMPLEX OF POOLS CONTAINS MANY RARE AND ENDANGERED SPECIES.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	29	<b>Map Index:</b> 14683	<b>EO Index:</b> 6892	<b>Element Last Seen:</b>	2019-03-26
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2019-03-26
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2020-04-17
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.94858 / -119.79170		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4092810 E251410		<b>Elevation (ft):</b>	405	
<b>PLSS:</b>	T11S, R20E, Sec. 28, NE (M)		<b>Acres:</b>	38.0	
<b>Location:</b>	CALTRANS MADERA POOLS MITIGATION SITE; EAST SIDE OF HIGHWAY 41, APPROXIMATELY 0.5 TO 0.9 MILE SOUTH OF ROAD 204.				
<b>Detailed Location:</b>	OBSERVED IN BOTH NATURAL POOLS AS WELL AS CREATED/RESTORED/ENHANCED POOLS. LAND PURCHASED TO PRESERVE VERNAL POOLS. MAPPED BY CNDDB AS 8 POLYGONS ACCORDING TO 2010 CALTRANS DIGITAL DATA.				
<b>Ecological:</b>	IN BASINS OF NORTHERN HARDPAN VERNAL POOLS. ASSOCIATED WITH DOWNINGIA BICORNUTA, ERYNGIUM SP., MIMULUS TRICOLOR, PSILOCARPHUS BREVISSIMUS, PLAGIOBOTHRYIS SP., DESCHAMPSIA DANTHONIOIDES, GLYCERIA OCCIDENTALIS, ETC.				
<b>General:</b>	200-400 PLANTS IN 1985, 10 IN 1993, 100S IN 1995, <20 IN 2009. ~2000 PLANTS IN AN EXTENSIVE SURVEY IN 2010 (NUMBERS INCLUDE PLANTS IN CREATED POOLS). ~100 PLANTS IN S-MOST POLYGON IN 2017. 50-100 PLANTS IN 2019.				
<b>Owner/Manager:</b>	CALTRANS				



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<b>Occurrence No.</b>	33	<b>Map Index:</b> 25120	<b>EO Index:</b> 6231	<b>Element Last Seen:</b>	1992-04-28
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2009-04-16
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2010-11-08
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.93567 / -119.78684		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4091365 E251800		<b>Elevation (ft):</b>	395	
<b>PLSS:</b>	T11S, R20E, Sec. 33, NE (M)		<b>Acres:</b>	2.0	
<b>Location:</b>	600 METERS EAST OF HIGHWAY 41 AND 0.85 MILE NORTH OF AVENUE 12, NORTHWEST OF THE SAN JOAQUIN RIVER.				
<b>Detailed Location:</b>	TWO VERNAL POOLS ON TERRACE ABOVE AND TO THE SOUTH OF AN INTERMITTENT SWALE (CALTRANS ROUTE 41 NORTH PROJECT - POOLS #5-E-22, 5-E-19). MAPPED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 33.				
<b>Ecological:</b>	VERNAL POOLS DOMINATED BY HORDEUM GENICULATA, PLAGIOBOTHRYUS STIPITATUS, LYTHRUM HYSSOPIFOLIA, ERYNGIUM VASEYI, CRASSULA AQUATICA, AND PSILOCARPUS BREVISSIMUS. CASTILLEJA MOSTLY ALONG THE EDGE OF THE POOL.				
<b>General:</b>	20 PLANTS OBSERVED IN WESTERN COLONY AND 3 PLANTS IN EASTERN COLONY IN 1992. NO PLANTS OBSERVED IN 2009; OVERALL SITE QUALITY IS STILL GOOD, ABSENCE OF PLANTS POSSIBLY DUE TO LOW RAINFALL.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	102	<b>Map Index:</b> B1604	<b>EO Index:</b> 113515	<b>Element Last Seen:</b>	2013-03-29
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2013-03-29
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2018-12-24
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.96736 / -119.85859		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4095071 E245516		<b>Elevation (ft):</b>	374	
<b>PLSS:</b>	T11S, R19E, Sec. 14, SE (M)		<b>Acres:</b>	5.0	
<b>Location:</b>	NORTH SIDE OF AVENUE 15, ABOUT 1 MILE EAST OF ROAD 37, NORTH OF FRESNO.				
<b>Detailed Location:</b>	MAPPED ACCORDING TO 2013 FISHER COORDINATES, IN THE FAR SE 1/4 OF SECTION 14.				
<b>Ecological:</b>	NORTHERN HARDPAN VERNAL POOL. ASSOCIATES INCLUDE LASTHENIA FREMONTII, PSILOCARPUS BREVISSIMUS SSP. BREVISSIMUS, PLAGIOBOTHRYUS ACANTHOCARPUS, P. STIPITATUS, LYTHRUM HYSSOPIFOLIA, AND ERYNGIUM SP.				
<b>General:</b>	~2700 PLANTS OBSERVED IN 2013. PROPOSED CONSERVATION BANK.				
<b>Owner/Manager:</b>	PVT				



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<b>Occurrence No.</b>	103	<b>Map Index:</b>	B1605	<b>EO Index:</b>	113516	<b>Element Last Seen:</b>	2019-04-16
<b>Occ. Rank:</b>	Good	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2019-04-16	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2020-04-17	
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.9462 / -119.78214			<b>Accuracy:</b>	specific area		
<b>UTM:</b>	Zone-11 N4092521 E252254			<b>Elevation (ft):</b>	405		
<b>PLSS:</b>	T11S, R20E, Sec. 27, W (M)			<b>Acres:</b>	13.0		
<b>Location:</b>	ABOUT 1.5 AIR MILES NNE OF THE INTERSECTION OF HIGHWAY 41 AND AVENUE 12, WEST OF THE SAN JOAQUIN RIVER.						
<b>Detailed Location:</b>	SEVERAL POLYGONS MAPPED ACCORDING TO 2017 DELONG COORDINATES AND 2019 MECKE COORDINATES, WITHIN THE WEST 1/2 OF SECTION 27 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 28.						
<b>Ecological:</b>	LARGE VERNAL POOL COMPLEX. FOUND IN A LARGE DEEP POOL AND SHALLOWER POOLS. COBBLY CLAY SOIL. ASSOCIATED WITH PILULARIA AMERICANA, PSILOCARPHUS BREVISSIMUS, CRASSULA AQUATICA, HORDEUM MARINUM, ERYNGIUM CASTRENSE, SIDALCEA HIRSUTA, ETC.						
<b>General:</b>	POPULATION NUMBERS FOR PORTIONS OF SITE: 187 PLANTS OBSERVED IN 2017, 1156 PLANTS OBSERVED IN 2019.						
<b>Owner/Manager:</b>	PVT						

<b><i>Orcuttia pilosa</i></b>	<b>Element Code:</b> PMPOA4G040		
hairy Orcutt grass			
<b>Listing Status:</b>	<b>Federal:</b> Endangered	<b>CNDDB Element Ranks:</b>	<b>Global:</b> G1
	<b>State:</b> Endangered		<b>State:</b> S1
	<b>Other:</b> Rare Plant Rank - 1B.1, SB_CalBG/RSABG-California/Rancho Santa Ana Botanic Garden		
<b>Habitat:</b>	<b>General:</b> VERNAL POOLS.		
	<b>Micro:</b> 25-125 M.		

<b>Occurrence No.</b>	29	<b>Map Index:</b>	36530	<b>EO Index:</b>	2303	<b>Element Last Seen:</b>	1986-08-15
<b>Occ. Rank:</b>	None	<b>Presence:</b>	Possibly Extirpated	<b>Site Last Seen:</b>		2010-08-09	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Decreasing	<b>Record Last Updated:</b>		2018-09-18	
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.95009 / -119.79510			<b>Accuracy:</b>	80 meters		
<b>UTM:</b>	Zone-11 N4092986 E251113			<b>Elevation (ft):</b>	410		
<b>PLSS:</b>	T11S, R20E, Sec. 28, NW (M)			<b>Acres:</b>	0.0		
<b>Location:</b>	WEST OF STATE ROUTE 41, 1.9 MILES NORTH OF INTERSECTION WITH AVENUE 12 AND 5.1 MILES NORTH OF LANES BRIDGE.						
<b>Detailed Location:</b>	MAPPED IN SINGLE POOL, ABOUT 0.7 MILE SOUTH OF ROAD 204 AND 0.1 MILE WEST OF SR 41. WITHIN THE NE 1/4 OF THE NW 1/4 OF SECTION 28.						
<b>Ecological:</b>	NORTHERN HARDPAN VERNAL POOL ON SAN JOAQUIN FINE SANDY LOAM. POOL SURROUNDED BY DRY-FARMED GRAINFIELD. ASSOCIATES INCLUDE ERYNGIUM VASEYI, TRICHOSTEMA SP., ELEOCHARIS PALUSTRIS, DOWNINGIA BICORNUTA, PLAGIOBOTHRYUS STIPITATUS MICRANTHUS, ETC.						
<b>General:</b>	2 PLANTS OBSERVED IN 1986, NONE FOUND IN 1992. NO PLANTS FOUND DURING EXTENSIVE SURVEY IN 2010. QUESTIONABLE ID; PLANTS ID'D IN 1986 AS O. PILOSA, IN 1992 ID'D AS O. INAEQUALIS.						
<b>Owner/Manager:</b>	PVT						



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<b>Occurrence No.</b>	45	<b>Map Index:</b>	37744	<b>EO Index:</b>	32752	<b>Element Last Seen:</b>	1995-09-12
<b>Occ. Rank:</b>	Good	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2010-08-09	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2013-05-29	
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.94359 / -119.79300	<b>Accuracy:</b>	80 meters				
<b>UTM:</b>	Zone-11 N4092260 E251277	<b>Elevation (ft):</b>	400				
<b>PLSS:</b>	T11S, R20E, Sec. 28, SE (M)	<b>Acres:</b>	0.0				
<b>Location:</b>	EAST SIDE OF HIGHWAY 41 ABOUT 1.4 MILES NORTH OF AVENUE 12, NORTH OF LANES BRIDGE.						
<b>Detailed Location:</b>	JUST NORTH OF EAST-WEST RUNNING TRANSMISSION LINES.						
<b>Ecological:</b>	SWALE-LIKE VERNAL POOL WITHIN NON-NATIVE GRASSLAND. ASSOCIATED WITH DOWNINGIA ORNATISSIMA, ERYNGIUM VASEYI, AND PLAGIOBOTHRYIS STIPITATUS.						
<b>General:</b>	50 PLANTS OBSERVED IN 1995. HABITAT PRESENT, BUT NO PLANTS FOUND IN 2010. LAND WAS PURCHASED TO PRESERVE AND ENHANCE VERNAL POOLS AS MITIGATION FOR THOSE IMPACTED BY THE REALIGNMENT OF HIGHWAY 41.						
<b>Owner/Manager:</b>	CALTRANS						

<b>Occurrence No.</b>	48	<b>Map Index:</b>	83415	<b>EO Index:</b>	84430	<b>Element Last Seen:</b>	2010-06-29
<b>Occ. Rank:</b>	Good	<b>Presence:</b>	Presumed Extant	<b>Site Last Seen:</b>		2017-06-16	
<b>Occ. Type:</b>	Natural/Native occurrence	<b>Trend:</b>	Unknown	<b>Record Last Updated:</b>		2018-09-28	
<b>Quad Summary:</b>	Lanes Bridge (3611987)						
<b>County Summary:</b>	Madera						
<b>Lat/Long:</b>	36.94797 / -119.78983	<b>Accuracy:</b>	specific area				
<b>UTM:</b>	Zone-11 N4092737 E251574	<b>Elevation (ft):</b>	405				
<b>PLSS:</b>	T11S, R20E, Sec. 28, NE (M)	<b>Acres:</b>	1.0				
<b>Location:</b>	EAST SIDE OF HIGHWAY 41, APPROXIMATELY 0.9 MILE SOUTH OF ROAD 204, NORTH OF FRESNO.						
<b>Detailed Location:</b>	MAPPED IN THE APPROXIMATE CENTER OF THE NE 1/4 OF SECTION 28 ACCORDING TO 2010 DIGITAL DATA PROVIDED BY CALTRANS. CALTRANS IS IN THE PROCESS OF TRANSFERRING THIS PROPERTY TO DFG.						
<b>Ecological:</b>	LARGE DRY RESTORED SECTION OF VERNAL POOL SURROUNDED BY ANNUAL GRASSLAND. ASSOC W/ EPILOBIUM CLEISTOGAMUM, ORCUTTIA INAEQUALIS, PSILOCARPHUS BREVISSIMUS, LYTHRUM HYSSOPIFOLIA, AND ERYNGIUM SPINOSEPALUM (LIKELY INTERMEDIATE W/ E. CASTRENSE).						
<b>General:</b>	2 PLANTS SEEN IN 2010. NOT FOUND IN 2017; MAY HAVE BEEN OUT COMPETED BY DOMINANT NATIVE VERNAL POOL PLANTS. THIS IS A NATURAL POPULATION, BUT IN 2009 THE SITE UNDERWENT THE CREATION, RESTORATION, AND ENHANCEMENT OF VERNAL POOLS AND SWALES.						
<b>Owner/Manager:</b>	CALTRANS						

<b>Orcuttia inaequalis</b>			<b>Element Code:</b> PMPOA4G060	
San Joaquin Valley Orcutt grass				
<b>Listing Status:</b>	<b>Federal:</b>	Threatened	<b>CNDDB Element Ranks:</b>	<b>Global:</b> G1
	<b>State:</b>	Endangered		<b>State:</b> S1
	<b>Other:</b>	Rare Plant Rank - 1B.1		
<b>Habitat:</b>	<b>General:</b>	VERNAL POOLS.		
	<b>Micro:</b>	10-755 M.		





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<b>Occurrence No.</b>	21	<b>Map Index:</b> 14687	<b>EO Index:</b> 22388	<b>Element Last Seen:</b>	1927-05-27
<b>Occ. Rank:</b>	None		<b>Presence:</b> Extirpated	<b>Site Last Seen:</b>	1987-06-01
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2008-06-26
<b>Quad Summary:</b>	Fresno North (3611977), Lanes Bridge (3611987)				
<b>County Summary:</b>	Fresno, Madera				
<b>Lat/Long:</b>	36.86226 / -119.79161		<b>Accuracy:</b>	1 mile	
<b>UTM:</b>	Zone-11 N4083231 E251138		<b>Elevation (ft):</b>	300	
<b>PLSS:</b>	T12S, R20E, Sec. 28 (M)		<b>Acres:</b>	0.0	
<b>Location:</b>	NEAR LANES BRIDGE NEAR FRIANT.				
<b>Detailed Location:</b>					
<b>Ecological:</b>					
<b>General:</b>	THIS REGION HAS BEEN LEVELED AND IS NOW BEING DEVELOPED FOR RESIDENTIAL AND COMMERCIAL USES AS WELL AS RECREATION ACCORDING TO STEBBINS (1987).				
<b>Owner/Manager:</b>	UNKNOWN				

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<b>Occurrence No.</b>	23	<b>Map Index:</b> 14577	<b>EO Index:</b> 22384	<b>Element Last Seen:</b>	1979-05-15
<b>Occ. Rank:</b>	None		<b>Presence:</b> Extirpated	<b>Site Last Seen:</b>	2010-08-09
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2013-05-13
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.92605 / -119.85487		<b>Accuracy:</b>	1/5 mile	
<b>UTM:</b>	Zone-11 N4090476 E245709		<b>Elevation (ft):</b>	355	
<b>PLSS:</b>	T11S, R19E, Sec. 36, SW (M)		<b>Acres:</b>	0.0	
<b>Location:</b>	NORTH OF AVENUE 12, EAST OF ROAD 38, 11 MILES ESE OF MADERA.				
<b>Detailed Location:</b>	IN 4 OF 6 POOLS IN THE SW 40 ACRES OF SECTION 36. MAPPED BY CNDDDB TO ENCOMPASS HISTORIC VERNAL POOLS IN VICINITY ACCORDING TO MAPS FROM 1982 AND 1988.				
<b>Ecological:</b>					
<b>General:</b>	THOUSANDS OF PLANTS OBSERVED IN 1979. THIS SITE HAS BEEN LEVELED AND PLOWED AND WAS IN DRYLAND WHEAT IN 1987 ACCORDING TO STEBBINS. 2010 WINDSHIELD SURVEY BY WITHAM CONFIRMS THAT THIS SITE IS ACTIVELY USED FOR WHEAT.				
<b>Owner/Manager:</b>	PVT				

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<b>Occurrence No.</b>	41	<b>Map Index:</b> 89216	<b>EO Index:</b> 6232	<b>Element Last Seen:</b>	2017-06-19
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-06-19
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2018-11-19

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.97228 / -119.83084	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4095543 E248003	<b>Elevation (ft):</b>	390
<b>PLSS:</b>	T11S, R20E, Sec. 18 (M)	<b>Acres:</b>	19.0

**Location:** NORTH OF AVENUE 15 AND ON BOTH SIDES OF ROAD 39 1/2, NORTHEAST OF MADERA RANCHOS.

**Detailed Location:** 5 POLYGONS MAPPED WITHIN THE SW 1/4 OF SECTION 18 AND IN THE CENTER OF THE EAST 1/2 OF SECTION 18 ACCORDING TO A 1986 STEBBINS MAP, 1995 STEBBINS MAP, 2013 WITHAM DIGITAL DATA, 2016 JONES COORDINATES, AND 2017 TOEWS COORDINATES.

**Ecological:** GROWING ON DRY CRACKED CLAY IN CENTER OF VERNAL POOLS WITHIN VALLEY GRASSLAND. ASSOCIATED WITH ERYNGIUM, DOWNINGIA, PSILOCARPHUS BREVISSIMUS, PLAGIOBOTHRYS, CASTILLEJA CAMPESTRIS VAR. SUCCULENTA, PLAGIOBOTHRYS STIPITATA, AND VULPIA MYUROS.

**General:** POPULATION NUMBERS FOR PARTS OF OCCURRENCE: 200 PLANTS SEEN IN 1982, 100+ PLANTS SEEN IN 1983, 400 PLANTS IN 1986, ~1100 PLANTS IN 1995, 65 PLANTS IN 2010, 500+ IN 2016, 8 IN 2017. INCLUDES FORMER OCCURRENCE #65.

**Owner/Manager:** PVT

<b>Occurrence No.</b>	43	<b>Map Index:</b> 36547	<b>EO Index:</b> 2302	<b>Element Last Seen:</b>	2017-06-16
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-06-16
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Decreasing	<b>Record Last Updated:</b>	2018-11-26

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.94824 / -119.79345	<b>Accuracy:</b>	specific area
<b>UTM:</b>	Zone-11 N4092778 E251254	<b>Elevation (ft):</b>	400
<b>PLSS:</b>	T11S, R20E, Sec. 28 (M)	<b>Acres:</b>	14.0

**Location:** BOTH SIDES OF HIGHWAY 41 FROM ~1.4-2 MILES NORTH OF JUNCTION WITH AVENUE 12, 3 MILES SOUTHWEST OF LITTLE TABLE MOUNTAIN.

**Detailed Location:** MAPPED AS 8 POLYGONS. A 1973 COLLECTION FROM "8 MI N OF PINEDALE ON HWY 41" ATTRIBUTED HERE. 2 POOLS "RESTORED/ENHANCED." INCLUDES FORMER OCCURRENCE #52.

**Ecological:** POOLS IN A LARGE DRY-FARMED GRAINFIELD. HIGH TERRACE SITE WITH HARDPAN SOILS MAPPED AS SAN JOAQUIN SANDY LOAM. W/ LYTHRUM HYSSOPIFOLIA, JUNCUS BUFONIUS, HEMIZONIA FITCHII, ERYNGIUM SP., PSILOCARPHUS BREVISSIMUS, DOWNINGIA ORNATISSIMA, ETC.

**General:** POP #S FOR PARTS OF EO. W SIDE OF HWY: >1000 PLANTS IN 1986, >10,000 PLANTS IN 1992, NONE IN 2009 (DROUGHT?), 3000 IN 2010, DISKED IN 2011 (UNK IF PLANTS SEEN), 2000 IN 2016. E SIDE OF HWY: ~100 PLANTS IN 1995, ~350 IN 2010, 100+ IN 2017.

**Owner/Manager:** PVT, CALTRANS



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<b>Occurrence No.</b>	45	<b>Map Index:</b> 89220	<b>EO Index:</b> 9516	<b>Element Last Seen:</b>	2010-08-09
<b>Occ. Rank:</b>	None		<b>Presence:</b> Extirpated	<b>Site Last Seen:</b>	2011-10-16
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2017-10-12
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.93285 / -119.85688		<b>Accuracy:</b>	specific area	
<b>UTM:</b>	Zone-11 N4091237 E245552		<b>Elevation (ft):</b>	350	
<b>PLSS:</b>	T11S, R19E, Sec. 36, NW (M)		<b>Acres:</b>	5.0	
<b>Location:</b>	EAST OF MADERA RANCHOS SUBDIVISION, JUST NORTH OF MADERA CANAL, MADERA.				
<b>Detailed Location:</b>	UNDER PG&E POWER LINES. 2 SITES MAPPED BY CNDDDB AS A SINGLE POLYGON ACCORDING TO 2013 WITHAM DIGITAL DATA. WITHIN THE SW 1/4 OF THE NW 1/4 OF SECTION 36.				
<b>Ecological:</b>	LARGE VERNAL POOLS IN ANNUAL GRASSLAND WITH ERYNGIUM VASEYI, TRICHOSTEMA, POLYPOGON, PSILOCARPHUS, AND BROMUS RUBENS.				
<b>General:</b>	~1000 PLANTS IN 1983, 60 IN 1986, NONE IN 1987, 3000 IN 1991, NONE IN 2009 (DROUGHT), ~800 IN 2010. SITE DISKED BY 3 MACHINES IN 2011; CONSIDERED POSSIBLY EXTIRPATED BY WITHAM. BASED ON 2016 AERIAL IMAGERY; SITE HAS BEEN EXTIRPATED BY AG.				
<b>Owner/Manager:</b>	PVT				
<b>Occurrence No.</b>	48	<b>Map Index:</b> 24646	<b>EO Index:</b> 6891	<b>Element Last Seen:</b>	1992-06-17
<b>Occ. Rank:</b>	Poor		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	1992-06-17
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	1993-12-13
<b>Quad Summary:</b>	Lanes Bridge (3611987)				
<b>County Summary:</b>	Madera				
<b>Lat/Long:</b>	36.93595 / -119.79158		<b>Accuracy:</b>	80 meters	
<b>UTM:</b>	Zone-11 N4091408 E251380		<b>Elevation (ft):</b>	390	
<b>PLSS:</b>	T11S, R20E, Sec. 33, NE (M)		<b>Acres:</b>	0.0	
<b>Location:</b>	0.9 MILE NORTH OF AVENUE 12, 0.1 MILE EAST OF HIGHWAY 41.				
<b>Detailed Location:</b>	POOL #5E-28 FOR CALTRANS RTE 41 NORTH PROJECT.				
<b>Ecological:</b>	LARGE VERNAL POOL IN ANNUAL GRASSLAND WITH ERYNGIUM SP., PSILOCARPHUS BREVISSIMUS, EREMOCARPUS SETIGERUS.				
<b>General:</b>	FEWER THAN 10 PLANTS IN 1992.				
<b>Owner/Manager:</b>	PVT				



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<b>Occurrence No.</b>	66	<b>Map Index:</b> A6808	<b>EO Index:</b> 108578	<b>Element Last Seen:</b>	2017-06-19
<b>Occ. Rank:</b>	Good		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-06-19
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2018-11-19

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.98669 / -119.82453	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4097126 E248612	<b>Elevation (ft):</b>	410
<b>PLSS:</b>	T11S, R20E, Sec. 7, SE (M)	<b>Acres:</b>	5.0

**Location:** FENSTON RANCH; APPROXIMATELY 1.4 AIR MILES NNE OF THE INTERSECTION OF AVE 15 AND ROAD 39 1/2.

**Detailed Location:** MAPPED ACCORDING TO 2017 NUNES COORDINATES, IN THE NE 1/4 OF THE SE 1/4 OF SECTION 7.

**Ecological:** LARGE VERNAL POOL, WITH A LARGE POPULATION GROWING WITHIN THE VERNAL POOL. GROWING ON WHITNEY SANDY LOAM IN THE CENTER OF VERNAL POOL. ASSOCIATED WITH ERYNGIUM, PSILOCARPHUS BREVISSIMUS, PLAGIOBOTHRYIS SP., AND CRYPISIS SCHOENOIDES.

**General:** ABOUT 500 PLANTS OBSERVED IN 2017

**Owner/Manager:** PVT

<b>Occurrence No.</b>	68	<b>Map Index:</b> B1458	<b>EO Index:</b> 113365	<b>Element Last Seen:</b>	2017-06-21
<b>Occ. Rank:</b>	Fair		<b>Presence:</b> Presumed Extant	<b>Site Last Seen:</b>	2017-06-21
<b>Occ. Type:</b>	Natural/Native occurrence		<b>Trend:</b> Unknown	<b>Record Last Updated:</b>	2018-11-19

**Quad Summary:** Lanes Bridge (3611987)

**County Summary:** Madera

<b>Lat/Long:</b>	36.94385 / -119.78149	<b>Accuracy:</b>	80 meters
<b>UTM:</b>	Zone-11 N4092259 E252305	<b>Elevation (ft):</b>	410
<b>PLSS:</b>	T11S, R20E, Sec. 27, SW (M)	<b>Acres:</b>	5.0

**Location:** ABOUT 1.6 AIR MILES NNE OF THE INTERSECTION OF HIGHWAY 41 AND AVENUE 12, WEST OF THE SAN JOAQUIN RIVER.

**Detailed Location:** MAPPED ACCORDING TO 2017 DELONG COORDINATES, IN THE NW 1/4 OF THE SW 1/4 OF SECTION 27.

**Ecological:** LARGE, DEEP VERNAL POOL. POOL HAS BEEN HEAVILY GRAZED AND TRAMPLED. OTHER DOMINANT SPECIES INCLUDE PILULARIA AMERICANA, PSILOCARPHUS BREVISSIMUS. CO-OCCURS WITH CASTILLEJA CAMPESTRIS SSP. SUCCULENTA, THOUGH NOT DURING SAME SEASON.

**General:** 12 INDIVIDUALS OBSERVED IN 2017. MOST INDIVIDUALS SHOW SIGNS OF HERBIVORY.

**Owner/Manager:** PVT

December 13, 2021

Mr. Jared Carter  
Deputy Public Works Director  
Madera County  
200 West 4<sup>th</sup> Street, Suite 3100  
Madera, CA 93637

Via Email Only: [jcarter@maderacounty.com](mailto:jcarter@maderacounty.com)

**Subject: Letter for the Soccer Training Field (Project) at the Northeast Corner of Road 40 and Avenue 10 in Madera County (JLB Project 030-008)**

Dear Mr. Jared Carter,

JLB Traffic Engineering, Inc. (JLB) hereby submits this Letter in support of the Practice Soccer Field (Project) on the northeast corner of Avenue 10 and Road 40 in the County of Madera. The Project proposes to develop a soccer training field on an existing 43.91-acre parcel.

### ***Project Operations***

According to information provided to JLB, the soccer training field will not have league play, tournaments, incidental spectators, or visitors. Based on information provided to JLB, teams including all personnel are typically comprised of thirty (30) people that travel to practice facilities with heavy carpooling rates. The home team carpools at a rate of 3.33 persons/car, while visiting teams transport their personnel in a single bus. As the field will be strictly used for practice, a trip generation based on ITE land use rates would be an overestimation of the traffic that is projected to be yielded by the Practice Soccer Field and as a result the trip generation based on the Project's operations should be utilized instead.

### ***Project Trip Generation***

The Institute of Transportation Engineers (ITE) Land Use Code 488 for Soccer Complexes calculated with a single field is estimated to generate approximately 71 daily trips, 2 AM Peak Hour trips, and 17 PM Peak Hour trips. Based on the operations of the Project, it is unlikely this amount traffic is achieved by the Project. The Project is estimated to generate approximately 10 peak hour trips and 20 daily trips during the weekday. This trip generation was created based on operations and carpooling rates as described in the project operations provided by Fresno Fuego staff. In the project operations, it was stated that the 30-person home team would require 9 vehicles to transport the team to the Project while the visiting team would require just one vehicle, a bus. Lastly, it is important to mention that only one practice will occur at a time, practice times are sporadic and that the peak hours of the generator are likely to occur outside the typical 7-9 am and 4-6 pm peak periods.



[www.JLBtraffic.com](http://www.JLBtraffic.com)  
info@JLBtraffic.com

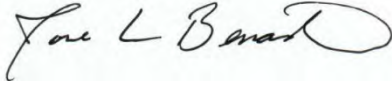
516 W. Shaw Ave., Ste. 103  
Fresno, CA 93704  
(559) 570-8991

Mr. Jared Carter - Madera County  
Soccer Field Letter (JLB Project No. 030-004)  
December 13, 2021

In conclusion, the trip generation anticipated to be yielded by the practice field is de minimis and, as a result, a traffic impact analysis should not be necessary. Therefore, JLB does not recommend the preparation of a traffic study beyond the information which is included in this technical letter.

If you have any questions or require additional information, please contact me by phone at (559) 317-6249, or via email at [jbenavides@jlbtraffic.com](mailto:jbenavides@jlbtraffic.com).

Sincerely,



Jose Luis Benavides, P.E., T.E.  
President

\\server\data\01 Projects\030 Madera County\030-004 Soccer Complex TIA\Practice Fields\L12132021 Soccer Fields (030-004).docx



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516 W. Shaw Ave., Ste. 103  
Fresno, CA 93704  
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April 8, 2022

**VIA HAND DELIVERY**

Mr. Matthew Treber  
Planning Director  
Madera County Planning Department  
200 West 4th Street, Suite 3100  
Madera, California 93637

**Re: Comments on Proposed Project – 210’ x 330’ Soccer Training Field  
Madera County APN # 049-054-002  
Zoning Permit ZP#2021-012 and  
Draft Mitigated Negative Declaration MND #2022-04**

Dear Mr. Treber:

Our office represents Brickyard Business Park Association, Inc., (“Brickyard”) a nonprofit mutual benefit corporation made up of members who own properties located immediately adjacent to and east of site of the proposed 210 foot by 330 foot soccer training field and related facilities (the “Proposed Project”) located on Madera County Assessor’s Parcel Number (“APN”) 049-054-002 generally located at the intersection of Avenue 10 and Road 40 (the “Project Site”) identified in the Draft Mitigated Negative Declaration (MND #2022-04) and which is the subject of the upcoming public hearing before the Madera County Zoning Administrator on April 11, 2022, regarding Zoning Permit (ZP #2021-012). Brickyard appreciates that Prosperous Terra, LLC (the “Project Proponent”) has scaled down the Proposed Project from its original plan in 2020 (ZP #2020-007) to construct a FIFA-sized soccer field and bleachers for 1,000 people on the Project Site (the “Rescinded Project”), and that Madera County (the “County”) has engaged in some level of environmental review pursuant to the California Environmental Quality Act (“CEQA”) for this scaled-down Proposed Project. However, Brickyard still has some serious concerns about the Proposed Project and its environmental impacts on the surrounding community and Madera County. Please accept this letter as Brickyard’s comments timely submitted during the 21-day review period. As part of this letter, Brickyard is providing suggested Planning Director conditions, with the understanding that, even if some of the conditions are imposed, Brickyard reserves its legal rights.

**A. The Proposed Project is Not Permitted Under the Madera County Municipal Code for IL-Zoned Districts**

It is our understanding that the Project Site is currently zoned IL – Industrial, Urban or Rural, Light District, pursuant to Chapter 18.42 of the Madera County Municipal Code (“MCMC”). A recreational facility – such as the Proposed Project – is not a Permitted Use, nor a use allowed with either a Zoning Permit or even a Conditional Use Permit under MCMC § 18.42.010. This fundamental issue was raised in the letter from our office dated November 25, 2020, containing Brickyard’s appeal of the Zoning Administrator’s approval of the Rescinded Project (“Appeal”), a copy of which is attached hereto and incorporated herein for your reference as Exhibit “A”. In 2020, the County admitted that the Rescinded Project was not permitted “by-right” and we noted that IL-zoned districts “as defined in MCMC §18.42.010 only allow for three types of uses (single family dwelling, communications/wireless facility atop [or adjacent to] an existing structure, and mini-storage) under a zoning permit, none of which apply here.” To our knowledge, MCMC § 18.42.010 has not changed in the intervening year and a half since the Appeal – the Proposed Project is simply not permitted under the current zoning regime for IL-zoned districts.

MCMC § 18.88.010 restricts land uses and new construction to the uses stated for that zoning district in compliance with the MCMC. An “unclassified use” not specifically listed as a permitted use shall be considered to be prohibited except as may be otherwise specifically provided hereinafter. In case of a question as to the classification of a use, the question shall be submitted to the zoning administrator for determination” (MCMC § 18.88.020.) We urge the Zoning Administrator to reject the Proposed Project as inconsistent with the zoning requirements for IL-zoned districts.

Brickyard appreciates that altering the zoning for the Project Site would be a considerable undertaking, requiring an amendment to the County’s General Plan and a more comprehensive CEQA review; however, this is the only proper way to comply with the MCMC and CEQA. We note that MCMC § 18.94.080 conditionally permits “recreational facilities in *any agricultural district, rural mountain district, commercial district, or in an open space district* where buildings and/or structures are only a minor and incidental feature of an otherwise open space use of the land.” (Emphasis added.) Unless the zoning on the Project Site is changed, only uses permitted under MCMC § 18.42.010 should be allowed to keep the area consistent with MCMC and the neighboring IL-zoned district.

**B. The Zoning Administrator Should Reject the Application for ZP #2021-012 Because a Zoning Permit is Not Appropriate**

Even assuming that the Proposed Project would be permitted under a Zoning Permit – and it would not – Brickyard urges the Zoning Administrator to reject the application for ZP #2021-012 because the Proposed Project would not be appropriate based on 1) the compatibility



of the use to the area, 2) the satisfactory provision for parking and circulation needs, 3) the provision for drainage and sewage disposal; or 4) the provision for operational control devices where necessary to eliminate noise, dust, odor, smoke, or glare.<sup>1</sup>

First, as explained above, the zoning for the Project Site is not consistent with the proposed use as a professional practice soccer field. The Project Site is surrounded by agricultural-zoned parcels to the south and west, residential-zoned parcels to the north (in the Gateway Village Specific Plan) and another IL-zoned district immediately to the east and adjacent to the Project Site. A professional soccer field, even a practice field, and the attendant noise, nighttime lights, and increased traffic patterns are not compatible with the current uses of the surrounding area – and indeed with the different businesses on the Project Site itself. For example, there is currently an automotive repair shop on the western side of this parcel. In addition, the vacant portion in the north of the Project Site has been used as a construction debris field and for other refuse dumping ground for several years. These clearly industrial uses, all permitted in an IL-zoned district, present a fundamental mis-match with a professional soccer field that could present potential health and safety hazards to the expected visitors to the field.

Second, the proposed parking plan is clearly inadequate. The Proposed Project calls for only 10 parking spaces for the soccer field. Not only is this a disingenuous number considering there are expected to be at “approximately 30 people, including staff, coaches, players, and incidental spectators” at each of the proposed two four-hour practice sessions each day up to seven days a week<sup>2</sup>, but it is in violation of the vehicular parking space ordinance found in MCMC § 18.102.040, which requires 20 parking spaces per soccer field. Moreover, it is extremely misleading to claim that all of these visitors would be travelling by carpool and have no impact on traffic circulation issues in this area of the County. At minimum, a condition of approval should be a traffic study that more realistically studies the circulation impacts from the Proposed Project, and requirement for MCMC-required additional parking spaces (not to exceed 20 parking stalls) that more clearly reflect the true scope of the Proposed Project.

Third, there is insufficient analysis on the provision for drainage and sewage facilities for the Proposed Project. The bathroom facility for the Proposed Project will not be immediately constructed, which is simply not practical considering the soccer field may be used from 6:00 a.m. to 10:00 p.m. each and every day of the week. Irrigation of the soccer field itself is also a concern. We understand water will be piped over from a nearby agricultural well, yet there is no

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<sup>1</sup> See MCMC §§ 18.104.020 [in approving a zoning permit, the zoning administrator must consider whether use will violate the spirit or intent of the Zoning Ordinances; be contrary to the public health, safety or general welfare; be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke, odor, glare or other similar factors; or for any other reason cause a substantial adverse effect upon the property values and general desirability of the neighborhood or of the county]; 18.104.050 [determination of grant appropriateness].

<sup>2</sup> County of Madera CEQA Initial Study ZP #2021-012 Prosperous Terra, LLC (“Project IS”), p. 1.)

discussion of how the drainage will be accounted for on the Project Site, which we understand is currently vacant land with no drainage infrastructure or connection to municipal facilities.

Finally, the Proposed Project at this time includes only a chain link fence to separate the soccer field from the surrounding industrial uses. This is inappropriate given the increased noise during practice events which would occur from 6:00 a.m. to 10:00 p.m.<sup>3</sup>, and nighttime floodlights to illuminate the field. The nearby businesses, many of which operate at night, would be substantially impacted by these inconsistent uses. At minimum, the Proposed Project should include a 10-foot solid wall between the Project Site and the Brickyard site, to help mitigate impacts to Brickyard's businesses.

**C. The MND #2022-04 is Inadequate Because the Related IS Significantly Underestimates the Impacts of the Proposed Project and Appears to Improperly Segment Analysis of the Proposed Project.**

In addition to the zoning issues addressed above that should preclude approval of the Proposed Project Brickyard has significant concerns regarding the adequacy of the environmental analysis in the MND #2022-04 and the underlying Initial Study ("IS"). Specifically, the analysis of groundwater impacts is severely lacking, as is the discussion of traffic impacts. Moreover, the decision to forego any analysis of sewer or sanitation systems until a later time appears to improperly segment the project.

**1. *The IS Misses Some Important Factors for Its Analysis and Therefore an MND is inappropriate.***

The County's analysis of groundwater issues is deficient because it does not address the significant overdraft present in the Madera groundwater Subbasin (DWR Bulletin 118 # 5-022.06) (the "Subbasin") as identified in the County's own Groundwater Sustainability Plan ("GSP"). The Project Site is located in an unincorporated area of Madera County – a "White Area", which is subject to the Sustainable Groundwater Management Act of 2014 ("SGMA"), as is the rest of the Madera Subbasin and the majority of the San Joaquin Valley, which has been critically overdrafted for many years. The County and the other local agencies responsible for groundwater management in the Subbasin under SGMA (termed "Groundwater Sustainability Agencies" or "GSAs") have identified a groundwater overdraft of 34,200 acre-feet ("AF") per year.<sup>4</sup> Separate from SGMA, the County also has a policy of reducing groundwater overdraft.<sup>5</sup>

<sup>3</sup> We note that the Air Quality and Greenhouse Gas Emissions Analysis Memorandum prepared by LSA states the facilities would be used until 11:00 p.m. on page 1.

<sup>4</sup> Madera County GSP, p. 2-97.

<sup>5</sup> Madera County General Plan, Policy 5.C.8 ("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.")

The County GSA is responsible for implementing SGMA within the White Areas, and has implemented a Groundwater Allocation Program, which limits lands designated as irrigated agriculture to an annual allocation of the sustainable yield of the Subbasin (that is, the amount of groundwater that can be used annually without depleting groundwater supplies), plus a decreasing allocation of the so-called “Transitional Water”. The County uses a satellite image program “Irriwatch” to measure how much water is being used by certain irrigated lands and seeks to impose significant penalties when the landowner exceeds its allocation.<sup>6</sup> The Proposed Project states that the water for irrigating the soccer field will be piped in from an unidentified agricultural well. This could be a potential violation of the County’s Groundwater Allocation Program by using a portion of an irrigated parcel’s groundwater allocation to a non-irrigated lands parcel. In any event, the entire impact is under-analyzed, and the IS is inadequate because it fails to take into account or address the significant groundwater issues currently present in the Subbasin.

Similarly, SGMA requires GSAs, such as the County, to monitor, and in some cases, address, groundwater quality issues. The IS does not address nor seek to mitigate any groundwater quality issues from water runoff from the field in a parcel with a long history of significant environmental issues from historical and existing land uses, as identified in the 2021 Phase I Environmental Assessment Report prepared by Paul Humphrey, EP (“Humphrey ESA”). More importantly, the Humphrey ESA analyzes soil sampling data from a prior 2006 Phase II ESA prepared under different circumstances, from only a small portion of the Project Site, and from 2006 (“Krazan ESA”). This is a significant deficiency in the IS that must be corrected. As the Phase I noted, there has been ceramic and brick facilities, construction debris dumping, and refuse pits all over various portions of the Project Site. This parcel has not been irrigated for several decades, so contaminants could be building up in the soil from these activities. We believe that a more robust Phase II Environmental Assessment, as the Humphrey ESA be conducted to determine whether there may be environmental impacts from field runoff through soils known to be contaminated with lead and TPH-CR.<sup>7</sup>

This lack of actual analysis is also present in the discussion of air quality impacts, which the IS finds less than significant. We think this is insufficient because the underlying Air Quality and Greenhouse Gas Emissions Analysis for the Proposed Fuego Madera Practice Field Project (LSA, 2021) (“Air Quality Report”), does not account for these potential contaminants in the soils during construction of the practice field or demolition of Building 1 in support of the County’s widening of Road 40.

Moreover, the Air Quality Report does not address traffic impacts from expansion of the Proposed Project, which, as we discuss further below, appears to be an attempt to misconstrue

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<sup>6</sup> The Madera County Board of Supervisors has not yet adopted a penalty schedule, but staff are currently recommending penalties of up to \$1,100.00 per AF over the allocation, to be adopted later this summer.

<sup>7</sup> Krazan 2006 Phase II Limited Environmental Assessment, pp. 3, 5.

the scope of the Proposed Project. In fact, no traffic analysis was conducted, other than a brief letter from JLB Traffic Engineering, Inc. If a traffic study *had* been prepared, it would have uncovered that the Road 10 has a dip in the road very close to the proposed entrance to the soccer field. This dip often results in flooding in the area and the County has a long history of closing access to Road 10 in anticipation of such events and for certain periods thereafter when it becomes impassible in these events. This would result in additional traffic on Road 10 and the altering of traffic patterns and access to the Project Site. Therefore, Brickyard believes that the minimal analysis of traffic and circulation impacts are insufficient for a Proposed Project that would fundamentally change the character of the area and the quantity of visitor traffic, including buses for away teams practicing on the field (a fact that was not disclosed in the main IS).

**2. *The Scope of the Proposed Project Appears to be Improperly Piecemealed.***

We further note that there is segmentation of the analysis of the Proposed Project in the IS. CEQA regulations require that “[a]ll phases of project planning, implementation and operation must be considered in the Initial Study of the project.”<sup>8</sup>

For instance, the IS improperly defers consideration of the historical importance of the Hans Sumpf property identified in the field survey conducted by Michael Lawson & Associates Archeological Specialist in November 23, 2021, by implementing Mitigation Measure 3 to consider such at a future date if demolition is being considered.<sup>9</sup> We understand that the project description states that Building 1 will be demolished as part of the Proposed Project, which appears to be one of the former Hans Sumpf buildings, identified as having potential historical significance by the County’s own consultant. Accordingly, the Proposed Project’s impacts on the historical resources should not be deferred to a later date, but must be analyzed now.

Similarly, the IS states that the Proposed Project “does not consist of septic tanks or alternative wastewater disposal systems. The applicant will be required to install a restroom within one year of operation; however, a CEQA analysis will be required prior to construction of the restroom.”<sup>10</sup> The visitors to the field who will be there for four hours or more at a time, will need a restroom in the year of beginning operations. The County cannot defer analysis of a project that is reasonably within the scope of this Proposed Project and then approve the restroom project using a lesser level of CEQA analysis.<sup>11</sup>

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<sup>8</sup> 14 CCR §15063(a)(1).

<sup>9</sup> IS p. 19.

<sup>10</sup> *Id.*, at p. 24.

<sup>11</sup> See *Christward Ministry v. Superior Court* (1986) 184 Cal.App.3d 180 (concluding that “the City impermissibly ‘chopped up’ the project into at least three separate projects,” noting that two of the “allegedly ‘speculative’ future projects were, in fact, approved within seven months” of the lead project).

**D. Proposed Director Conditions**

To be clear, Brickyard strongly asserts that the Proposed Project should not be approved via zoning permit, and maintains that the County has not properly reviewed the Proposed Project under CEQA. If, however, the County seeks to cure some of these deficiencies, if it is at all possible, and in addition to other conditions that may be imposed by the County, Brickyard requests the following conditions of approval: (i) at minimum, the Proposed Project should include a 10-foot solid wall in between the Project Site and the Brickyard site (beginning at Avenue 10 and expanding to the northern most point of Brickyard), to help mitigate the Proposed Project's impacts to Brickyard's businesses; (ii) a traffic study that more realistically studies the circulation impacts caused by the Proposed Project; (iii) the expansion of parking to no more than twenty (20) parking stalls; (iv) improvements to Avenue 10 to completely eliminate the pooling of storm and other waters; and (v) the recordation of a restrictive covenant prohibiting the subject parcels from enlarging the complex or changing the use of the fields beyond the Proposed Project to a greater use, such as the Rescinded Project, except that the subject parcels may be developed in a manner consistent with the other industrial uses of the surrounding neighborhood. If conditions are imposed, Brickyard would appreciate an appropriate amount of time to properly evaluate such conditions by the Planning Director prior to any hearing.

**E. Conclusion**

For all of the foregoing reasons, we strongly disagree that this Proposed Project could or should be approved via a zoning permit. Moreover, there are significant inadequacies in the environmental review pursuant to CEQA. Again, while we appreciate that the Proposed Project is reduced in scale as compared to the Rescinded Project, we have concerns that the Project Proponent is using this smaller project as a "foot-in-the-door" to ultimately construct a larger and more impactful soccer stadium. We remain deeply concerned that the Project Proponent really intends to develop its original concept (the Rescinded Project) for this site. If our suspicions are inaccurate, then the Project Proponents should find Brickyard's proposed conditions to be acceptable. Irrespective of the Project Proponent's true intent, the law requires that it follow the process, which includes *at minimum*, a rezone of the parcel, and a more robust environmental review, perhaps consisting of a full environmental impact report. If the County violates its own ordinances and CEQA, this would unfortunately leave the Brickyard with no choice but to pursue litigation against the County and the Project Proponent, as the Real Party in Interest.

Mr. Matthew Treber  
April 8, 2022  
Page 8

We appreciate the opportunity to comment on the ZP #2021-012 and the related environmental documents, but request that Project Proponent and the County comply with the County's zoning requirements and with CEQA.

Very truly yours,



Kenneth J. Price  
BAKER MANOCK & JENSEN, PC

KJP:JSJ  
Enclosure  
cc: Brickyard Business Park Association, Inc.



March 18, 2022

RE: SUPPORT OF FUEGO PRACTICE FACILITY

To Whom It May Concern:

At the March 10, 2022 meeting, the Madera County Economic Development Commission Executive Committee voted to support the Fuego practice facility project proposed at Road 40 and Ave. 10 in Madera County.

This facility would create a significant asset to the county as there is an overwhelming need for facilities to allow teams to practice and for youth soccer programs in the area.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bobby Kahn".

Bobby Kahn  
Executive Director

*"Madera County, The Perfect Location"*





May 13, 2022

Prosperous Terra, LLC – Mejorado, Olidia  
4460 W. Shaw Ave, Suite 237  
Fresno, CA 93722

RE: Zoning Permit (ZP #2021-012)  
APN# 049-054-002  
Construction of one soccer training field.

Dear Mrs. Mejorado:

On May 9, 2022, the Madera County Zoning Administrator held a public hearing to consider your request for a Zoning Permit (ZP #2021-012) to allow construction of one 210'x330' FIFA training field, parking area, driveway, and ancillary facilities. The practice field would be permitted to use up to two 4-hour practice sessions per day between the hours of 6:00 am to 10:00 pm and will be used up to 7 days per week. An 8-foot by 24-foot soccer goal net will be permanently installed on the south end of the soccer training field.

Zoning Permit (ZP #2021-012) was approved subject to the following conditions:

1. The Subject Property shall be allowed to operate one 210' x 330' foot soccer training field under the conditions identified in Zoning Permit 2021-012 and uses authorized in the Madera County Municipal Code Chapter 18.42.010 land use regulations for IL (Industrial, Urban or Rural, Light) District. Any future projects on the Subject Property will be required to go through the proper entitlement process and appropriate CEQA analysis.
2. The Conditions outlined in Zoning Permit 2021-012 shall apply to APN: 049-054-002 and will still be in effect if the transfer of ownership occurs.
3. All proposed driveway approach must be designed per county standard ST-24B for commercial use, unless approved otherwise.
4. Provide a 20-space parking area Per the Madera County Municipal Code 18.102.040
5. The developer is conditioned to convey to the County, by offer of dedication in fee, additional right of way on the fronting public road as required for the planned future width and to satisfy the designated roadway classifications on Avenue 10 and Road 40.
  - Avenue 10 is designated as a 4-lane primary roadway according to the 2006 Riverstone Specific Plan with 106-ft road right of way or 53 feet on each side the road centerline to its ultimate right of way. Currently there is an existing 20-ft wide







road right of way along the north side of Avenue 10. The applicant/developer is required to dedicate the additional 33 more feet along Avenue 10 for the entire length of the parcel for future road improvements.

- Road 40 is designated to have a 116-ft road right of way or 58 feet on each side of road centerline to its ultimate right of way. There isn't any existing road right of way along the east side of Road 40. Therefore, the applicant/developer is required to dedicate the needed 58 feet of land for the entire length of the parcel for future road improvements.
6. The developer is to provide installation of frontage improvements include, but not limited to, installation of curb & gutter, sidewalk, pavement widening, signs, pavement striping, and drainage facility. Curbs are generally placed to coincide with the ultimate width of the road and pavement is widened to adjoin the new curb. A traffic impact analysis or evaluation based on what's being proposed at this point will help to demonstrate as to when these road improvements are needed to be in place on Avenue 10 and on Road 40.
  7. Encroachment permit will be required prior to commencing any work within the road right of way.
  8. Except as approved and permitted by the County, all appurtenances such as fences along with private signs, shall be located outside of the public road right of way.
  9. Permanent restroom facilities will be required. EH will temporarily allow up to one (1) year the use of mobile portable toilets that can provide handwash stations. A service contract from a license septic hauler is required for maintaining the portable toilets for the one year or until a permanent restroom facility is built and approved.
  10. All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. All Onsite Wastewater Treatment System(s) calculation shall be sized by anticipated average daily load.
  11. Applicant will be required to complete a population determination questionnaire to determine if the project would be subject to become a public water system. The water well(s) to be used on site for this project, may be approved and permitted by this Division and will be subject to regulations as a "Public Water System". "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program





(DWP) Standards. The creation of New Public Water systems is required to comply with Senate Bill (SB) 1263.

12. Solid waste collection with sorting for recycle, and garbage is required.
13. No food service is allowed.
14. During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department.
15. The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.
16. Submit to the San Joaquin Valley Air Pollution Control District (SJVAPCD) an application for Authority to Construct.
17. Submit an Air Impact Assessment (AIA) application to the SJVAPCD prior to applying for a building permit through the County of Madera
18. No amplified noise will be allowed
19. For the purposes of one (1) practice soccer field to be utilized only between the hours of 6:00 a.m. and 10:00 p.m. to be used no more than seven (7) times per week for four (4) hour increments for professional soccer players on the Fresno Fuego soccer team, necessary staff, and limited "away-team" soccer players and necessary staff as otherwise described in an approved Zoning Permit issued by the County for a period of no less than five (5) years Install and maintain one (1) or more security cameras on the Subject Property for the entire Term to ensure the Subject Property and the Project remains safe for the general welfare of the owners, occupants, licensees, invitees, and neighboring properties.
20. No more than thirty (30) people may be on the Subject Property at any given time.

If you have any questions, please contact me at the Planning Department (559) 675-7821.

Sincerely,

  
Jamie Bax  
Director of Community and  
Economic Development



May 24, 2022

**VIA HAND DELIVERY AND ELECTRONIC MAIL**

Mr. Matthew Treber  
Planning Director/Zoning Administrator  
Madera County Planning Division  
200 West 4th Street, Suite 3100  
Madera, California 93637  
E-mail: [matthew.treber@maderacounty.com](mailto:matthew.treber@maderacounty.com)

**Re: Notice of Appeal – Zoning Permit (ZP#2021-012)  
APN# 049-054-002  
Prosperous Terra, LLC  
210' x 330' Soccer Training Field and Related Structures  
Project at Avenue 10 and Road 40**

Dear Mr. Treber:

As you know, our office represents Brickyard Business Park Association, Inc. (the “Appellant”), which is nonprofit mutual benefit corporation made up of members who own properties located near and which are impacted by the recently approved Zoning Permit (ZP#2021-012), which permits Prosperous Terra, LLC (the “Project Proponent”) to build and construct a 210' x 330' FIFA practice soccer field on APN# 049-054-002 (the “Project Site”) located at the intersection of Avenue 10 and Road 40 in Madera County (collectively, the “Project”). Our office is in receipt of the letter dated May 13, 2022, notifying Appellant of the approval of the issuance of the Zoning Permit for the Project, which is attached to and incorporated herein.

Madera County Municipal Code (“County Code”) 18.108.080 states that interested parties may file an appeal within fifteen (15) days after the date of the public hearing. Due to the proximity of the Project to the Appellant’s members’ properties and the impact on the surrounding area, including, but not limited, traffic that will be generated to and from the project site on a daily basis and during the practice games, the approval of the Zoning Permit directly impacts my client’s operations and it is otherwise beneficially interested in the outcome of the County of Madera’s (the “County”) decision. Please accept this letter as a formal appeal of your decision in approving the Zoning Permit #2021-012 and request that this appeal be set for a hearing before the Madera County Planning Commission.

Since 2020, when the Project Proponent originally proposed a full-sized FIFA soccer field and bleachers for thousands of people on the Project site, my client's members have been concerned about the impacts of the recreational facilities on the industrial and commercial uses in the Brickyard Business Park – and vice versa. My client does not want to be exposed to potential liability associated with the inconsistent neighboring recreational use of the Project. While we appreciate that the Project Proponent and the County have gone back to the drawing board and performed some basic environmental review and imposed certain operational conditions, the consideration of and recent approval of Zoning Permit #2021-012 has generated significant concern among my client's members over the adequacy of such environmental review of the Project, as well as legitimate concerns that the Project as currently proposed is merely a “foot in the door” ultimately leading to multiple soccer fields and associated infrastructure and visitors that would be incompatible with the current Industrial, Urban or Rural, Light District (“IL”) zoning of the Project site.

As set forth in more detail below, the use of a Zoning Permit to allow this Project to be built is inappropriate under the applicable sections of the County Code. The current approval is particularly inappropriate where the character of the Project is not properly classified as being within the permitted uses, nor defined uses allowed with a Zoning Permit, nor any uses that might even be allowed with a conditional use permit in this area that is zoned as Industrial, Urban or Rural, Light District as defined in MCMC § 18.42.010. Fundamentally, this Project does not match the character of the surrounding neighborhood.

The Zoning Administrator's approval also violates the California Environmental Quality Act's (“CEQA”) prohibition against piecemealed/segmented review of a project. CEQA defines a project as “the whole of an action, which has a potential for resulting in either a direct physical change to the environment, or a reasonably foreseeable indirect physical change in the environment.”<sup>1</sup> Here, the Project Proponent has explicitly stated to Appellant's attorneys its intentions to build multiple soccer fields on the Project Site resulting in significantly greater environmental impacts than those contemplated in the current Project's Initial Study and Mitigated Negative Declaration. To permit a smaller-scaled version of this Project to go forward while failing to evaluate the cumulative impacts, or deferring such analysis until later phases of the Project despite knowing the Project Proponent's true intentions is a classic piecemealing/segmentation in violation of CEQA's requirement that “all phases of project planning, implementation, and operation” be considered when assessing environmental review for a project.<sup>2</sup>

By this letter, we request that the Madera County Planning Commission overturn the approval of the issuance of a Zoning Permit for the Project. At a minimum, Planning Commission should reverse the approval on the basis that this is not a “by right” use of the property zoned as

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<sup>1</sup> CEQA Guidelines § 15378, subd.(a).

<sup>2</sup> *Id.* at §15063, subd. (a)(1).

Industrial, Urban or Rural, Light District with a ministerial approval procedure, and the use of the Zoning Permit is inappropriate for the Project. Further, a number of inadequacies in the CEQA environmental review for the Project compel the decision of the Zoning Administrator to be reversed to conduct additional environmental review. Appellant stands firm that if the Project is going to move forward, the parcel must be rezoned to properly accommodate the proposed development and take all past, present, and reasonably foreseeable environmental impacts into account.

**I.**  
**BASIS OF APPEAL AND OBJECTIONS TO THE  
APPROVAL OF THE PROJECT**

**1. The Approval of the Project with a Zoning Permit is Inconsistent with the Madera County Code.**

***A. A Zoning Permit is Not Authorized under the County Code for this Recreational Project.***

The Project Site is currently zoned IL – Industrial, Urban or Rural, Light District. As defined in the County Code § 18.42.010, IL-zoned districts only allow for three types of uses allowed by a Zoning Permit (single family dwelling, communications/wireless facility atop an existing structure, & mini-storage), none of which apply here. Permitted uses include light industrial uses and general commercial establishment, among other more specific uses.<sup>3</sup> Appellant understands that the Zoning Administrator has some discretion under County Code § 18.04.220 to interpret what a “similar” commercial use and establishment might be; however, even if such a broad interpretation applies to this specifically non-commercial facility (e.g., the County’s condition of approval #13 for the Project states that “[n]o food service is allowed” and only team members, critical staff, and incidental spectators will be authorized on the Project site), we are unclear why a Zoning Permit would be requested for such an allegedly “permitted use”.

It would be similarly inappropriate to approve the Project through a conditional use permit as none of the uses set forth in County Code § 18.42.010(c) would apply to the Project. Arguably, the closest analog set forth in the County Code to the Proposed Project would be “Private clubs and outdoor recreational facilities” set forth in County Code § 18.94.080. This section applies to districts “where buildings and/or structures are only a minor and incidental feature of an otherwise open space use of the land”. Notably, this type of comparable use is **not** specified as a use allowed under any circumstances in the IL-zoned District as defined in County Code § 18.42.010. Such a use is permissible with a conditional use permit in a property zoned as Commercial, Rural, Restricted pursuant to County Code § 18.38.010, which of course is not applicable to the subject

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<sup>3</sup> County Code § 18.42.010A.

property. This shows why the Project Site should be rezoned if such a non-conforming use is to be allowed here.

The bottom line is that the approach taken by the County here is entirely inconsistent with the authority vested in it pursuant to the applicable provisions of the County Code and as such must be overturned. Attempting to justify the approval by arguing that the Zoning Administrator had discretion to determine that the Project was within the definition of a permitted use under the applicable zoning statute is not only inconsistent with the reality of how the decision was made, but constitutes an inappropriate attempt to backfill and justify its decision. Stated another way, if the Zoning Administrator believed he had such discretion, then the County would not have required the Zoning Permit in the first place. The County cannot now simply ignore the reality and effects of its prior decisions because it is no longer convenient to do so when faced with opposition.

**B. *The Project is Not Consistent with Zoning Permit Requirements under the County Code.***

Even assuming *arguendo* the Project would be permitted under a Zoning Permit – which it would not – Appellant urges the Planning Commission to rescind the approval of ZP #2021-012 because the Project would not be appropriate based on 1) the compatibility of the use to the area, 2) the satisfactory provision for circulation needs, 3) the provision for drainage; or 4) the provision for operational control devices where necessary to eliminate noise, dust, odor, smoke, or glare.<sup>4</sup>

First, as explained above, the zoning for the Project Site is not consistent with the proposed use as a professional practice soccer field. The Project Site is surrounded by agricultural-zoned parcels to the south and west, residential-zoned parcels to the north (in the Gateway Village Specific Plan) and another IL-zoned district immediately to the east and adjacent to the Project Site. A professional soccer field, even a practice field, and the attendant noise, nighttime lights, and increased traffic patterns are not compatible with the current uses of the surrounding area – and indeed with the different activities currently on the Project Site itself. For example, there is currently an automotive repair shop on the western side of this parcel. In addition, the vacant portion in the north of the Project site has been used as a construction debris field and for other refuse dumping ground for several years. These clearly industrial uses, all permitted in an IL-zoned district, present a fundamental mis-match with a professional soccer practice field that could present potential health and safety hazards to the expected visitors to the field.

<sup>4</sup> See MCMC §§ 18.104.020 [in approving a Zoning Permit, the zoning administrator must consider whether use will violate the spirit or intent of the Zoning Ordinances; be contrary to the public health, safety or general welfare; be hazardous, harmful, noxious, offensive or a nuisance by reason of noise, dust, smoke, odor, glare or other similar factors; or for any other reason cause a substantial adverse effect upon the property values and general desirability of the neighborhood or of the county]; 18.104.050 [determination of grant appropriateness].

Second, neither the County nor the Project Proponent prepared a traffic study related to the Project. The Project is estimated to involve the presence of approximately 30 people for each 4-hour practice session twice a day, plus buses full of away-team players at times. It is extremely misleading to claim that all of the proposed visitors to the Project site would be travelling by carpool and have no impact on traffic circulation issues in this area of the County. In fact, the County's conditions of approval for the Project include significant driveway improvements, 20 parking spots, dedications of rights of way for both Avenue 10 and Road 40 to expand the roads, and frontage improvements such as curbs and sidewalks. Clearly, there are intended to be traffic and circulation impacts based on reasonably foreseeable future projects. Again, the Project Proponent has indicated that they intend to construct multiple practice fields on the property, which will certainly increase traffic coming to and from the Project Property. At minimum, this requires a reversal of the approval of the Zoning Permit to conduct a traffic study that more realistically studies the circulation impacts from the Project and more clearly reflects the true scope of the Project.

Third, there is insufficient analysis on the provision for drainage for the Project. Irrigation of the soccer field is a concern. We understand water will be piped over from a nearby agricultural well, yet there is no discussion of how the drainage will be accounted for on the Project site, which we understand is currently vacant land with no drainage infrastructure or connection to municipal facilities; but with a known history of business activities involving hazardous substances (e.g., historic tile manufacturing plant, boat construction facilities, construction and other debris dumping, and the current automotive repair shop).

Finally, the Project at this time includes only a chain link fence to separate the soccer field from the surrounding industrial uses. This is inappropriate given the increased noise during practice events which would occur from 6:00 a.m. to 10:00 p.m. (or 8:00 p.m. in the winter)<sup>5</sup>, and nighttime floodlights to illuminate the field. The nearby businesses, many of which operate at night, would be substantially impacted by these inconsistent uses. At minimum, the Project should include a 10-foot solid wall between the Project site and the Appellant's business park, to help mitigate impacts to Appellant's businesses.

For the foregoing reasons, we would ask that the Madera County Planning Commission reverse the prior decision of the Zoning Administrator and rescind the previously approved Zoning Permit concerning the Project.

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<sup>5</sup> We note that the Air Quality and Greenhouse Gas Emissions Analysis Memorandum prepared by LSA states the facilities would be used until 11:00 p.m. on page 1.

2. **The Environmental Analysis Underlying the Approval of the Zoning Permit #ZP2021-012 Was Inadequate and Violates CEQA By Improperly Segmenting Analysis of the Project.**

Even if the Madera County Planning Commission were to somehow determine that the approval of the Project through the use of a Zoning Permit was consistent with and/or allowed under the County Code, the approval must still be rescinded on the basis that it violates CEQA. Appellant has significant concerns regarding the adequacy of the environmental analysis in the MND #2022-04 and the underlying Initial Study (“IS”) for the Project. Specifically, the analysis of groundwater impacts is severely lacking, as is the discussion of traffic impacts. Moreover, the decision to forego any analysis of sewer or sanitation systems until a later time appears to improperly segment the project.

A. ***The IS Misses Important Factors for Its Analysis and Therefore an MND is Inappropriate.***

The County’s analysis of groundwater issues is deficient because it does not address the significant overdraft present in the Madera groundwater Subbasin (DWR Bulletin 118 # 5-022.06) (the “Subbasin”) as identified in the County’s own Groundwater Sustainability Plan (“GSP”). The Project Site is located in an unincorporated area of Madera County – a “White Area”, which is subject to the Sustainable Groundwater Management Act of 2014 (“SGMA”), as is the rest of the Madera Subbasin and the majority of the San Joaquin Valley, which has been critically overdrafted for decades. The County and the other local agencies responsible for groundwater management in the Subbasin under SGMA (“Groundwater Sustainability Agencies” or “GSAs”) have identified a groundwater overdraft of 34,200 acre-feet (“AF”) per year.<sup>6</sup> Separate from SGMA, the County also has a policy of reducing groundwater overdraft.<sup>7</sup> The County GSA is responsible for implementing SGMA within the White Areas, and has implemented a Groundwater Allocation Program, which limits lands designated as irrigated agriculture to an annual allocation of the sustainable yield of the Subbasin (that is, the amount of groundwater that can be used annually without depleting groundwater supplies), plus a decreasing allocation of the so-called “Transitional Water”. The County uses a satellite image program “Irriwatch” to measure how much water is being used by certain irrigated lands and seeks to impose significant penalties when the landowner exceeds its allocation.<sup>8</sup> The Project description states that the water for irrigating the soccer field will be piped in from an unidentified agricultural well. This could be a potential violation of the County’s Groundwater Allocation Program by using a portion of an irrigated

<sup>6</sup> Madera County GSP, p. 2-97.

<sup>7</sup> Madera County General Plan, Policy 5.C.8 (“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.”)

<sup>8</sup> The Madera County Board of Supervisors has not yet adopted a penalty schedule, but staff are currently recommending penalties of up to \$1,100.00 per AF over the allocation, to be adopted later this summer.



parcel's groundwater allocation to a non-irrigated lands parcel. In any event, the entire impact is under-analyzed, and the IS is inadequate because it fails to take into account or address the significant groundwater issues currently present in the Subbasin.

Similarly, SGMA requires GSAs, such as the County GSA, to monitor, and in some cases, address, groundwater quality issues.<sup>9</sup> The IS does not address nor consult with the County GSA to seek to mitigate any groundwater quality issues from water runoff from the field in a parcel with a long history of significant environmental issues from historical and existing land uses, as identified in the 2021 Phase I Environmental Assessment Report prepared by Paul Humphrey, EP ("Humphrey ESA"). More importantly, the Humphrey ESA analyzes soil sampling data from a prior 2006 Phase II ESA prepared under different circumstances, from only a small portion of the Project Site, and from 2006 ("Krazan ESA"). This is a significant deficiency in the IS that must be corrected. As the Phase I noted, these has been ceramic and brick facilities, construction debris dumping, and refuse pits all over various portions of the Project Site. This parcel has not been irrigated for several decades, so contaminants could be building up in the soil from these activities. Appellant maintains that a more robust Phase II Environmental Assessment, as the Humphrey ESA be conducted to determine whether there may be environmental impacts from field runoff through soils known to be contaminated with lead and TPH-CR.<sup>10</sup>

This lack of actual analysis is also present in the discussion of air quality impacts, which the IS finds less than significant. We think this is insufficient because the underlying Air Quality and Greenhouse Gas Emissions Analysis for the Proposed Fuego Madera Practice Field Project (LSA, 2021) ("Air Quality Report"), does not account for these potential contaminants in the soils during construction of the practice field or demolition of Building 1 in support of the County's widening of Road 40.

Moreover, the Air Quality Report does not address traffic impacts from expansion of the Project, which, as we discuss further below, appears to be an attempt to misconstrue the scope of the Project. In fact, no traffic analysis was conducted, other than a brief letter from JLB Traffic Engineering, Inc. If a traffic study *had* been prepared, it would have uncovered that Road 10 has a dip in the road very close to the proposed entrance to the soccer field. This dip often results in flooding in the area and the County has a long history of closing access to Road 10 in anticipation of such events and for certain periods thereafter when it becomes impassible in these events. This would result in additional traffic on Road 10 and the altering of traffic patterns and access to the Project Site. The conditions of approval, including condition number 5, do not require the Project Proponent to address the road conditions along Avenue 10. Therefore, Appellant maintains that the minimal analysis of traffic and circulation impacts are insufficient for a Project that would

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<sup>9</sup> See e.g., Wat. Code § 10726.2, subd. (e) ["A groundwater sustainability agency may... Transport, reclaim, purify, desalinate, treat, or otherwise manage and control polluted water, wastewater, or other waters for subsequent use in a manner that is necessary or proper to carry out the purposes of this part."]

<sup>10</sup> Krazan 2006 Phase II Limited Environmental Assessment, pp. 3, 5.

fundamentally change the character of the area and the quantity of visitor traffic, including buses for away teams practicing on the field (a fact that was not disclosed in the main IS).

***B. The County's approval of the Project violates CEQA's prohibition against piecemealing/segmentation.***

Appellant further notes that there is segmentation of the analysis of the Project in the IS, and evident in the conditions of approval for the Project. CEQA regulations require that “[a]ll phases of project planning, implementation and operation must be considered in the Initial Study of the project.”<sup>11</sup> Under CEQA, a project is defined as the “whole of an action” with the potential to physically change the environment.<sup>12</sup> CEQA prohibits a development proposal from being divided into several segments, each viewed in isolation from the others, for purposes of CEQA analysis.<sup>13</sup> Stated another way, “CEQA forbids ‘piecemeal’ review of the significant environmental impacts of a project” and “[t]his standard is consistent with the principle that ‘environmental considerations do not become submerged by chopping a large project up into many little ones—each with a minimal impact on the environment—which cumulatively may have disastrous consequences.’”<sup>14</sup> Consideration must be given to the **total effects of the entire proposal**, both immediate and future, including all reasonably foreseeable future projects, expansion of the initial project, and other reasonably foreseeable future activities that will likely change the scope or nature of the initial project or its environmental effects.<sup>15</sup>

In the initial proposal from 2020, the Project Proponent proposed a three phase project and included site plans for each proposed phase. Then, the proposed project in 2020 was for an outdoor FIFA sized soccer field with 1,000 person bleachers. After the Zoning Permit approval for that iteration of the proposed Project was rescinded, the Project Proponent came back with the current Project – a single practice soccer field that did not have a plan for public restrooms, even with two (2) four (4)-hour practice sessions with up to thirty (30) people in attendance. Later, in discussions between Appellant’s counsel and the Project Proponent representatives, the Project Proponent representatives admitted that ultimately up to ten (10) soccer fields were contemplated on the

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<sup>11</sup> CEQA Guidelines § 15063, subd. (a)(1).

<sup>12</sup> *Id.* at § 15378, subd. (a).

<sup>13</sup> See *Banning Ranch Conservancy v. City of Newport Beach* (2012) 211 Cal.App.4th 1209 [extensively analyzing leading CEQA “piecemealing” cases]; see also, *East Sacramento Partnership for a Livable City v. City of Sacramento* (2016) 5 Cal.App.5th 281, 293–295 [describing “piecemealing” as “attempting to avoid a full environmental review by splitting a project into several small projects which appear more innocuous than the total planned project”].

<sup>14</sup> *Aptos Council v. County of Santa Cruz* (2017) 10 Cal.App.5th 266.

<sup>15</sup> See, Pub. Res. Code, § 21083, subd. (b); Cal. Code Regs., tit. 14, §§ 15130, subd. (b)(1)(A), 15126, 15355, 15142, 15143; see also, *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 394–396; *Citizens Assn. for Sensible Development of Bishop Area v. County of Inyo* (1985) 172 Cal.App.3d 151, 165–168.

Project site. During the continued Zoning Permit hearing on May 9, 2022, the Project Proponent, through their land use consultant, denied their intent to expand the Project but their statements to Appellant's legal counsel were clear and unequivocal. The statements by the Project Proponent representatives confirms that the overall development in the current proposed Project do not address the cumulative impacts from "reasonably foreseeable future projects" that will change the scope of the initial project and its environmental effects.<sup>16</sup>

In addition, the IS improperly defers consideration of the historical importance of the Hans Sumpf property identified in the field survey conducted by Michael Lawson & Associates Archeological Specialist in November 23, 2021, by implementing Mitigation Measure 3 to consider such at a future date if demolition is being considered.<sup>17</sup> We understand that the Project description states that Building 1 will be demolished as part of the Project, which appears to be one of the former Hans Sumpf buildings, identified as having potential historical significance by the County's own consultant. Accordingly, the Project's impacts on the historical resources should not be deferred to a later date, but must be analyzed now because they are "reasonably foreseeable".

Similarly, the IS states that the Project "does not consist of septic tanks or alternative wastewater disposal systems. The applicant will be required to install a restroom within one year of operation; however, a CEQA analysis will be required prior to construction of the restroom."<sup>18</sup> The visitors to the field who will be there for four hours or more at a time, will need a restroom in the year of beginning operations. The mobile portable toilets required by Condition of Approval # 9 should not deter analysis – especially if the Project is determined to be a Public Water Supplier as contemplated in Condition of Approval #11. The County cannot defer analysis of a future project that is reasonably within the scope of this Project and then approve the restroom project using a lesser level (or none at all) of CEQA analysis.<sup>19</sup>

Confusingly, the County has all but admitted in its conditions of approval for the Project that environmental analysis under CEQA is being deferred. Condition of approval # 14 states that "[d]uring the application process for County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department." This clearly violates both the intent and the letter of the law of CEQA by "chopping a large project up into many little ones—each with a minimal impact on the environment—which cumulatively may have disastrous consequences."<sup>20</sup> If the County knows that there will be

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<sup>16</sup> Cal. Code Regs., tit. 14, §§ 15355, subd. (b).

<sup>17</sup> IS p. 19.

<sup>18</sup> *Id.*, at p. 24.

<sup>19</sup> See *Christward Ministry v. Superior Court* (1986) 184 Cal.App.3d 180 (concluding that "the City impermissibly 'chopped up' the project into at least three separate projects," noting that two of the "allegedly 'speculative' future projects were, in fact, approved within seven months" of the lead project).

<sup>20</sup> *Aptos Council v. County of Santa Cruz* (2017) 10 Cal.App.5th 266.

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May 24, 2022  
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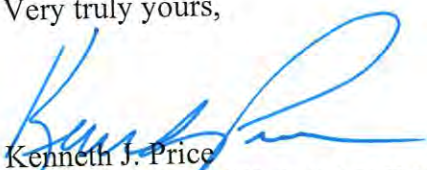
additional impacts from reasonably foreseeable activities that expand the scope of the Project, it should review them now, not defer them for later. The County cannot simply ignore these issues and proceed on a limited scope project approval with promises to address environmental impacts and legal compliance of any future expansions at some later date in time. In approving the Zoning Permit under these conditions, the County has violated CEQA's prohibition against piecemealing/segmentation and as such, the recent approval must be reversed and rescinded.

## II. CONCLUSIONS

For all of the foregoing reasons, we strongly disagree with the notion that this Project could be approved via a Zoning Permit. We further disagree with any conclusions that the approval was consistent with the requirements of CEQA. The fact remains that what the Project Proponent intends for this site is a much larger project than what was recently approved, and if the Project Proponent intends to see such a development take place on the subject property, the law requires that it follow the process, which includes at the minimum, a rezone of the property, compelling a more detailed environmental analysis (and likely a full-blown environmental impact report) to determine the environmental impacts of such a rezone and construction of the entire Project.

Without having completed the proper environmental review under CEQA, the approval of the Zoning Permit is fatally flawed and the decision of the Zoning Administrator must be reversed and any entitlements rescinded.

Very truly yours,

  
Kenneth J. Price  
BAKER MANOCK & JENSEN, PC

KJP:JSJ  
Attachment

cc: Samuel Rashe (*via e-mail only*)  
Brickyard Business Owners Association (*via e-mail only*)  
Mr. Dirk Poeschel



May 13, 2022

Prosperous Terra, LLC – Meorado, Olidia  
4460 W. Shaw Ave, Suite 237  
Fresno, CA 93722

RE: Zoning Permit (ZP #2021-012)  
APN# 049-054-002  
Construction of one soccer training field.

Dear Mrs. Meorado:

On May 9, 2022, the Madera County Zoning Administrator held a public hearing to consider your request for a Zoning Permit (ZP #2021-012) to allow construction of one 210'x330' FIFA training field, parking area, driveway, and ancillary facilities. The practice field would be permitted to use up to two 4-hour practice sessions per day between the hours of 6:00 am to 10:00 pm and will be used up to 7 days per week. An 8-foot by 24-foot soccer goal net will be permanently installed on the south end of the soccer training field.

Zoning Permit (ZP #2021-012) was approved subject to the following conditions:

1. The Subject Property shall be allowed to operate one 210' x 330' foot soccer training field under the conditions identified in Zoning Permit 2021-012 and uses authorized in the Madera County Municipal Code Chapter 18.42.010 land use regulations for IL (Industrial, Urban or Rural, Light) District. Any future projects on the Subject Property will be required to go through the proper entitlement process and appropriate CEQA analysis.
2. The Conditions outlined in Zoning Permit 2021-012 shall apply to APN: 049-054-002 and will still be in effect if the transfer of ownership occurs.
3. All proposed driveway approach must be designed per county standard ST-24B for commercial use, unless approved otherwise.
4. Provide a 20-space parking area Per the Madera County Municipal Code 18.102.040
5. The developer is conditioned to convey to the County, by offer of dedication in fee, additional right of way on the fronting public road as required for the planned future width and to satisfy the designated roadway classifications on Avenue 10 and Road 40.
  - Avenue 10 is designated as a 4-lane primary roadway according to the 2006 Riverstone Specific Plan with 106-ft road right of way or 53 feet on each side the road centerline to its ultimate right of way. Currently there is an existing 20-ft wide

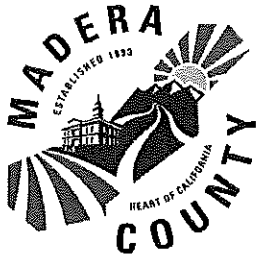




road right of way along the north side of Avenue 10. The applicant/developer is required to dedicate the additional 33 more feet along Avenue 10 for the entire length of the parcel for future road improvements.

- Road 40 is designated to have a 116-ft road right of way or 58 feet on each side of road centerline to its ultimate right of way. There isn't any existing road right of way along the east side of Road 40. Therefore, the applicant/developer is required to dedicate the needed 58 feet of land for the entire length of the parcel for future road improvements.
6. The developer is to provide installation of frontage improvements include, but not limited to, installation of curb & gutter, sidewalk, pavement widening, signs, pavement striping, and drainage facility. Curbs are generally placed to coincide with the ultimate width of the road and pavement is widened to adjoin the new curb. A traffic impact analysis or evaluation based on what's being proposed at this point will help to demonstrate as to when these road improvements are needed to be in place on Avenue 10 and on Road 40.
  7. Encroachment permit will be required prior to commencing any work within the road right of way.
  8. Except as approved and permitted by the County, all appurtenances such as fences along with private signs, shall be located outside of the public road right of way.
  9. Permanent restroom facilities will be required. EH will temporarily allow up to one (1) year the use of mobile portable toilets that can provide handwash stations. A service contract from a license septic hauler is required for maintaining the portable toilets for the one year or until a permanent restroom facility is built and approved.
  10. All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. All Onsite Wastewater Treatment System(s) calculation shall be sized by anticipated average daily load.
  11. Applicant will be required to complete a population determination questionnaire to determine if the project would be subject to become a public water system. The water well(s) to be used on site for this project, may be approved and permitted by this Division and will be subject to regulations as a "Public Water System". "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program





(DWP) Standards. The creation of New Public Water systems is required to comply with Senate Bill (SB) 1263.

12. Solid waste collection with sorting for recycle, and garbage is required.
13. No food service is allowed.
14. During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department.
15. The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.
16. Submit to the San Joaquin Valley Air Pollution Control District (SJVAPCD) an application for Authority to Construct.
17. Submit an Air Impact Assessment (AIA) application to the SJVAPCD prior to applying for a building permit through the County of Madera
18. No amplified noise will be allowed
19. For the purposes of one (1) practice soccer field to be utilized only between the hours of 6:00 a.m. and 10:00 p.m. to be used no more than seven (7) times per week for four (4) hour increments for professional soccer players on the Fresno Fuego soccer team, necessary staff, and limited "away-team" soccer players and necessary staff as otherwise described in an approved Zoning Permit issued by the County for a period of no less than five (5) years Install and maintain one (1) or more security cameras on the Subject Property for the entire Term to ensure the Subject Property and the Project remains safe for the general welfare of the owners, occupants, licensees, invitees, and neighboring properties.
20. No more than thirty (30) people may be on the Subject Property at any given time.

If you have any questions, please contact me at the Planning Department (559) 675-7821.

Sincerely,

  
Jamie Bax  
Director of Community and  
Economic Development



**Baker Manock  
& Jensen PC**  
ATTORNEYS AT LAW

November 25, 2020

Mr. Matt Treber  
Planning Director/Zoning Administrator  
Madera County  
Planning Division  
200 W. 4th St.  
STE 3100  
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**Re: Notice of Appeal – Zoning Permit (ZP#2020-007)  
APN# 049-054-002  
Prosperous Terra, LLC  
FIFA Sized Soccer Field and Bleachers for 1000 people  
Project at Avenue 10 and Road 40**

Dear Mr. Treber:

As you know, our office represents Brickyard Business Park Association, Inc. (hereinafter "Appellant"), which is nonprofit mutual benefit corporation made up of members who own properties located near and impacted by the recently approved Zoning Permit (ZP#2020-007), which authorizes Prosperous Terra, LLC (hereinafter "Project Proponent") to build and construct a FIFA-sized soccer field and bleachers for 1,000 attendees on APN# 049-054-002, generally located at the intersection of Avenue 10 and Road 40 in Madera County (hereinafter "Proposed Project").

I have reviewed the record completed to date provided to me by your office. I am informed and believe that the record provided to me constitutes the complete record that was the basis for the decision to approve the zoning permit at issue. As part of the basis for the appeal, I am incorporating the entire record provided to me herein, which is attached hereto as **Exhibit "A"**. I am also incorporating by reference any other public comments made on this project and the information that was shared at our meeting on November 20, 2020. I am informed that the entirety of our November 20, 2020 meeting was recorded for the record and should it become necessary, that meeting can be transcribed.

Your letter dated November 13, 2020 regarding the approval of the Proposed Project Zoning Permit states that "any interested person may appeal the decision of the Zoning Administrator within fifteen (15) days after the public hearing decision (5:00 PM Monday, November 30, 2020)." Due to the proximity of the Proposed Project to the Appellant's members' properties and the impact on the surrounding area, including, but not limited, traffic that will be



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generated to and from the Proposed Project site during game and practice days, the approval of the Zoning Permit directly impacts the operation of my client, which is beneficially interested in the outcome of the County's decision. Please accept this letter as Appellant's formal appeal of your decision approving the Zoning Permit #2020-007 and request that this appeal be set for a hearing before the Madera County Planning Commission.

The recent approval of Zoning Permit #2020-007 has generated significant concern among neighbors, particularly the businesses that are members of the Brickyard Business Park, about the speed, transparency, lack of notice, and no environmental review associated with the County's decision. While we are told and appreciate that the approval in this manner was done in a "business friendly" manner to accommodate the Project Proponent's compressed timeline in order to play professional soccer matches in May of 2021, and allow some public input into the Proposed Project, this accommodation is not an acceptable reason or explanation for the failures to comply in any way with the Madera County Municipal Code ("MCMC") or the California Environmental Quality Act ("CEQA").

As set forth in more detail below, the use of the zoning permit as a vehicle to allow the Proposed Project to be built is glaringly inappropriate under the applicable sections of the Madera County Municipal Code. The current approval is particularly inappropriate where the character of the of the Proposed Project is not properly classified as a permitted, defined use allowed by the zoning permit process, or even allowed by conditional use permit in this area zoned as Industrial, Urban or Rural, Light District as defined in MCMC §18.42.010. Fundamentally, the Proposed Project does not match the character of the surrounding neighborhood. The agency's Findings of Fact No. 1 admits as much where it states: "This is an extraordinary circumstance in that the applicant is proposing a unique commercial use on a light industrial zoned property." (Emphasis added.)

The Madera County Planning Division's own website characterizes a zoning permit as appropriate for projects that "...are typically minor accessory uses for a parcel such as a second dwelling unit, home occupation, or guest home." In effect, you have misapplied a process designed for development staff to approve small auxiliary projects, such as the construction of a guest house, in order shoehorn the approval of a large sporting entertainment complex on a 40-acre parcel. The modest use of the zoning permit explains why discretion is given to the Zoning Administrator instead of the review of the Proposed Project before the Planning Commission and the Board of Supervisors. It also might explain why the conditions to the Proposed Project were handed out on the day of the hearing before the Zoning Administrator, not posted well in advance for thoughtful review and consideration by those impacted by the Proposed Project, and entirely misleading about the scope and nature of the project. Collectively, this complete failure to comply with the MCMC is a mandatory basis, in and of itself, for overturning the approval.

Moreover, the approval of the zoning permit without **any** environmental review or determination by the agency that the Proposed Project is otherwise exempt from such review is a per se violation of CEQA compelling the Zoning Administrator's decision to be overturned. As discussed below, the Proposed Project is **not** exempt from such review and the failure to conduct such a review is fatal to the approval at issue here.

The Zoning Administrator's approval also violates CEQA's prohibition against piecemeal/segmented review of a project. CEQA defines a project as "the whole of an action, which has a potential for resulting in either a direct physical change to the environment, or a reasonably foreseeable indirect physical change in the environment." (CEQA Guidelines § 15378, subd.(a).) Here, the Project Proponent has explicitly stated its intentions to build a much larger project on the site with significantly greater environmental impacts. To permit a smaller scaled version of the Proposed Project to go forward without any environmental review despite knowing the Project Proponent's true intentions is a classic piecemealing/segmentation in violation of CEQA's requirement that "all phases of project planning, implementation, and operation" be considered when assessing environmental review for a project. (CEQA Guidelines §15063, subd. (a)(1).) The Zoning Administrator's haphazard attempt to condition future CEQA review when the project is expanded does not cure the violation. It makes it far worse and even less likely to stand up to judicial scrutiny.

By this letter, we request that the Madera County Planning Commission overturn the approval of the issuance of a zoning permit for the Proposed Project. At a minimum, the Planning Commission should reverse and rescind the approval on the basis that the agency has admitted that this use is not a "by right" use of the property zoned as Industrial, Urban or Rural, Light District, and the use of the zoning permit is inappropriate for the Proposed Project. Further, the approval is a patent violation of CEQA for a number of reasons, each of which compels the decision of the Zoning Administrator to be reversed. If the Proposed Project is going to move forward, the parcel must be rezoned to properly accommodate the proposed development, which should require and compel the Project Proponent to comply with the basic requirements of CEQA.

**I.**  
**BASIS OF APPEAL AND OBJECTIONS TO THE**  
**APPROVAL OF THE PROPOSED PROJECT**

**1. The Approval of the Proposed Project with a Zoning Permit is Inconsistent with the Madera County Municipal Code.**

During a meeting on November 20, 2020, with you, the Project Proponent's representatives, my clients and me, you agreed that the Proposed Project was not a "by right" use of the property under the current zoning, which was the reason for proceeding with the zoning permit application. However, as we discussed at that meeting, Industrial, Urban or Rural, Light

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District as defined in MCMC §18.42.010 allows for only three types of uses (single family dwelling, communications/wireless facility atop an existing structure, & mini-storage) under a zoning permit, none of which even remotely applies here.

MCMC §18.93.010 states that "[c]ertain 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." However, the only additional zoning permit uses allowed under MCMC §18.93 are a construction trailer/temporary contractor's office (§18.93.020), an accessory structure built prior to a primary structure (§18.93.020), and a produce stand (§18.93.040). None of these additional zoning permitted types of uses applies here.

In addition, there is no provision in MCMC §18.93.010 for zoning permits that allow the decision maker to impose conditions as deemed necessary and desirable to protect the public health, safety and welfare, as are found in MCMC §§18.92.003 and 18.92.005 for projects approved by conditional use permits. Yet, your approval is conditioned on sixteen (16) special conditions of approval for the zoning permit plus an additional seven (7) conditions related to "Environmental Health" and three (3) related to "Building and Fire Safety". Given that these conditions were applied as part of the approval of the zoning permit, despite your not having authority to include them under the relevant statute, the only reasonable conclusion to be drawn is that the approval of the Proposed Project was the unlawful byproduct of an amalgamation of the zoning permit and conditional use permit provisions. The bottom line is that the approach taken by the agency here is entirely inconsistent with the character of a zoning permit and the authority vested in the applicable provisions of the MCMC and as such must be overturned.

The argument raised at the recent meeting that the Zoning Administrator has discretion to allow the Proposed Project under the MCMC's definition of "Light Industrial uses" is immaterial at this point. Most importantly, the agency has admitted this is not a "by right" use of the property under existing zoning. The agency's decision to proceed with a zoning permit for the Proposed Project is an admission of the same. Attempting to justify the approval and failure to comply with CEQA's environmental review requirements by arguing that the Zoning Administrator had discretion to determine that the Proposed Project was within the definition of a "by right" use under the applicable zoning statute is not only inconsistent with the reality of how the decision was made, but also constitutes an inappropriate attempt to backfill and justify that decision. Stated another way, if the Zoning Administrator believed he had such discretion, then the agency would not have required the zoning permit in the first place. The agency cannot now simply ignore the reality and effects of its prior decisions because it is no longer convenient to do so when faced with opposition.

Even assuming arguendo that the agency had made such a determination, which it has not, the scope of the Proposed Project is **not** appropriately included within the definition of a

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"Light industrial use". The agency's own Findings of Fact admit that this is a "unique commercial use on a light industrial zoned property". (See, Findings of Fact No. 1.) The agency's blanket conclusion in its Findings of Fact that "[t]he requested project is similar to by right general commercial uses within a light industrial zone district therefore requiring further interpretation by the Zoning Administrator for granting decision" is unsupported by any facts in the record. (See Findings of Fact No. 2.) While the agency's Finding of Fact cites MCMC § 18.04.220 in support of that broad conclusion, the section's definitions of "General commercial establishments" contains no direct reference to any type of sports stadium/complex and none of the cited examples are remotely similar to the Proposed Project. At the recent meeting, you also admitted that the MCMC does not contain any provisions for such a facility and that the County was in the process of updating the MCMC to accommodate such potential development. Assuming that admission is true, this is all the more reason why it would be inappropriate at this time to try and shoehorn this type of project into an industrial zone where it is entirely out of character with the surrounding and existing uses.

Additionally, MCMC §18.04.295 defines "Light industrial uses" as "those trades or industries of a restrictive character, which are not detrimental to the district or to the adjoining residential areas, by reason of appearance, noise, dust, smoke or odor." Here, there are facts in the record showing concerns raised by the adjoining neighbors about the Proposed Project being out of character with the surrounding neighborhood. A 1,000 person soccer stadium, hosting games that are expected to be played mostly at night, will surely generate light, noise and dust, via the games themselves, fans, and traffic, etc., about which the neighbors have already expressed great concerns. Of course, the agency has done no environmental analysis or evaluation of the Proposed Project to contradict those concerns. It is likewise insufficient to broadly conclude that the Proposed Project will have less of an impact on the surrounding environment than a "by right" use of the property when there has been no studies to back up such a conclusion. As discussed in more detail below, such conclusions are also inconsistent with any CEQA evaluation, which requires the agency to initially consider all potential theoretical impacts of the project. As it stands, it would be inappropriate to interpret the Proposed Project as a "by right" use even if the agency had not required the Project Proponent to go through the zoning permit process.

It would be similarly inappropriate to approve the Proposed Project through a conditional use permit as none of the uses set forth in MCMC §18.42.010(c) would apply to the Proposed Project. Arguably, the closest analog set forth in the MCMC to the Proposed Project would be "Private clubs and outdoor recreational facilities" set forth in MCMC §18.94.080. This section applies to districts "where buildings and/or structures are only a minor and incidental feature of an otherwise open space use of the land". Notably, this type of comparable use is not specified as a use allowed under any circumstances in the Industrial, Urban or Rural, Light District as defined in MCMC §18.42.010. Such a use is permissible with a conditional use permit in a property zoned as Commercial, Rural, Restricted ("CRR") pursuant to MCMC §18.38.010, which of course is not applicable to the subject property. It should also be pointed out that a property

zoned as CRR under MCMC §18.38.010 also allows for an "establishment serving liquor for consumption on premises", which the Project Proponent has indicated they intend to do at the games. This type of contemplated use is noticeably absent from any uses allowed under the current zoning for the subject property. When viewed in this way, it clearly shows why the nature and character of the Proposed Project is particularly and clearly inappropriate in an industrial zoned piece of property. Industrial uses and recreational uses on top of each other are fundamentally incongruent uses and for good reason as industrial type uses often include environmental hazards that planners want to wisely segregate from the general public to avoid unnecessarily exposing the recreating public to industrial hazards.

For the foregoing reasons, we would ask that the Madera County Planning Commission reverse the prior decision of the Zoning Administrator and rescind the previously approved zoning permit concerning the Proposed Project.

**2. The Approval of a Zoning Permit for the Proposed Project with No Environmental Review or Analysis is a Clear Violation of CEQA.**

Even if the Madera County Planning Commission somehow determines that the approval of the Proposed Project through the use of a zoning permit was consistent with and/or allowed under the MCMC, the approval must still be reversed and rescinded on the basis that it blatantly violates CEQA. There has been no environmental review by the agency, nor any finding, public notice, or determination that the Proposed Project is otherwise exempt from CEQA review, which is fatal to the agency's decision.

***A. The Proposed Project was subject to CEQA review.***

As the agency is aware, CEQA applies to all discretionary, non-exempt "projects" within the meaning of CEQA. (See gen., Public Resources Code §§ 21065, 21080.) CEQA and its implementing regulations establish a three-step process or "decision tree" to ensure that public agencies inform their decisions with environmental considerations. (See, *Union of Medical Marijuana Patients, Inc. v. City of San Diego* (2019) 7 Cal.5th 1171, 1185; See also, *Muzzy Ranch Co. v. Solano County Airport Land Use Com'n* (2007) 41 Cal.4th 372, 379–380.) The first step is a jurisdictional determination that requires the agency to conduct a *preliminary review* in order to determine whether CEQA applies to a proposed activity, i.e., "whether the proposed activity constitutes a 'project' for purposes of CEQA." (*Id.*) If, upon this preliminary determination, "the proposed activity is found not to be a project, the agency may proceed without further regard to CEQA." (*Id.*)

At the second step, if the agency has determined that the proposed action is a "project" subject to CEQA, it must determine whether or not it qualifies for any statutory or categorical exemption from CEQA review, and if not the agency must go to the "third tier" of the

process and conduct an *initial study* to determine whether to prepare a Negative Declaration or Mitigated Negative Declaration or a full blown Environmental Impact Report. (*Id.*) Finally, if, based on the initial study conducted at the “third tier” of the process, the project does not qualify for some type of Negative Declaration or Mitigated Negative Declaration, the third step in the process is to prepare an EIR. After a review of the record, it appears that none of the required steps were taken by the acting agency.

1. *The Proposed Project was a "project" within the meaning of CEQA.*

Here, it does not appear that the agency undertook any preliminary review to determine if the Proposed Project was or was not subject to CEQA and there are no such findings in the record to support such a conclusion. The failure to conduct any preliminary analysis in this regard is grounds for reversing the zoning permit approval. Regardless, it is clear that the Proposed Project is a "project" within the meaning of CEQA.

A “project” is an activity undertaken or approved by a public agency that may cause a direct, or reasonably foreseeable indirect, physical change in the environment. (See, Pub. Resources Code § 21065; Cal. Code Regs., tit. 14, § 15378.) In reaffirming and explicating the test for determining whether an activity is a “project,” under CEQA, the California Supreme Court has recently stated that a proposed activity is a project if, by its general nature, the activity is capable of causing a direct or reasonably foreseeable indirect physical change in the environment. (*Union of Medical Marijuana Patients, Inc. v. City of San Diego*, supra, 7 Cal. 5th at 1197 (Emphasis added).) This determination is made without considering whether, under the specific circumstances in which the proposed activity will be carried out, these potential effects will actually occur. (*Id.*) Thus, a “reasonably foreseeable indirect physical change is one that the activity is capable, at least in theory, of causing.” (*Id.*)

The Supreme Court explained: “The somewhat abstract nature of the project decision is appropriate to its preliminary role in CEQA’s three-tiered decision tree.... . The question posed at that point in the CEQA analysis is not whether the activity will affect the environment, or what those effects might be, but whether the activity’s potential for causing environmental change is sufficient to justify the further inquiry into its actual effects that will follow from the application of CEQA.” (*Id.* at 1197-1198 (Emphasis added).) In sum, where an activity has the “potential” for “plausible” environmental effects, at least “in theory,” such potential effects meet the “reasonably foreseeable” standard and require that the activity be determined to be a CEQA “project.” Importantly, this conclusion cannot be rejected on the basis that such potential effects are “speculative” in the sense that they are unsupported (or not yet supported) by “evidence in the record” because at this point in the process—prior to any initial study or even review for exemptions—there is no “record,” as explained by the Court: “[A]t this stage of the CEQA process virtually any postulated indirect environmental effect will be ‘speculative’ in a legal sense—that is, unsupported by evidence in the record—because little or no

factual record will have been developed. A lack of support in the record, however, does not prevent an agency from considering a possible environmental effect at this initial stage of CEQA analysis. Instead, such an effect may be rejected as speculative only if ... the postulated causal mechanism underlying its occurrence is tenuous." (*Id.* at 1199-1120.)

Here, the record is clear from public comments on the Proposed Project that there are legitimate concerns about the potential for environmental impacts to the surrounding area, including, but not limited to, potential impacts from traffic, light, noise, and water drainage. These issues make clear in the record that there is "potential" for "plausible" environmental effects, at least "in theory," sufficient to meet the "reasonably foreseeable" standard and require that the Proposed Project be determined to be a CEQA "project."

The Project Proponent's "Operational/Environmental Statement Checklist" states that the property currently has 3 businesses in the existing buildings. The Project Proponent's representatives stated at the most recent meeting that those businesses would need to be removed from the property before developing the site raising questions about the impact on the environment. The same document admits that the operations will generate noise above the existing parcels in the area. When asked if the site has any archeological or historically significant areas, the Project Proponent only answered "none that we are aware of." This is hardly a factual basis to support the agency concluding with certainty that the Proposed Project may not have a direct, or reasonably foreseeable indirect, physical change in the environment for purposes of CEQA. If anything, such lack of information would suggest that there should be further environmental investigation and analysis.

Similarly, the Project Proponent's representatives indicated at the most recent meeting that despite a long history of industrial use of the subject property, there has been no Phase I environmental site assessment completed on the property. An environmental site assessment would help identify potential or existing environmental contamination on the subject property. Without a Phase I assessment, there is simply no way that the agency can conclude with certainty that the permitting of the Proposed Project would have no impact on the environment. If the site is contaminated, any construction on the site would carry the risk of spreading the contamination or exposing persons using the site to potential environmental hazards. Mitigation or remediation of the site might be necessary before any such project can proceed and only then under particular conditions to account for any such hazards. Without this information, the agency cannot blanketly conclude with any certainty, that there will be no direct, or reasonably foreseeable indirect, physical change in the environment. This lack of critical information also undermines the agency's Finding of Facts that "there are no health, safety, or welfare issues associated with the granting of this request. Conditions shall be placed to prevent any hazardous or harmful effects to the surrounding property owners." Knowing this information on the front end **before** a project is approved so that it can be factored into the approval decision and potentially mitigated is the exact reason why CEQA review exists.

2. *The approval of the zoning permit for the Proposed Project was a "discretionary" action subject to CEQA and not an exempt ministerial action.*

The approval of the zoning permit is a "discretionary project" subject to "judgment controls," within the meaning of CEQA, which refers to a project in which the public agency can use its judgment in deciding whether and how to approve or carry out the project. (See, Cal. Code Regs., tit. 14, § 15002, subd. (i); See also, *Friends of Westwood, Inc. v. City of Los Angeles* (1987) 191 Cal. App. 3d 259, 271–273 - distinguishing decision making discretion subject to CEQA from "ministerial" activity that is not.) For comparison purposes, under CEQA, "ministerial" actions and projects are those in which the agency must act in a set way under established standards, with little or no exercise of personal or subjective judgment, and such projects are not subject to CEQA. (See, Cal. Code Regs., tit. 14, §§ 15002, subd. (i), 15268, 15300.1, 15357, 15369; *Sierra Club v. Napa County Bd. of Sup'rs* (2012) 205 Cal.App.4th 162.) Here, the decision to approve the zoning permit was indisputably a discretionary action subject to CEQA, particularly where here the zoning permit was approved with a number of discretionary conditions established and required by the reviewing agency.

Likewise, the agency also cannot rely on its permitting conditions to support a conclusion that the Proposed Project is somehow now eligible for a categorical exemption. (See, *Salmon Protection and Watershed Network v. County of Marin* (2004) 125 Cal.App.4th 1098.) If anything, the permitting conditions set in the approval are substantial evidence that there will be environmental impacts that are properly subject to further environmental investigation.

3. *The agency failed to articulate any categorical exemption that might apply in its approval of the zoning permit for the Proposed Project that would justify its failure to conduct an initial study or otherwise comply with CEQA.*

At our recent meeting, the agency took the position that the Proposed Project was categorically exempt, but could not at the time cite to any categorical exemption that it relied upon in making this determination. After reviewing the record, it does not appear that there was any determination in this regard. Without a decision about which categorical exemption the County agency is relying upon, Appellant is left to speculate about which, if any, such exemptions would or could apply to the Proposed Project. It is important to note that the same broad definition of a "project", discussed in detail above, that mandates more extensive CEQA review of activities undertaken or approved by public agencies also applies in determining the scope of statutory exemptions that serve to exempt certain projects from CEQA review. (See, *County of Ventura v. City of Moorpark* (2018) 24 Cal.App.5th 377.)

To the extent that the agency is relying on the "common sense" exemption, it is important to keep in mind that such a conclusion is appropriate only where "it can be seen with



certainty” that a project will not have a significant effect on the environment. (See, Cal. Code Regs., tit. 14, § 15061, subd. (b)(3); See also, *Muzzy Ranch Co. v. Solano County Airport Land Use Com’n*, supra, 41 Cal.4th at 380; And see, *Rominger v. County of Colusa* (2014) 229 Cal.App.4th 690, 703–704 - to establish common sense exemption, burden was on lead agency county to show as a factual matter based on evidence in the record that there was no possibility that approval of subdivision project may result in significant effect on the environment.) This burden is a particularly high for any reviewing agency to meet and one where any reasonable dispute would be adjudicated in favor of a challenger. Even in on case where an environmentally beneficial project involved significant construction of artificial wetlands and a change of farmland to wildlife conservation use, a court concluded that it still did not qualify for the “common sense” exemption because the reviewing agencies failed to carry their burden of proving no possibility of a significant adverse impact existed and therefore, an initial study was required. (See, *California Farm Bureau Federation v. California Wildlife Conservation Bd.*(2006) 143 Cal. App. 4th 173, 194–196.) In this case, for all the reasons set forth above, the agency cannot meet this burden because common sense dictates that allowing development of recreational/sports complex or facility on top of a heavily used industrial site is fundamentally not a good idea.

In any event, the fact remains that no such CEQA exemption determination was made, which is ultimately fatal to the approval of the zoning permit under these circumstances.

***B. The agency's approval of the Proposed Project violates CEQA's prohibition against piecemealing/segmentation.***

Under CEQA, a project is defined as the “whole of an action” with the potential to physically change the environment. (See, Cal. Code Regs., tit. 14, § 15378, subd. (a).) CEQA prohibits a development proposal from being divided into several segments, each viewed in isolation from the others, for purposes of CEQA analysis. (See, *Banning Ranch Conservancy v. City of Newport Beach* (2012) 211 Cal.App.4th 1209 - extensively analyzing leading CEQA “piecemealing” cases; See also, *East Sacramento Partnership for a Livable City v. City of Sacramento* (2016) 5 Cal.App.5th 281, 293–295 - describing “piecemealing” as “attempting to avoid a full environmental review by splitting a project into several small projects which appear more innocuous than the total planned project”.) Stated another way, “CEQA forbids ‘piecemeal’ review of the significant environmental impacts of a project” and “[t]his standard is consistent with the principle that ‘environmental considerations do not become submerged by chopping a large project up into many little ones—each with a minimal impact on the environment—which cumulatively may have disastrous consequences.’” (*Aptos Council v. County of Santa Cruz* (2017) 10 Cal.App.5th 266.) Consideration must be given to the **total effects of the entire proposal**, both immediate and future, including all reasonably foreseeable future projects, expansion of the initial project, and other reasonably foreseeable future activities that will likely change the scope or nature of the initial project or its environmental effects. (See, Pub. Resources Code, § 21083, subd. (b); Cal. Code Regs., tit. 14, §§ 15130, subd. (a)(b)(1)(A), 15126, 15355, 15142, 15143. *Laurel*

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*Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 394–396; See also, *Citizens Assn. for Sensible Development of Bishop Area v. County of Inyo* (1985) 172 Cal.App.3d 151, 165–168 (Emphasis added.)

In the initial proposal, the Project Proponent proposed a three-phase project and included site plans for each proposed phase. The "Operational Statement" submitted by Antoyan Architecture sets forth the details of each of the three phases. Ultimately, the intent of the submitted Proposed Project is to build a much larger venue with a single story structure with an indoor soccer field with a bleacher area for 300 people, two smaller indoor futsal courts with bleachers for 80 people, a larger futsal court with bleachers for 150 people, an office area, food concessions, ticket booths, security booth, gift shops, an exercise gym, restrooms and 20 full-time employees. In addition, there is to be an outdoor FIFA sized soccer arena with 5,000 seat capacity, locker rooms, strength/conditioning areas, ticket booths, restrooms, concessionaires all with arena lighting. An additional single story structure of approximately 21,000 square feet was to be located at the southern goal end with VIP bleachers and suites, a VIP room with bar and restrooms, a press box, conference room. Finally there was to be five additional high school sized soccer field and one FIFA sized practice field with a 1,000 person capacity bleachers set up. It should be noted that at the most recent meeting, the Project Proponent representatives confirmed that it was still their intent to build such a larger facility on the site eventually. CEQA does not allow the County to simply plan and pretend that this stated intention does not exist.

Particularly telling and highly disconcerting about the agency's recent zoning permit approval is the statement made in connection with special condition number 16. That condition states that "[f]or any future proposed change or expansion of use of the facility beyond that specific in Conditions 1-3 above, the County shall prepare an initial study/negative declaration, initial study/mitigated negative declaration, or an EIR. The County shall not tier off any other environmental document to comply with CEQA, or determine any such proposed change or expansion of use is ministerial, not a project or otherwise falls within any exemption to CEQA. **In that subsequent environmental document, the County shall define the environmental baseline as the conditions existing prior to any soccer facility development or use.**" (Emphasis added.) With respect to the determination of the environmental baseline in any subsequent analysis, this is absolutely not how CEQA works.

The California Supreme Court has stated that in order to afford meaningful environmental review of a proposed project's impact, a CEQA baseline must reflect "the 'existing physical conditions in the affected area', that is the 'real conditions on the ground', rather than the level of development or activity that *could* or *should* have been present according to a plan or regulation." (*Communities for a Better Environment v. South Coast Air Quality Management District* (2010) 48 Cal.4th 310, 320–321.) The Supreme Court observed the CEQA Guidelines provide: " 'An EIR must include a description of the physical environmental conditions in the vicinity of the project, **as they exist at the time the notice of preparation is published, or if no**

**notice of preparation is published, at the time environmental analysis is commenced, from both a local and regional perspective. This environmental setting will normally constitute the baseline physical conditions by which a lead agency determines whether an impact is significant.**” (*Id.* at 320, quoting Cal.Code Regs., tit. 14, § 15125, subd. (a).) Accordingly, the “normal” rule is that the baseline must reflect the “physical conditions existing at the time [the] environmental analysis” begins. (*Id.* at 320, 323; see also *In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings* (2008) 43 Cal.4th 1143, 1167–1168 - preexisting environmental problems in the Bay Delta were part of the baseline conditions against which the potential impacts of the proposed project were to be measured.

Moreover, cases have followed this “normal rule” even when the actual conditions were in violation of current regulatory provisions. For example, in *Riverwatch v. County of San Diego* (1999) 76 Cal.App.4th 1428, the appellate court approved the county’s chosen baseline which included illegal development that had occurred at a mining operation seeking a use permit. **The respondents could not, said the court, essentially turn back the clock and insist upon a baseline that excluded existing conditions.** (*Id.* at pp. 1452–1453.) Pursuant to this authority, the representation by the agency that it will somehow agree to an environmental baseline that does not account for the development allowed pursuant to the recently approved zoning permit is pure legal fiction.

This rule says nothing about how, practically speaking, the County would or even could enforce such a fiction in some subsequent environmental review of an expanded scope project. This is particularly true when there has not been any environmental review of the current site to any meaningful degree that could be used to help establish a pre-zoning permit approval baseline in the first place even if that were permissible under the statute, which it is absolutely not. The promise by the agency that it will agree to “turn back the clock” in this way is a hollow, meaningless and ultimately unenforceable one. The CEQA condition was clearly included as a mere smokescreen to try to placate the Proposed Project’s detractors about the commitment by the County to require future environmental review if and when the project grows in scope. That condition serves only to highlight the current need for meaningful review and analysis before any aspect of the Proposed Project gets off the ground.

The recent approval of only the outdoor FIFA sized soccer field with 1,000 person bleachers without regard to the entire proposal is a classic example of improper piecemealing under CEQA. The recent statements by the Project Proponent’s representatives confirm that the overall development in the initial proposal is still a “reasonably foreseeable future activity that will change the scope of the initial project and its environmental effects.” The County cannot simply ignore these issues and proceed on a limited scope project approval with promises to address environmental impacts of any future expansions at some later date in time. In approving the zoning permit under these conditions, the agency has violated CEQA’s prohibition against piecemealing/segmentation. Therefore, the recent approvals must be reversed and rescinded.

Mr. Matt Treber  
November 25, 2020  
Page 13

## II. CONCLUSIONS

For all of the foregoing reasons, we strongly disagree with any conclusions that this Proposed Project could be approved via a zoning permit. We further disagree with any conclusions that the approval was consistent with the requirements of CEQA. The fact remains that what the Project Proponent intends for this site is a very large project, which is much larger than what was recently approved, and if the Project proponent intends to construct such a development on the subject property, the law requires that it follow the lawful process. That process includes at the minimum, a rezone of the property, which compels an initial study at the very least to determine the environmental impacts of such a rezone and construction of the entire Proposed Project, and most likely a full blown environmental impact report.

Without having done any environmental review under CEQA, the approval of the zoning permit is fatally flawed and the decision of the Zoning Administrator must be reversed and any entitlements rescinded.

Very truly yours,



Daniel C. Stein  
BAKER MANOCK & JENSEN, PC

DCS  
Attachments: Exhibit "A"

cc: Brickyard Business Park Association, Inc.

# **EXHIBIT A**

**Daniel C. Stein**

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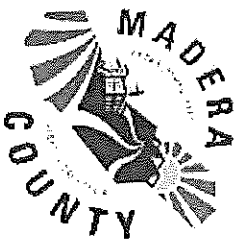
**From:** Jamie Bax <Jamie.Bax@maderacounty.com>  
**Sent:** Monday, November 23, 2020 11:48 AM  
**To:** Daniel C. Stein  
**Cc:** Matthew Treber  
**Subject:** Zoning Permit #2020-007  
**Attachments:** ZP #2020-007 File.pdf

Good morning,

As requested, please find attached the file documents for Zoning Permit #2020-007, Prosperous Terra, LLC. This approval was made per Section 18.04.220 of the Madera County Code, as this use was deemed to be similar with General Commercial uses which are allowed by-right in the IL (Industrial Light) Zone District.

If you have any questions, please feel free to contact this department.

Regards,  
Jamie



**Jamie Bax** | Deputy Director of Community & Economic Development-Planning  
**COMMUNITY AND ECONOMIC DEVELOPMENT, PLANNING**  
200 W. 4th Street, Suite 3100, Madera, CA 93637  
Office: (559) 675-7821 Ext. 3221





November 13, 2020

Prosperous Terra LLC  
4460 W Shaw Ave. PMB #237  
Fresno, CA 93722

RE: Zoning Permit (ZP #2020-007)  
APN# 049-054-002  
FIFA Regulation Sized Soccer Field and Bleachers  
for 1,000 People

Dear Sir/Madam:

On November 9, 2020 the Madera County Zoning Administrator held a public hearing to consider your request for a Zoning Permit (ZP #2020-007) to allow for a FIFA regulation sized soccer field and bleachers for 1,000 people, located on the northeast corner of the intersections of Avenue 10 and Road 40, Madera.

Zoning Permit (ZP #2020-007) was approved subject to the following conditions:

1. Please see attached Conditions of Approval.

You or any interested person may appeal the decision of the Zoning Administrator within fifteen (15) days after the public hearing decision (5:00 PM Monday, November 30, 2020). The appeal shall be in writing and must be filed with the Zoning Administrator and accompanied by a fee of \$375.00. The appeal shall be set for a hearing before the Madera County Planning Commission.

If you have any questions, please contact me at the Planning Department (559) 675-7821.

Sincerely,

A handwritten signature in black ink that reads "Matthew 2".

Matthew Treber  
Director/Zoning Administrator



INDOOR/OUTDOOR SOCCER COMPLEX - 40101 AVENUE 10 AT ROAD 40 - MADERA, CALIFORNIA  
93636

Conditions of Approval

1. Facility is approved and permitted for a single soccer practice and competition field; no other uses are permitted.
2. Facility shall host a maximum of 15 spectator-attended soccer games per year.
3. Spectator attendance shall be limited to a maximum of 1,000 people per game.
4. Facility is permitted to host practice sessions.
5. Spectator attendance at practice sessions is not permitted.
6. Sufficient parking for all teams, site personnel, and spectators shall be provided onsite; no offsite parking is permitted.
7. Vehicle ingress and egress shall be from Avenue 10 as shown on the approved site plan; no vehicle access is permitted from Road 40. The Operators shall also take proactive measures to prevent parking within residential neighborhoods, including onsite signage stating parking in such locations is prohibited, and the installation of barriers or landscaping discouraging entry from such locations.
8. All facility access signage and advertisement shall direct the flow of traffic to and from the site to utilize the existing Children's Boulevard offramp.
9. Lighting shall be shielded and downward facing, to reduce nighttime glare and to avoid light encroachment on neighboring residentially zoned properties.
10. Amplified sound at the facility shall be minimized, and there shall be no outdoor amplified sound at the facility before 8 a.m. or after 10 p.m.
11. Onsite security shall be provided for all spectator-attended games at the facility, with a minimum of four professional security guards onsite.
12. The facility shall always be maintained and clean of all trash and debris.
13. A 6- to 8-foot tall masonry block wall shall be constructed along the northern property line where the site abuts residentially zoned property. The construction of the wall shall commence prior to development of the residential zoned properties.
14. A minimum 10-foot wide landscape buffer shall be provided along the Avenue 10 frontage.  
[see comments to No. 7 above]
15. The facility will be permitted to serve food and drinks during the 15 spectator-attended soccer games.
16. For any future proposed change or expansion of use of the facility beyond that specific in Conditions 1-3 above, the County shall prepare an initial study/negative declaration, initial study/mitigated negative declaration, or an EIR. The County shall not tier off any other environmental document to comply with CEQA, or determine any such proposed change or expansion of use is ministerial, not a project or otherwise falls within any exemption to CEQA. In that subsequent environmental document, the County shall define the environmental baseline as the conditions existing prior to any soccer facility development or use.



INDOOR/OUTDOOR SOCCER COMPLEX - 40101 AVENUE 10 AT ROAD 40 - MADERA, CALIFORNIA  
93636

Conditions of Approval

**ENVIRONMENTAL HEALTH**

1. The applicant must comply with Madera County Code(s) Title 13 throughout the property development as it pertains to Onsite Wastewater Treatment System(s) (OWTS) and Water System(s).
2. All new created public water systems must comply with Senate Bill (SB) 1263.
3. Solid waste collection with sorting for recyclables and garbage is required.
4. Expansion and/or full buildout will require public restroom facilities. If and when food and/or drinks are provided for sale, restroom facilities will be required.
5. Environmental Health food plan check will be required for any future food facility and/ or retail space.
6. During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this Division.
7. Any construction performed on-site and ongoing operations must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

**BUILDING AND FIRE SAFETY**

1. Bleachers may require Building Permits.
2. Restrooms will be needed.
3. Handicap accessibility features will be required.



REGISTERED PROFESSIONAL ARCHITECT  
1111 N. CALIFORNIA STREET, SUITE 100, SAN ANTONIO, TEXAS 78201  
STATE OF CALIFORNIA ARCHITECTURE BOARD

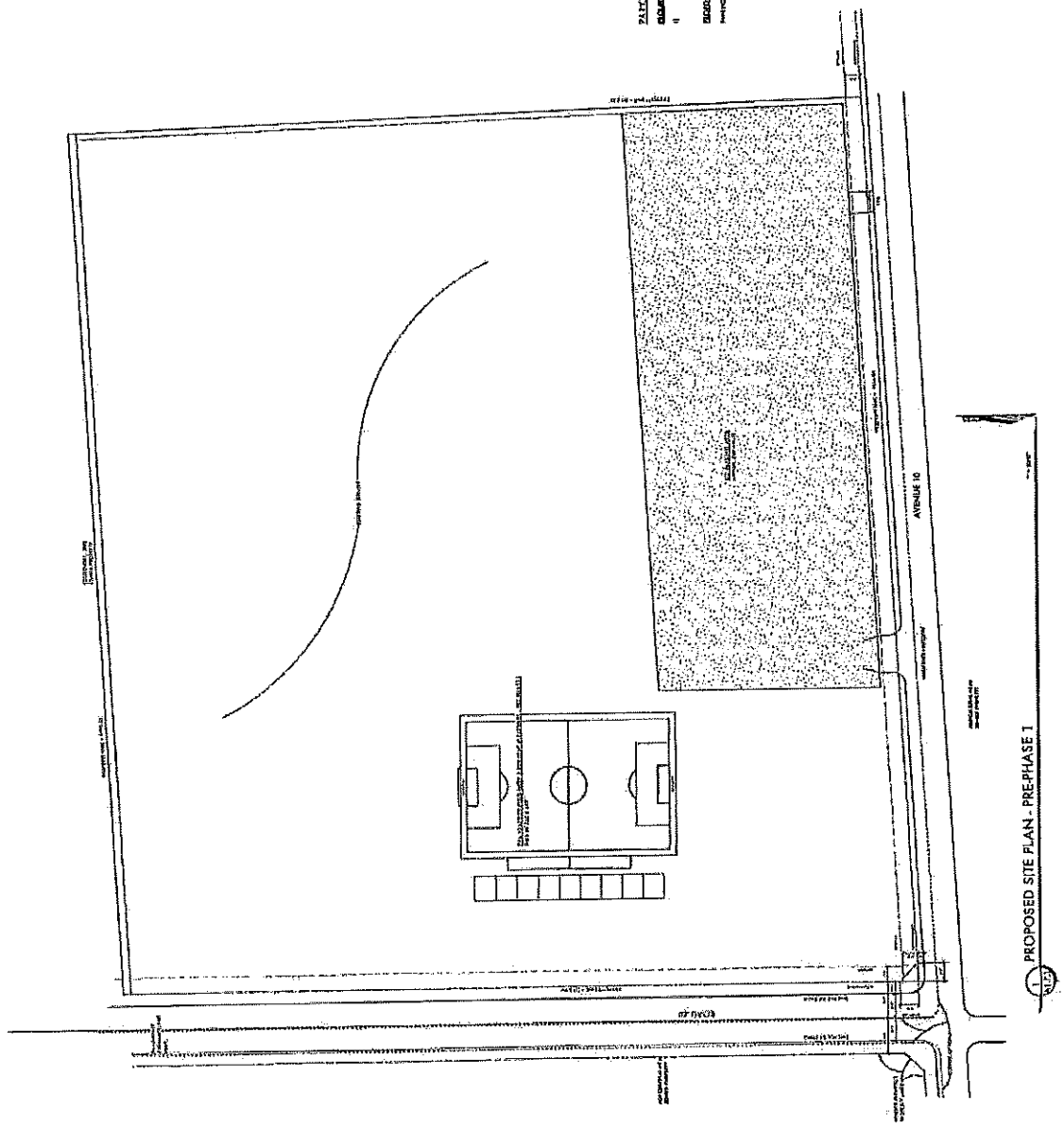
INDOOR/OUTDOOR SOCCER COMPLEX  
MADERA, CALIFORNIA 93636  
40101 AVENUE 10 AT ROAD 40

ANTOYAN ARCHITECTURE  
210 JAVIER ST. #100, MADERA, CA 93636  
TEL: 562-251-1111  
WWW.ANTOYANARCHITECTURE.COM

DATE	10/20/00
PROJECT	INDOOR/OUTDOOR SOCCER COMPLEX
CLIENT	...
SCALE	AS SHOWN
BY	...
CHECKED BY	...
DATE	10/20/00

A.T.P.1  
SHEET

PLANNING REQUIREMENTS & NOTES:  
1. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.  
2. SEE CIVIL ENGINEER'S REPORT FOR GRADING AND UTILITIES.  
3. SEE ELECTRICAL ENGINEER'S REPORT FOR ELECTRICAL SYSTEMS.  
4. SEE MECHANICAL ENGINEER'S REPORT FOR MECHANICAL SYSTEMS.



PROPOSED SITE PLAN - PRE-PHASE 1

ANTOYAN ARCHITECTURE  
210 JAVIER ST. #100, MADERA, CA 93636  
TEL: 562-251-1111  
WWW.ANTOYANARCHITECTURE.COM



40455 Brickyard Dr.  
Madera, CA 93636  
Ph: (559) 431-4131  
sales@hornmachinetools.com  
www.hornmachinetools.com

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To: Madera County Planning Division

From: Kent Horn – Brickyard Business Park

Date: Nov, 5 2020

Re: Proposed Soccer field on Ave 10

My name is Kent Horn, I own two parcels with industrial buildings in the Brickyard Industrial Park. As well I am vice president on the board of the Brickyard Business Park Association. Collectively we have some concerns about the proposed site being used for high density purpose.

- 1) Access- The access to this site from the north would come from Ave 12 via Rd 40. From the east highway 41 via Ave 10 and from the west and south highway 99 via Ave 9.

Ave 10 is a narrow county road and a facility that would attract 1,000 people would overload and congest the roadway. In fact, Ave 10 narrows in front of this parcel just after the west corner of Brickyard drive and a set of power poles on the north side of Ave 10 would need to be relocated in order to widen the road.

The current developments already planned and in progress have already impacted traffic along Ave 12 through the Madera Ranchos community. As these developments and communities come into fruition, the traffic is only going to get worse. To the east of the proposed site on Ave 10, there is a 4-way intersection with only 3 stop signs at Lanes Bridge road. This intersection would be highly congested with the addition of this facility as there are not sufficient turn lanes at this intersection. Ave 10 to the west between road 40 and road 38 is in complete disrepair and often used for agricultural purposes. Between road 38 and road 40, the road is so rough and uneven it's difficult to drive at 50 mph. Ave 9 has gained a significant amount of traffic in recent years as more commuters are using this route between highways 99 & 41. The road has been in the news lately as being narrow and dangerous with cars traveling at high speeds. The CHP as not been able to patrol the road due to the narrow and dangerous conditions that prohibit pulling speeders over. A number of fatal accidents have occurred on Ave 9 in recent years. In addition, road 40-1/2 that connects Ave 9 to Ave 10 is also in complete disrepair and not serviceable.

Our position is that the access roads are not adequate to support the demands a high-density facility with 1,000 people arriving and departing at one time. This congestion would adversely affect access to the Brickyard industrial park, it's users, customers, suppliers and others.

We would ask the county to deny the application because feeder roads are not sufficient enough to permit safe and useable access to the site.

- 2) Drainage- Ave 10 has a low spot, approximately 100 yards from the east property boundary of the proposed location which floods and can collect a foot of water during storms. Ave 10 then becomes impassible for use right in front of the proposed site. The surrounding parcels both on the north and south are at higher elevations. In order to make the site accessible Ave 10 would need to be raised up to a higher grade and the properties on both sides would need a drainage basin similar to the one in the Brickyard Business Park which collects water from our private road. Our concern is that water from the parking and open areas would drain onto the north side of Ave 10 then flow down to Brickyard drive and into the business park. We would ask the county to deny this application until Ave 10 is improved and the drainage problem corrected.
- 3) Water – As water usage in the area continues to rise, the last thing we need is a facility that uses a lot of water for grass. The county has allowed housing developments in the area to be permitted with the theory that housing uses less water than agriculture. This proposed site would reverse this decision and revert back to high water usages in order to keep playing fields in good condition throughout the entire year. The Brickyard business park operates entirely off of private wells and the additional use this facility would put on the water table is very concerning. As this proposed facility is not industrial use, we would ask the county to deny the application based on excess water usage for a non-essential and non-industrial purpose.
- 4) Parking – A facility that draws 1,000 people at a time would need significant parking capacity with overflow parking included in the plan. Brickyard drive is a private road. Our CCR's for the industrial subdivision do not allow parking on the street by users of the business park. We recently re-paved Brickyard drive and added speed bumps to control the traffic and speed within the business park. This was done at a cost of \$200,000 that was shared by the owners in the Brickyard Park. Our concern is that the proposed facility will exceed its parking capacity and then park along Ave 10 and also on Brickyard drive inside the industrial park.
- 5) Security – This continues to be an ongoing problem at the Business Park and with the existing developments and projects that are already planned and underway it only promises to get worse. The response time for the Madera County Sheriffs to arrive is usually 30 minutes or more. This response time is not expected to improve, rather it will get longer as the calls for service grow with the developments that are already in place.

With the zoning and intended use for this property being industrial, we would expect the county to set as a condition of use for any high-density site to provide private security at all times during the course of events it sponsors. The private security should be sufficient enough to control the parking and keep people from wondering over to the business park and control any disturbances that will arise during events. People are known to get emotional in the course of soccer and other sports events.



40455 Brickyard Dr.  
Madera, CA 93636  
Ph: (559) 431-4131  
sales@hornmachinetools.com  
www.hornmachinetools.com

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- 6) Aesthetics –The Brickyard Business Park has gone to great lengths and expense to build an appealing site for businesses to grow and attract customers. We have CCR's in place for the design and look of facilities and expect the owners to maintain a certain amount of landscaping so the facilities are appealing. The ownership has invested millions of dollars in these facilities which provide jobs and an important tax revenue to the county.

As the zoning and intended use of the parcel is for industrial use, we would ask the county to require that any facility or development approved is held to similar standards and be consistent with the existing standards of the Brickyard Business Park. No unimproved parking on dirt lots or unimproved access to Ave 10 or road 40 should be permitted. The parking lot should be paved and drain to a basin to prevent water from reaching Ave 10. As well the facility itself should have an appeal that compliments the area.

In summary the board and the ownership of the Brickyard Business Park believes this application for a high-density facility to be outside the intended use of the zoning and the infrastructure is inadequate to support such a facility. We respectfully request this application be denied.

Questions or comments can be directed to me at the address and phone number at the top of this letter. My email address is [khorn@hornmachinetools.com](mailto:khorn@hornmachinetools.com)

Sincerely,

Kent Horn

Owner, 40455 & 40473 Brickyard Drive

Vice President, Brickyard Business Park Association

**NOTICE OF PUBLIC HEARING**

**MADERA COUNTY ZONING ADMINISTRATOR**

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Madera, State of California, will hold a PUBLIC HEARING to consider the following: Zoning Permit (ZP#2020-007) from:  
Prosperous Terra, LLC to allow a FIFA regulation sized soccer field and bleachers for 1,000 people on an industrial zoned parcel. The property is owned by PROSPEROUS TERRA LLC and is located on the north east corner of Road 40 and Avenue 10 (40101 Avenue 10), Madera. The property is zoned as IL (INDUSTRIAL, URBAN OR RURAL LIGHT DISTRICT). Size: 43.91 acres. APN: 049-054-002. Comments regarding this application should be received by the Madera County Community and Economic Development Planning Division, 200 West 4th Street, Madera, CA 93637, on or before November 6, 2020. For more information regarding this project please contact Kamara Braxton (559) 675-7821. This PUBLIC HEARING will be held in the Madera County Community and Economic Development Planning Division, 3rd Floor Hearing Room 3105, 200 West 4th Street, Madera, California, on Monday, November 9, 2020 at 9:00 a.m.

MATTHEW TREBER, Planning Director  
Madera County, California

No. 3596 - October 31, 2020

**WANGER JONES HELSLEY PC**  
ATTORNEYS

OLIVER W. WANGER  
TIMOTHY JONES\*  
MICHAEL S. HELSLEY  
RILEY C. WALYER  
PATRICK D. TOOLE  
SCOTT D. LAIRD  
JOHN P. KINSEY  
KURT F. VOTE  
TROY T. EWELL  
JAY A. CHRISTOFFERSON  
MARISA L. BALCH  
AMANDA O. HEBESHA\*\*  
PETER M. JONES\*\*\*  
MICHAEL L. WILHELM\*\*\*  
STEVEN M. CRASS\*\*\*  
DEDORAH K. BOYETT  
STEVEN K. VOTE  
GIULIO A. SANCHEZ  
CHRISTOPHER A. LISIESKI\*\*\*\*  
BENJAMIN C. WEST  
HUNTER C. CASTRO  
IRIS C. CHIU  
STEPHANIE M. HOGMAN

265 E. RIVER PARK CIRCLE, SUITE 310  
FRESNO, CALIFORNIA 93720

MAILING ADDRESS  
POST OFFICE BOX 28340  
FRESNO, CALIFORNIA 93729

TELEPHONE  
(559) 233-4800

FAX  
(559) 233-9330



OFFICE ADMINISTRATOR  
LYNN M. HOFFMAN

Writer's E-Mail Address:  
lewel@wjhatorneys.com

Website:  
www.wjhatorneys.com

\* Also admitted in Washington  
\*\* Also admitted in Idaho  
\*\*\* Of Counsel  
\*\*\*\* Also admitted in Virginia

November 6, 2020

**VIA UNITED STATES MAIL and FACSIMILE**

Ms. Jamie Bax, Deputy Director  
COUNTY OF MADERA, PLANNING COMMISSION  
200 W. Fourth Street  
Madera, California 93637  
Email: [jamie.bax@maderacounty.com](mailto:jamie.bax@maderacounty.com)

Mr. Kamara Biawogi, Planner II  
COUNTY OF MADERA, PLANNING COMMISSION  
200 W. Fourth Street  
Madera, California 93637  
E-mail: [kamara.biawogi@maderacounty.com](mailto:kamara.biawogi@maderacounty.com)

Re: **Notice of Public Hearing**  
**(Prosperous Terra LLC Soccer Stadium Project)**

Dear Ms. Bax and Mr. Biawogi:

This office represents Riverstone Development, LLC ("Riverstone"), the developer of the master-planned community immediately to the north of the proposed soccer field project (the "Project") referenced in the attached Notice of Public Hearing. (See Exhibit "A.")

Riverstone and its representatives have negotiated Draft Conditions/Comments on the Project, which are attached as Exhibit "B." We understand that the County intends to consider the Project for approval, subject to these conditions. If this is correct, Riverstone does not object to the approval.

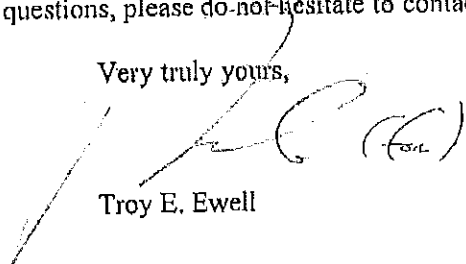
Riverstone intends to attend the November 9, 2020, public hearing. In the event the Zoning Administrator does not intend to condition the Project on the Conditions/Comments included within Exhibit "B," Riverstone respectfully requests an opportunity to provide public comment, formally object to the Project, and present testimony from its traffic consultant.

**WANGER JONES HELSLEY PC**

Ms. Jamie Bax, Deputy Director  
Mr. Kamara Biawogi, Planner II  
November 6, 2020  
Page 2

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Troy E. Ewell', is written over the typed name. The signature is stylized and includes a large flourish.

Troy E. Ewell

Enclosures



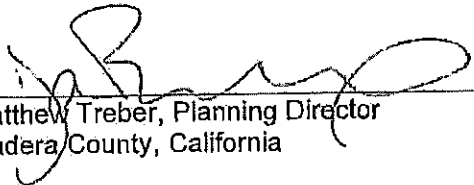
# **EXHIBIT "A"**

# NOTICE OF PUBLIC HEARING

## MADERA COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Madera, State of California, will hold a PUBLIC HEARING to consider the following: Zoning Permit (ZP#2020-007) from:

**Prosperous Terra LLC** to allow a FIFA regulation sized soccer field and bleachers for 1,000 people on an industrial zoned parcel. The property is owned by PROSPEROUS TERRA LLC and is located on the north east corner of Road 40 and Avenue 10 (40101 Avenue 10), Madera. The property is zoned is IL (INDUSTRIAL, URBAN OR RURAL, LIGHT DISTRICT). Size: 43.91 acres. APN: 049-054-002. Comments regarding this application should be received by the Madera County Community and Economic Development, Planning Division, 200 West 4<sup>th</sup> Street, Madera, CA 93637 on or before November 6, 2020. For more information regarding this project please contact Kamara Biawogi (559) 675-7821. This PUBLIC HEARING will be held in the **Madera County Community and Economic Development, Planning Division, 3<sup>rd</sup> Floor Hearing Room 3005, 200 West 4<sup>th</sup> Street, Madera, California, on Monday, November 9, 2020 at 9:00 a.m.**

  
Matthew Treber, Planning Director  
Madera County, California

\*\*\*\*\*  
This NOTICE OF PUBLIC HEARING concerns property in the area of which you are a neighboring property owner or owner. If you have any comments concerning this PUBLIC HEARING, please write to the Madera County Community and Economic Development, Planning Division, 200 W. 4<sup>th</sup> St. STE 3100, Madera, California 93637, or call (559) 675-7821, or attend the meeting at the time and date stated on the notice. Any court challenge of the proposed action may be limited to those issues raised in written or oral testimony presented at the public hearing described in this notice.

RECEIVED

OCT 30 2020

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PLEASE TURN THIS PAGE OVER FOR AN AREA MAP WHICH IDENTIFIES THE LOCATION OF THE REQUEST.

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# **EXHIBIT "B"**

INDOOR/OUTDOOR SOCCER COMPLEX - 40101 AVENUE 10 AT ROAD 40 - MADERA, CALIFORNIA 93636  
Draft Conditions/Comments (10/29/20)

1. Facility is approved and permitted for a single soccer practice and competition field; no other uses are permitted.
2. Facility shall host a maximum of 15 spectator-attended soccer games per year.
3. Spectator attendance shall be limited to a maximum of 1,000 people per game.
4. Facility is permitted to host practice sessions.
5. Spectator attendance at practice sessions is not permitted.
6. Sufficient parking for all teams, site personnel, and spectators shall be provided onsite; no offsite parking is permitted.
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8. All facility access signage and advertisement shall direct the flow of traffic to and from the site to utilize the existing Children's Boulevard offramp.
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10. Amplified sound at the facility shall be minimized, and there shall be no outdoor amplified sound at the facility before 8 a.m. or after 10 p.m.
11. Onsite security shall be provided for all spectator-attended games at the facility, with a minimum of four professional security guards onsite.
12. The facility shall always be maintained and clean of all trash and debris.
13. A 6- to 8-foot tall masonry block wall shall be constructed along the northern property line where the site abuts residentially zoned property. The construction of the wall shall commence prior to development of the residential zoned properties.
14. A minimum 10-foot wide landscape buffer shall be provided along the Avenue 10 frontage.  
[see comments to No. 7 above]
15. The facility will be permitted to serve food and drinks during the 15 spectator-attended soccer games.
16. For any future proposed change or expansion of use of the facility beyond that specific in Conditions 1-3 above, the County shall prepare an initial study/negative declaration, initial study/mitigated negative declaration, or an EIR. The County shall not tier off any other environmental document to comply with CEQA, or determine any such proposed change or expansion of use is ministerial, not a project or otherwise falls within any exemption to CEQA. In that subsequent environmental document, the County shall define the environmental baseline as the conditions existing prior to any soccer facility development or use.

INDOOR/OUTDOOR SOCCER COMPLEX - 40101 AVENUE 10 AT ROAD 40 - MADERA, CALIFORNIA 93636  
Draft Conditions/Comments (10/29/20)

**ENVIRONMENTAL HEALTH**

1. The applicant must comply with Madera County Code(s) Title 13 throughout the property development as it pertains to Onsite Wastewater Treatment System(s) (OWTS) and Water System(s).
2. All new created public water systems must comply with Senate Bill (SB) 1263.
3. Solid waste collection with sorting for recyclables and garbage is required.
4. Expansion and/or full bulldout will require public restroom facilities. If and when food and/or drinks are provided for sale, restroom facilities will be required.
5. Environmental Health food plan check will be required for any future food facility and/ or retail space.
6. During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this Division.
7. Any construction performed on-site and ongoing operations must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

**BUILDING AND FIRE SAFETY**

1. Bleachers may require Building Permits.
2. Restrooms will be needed.
3. Handicap accessibility features will be required.

**Kamara Biawogi**

---

**From:** Doug Hagen <doug.hagen@bklighting.com>  
**Sent:** Friday, November 6, 2020 3:20 PM  
**To:** Kamara Biawogi  
**Subject:** Soccer Field on Abe. 10

Dear Kamala,

I oppose the soccer field project on Ave 10 based on lack of infrastructure, traffic control, water and security." I own five acre in the Brickyard Business Park and have developed over 100,000 sq ft of industrial space. 40429 Brickyard Dr.

Regards,  
Douglas W. Hagen

Sent from my iPhone

## Kamara Biawogi

---

**From:** Howard Nestell <Howard@elainespetsresorts.com>  
**Sent:** Friday, November 6, 2020 7:07 AM  
**To:** Kamara Biawogi  
**Cc:** janie@jdwarehouses.com; KHorn@hornmachinetools.com; KAvila@avisoninc.com; fairhead22@aol.com; dan@jamesco.net; darcher@targetconstructors.com; debbie@jamesco.net; deena@touchofclasslimo.com; doug.hagen@bklighting.com; gary@novawestsolar.com; LAvila@avisoninc.com; mlbahn1@gmail.com; mmansfield@gmsdcorp.com; RiyadSaed@gmail.com; Rob@novawestsolar.com; r1203@hotmail.com; guthriepetroleum@sbcglobal.net; sbricker@brickerconstruction.com; rvnnad@aol.com; Shawn Sanders  
**Subject:** Objection To Zoning Permit Application ZP#2020-007  
**Attachments:** PastedGraphic-2.tiff

Dear Mr. Biawogi

With regard to the above referenced zoning permit application, as an adjacent property owner and business operator, I am writing to express my objection to the project as submitted. The proposed use information provided by the applicant for public comment is inadequate, incomplete and inconsistent with the existing general zoning plan.

Howard Nestell  
Elaine's Pet Resorts



40373 Brickyard Dr.  
Madera CA 93636  
[559] 432-5959 ext 118  
[www.elainespetsresorts.com](http://www.elainespetsresorts.com)

## Kamara Biawogi

---

**From:** Jason Meyers <Jason@MeyersConstructors.com>  
**Sent:** Thursday, November 5, 2020 10:38 PM  
**To:** Kamara Biawogi  
**Subject:** Soccer field variance

Kamara,

My name is Jason Meyers and I am the owner of Meyers Constructors.

Over the last two years we have purchased two properties in the brickyard development to build out of new facilities. We own a 2.5 acre lot and a 4.7 acre lot. Over the next 2-4 years we will develop them both and bring 30 million + of annual sales revenue to Madera county.

I was made aware today that there is a request for a variance to build a public soccer complex to the west of the brickyard. We strongly oppose this variance and feel that it would be a very bad thing for our business park.

It has been my experience that public areas like this near businesses lead to destruction of property and theft. In addition I do not feel that the water supply in our area will support the water needed for a soccer field.

Our third concern is the traffic this would bring to an area that is still 2 lane country roads with no traffic lights or parking.

I urge you to disallow this variance and protect the investments that our business and the other businesses in the brickyard have made and the contributions our businesses make to the annual sales tax revenues and business tax revenues to Madera county.

Thank you for your time and consideration of our opinions.

If you have questions I can be reached by email or the phone numbers listed below.

Jason Meyers  
President  
Meyers Constructors, Inc.  
C: 559-259-9907  
jason@meyersconstructors.com



## Kamara Biawogi

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**From:** Gary Fairhead <fairhead22@aol.com>  
**Sent:** Friday, November 6, 2020 1:10 PM  
**To:** Kamara Biawogi  
**Subject:** Proposed building project in Madera

Hi Kamara

We have a commercial building on Brickyard Dr very near the proposed project.

We are opposed to it form many reasons but some of them are traffic, infrastructure, dust, noise, water demand, environmental concerns, safety and security, and future additions.

I appears that by the location of the initial field that many more fields could be added. Parking will be and issue too as their customers may stay the whole day and not just during the planned event for their team. We would incur that overflow and we have concerns over just that issue alone.

Thanks for your considering our concerns.

Gary Fairhead  
Nova West Solar  
40350 Brickyard Dr  
Madera, Ca 93636  
559-307-5110

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General Plan: LI (Light Industrial)  
Zone: IL (Industrial, Light) District  
43.91 Acres (1912719.6 square feet)  
Request: FIFA regulation sized soccer field and bleachers.

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Chapter 18.42 – I-L – Industrial, Urban or Rural, Light District – Permitted Uses

Chapter 18.90 – Zoning Ordinance - Sign Regulations

Chapter 18.04 – Definitions – General Commercial Establishments

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**Findings:**

The subject parcel is located on the north east corner of Road 40 and Avenue 10 (40101 Avenue 10), Madera. The applicant applied for a Zoning Permit (ZP#2020-007) to construct a FIFA regulation sized soccer field and bleachers for 1,000 spectators. The requested project is similar to by-right general commercial uses within a light industrial zone district, therefore requiring interpretation by the Zoning Administrator for granting a decision (18.04.220).

The property is owned by Prosperous Terra LLC and the parcel is on the north east corner of Road 40 and Avenue 10 (40101 Avenue 10), Madera. This parcel has an IL (Industrial, Urban or Rural, Light District) zoning designation. Application has been routed to internal departments. Comments were received by Environmental Health and Fire stating:

**Environmental Health:**

*The applicant must comply with Madera County Code(s) Title 13 throughout the property development as it pertains to Onsite Wastewater Treatment System(s) (OWTS) and Water System(s).*

*All new created public water systems must comply with Senate Bill (SB) 1263.*

*Solid waste collection with sorting for recyclables and garbage is required.*

*Expansion and/or full buildout will require public restroom facilities. If and when food and/or drinks are provided for sale, restroom facilities will be required.*

*Environmental Health food plan check will be required for any future food facility and/ or retail space.*

*During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this Division.*

*Any construction performed on-site and ongoing operations must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.*

*If there are any questions or comments regarding this information, please contact our Division at (559) 675-7823.*

**Fire Marshal:**

*Bleachers may require Building Permits.*

*Bathrooms will be needed.*

*Handicap accessibility features will be required.*

*Fire and Building Division has no conditions to place on the Zoning Permit application directly.*

Recommendation: Approve.

IL (Industrial, Light) District  
LI (Light Industrial)  
43.91 Acre

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**FINDINGS OF FACT**

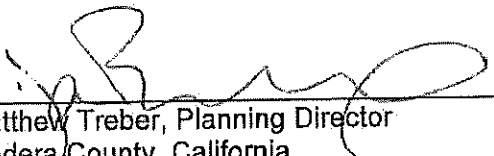
- The following Findings of Fact must be made by the Zoning Administrator to grant approval of a variance. Staff recommends that the Zoning Administrator concur with the following findings:
- 1. There are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same zoning district in that the property is an industrial zone district and 43.91 acres in size. The applicant is requesting to build a FIFA regulation sized soccer field and bleachers for 1,000 spectators. This is an extraordinary circumstance in that the applicant is proposing a unique commercial use on a light industrial zoned property. The property is owned by Prosperous Terra LLC and is located on the north east corner of Road 40 and Avenue 10 (40101 Avenue 10), Madera.*
  - 2. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. The applicant applied for a Zoning Permit (ZP#2020-007) for construction of a FIFA regulation sized soccer field and bleachers for 1,000 spectators. The requested project is similar to by right general commercial uses within a light industrial zone district therefore requiring further interpretation by the Zoning Administrator for granting decision. (18.04.220).*
  - 3. The granting of such application will not, under the circumstances of this particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, in the circumstances of this particular case, be materially detrimental to the public welfare or injurious to the property or improvements in that neighborhood. There are no health, safety, or welfare issues associated with the granting of this request. Conditions shall be placed to prevent any hazardous or harmful effects to the surrounding property owners.*
  - 4. The granting of the variance shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated. The granting of this zoning permit shall not constitute any special privilege as the applicant is going through the same process as the other parcels would have to go through under similar circumstances. Similar applications have been made dating back to at least 2002 according to County records.*
  - 5. Because of special circumstances, applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications. The projects special circumstances are unique to surrounding area. This zoning permit is generated by the interpretation of the Zoning Administrator due to the proposed general commercial establishment project within a light industrial zone district.*

# NOTICE OF PUBLIC HEARING

## MADERA COUNTY ZONING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Zoning Administrator of the County of Madera, State of California, will hold a PUBLIC HEARING to consider the following: Zoning Permit (ZP#2020-007) from:

**Prosperous Terra LLC** to allow a FIFA regulation sized soccer field and bleachers for 1,000 people on an industrial zoned parcel. The property is owned by PROSPEROUS TERRA LLC and is located on the north east corner of Road 40 and Avenue 10 (40101 Avenue 10), Madera. The property is zoned is IL (INDUSTRIAL, URBAN OR RURAL, LIGHT DISTRICT). Size: 43.91 acres. APN: 049-054-002. Comments regarding this application should be received by the Madera County Community and Economic Development, Planning Division, 200 West 4<sup>th</sup> Street, Madera, CA 93637 on or before November 6, 2020. For more information regarding this project please contact Kamara Biawogi (559) 675-7821. This PUBLIC HEARING will be held in the **Madera County Community and Economic Development, Planning Division, 3<sup>rd</sup> Floor Hearing Room 3005, 200 West 4<sup>th</sup> Street, Madera, California, on Monday, November 9, 2020 at 9:00 a.m.**

  
Matthew Treber, Planning Director  
Madera County, California

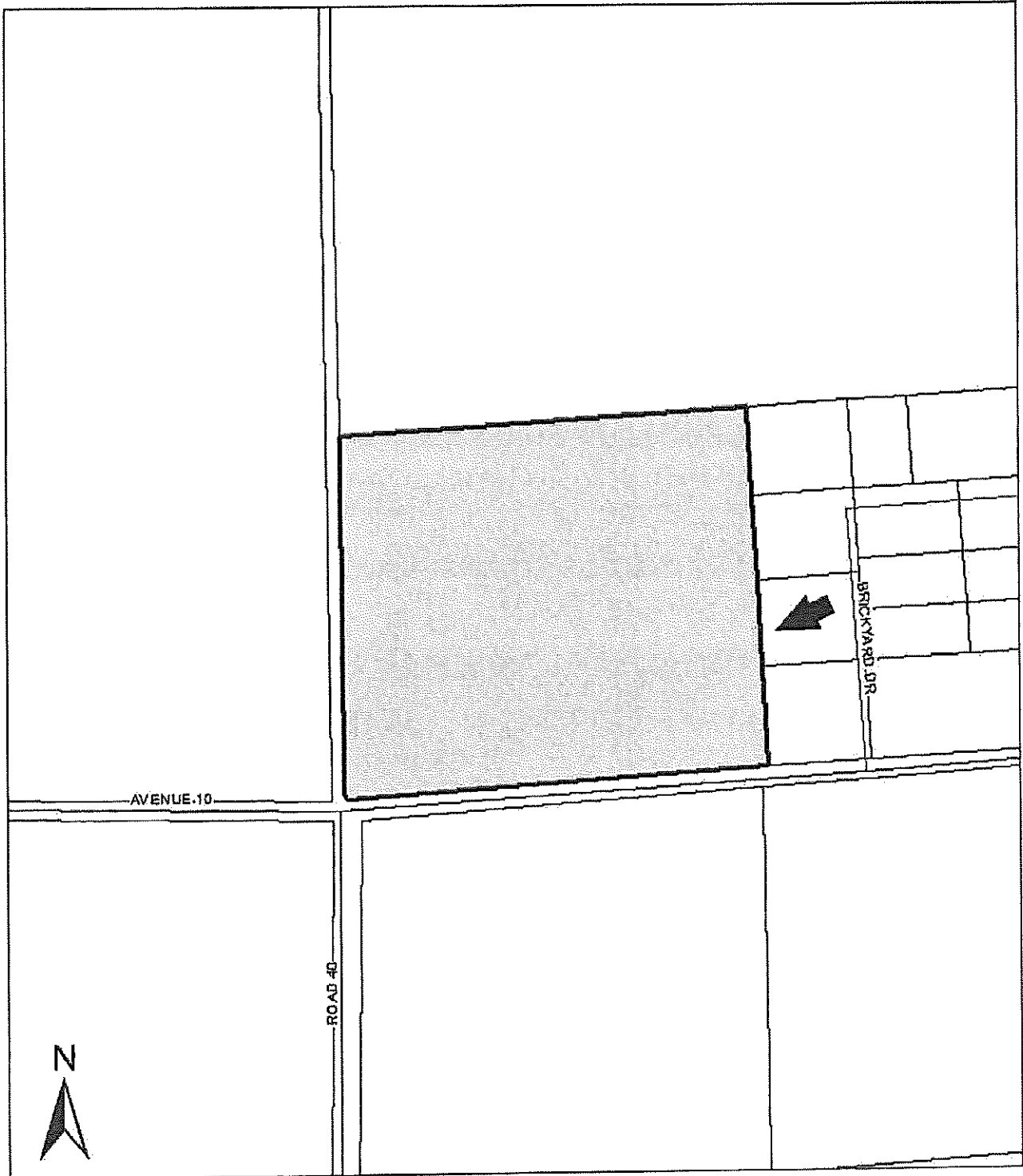
\*\*\*\*\*  
This NOTICE OF PUBLIC HEARING concerns property in the area of which you are a neighboring property owner or owner. If you have any comments concerning this PUBLIC HEARING, please write to the Madera County Community and Economic Development, Planning Division, 200 W. 4<sup>th</sup> St. STE 3100, Madera, California 93637, or call (559) 675-7821, or attend the meeting at the time and date stated on the notice. Any court challenge of the proposed action may be limited to those issues raised in written or oral testimony presented at the public hearing described in this notice.

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PLEASE TURN THIS PAGE OVER FOR AN AREA MAP WHICH IDENTIFIES THE LOCATION OF THE REQUEST.

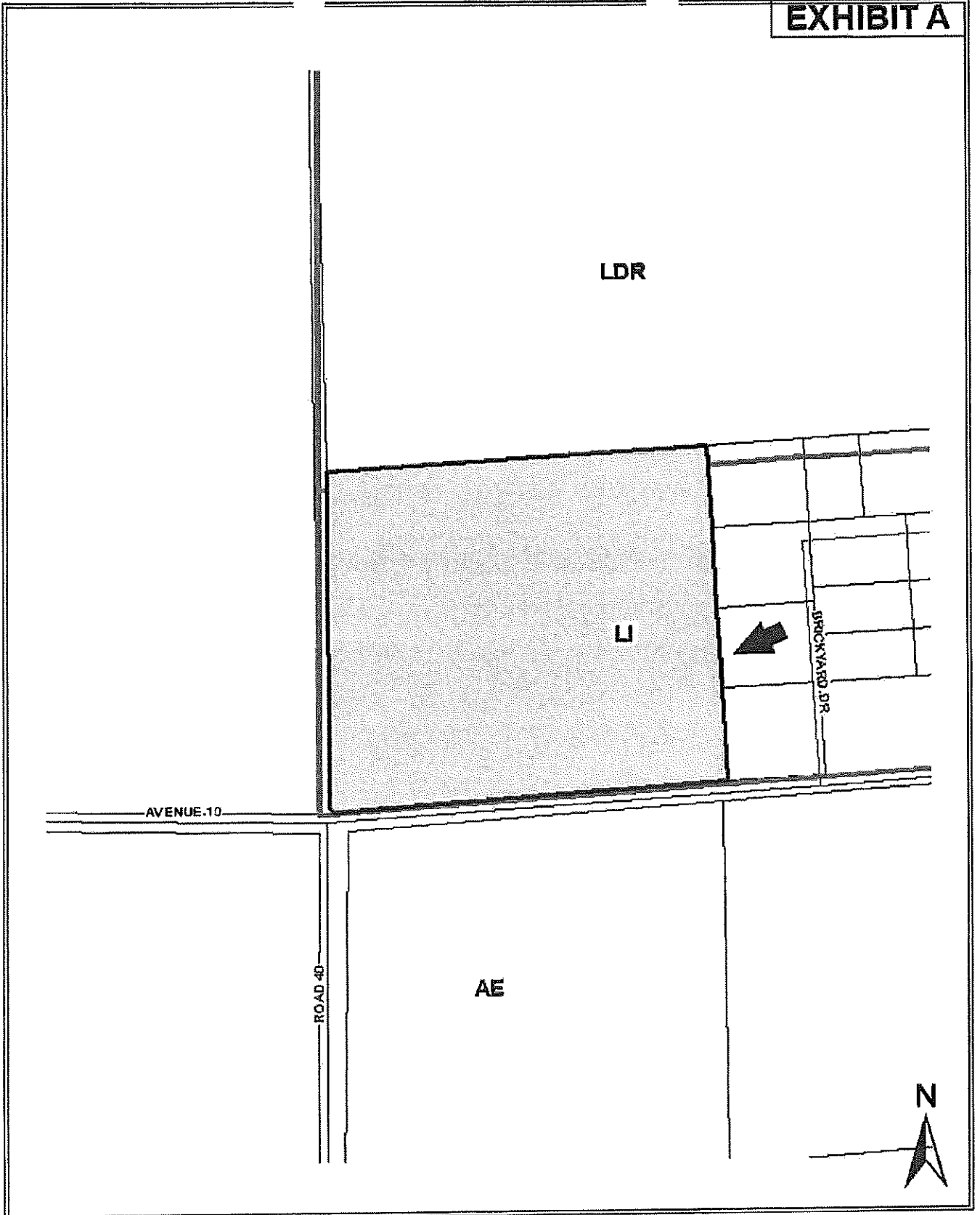
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**NOTICE**  
*Area Map*



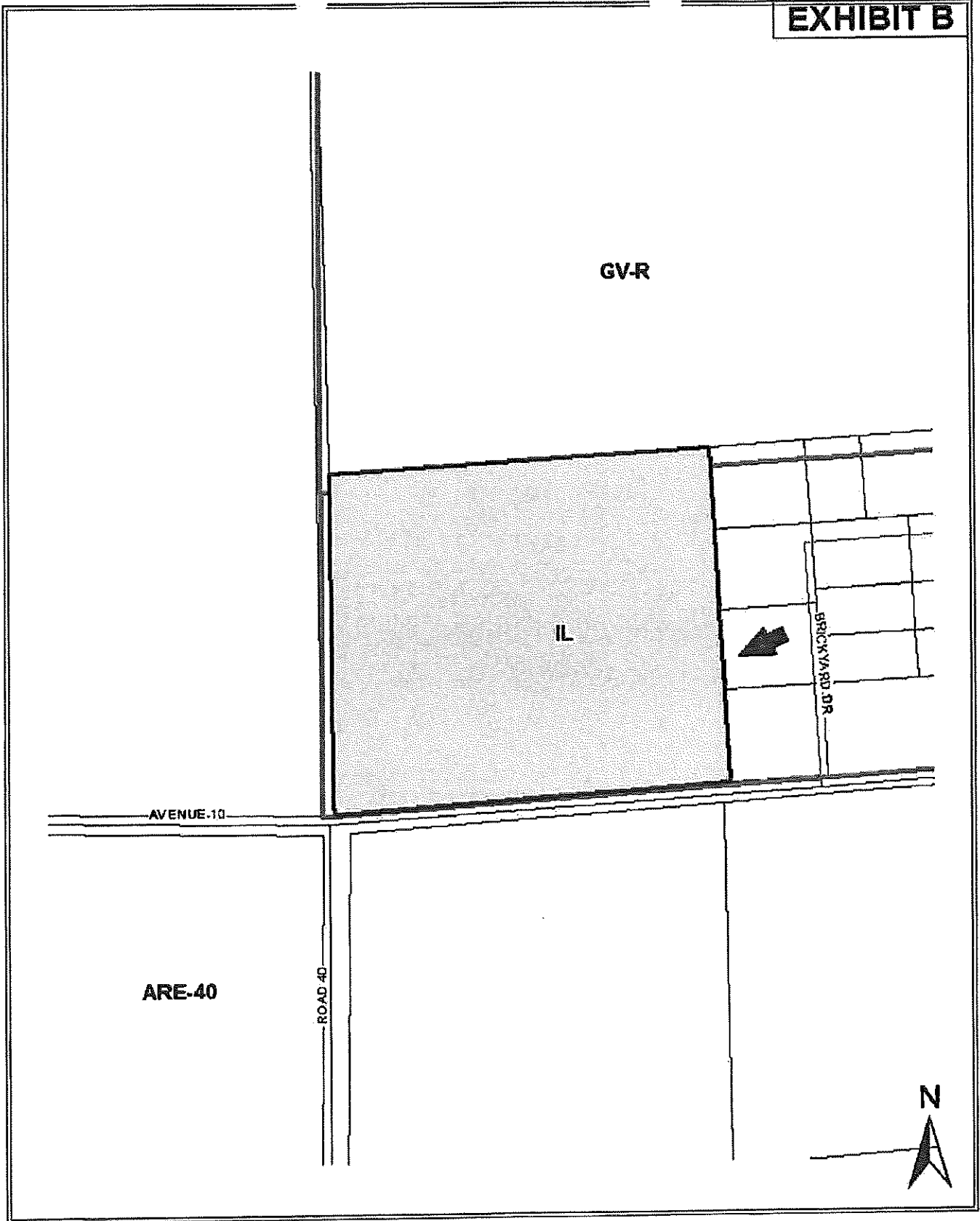
PLEASE TURN THIS PAGE OVER FOR INFORMATION CONCERNING THIS REQUEST

**EXHIBIT A**



**GENERAL PLAN MAP**

**EXHIBIT B**



**ZONING MAP**

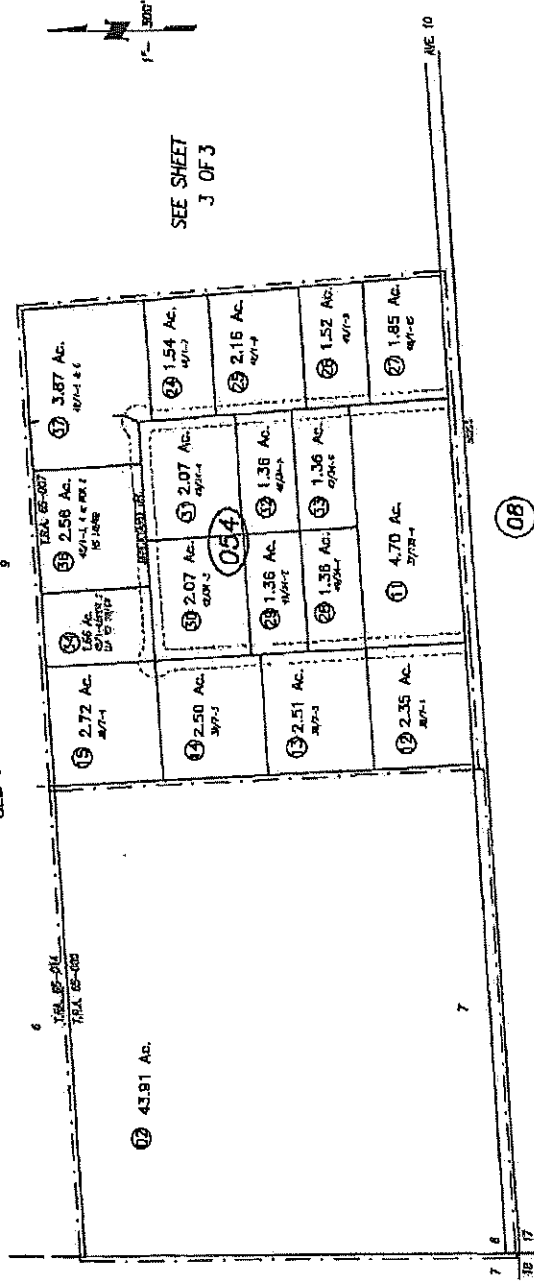


SEC. 8 T. 12 S. R. 20E. M.D.B&M.

49-05  
SHEET 2 of 3

Tax Area Code  
65-000  
65-007

SEE SHEET 3 OF 3



SEE SHEET  
1 OF 3

SEE SHEET  
3 OF 3

ORIGINAL

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

NOTE: Assessor's Block Numbers Shown in Dashed Lines.  
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map No. 49-05  
Golden Valley Unified School District/Webster  
County of Madera, Calif.  
1992

1992 Golden Valley Assessor, All Rights Reserved

1992-4-8 09



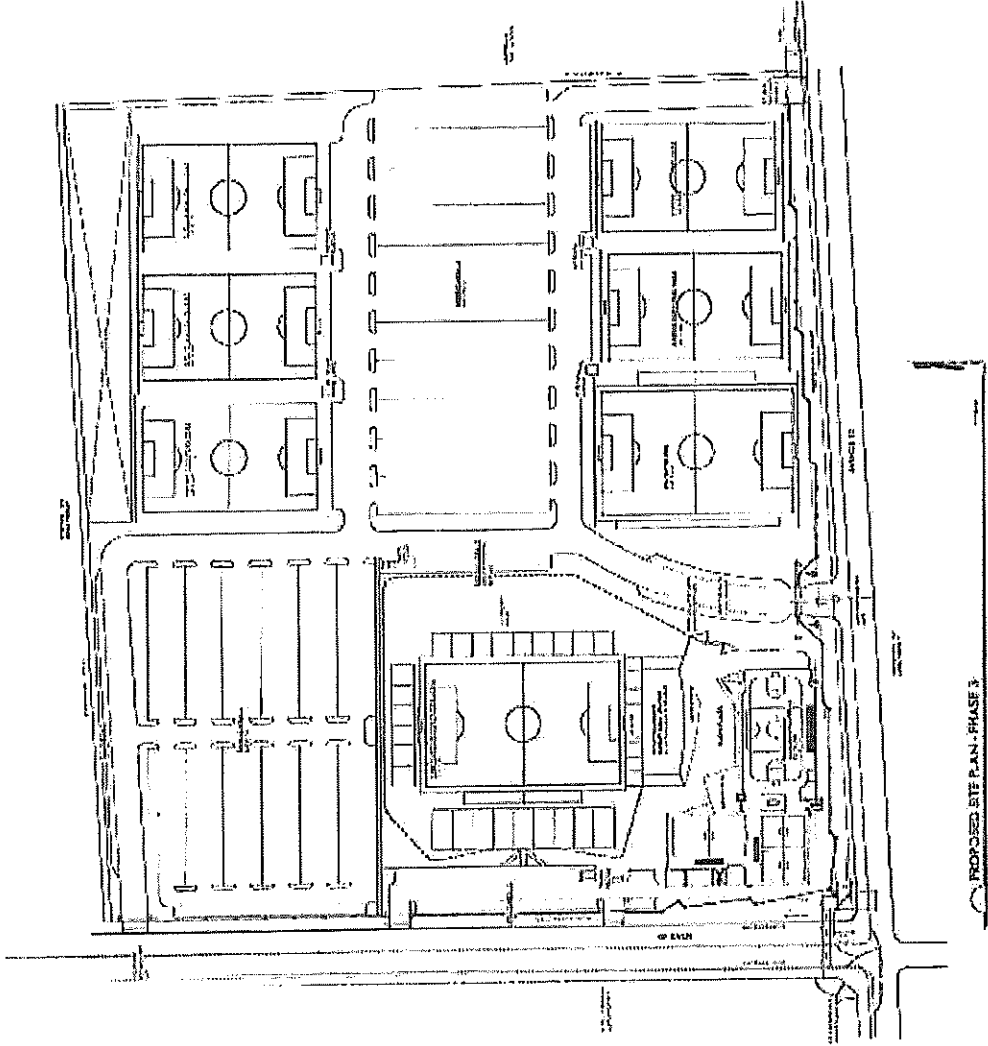




INDOOR/OUTDOOR SOCCER COMPLEX  
60101 AVENUE 19 AT ROAD 40  
SAPOTA, CALIFORNIA 95016

PROJECT NO. 111111  
 SHEET NO. 111111  
 DATE 11/11/11  
 A.1.2.3

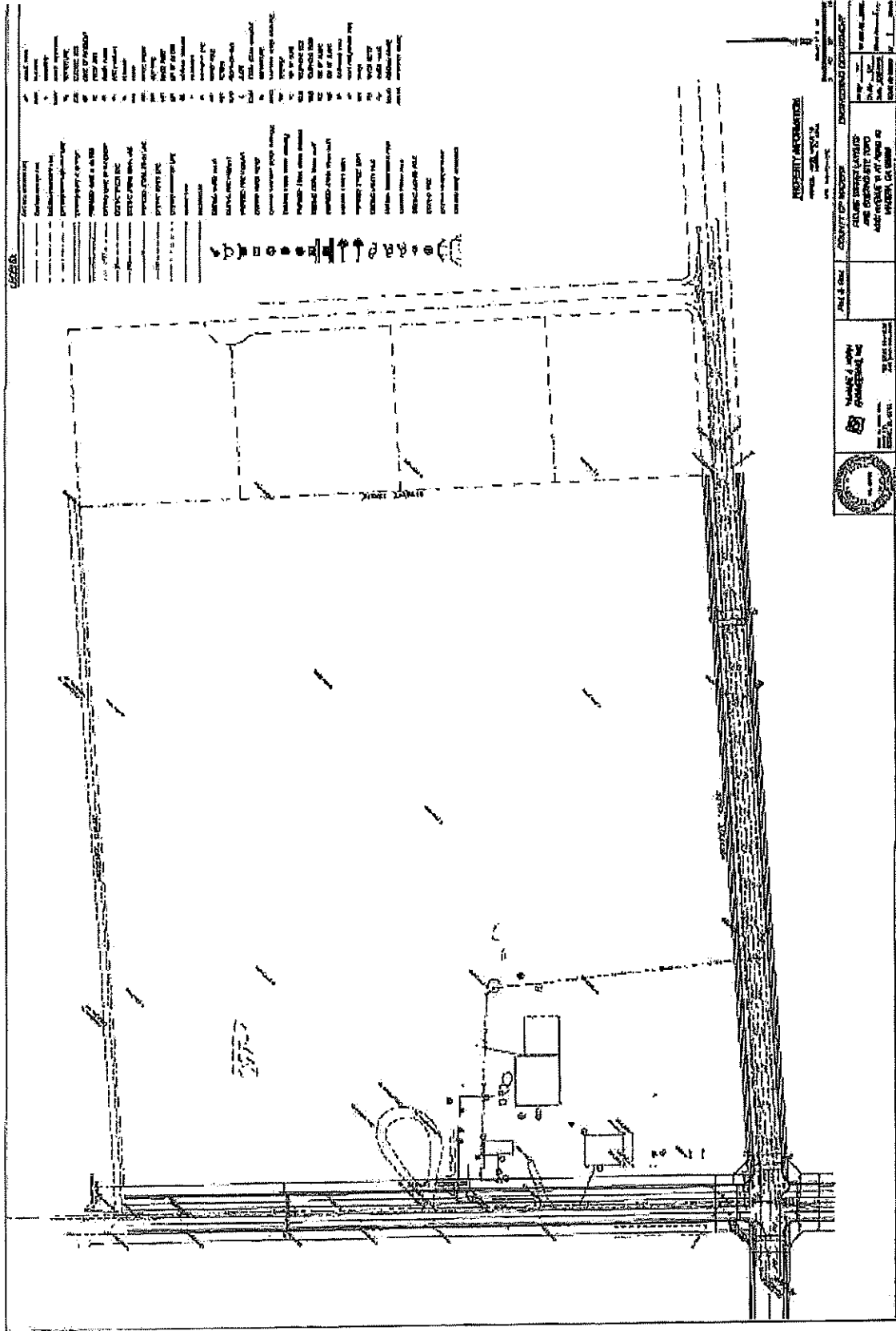
- REVISIONS**
- | NO. | DATE     | DESCRIPTION           |
|-----|----------|-----------------------|
| 1   | 11/11/11 | ISSUED FOR PERMITTING |
| 2   | 11/11/11 | ISSUED FOR PERMITTING |
| 3   | 11/11/11 | ISSUED FOR PERMITTING |
| 4   | 11/11/11 | ISSUED FOR PERMITTING |
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| 9   | 11/11/11 | ISSUED FOR PERMITTING |
| 10  | 11/11/11 | ISSUED FOR PERMITTING |



PROPOSED SITE PLAN - PHASE 3

DATE: 11/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

SITE PLAN PHASE 3



- LEGEND**
- 1. Easement
  - 2. Right of Way
  - 3. Utility Easement
  - 4. Easement for Access
  - 5. Easement for Driveway
  - 6. Easement for Fencing
  - 7. Easement for Water
  - 8. Easement for Sewer
  - 9. Easement for Gas
  - 10. Easement for Electric
  - 11. Easement for Telephone
  - 12. Easement for Cable
  - 13. Easement for Fire
  - 14. Easement for Storm Water
  - 15. Easement for Flood Control
  - 16. Easement for Air
  - 17. Easement for Light
  - 18. Easement for Sound
  - 19. Easement for Privacy
  - 20. Easement for View
  - 21. Easement for Sunlight
  - 22. Easement for Wind
  - 23. Easement for Noise
  - 24. Easement for Vibration
  - 25. Easement for Interference
  - 26. Easement for Support
  - 27. Easement for Access to Light
  - 28. Easement for Access to Air
  - 29. Easement for Access to Water
  - 30. Easement for Access to Sewer
  - 31. Easement for Access to Gas
  - 32. Easement for Access to Electric
  - 33. Easement for Access to Telephone
  - 34. Easement for Access to Cable
  - 35. Easement for Access to Fire
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  - 67. Easement for Access to Access to Noise
  - 68. Easement for Access to Access to Vibration
  - 69. Easement for Access to Access to Interference
  - 70. Easement for Access to Access to Support

**PROPERTY INFORMATION**

PLAT NO. \_\_\_\_\_

BOOK NO. \_\_\_\_\_

PAGE NO. \_\_\_\_\_

DATE OF RECORDATION \_\_\_\_\_

RECORDING OFFICE \_\_\_\_\_

NAME OF OWNER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

COUNTY \_\_\_\_\_

STATE \_\_\_\_\_

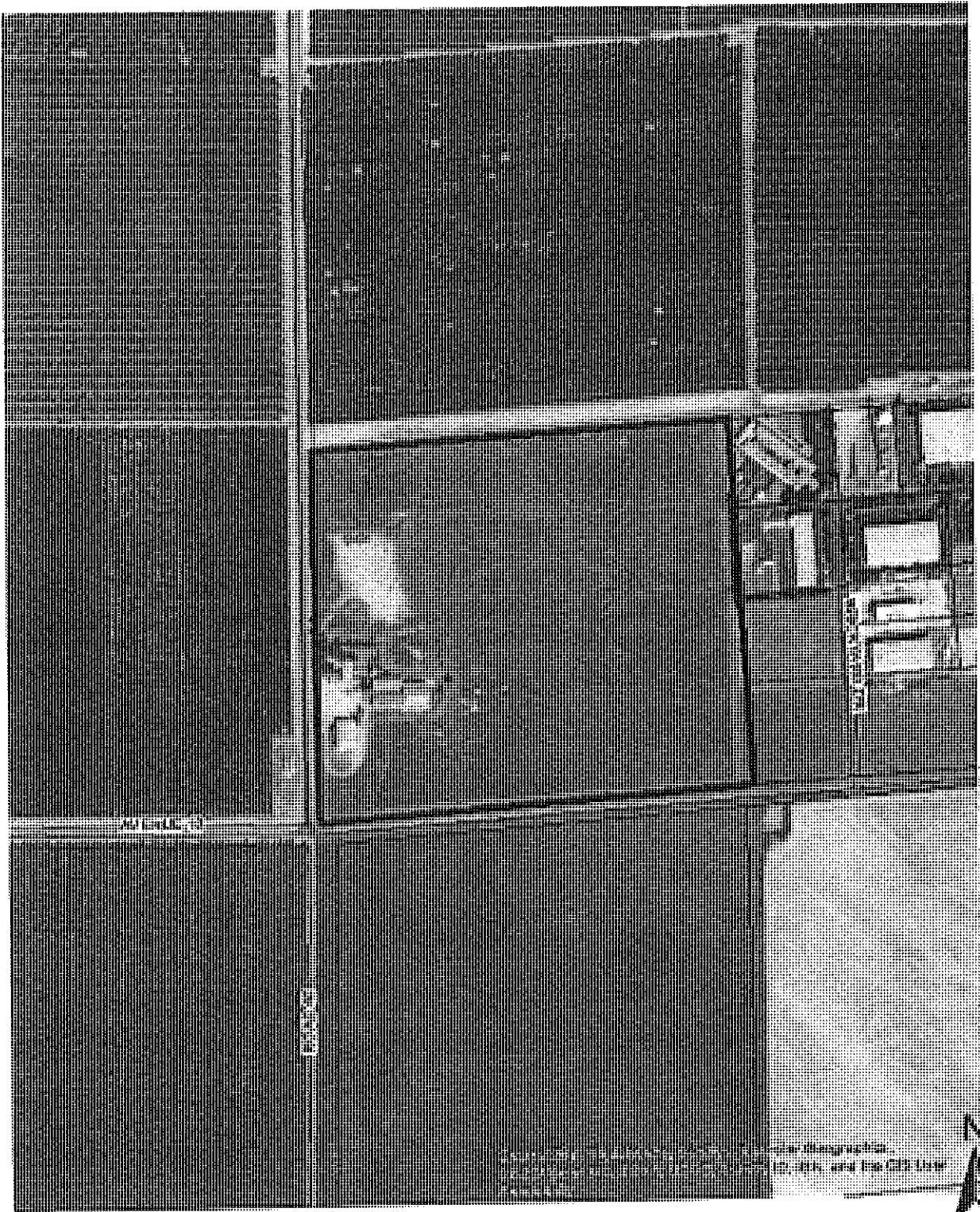
LEGAL DESCRIPTION \_\_\_\_\_

ACRES \_\_\_\_\_

PREPARED BY \_\_\_\_\_

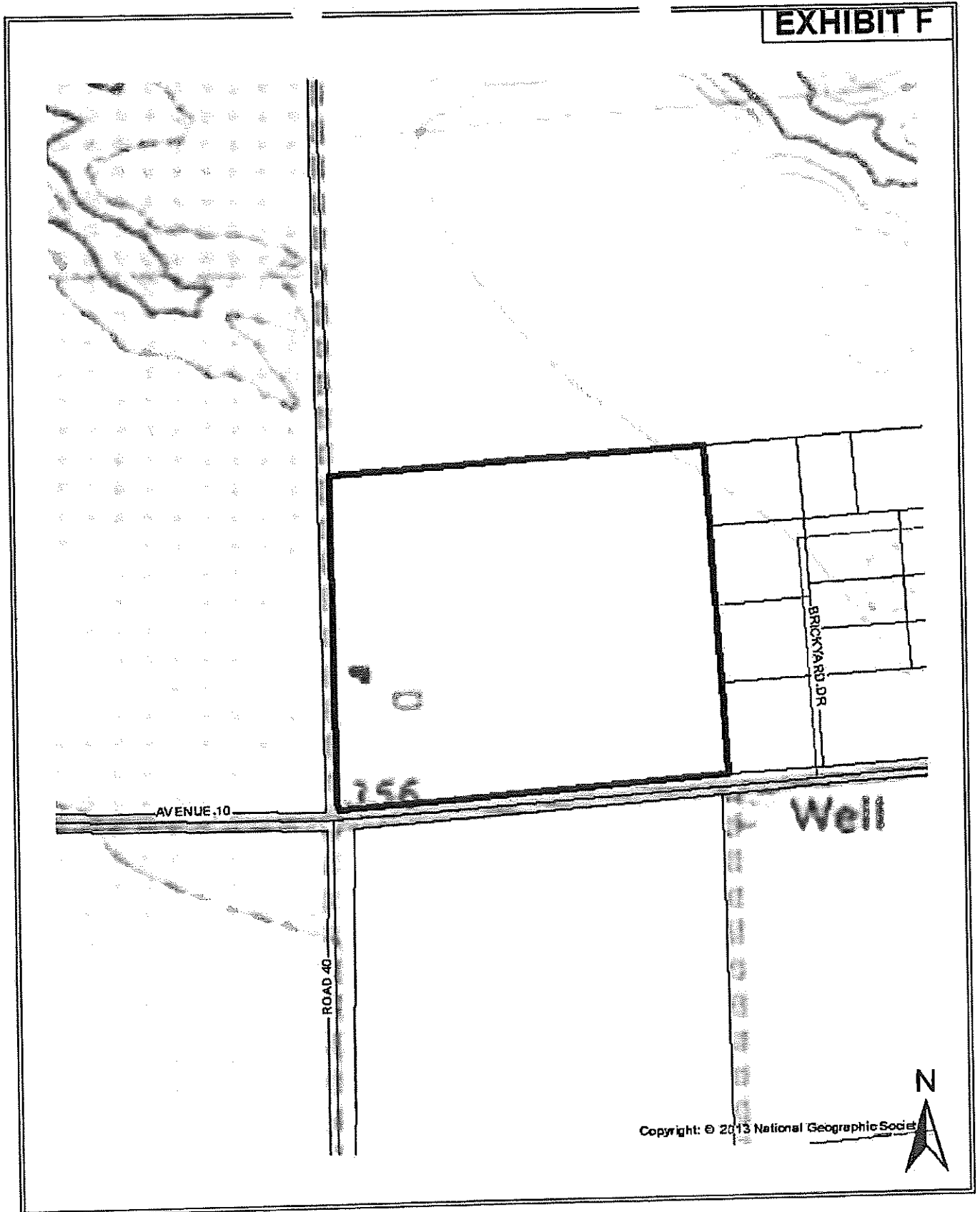
DATE \_\_\_\_\_

**PROPERTY INFORMATION**



AERIAL MAP

**EXHIBIT F**



**AERIAL MAP**



Community and Economic Development  
Planning Division

Matthew Treber  
Director

• 200 W 4<sup>th</sup> Street  
• Suite 3100  
• Madera, CA 93637  
• (559) 675-7821  
• FAX (559) 675-6573  
• TDD (559) 675-8970  
• mc\_planning@madera-county.com

**OPERATIONAL/ENVIRONMENTAL STATEMENT**  
**CHECKLIST**

It is important that the operational/environmental statement provides for a complete understanding of your project proposal. Please be as detailed as possible.

1. Please provide the following information:

Assessor's Parcel Number: 049-054-002-000  
Applicant's Name: Prosperous Terra LLC  
Address: 4460 W Shaw Ave PMB #237  
Phone Number: (559)916-1733

2. Describe the nature of your proposal/operation.  
PLEASE SEE ATTACHED OPERATIONAL STATEMENT.

3. What is the existing use of the property?

THE PROPERTY CURRENTLY HAS 3 BUSINESS (CAR/BOAT REPAIRS) IN THE EXISTING BUILDINGS.

4. What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite?

N/A

5. What are the proposed operational time limits?

Months (if seasonal): ALL YEAR

Days per week: 7 DAYS

Hours (from 7 AM to 11:45 PM): Total Hours per day: 16 HOURS PER DAY

6. How many customers or visitors are expected?

Average number per day: NON GAME DAY 500-1000 DEPENDING ON EVENT (TOURNAMENTS ETC)

Maximum number per day: GAME DAY 5000

What hours will customers/visitors be there? GAME DAY 4PM-11:45PM NON GAME DAY 7AM-11:45PM

7. How many employees will there be?

Current: NONE

Future: 100+/-

Hours they work: 5AM TO 1AM DEPENDING ON EVENTS

Do any live onsite? If so, in what capacity (i.e. caretaker)? NO ONE WILL LIVE ONSITE.





19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?  
ON SITE ENGINEERED SEPTIC SYSTEM SIZE TBD.
20. On a daily or weekly basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of?  
TBD
21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)  
WE ARE WORKING WITH YAMABE & HORN ENGINEERING ON A FULL GRADING AND DRAINAGE PLAN FOR THE SITE. EXISTING TREES WILL BE REMOVED.
22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.  
NONE THAT WE ARE AWARE OF.
23. Locate and show all bodies of water on application plot plan or attached map.  
N/A
24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.  
N/A
25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?  
N/A
26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)  
RARELY-HOWEVER DURING SOME GAME DAYS OR SPECIAL EVENETS WE MAY REQUEST POLICE TO HELP SECURE AND PROVIDE SAFETY FOR THE FACILITY.
27. How do you see this development impacting the surrounding area?  
IT WOULD BENEFIT THE AREA TO BRING A SOCCER COMPLEX THAT THE COMMUNITY CAN ENJOY.
28. How do you see this development impacting schools, parks, fire and police protection or special districts?  
THIS DEVELOPMENT PROVIDES AN ASSET FOR LOCAL SCHOOLS, PARKS AND COMMUNITY GROUPS TO BE ABLE TO HOST OR UTILIZE THE SPACE, UPON AGREEMENT, FOR SPECIAL EVENTS, SPORTING EVENTS, CONT..
29. If your proposal is for commercial or industrial development, please complete the following; Proposed Use(s): Indoor Soccer fields/indoor futsal Arena VIP/Meeting Room  
Square feet of building area(s): 81,000 sqft for Indoor Soccer Fields/Futsal 164,550sqft Arena (Field, Bleachers, VIP Arena)  
Total number of employees: 100+/-  
Building Heights: 40' Indoor Soccer - Refer to Operational Statement for Arena information

30. If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.

N/A

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JUNE 26, 2020

## OPERATIONAL STATEMENT

PROPOSED INDOOR/OUTDOOR SOCCER COMPLEX  
40101 AVENUE 10 AT ROAD 40  
MADERA, CA 93636

OWNER:  
PROSPEROUS TERRA, LLC  
4460 W. SHAW AVE. SUITE 237  
FRESNO, CA 93722

THE PROPOSED PROJECT IS TO PROVIDE VARIOUS TYPES AND SIZES OF SOCCER FIELDS FOR THE PURPOSE OF RECREATION AND TOURNAMENT.

### INDOOR SOCCER/FUTSAL FACILITY:

THIS SHALL BE A SINGLE STORY STRUCTURE WITH A MAXIMUM RIDGE HEIGHT OF APPROXIMATELY 40' HIGH AND 61,100 SF. THERE SHALL BE 1 INDOOR SOCCER FIELD AT 85' X 175' WITH A BLEACHER AREA OF 300 PERSON CAPACITY. TWO INDOOR FUTSAL COURTS AT 52' X 72' EACH WITH A BLEACHER AREA OF 80 PERSON CAPACITY. ONE INDOOR FUTSAL FIELD AT 66' X 125' WITH A BLEACHER AREA OF 150 PERSON CAPACITY. OFFICE AREA, FOOD CONCESSION, TICKET BOOTH, SECURITY BOOTH, SOCCER GIFT SHOP, AN EXERCISE/GYM ROOM, WOMEN'S AND MEN'S RESTROOMS WITH APPROXIMATELY 20 EMPLOYEES AT ANY GIVEN TIME.

### OUTDOOR FIFA SOCCER/VIP ARENA:

THERE SHALL BE A 5,000 SEAT FIFA SIZED SOCCER FIELD AT 222' X 342' AND ARENA. IT SHALL HAVE SOCCER LEAGUE FUNCTIONS THE TEAM LOCKER AND STRENGTH/CONDITIONING AREAS, TICKET BOOTHS, PUBLIC RESTROOMS AND CONCESSIONAIRES LOCATED UNDER THE MAIN BLEACHERS ON THE WEST SIDE. THE HEIGHT WILL BE APPROXIMATELY 35' ON THE HIGH SIDE. THE BLEACHERS ON THE EAST AND NORTH SHALL BE LOWER AT APPROXIMATELY 18' ON THE HIGH SIDES. A SHADE OVERHANG ALONG THE WEST BLEACHERS HAS YET TO BE DETERMINED. THE HEIGHT OF THE SCOREBOARD ON THE NORTH END AND ARENA LIGHTING ALSO TO BE DETERMINED.

A SINGLE STORY STRUCTURE SHALL BE LOCATED AT THE SOUTHERN GOAL END WITH VIP BLEACHERS WITH CONNECTED SUITES. ADJACENT TO THE SUITES SHALL BE A VIP ROOM WITH A BAR AND RESTROOMS THAT WILL FUNCTION AS A GATHERING AREA FOR THE THOSE PEOPLE FROM THE VIP SUITES. OTHER FUNCTIONS SHALL BE A PRESS BOX, CONFERENCE ROOM FOR PRESS INTERVIEWS OF PLAYERS AND COACHES, AREA FOR REQUIRED QUARTERLY SOCCER LEAGUE MEETINGS, AND SOCCER PRODUCT SHOWS. THE SQUARE FOOTAGE FOR THIS AREA WILL BE APPROXIMATELY 21,000 SF WITH INTERIOR MOVEABLE PARTITIONS FOR SECTIONING INTO SMALLER ROOMS WHEN NEEDED. THE ARENA'S MAIN KITCHEN/DISHWASHING/FOOD STORAGE AND RESTROOMS SHALL ALSO BE LOCATED IN THIS STRUCTURE AT APPROXIMATELY 4,000 SF. THE OCCUPANCY CAPACITY WITHIN THE VIP BLEACHERS/SUITES AND ADJACENT VIP ROOM SHALL BE PART OF THE 5,000 PEOPLE TOTAL DURING GAME DAYS. NOT IN ADDITION TO. IT CAN ALSO BE USED ON NON-GAME DAYS. IN THAT INSTANCE OCCUPANCY CAN BE APPROXIMATELY 1,400 PEOPLE USING 21,000 SF @ 15 SF/PERSON = 1,400 PEOPLE.

**OUTDOOR HIGH SCHOOL SOCCER FIELDS/FIFA PRACTICE FIELD:**

THERE SHALL BE 5 HIGH SCHOOL SOCCER FIELDS AT 180' X 300' EACH AND ONE FIFA SIZED PRACTICE FIELD AT 222' X 330' WITH A MAXIMUM OF A 1,000 CAPACITY SEAT BLEACHERS.

**OVERALL SITE:**

THERE SHALL BE A MAIN ENTRANCE OFF OF AVENUE 10 AND ONE OFF OF ROAD 40. SHALL INSTALL AN EXIT/ EMERGENCY ENTRANCE BETWEEN HIGH SCHOOL SOCCER FIELD-5 AND THE EAST PROPERTY LINE, EXITING ONTO AVENUE 10. THERE SHALL ALSO BE AN AREA SPECIFIC FOR A RECEIVING AREA OFF OF ROAD 40 AND A STAFF PARKING LOT OFF OF ROAD 40. A DROP OFF AREA IN FRONT OF THE MAIN PLAZA SHALL ALSO BE USED FOR LUNCH TRUCK PARKING DURING EVENTS. BUS PARKING IS PLANNED FOR THE NORTHERN PORTION OF THE SITE AND WEST OF AN ONSITE DRAINAGE BASIN AT THE NORTHEAST CORNER OF THE SITE.

**PROPOSED PHASING OF SITE PROJECTS:**

IT IS THE INTENT OF THE OWNER TO COMMENCE THE PROJECT IN PHASES. PLEASE REFER TO THE PROPOSED PHASING SITE PLANS.

**PHASE I:**

IN ORDER TO UTILIZE THE SITE SOONER THAN LATER, CONSTRUCTION OF ALL THE ON AND OFF SITE AND UTILITY WORK WITH EXCEPTION OF THE OUTDOOR 5,000 SEAT FIFA SOCCER ARENA, INDOOR SOCCER BUILDING AND THEIR ADJACENT GROUNDS.

**PHASE II:**

CONSTRUCTION OF THIS PHASE SHALL COMMENCE AS SOON AS POSSIBLE AFTER COMPLETION OF PHASE I. IT SHALL INCLUDE THE CONSTRUCTION OF THE OUTDOOR FIFA 5,000 SEAT ARENA AND ITS ADJACENT GROUNDS.

**PHASE III:**

CONSTRUCTION OF THIS PHASE SHALL COMMENCE AS SOON AS POSSIBLE AFTER COMPLETION OF PHASE II. IT SHALL INCLUDE THE CONSTRUCTION OF THE INDOOR SOCCER AND INDOOR FUTSAL FACILITIES AND THEIR ADJACENT GROUNDS.

**PARKING:**

OUR INTENT IS TO PROVIDE THE MINMUM REQUIRED SURFACE PARKING STALLS FOR THE PURPOSE OF THE 5,000 SEAT ARENA AND INDOOR SOCCER/FUTSAL FACILITY ON GAME DAYS ONLY SINCE THAT REQUIRES THE MOST PARKING STALLS AT ONE TIME. NONE OF THE OTHER ON-SITE FUNCTIONS SHALL BE IN USE ON THOSE GAME DAYS. IF ALLOWED, TEMPORARY VEHICULAR STALLS CAN BE ADDED ON THE 5 HIGH SCHOOL GRASS SOOCER FIELDS TO MAKE UP THE REQUIRED STALLS SHOULD OTHER PROPOSED USES THAT WILL REQUIRE MORE STALLS TO BE PROVIDED.

A TOTAL OF 1,601 SURFACE STALLS ARE PROPOSED.

- 1) OUTDOOR HIGH SCHOOL SOCCER FIELDS:  
5 HIGH SCHOOL FIELDS @ 20 STALLS PER FIELD: = 100 STALLS REQUIRED.
- 2) OUTDOOR FIFA PRACTICE SOCCER FIELD:  
1,000 SEATS @ FIFA PRACTICE FIELD/3.5 PEOPLE PER STALL: = 286 STALLS REQUIRED.
- OUTDOOR SOCCER ARENA:
  - 3. A) GAME DAY WITH VIP AREA  
5,000 SEATS/ 3.5 PEOPLE PER STALL: = 1,429 STALLS REQUIRED.
  - 3. B) NON GAME DAY VIP AREA  
21,000 SF @ 15 SF/PERSON = 1,400 PEOPLE @ 3.5PEOPLE/STALL: = 400 STALLS REQUIRED.
- 4) INDOOR SOCCER FIELDS AND FUTSAL COURTS:  
530 BLEACHER SEATS AND 20 STAFF/3.5 PEOPLE PER STALL: = 157 STALLS REQUIRED.

USAGE OF FACILITIES:

THE OUTDOOR SOCCER ARENA ON GAME DAY AND INDOOR SOCCER/FUTSAL FACILITY CAN BE OPERATIONAL AT THE SAME TIME. NOT ANY OF THE OUTDOOR SOCCER FIELDS.

MINIMUM REQUIRED STALLS: = 1,586 STALLS  
PROPOSED STALLS: = 1,601 STALLS

THE VIP AREA ON NON-GAME DAY, INDOOR SOCCER/FUTSAL FACILITY OUTDOOR HIGH SCHOOL SOCCER FIELDS AND FIFA PRACTICE FIELD CAN BE OPERATIONAL AT THE SAME TIME.

MINIMUM REQUIRED STALLS: = 943 STALLS  
PROPOSED STALLS: = 1,601 STALLS

A POTENTIAL OF TEMPORARY 1000 STALLS CAN BE LOCATED ON THE 5 HIGH SCHOOL SOCCER FIELDS. SHALL BE DETERMINED ON A CASE BY CASE BASIS WITH THE COUNTY OF MADERA.

HOURS OF OPERATION:

INDOOR SOCCER FACILITY AND INDOOR FUTSAL FACILITY WHEN ARENA IS NOT IN USE:

M-F: 7AM - 11:45 PM.  
S-S: 7AM - 11:45 PM.

OUTDOOR SOCCER ARENA:

THERE CAN BE UP TO 31 SOCCER MATCHES PER YEAR DEPENDING ON SCHEDULING.  
UP TO 50 COMMUNITY EVENTS. BOTH FOR NON-PROFIT CHARITIES AND FOR PROFIT.  
UP TO 10 CONCERTS PER YEAR.

FIFA PRACTICE FIELD WHEN ARENA IS NOT IN USE:

USED BETWEEN 5-7 TIMES PER WEEK FOR A FEW HOURS PER DAY WITHOUT FANS IN ATTENDANCE.  
POSSIBLY UP TO 20 TIMES PER YEAR WHEN FANS WILL BE ALLOWED IN ATTENDANCE.

HIGH SCHOOL FIELDS WHEN ARENA IS NOT IN USE:

WHEN SCHEDULED WITH VARIOUS LEAGUES AND/OR SCHOOLS.

NUMBER OF EMPLOYEES:

INDOOR SOCCER FACILITY: 50 ±  
OUTDOOR SOCCER ARENA: 50 ±

PLEASE NOTIFY ME IF I NEED TO PROVIDE YOU WITH ADDITIONAL INFORMATION OR SHOULD YOU HAVE ANY QUESTIONS OR ISSUES WITH WHAT IS SUBMITTED.

THANK YOU FOR YOUR TIME.



ROBBY ANTOYAN\_c12626  
ANTOYAN ARCHITECTURE

049054013000  
HAMMERDOWN PROP LLC  
PO BOX 3628  
FRESNO CA 93650

049054012000  
JURKOVICH JANIE TRUSTEE  
11627 E BROWNING AVE  
CLOVIS CA 93619

049083005000  
LION DANIEL A & JACQUELINE TRU  
DBA MADERA RANCH  
PO BOX 1350  
SELMA CA 93662

049083007000  
MESA ASSET MANAGEMENT LLC T  
6767 W TROPICANA AVE STE 206  
LAS VEGAS NV 89103

049054015000  
NESTELL KENNEL GROUP LLC  
40373 BRICKYARD DR  
MADERA CA 93636-9519

049054002000  
PROSPEROUS TERRA LLC  
6771 E CARMALEE LN  
FRESNO CA 93727

049053013000  
RIVERSTONE FARMS LLC  
265 E RIVER PARK CIRCLE # 310  
FRESNO CA 93720

049081001000  
SAN JOAQUIN RIVER RANCH LLC  
265 E RIVER PARK CR #310  
FRESNO CA 93720

049052005000  
SAN JOAQUIN RIVER RANCH LLC  
265 E RIVER PARK CR #310  
FRESNO CA 93720

049054014000  
S-JARED INV LLC  
499 W BEDFORD STE 102  
FRESNO CA 93711

OFFICIAL RECEIPT  
COUNTY OF MADERA, CALIFORNIA

No.  
20-0597

Received From: CK-1123 Prosperous Terra LLC

On Behalf Of:

The Sum Of: One Thousand Ninety Seven Dollars

\$1,097.00

Check 1123

1,097.00

Fees for Permit No. ZP #2020-007

Automation Fee	\$18.00
Zoning Permit Fee (FR)	\$107.00
Zoning Permit Fee	\$827.00
Software Automation Fee	\$23.00

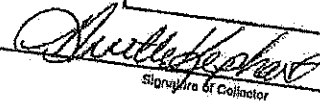
Zoning Permit Fee (EG)	\$105.00
Zoning Permit Fee (RD)	\$102.00
Zoning Permit Fee (EH)	\$117.00

FUND:

General

Trust

Printed On June 30, 2020

  
Signature of Collector



**APPLICATION & PERMIT  
MADERA COUNTY PLANNING  
COMMISSION**

200 W. 4th Street, Suite 3100  
Madera, CA 93637-3593  
(559) 675-7821.FAX (559) 675-6573

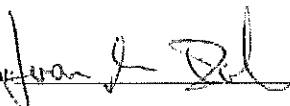
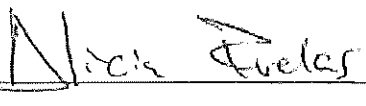
Email: [mc\\_planning@madera-county.com](mailto:mc_planning@madera-county.com)

<input type="checkbox"/> Conditional Use Permit (CUP)	<input checked="" type="checkbox"/> Zoning Permit
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Variance <input type="checkbox"/> Setback
<input type="checkbox"/> General Plan Text Amendment	<input type="checkbox"/> Sign Permit <input type="checkbox"/> Master
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Site Plan Review <input type="checkbox"/> Voluntary
<input type="checkbox"/> Zoning Text Amendment	<input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> Amendment
<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Time Extension
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Ag. Preserve <input type="checkbox"/> New <input type="checkbox"/> Cancel	<input type="checkbox"/> Other

Number <u>2020-007</u>
Date <u>10/30/20</u>
Fee <u>1097.00</u>
Penalty _____
Receipt No. <u>20-05974</u>
Staff Date of Action _____
<input type="checkbox"/> Approve <input type="checkbox"/> Denied
PC Date of Action _____
<input type="checkbox"/> Approve <input type="checkbox"/> Denied
M.O./Res. No. _____
B. of S. Date of Action _____
<input type="checkbox"/> Approve <input type="checkbox"/> Denied

PLEASE PRINT	PROPERTY INFORMATION
<b>Applicant:</b> Prosperous Terra LLC	<b>Assessor's Parcel Number(s) (required)</b>
<b>Mailing Address:</b> 4460 W Shaw Ave PMB #237	049-054-002-000
<b>City:</b> Fresno <b>State:</b> Ca <b>Zip:</b> 93722	<b>Site Address (if applicable)</b>
<b>Phone:</b> (559)916-1733	40101 Ave 10 Madera Ca 93636
<b>Email:</b> <a href="mailto:Olidia@ruelasenterprise.com">Olidia@ruelasenterprise.com</a>	<b>Prior Permit Approvals (if applicable)</b>
<b>Property Owner:</b> Prosperous Terra LLC	n/a
<b>Mailing Address:</b> 4460 W Shaw Ave PMB #237	<b>Intended Use (describe request clearly)</b>
<b>City:</b> Fresno <b>State:</b> Ca <b>Zip:</b> 93722	Soccer Complex
<b>Phone:</b> (559)916-1733	-indoor soccer
<b>Email:</b> <a href="mailto:Olidia@ruelasenterprise.com">Olidia@ruelasenterprise.com</a>	-Arena
<input checked="" type="checkbox"/> Same as Applicant	-soccer fields

The forgoing information is true and correct to the best of my knowledge and belief. The applicant and property owner hereby acknowledge the requirements as set forth in the Madera County Code and agree to comply with all County and state Laws: (BOTH MUST SIGN)

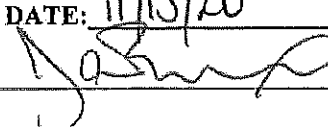
Signature of Applicant:  Signature of Property Owner: 

**DO NOT WRITE BELOW THIS LINE**

<input checked="" type="checkbox"/> Site Plan Attached	Existing Zone District: <u>IL</u> P/A: <u>59</u>
<input checked="" type="checkbox"/> Operational/Environmental Statement Attached	Proposed Zone District: _____ Acreage: <u>43.91</u>
<input type="checkbox"/> Variance Findings of Fact Attached	Existing General Plan (Area Plan): <u>LI</u>
<input type="checkbox"/> CUP Findings of Fact Attached	Proposed General Plan (Area Plan): _____
<input type="checkbox"/> Map Attached <input type="checkbox"/> Parcel Map <input type="checkbox"/> Subdivision	Community Area Plan: _____
<input type="checkbox"/> Other Information:	

**MITIGATION MONITORING AND CONDITIONS OF APPROVAL:**

**PRELIMINARY APPROVAL DATE:** 11/13/20

**AUTHORIZED SIGNATURE:**  **DATE:** \_\_\_\_\_

**FINAL APPROVAL DATE:** \_\_\_\_\_

**AUTHORIZED SIGNATURE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

The preliminary approval date is the initial project approval by the governing body. All permits are not considered **complete** until all mitigation measures and conditions of approval, if required, have been met and confirmed by the Planning Department. Applicants should notify the Planning Department periodically to confirm that activity is ongoing for the proposed project or provide updates regarding scheduling for future activity.

## MITIGATION MONITORING REPORT

**MND # 2022-04**

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
<b>Aesthetics</b>								
1	The use of project lighting shall be minimized to the extent feasible. All lighting shall only be used during periods needed for practice sessions. All lighting shall be directed to areas within the site and shall be shielded to avoid incidental light spill and shine to unintended areas and shall avoid direct lighting to offsite areas.	Operational	Planning					
<b>Biological Resources</b>								
2	If tree removal or any demolition/contruction is to be initiated during the nesting season (February 1 through September 30), a qualified biologist shall conduct a nesting bird survey of all areas associated with such activities within 14 days prior to commencement of such activities. If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with the CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary. If tree removal or other demolition/construction is to be initiated during the period between November 1 through January 31, the preceding preconstruction measures are not required.	Construction	California Department of Fish and Wildlife	California Department of Fish and Wildlife				
<b>Cultural Resources</b>								
3	Prior to any structural modifications or other project-related disturbance within the building complex portion of the site, a complete recordation and evaluation of the complex shall be conducted, and additional measures as may be recommended through the evaluation process shall be implemented as deemed necessary to avoid a substantial adverse change in the significance of a historical resource. The evaluation process shall include archival research, reviews of historical photographs, and other materials related to prior site uses and the Hans Sumpf Company. The results of such evaluation and recording and any recommended additional measures shall be provided to the County for review and approval prior to structural modifications or other project-related disturbance within the building complex portion of the site.	Construction	Madera County Planning Division	Madera County Planning Division				

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
4	<p>If subsurface deposits believed to be cultural or human in origin are discovered during construction, work shall halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following actions/notifications shall apply depending on the nature of the find:</p> <p>a. If the professional archaeologist determines that the find does not represent a cultural resource, work may resume, and no agency notifications are required.</p> <p>b. If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the County of Madera. The County shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.</p> <p>c. If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Madera County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, §5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time</p>	Construction	Madera County Planning Division	Madera County Planning Division				

**County of Madera  
California Environmental Quality Act (CEQA)  
Initial Study**

- 1. Project title:** ZP #2021-012 – Prosperous Terra, LLC.
- 2. Lead agency name and address:** County of Madera  
Community and Economic Development Department  
200 West 4<sup>th</sup> Street, Suite 3100  
Madera, California 93637
- 3. Contact person and phone number:** Samuel J. Rashe, Planner III  
559-675-7821  
  
[Samuel.Rashe@maderacounty.com](mailto:Samuel.Rashe@maderacounty.com)
- 4. Project Location & APN:** The subject property is located on the northeast corner of Rd 40 and Avenue 10 (40101 Ave 10) Madera CA 93636.  
  
APN #: 049-054-002
- 5. Project sponsor's name and address:** Prosperous Terra, LLC  
Olidia Mejorado  
4460 W. Shaw Ave, Suite 237  
Fresno, CA 93722
- 6. General Plan Designation:** LI (Light Industrial)
- 7. Zoning:** IL (Industrial, Urban or Rural, Light) District

**8. Description of project:**

The applicant is requesting a Zone Permit to develop and use one 210-foot by 330-foot soccer training field, parking area, driveway, and ancillary facilities at the project site APN: 049-054-002 shown in Figure 1. The practice field would be permitted to use up to two 4-hour practice sessions per day between the hours of 6:00 am to 10:00 pm and will be used up to 7 days per week. An 8-foot by 24-foot soccer goal net will be permanently installed on the south end of the soccer training field. No more than two practices sessions would be permitted to occur on any one day, and only one team would use the field during any one practice session. Each practice session would involve up to approximately 30 people, including staff, coaches, players, and incidental spectators accompanying the practicing team. The practice field would not host tournaments or other league play. Incidental spectators would be allowed only if they arrive with the practice team cars or vans that carpool to the site. The project site will be enclosed with a chain-linked fence six feet in height and will consist of a thirteen-foot-wide chain-link gate located on the south side of the property, which will be locked after every practice session to avoid use by others during off-hours.

The site activities will not have permanent employees, but at least one staff person will be present on-site during all training sessions. Site access will be from Avenue 10, approximately 1,000 feet east of Road 40. Ten parking stalls which will consist of a graveled surface, are proposed to the practice field

and will be located north of Avenue 10, west of the soccer training field, and west of Road 40. Access roads will be surfaced per county standards.



Figure 1

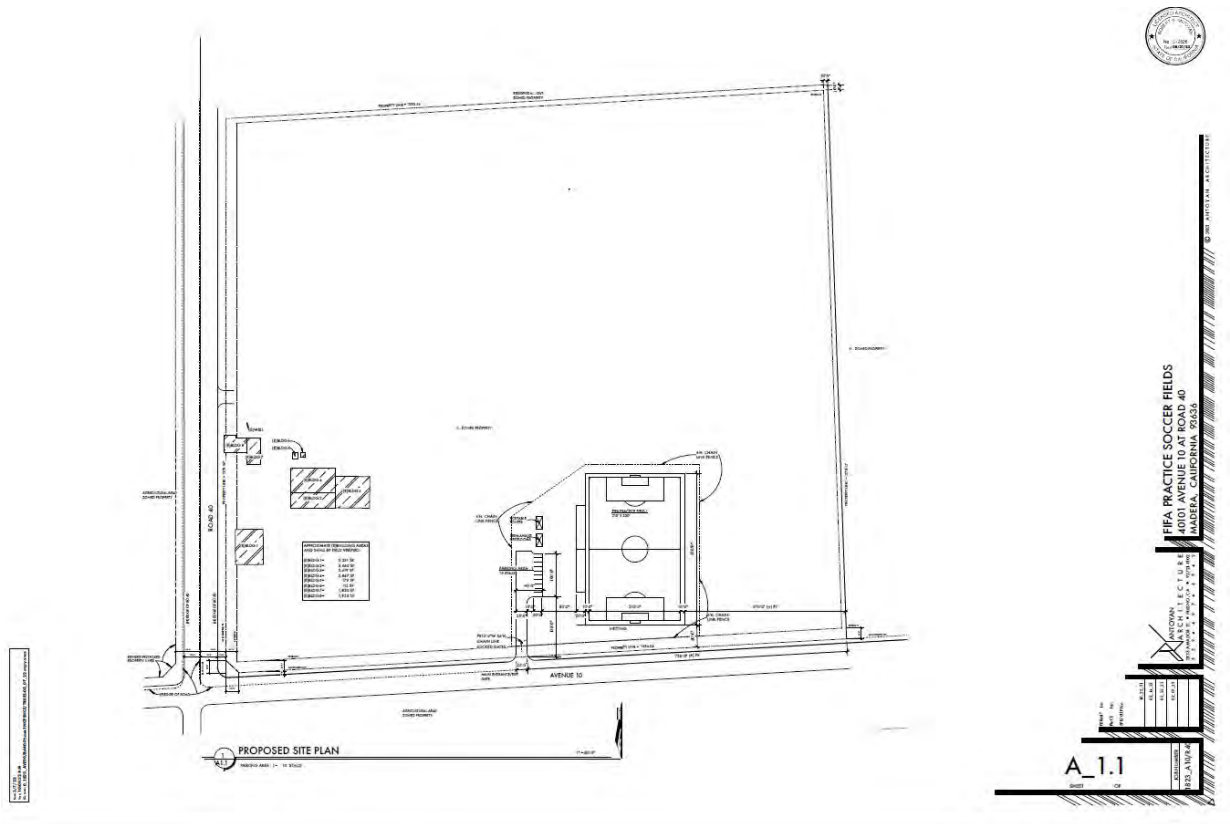


Figure 2 Site Plan

**Existing Conditions:**

There are currently eight buildings (refer to Figure 2) located on the west side of the project site clustered in an approximately 3.5-acre area. The buildings are accessed from Road 40 about 450 feet north of Avenue 10. The buildings being used consist of a single-bay automotive repair shop, a large automotive repair shop, restroom, and a storage/warehouse building. A construction company utilizes an approximately 3-acre area north of the on-site buildings as a storage yard for construction debris, also accessed from Road 40.

Building 1 is located on the northwest portion of the property east of Road 40. Building 1 is approximately 5,231 square feet and is currently being used as a automotive services/repairs shop. Road 40 is designated to have a 116-ft road right of way or 58 feet on each side of road centerline to its ultimate right of way. The applicant will be required to dedicate the needed 58 feet of land for the entire length of the parcel for future road improvements. Building 1 is located within the proposed right-of-way required the County and as a result will need to be demolished.

Building 2 is located north of Building 1 and is approximately 3,660 square feet. Building 2 is currently being used as a storage facility in support of the automotive services/repair shop.

Building 3 is located to the immediate east of Building 2 and Building 4 and is approximately 5,619 square feet. Currently Building 3 is not currently being used.

Building 4 located to the immediate west of Building 3 and to the immediate north of Building 2, is approximately 5,847 square feet and like Building 2, is being used as storage.

Building 5 is an existing restroom being utilized by the adjacent automotive services/repair shop and is located to the north of Building 4 and is approximately 179 square feet.

Building 6 is located to the east of Building 5 and to the north of Building 4 and is approximately 112 square feet with no current use.

Building 7 is located to the north of Building 1, to the west of Building 5 and is approximately 1,830 square feet which like Building 1 is currently being used for operational automotive services/repair shop.

Building 8 is located to the north of Building 1 and to the west of Building 7. Building 8 is approximately 1,953 square feet and is currently vacant.

The current automotive service repair shop will continue its activities. The project intends to utilize Building 2 as a storage facility for landscape supplies with the current automotive service/repair shop.



### 9. Surrounding Land Uses and Setting:

The area to the north of the site is existing and former agricultural lands in undergoing residential development and are zoned GV-R (Gateway Village Residential) To the east of the site are developed commercial and industrial uses zoned IL (Industrial, Urban or Rural, Light). The to the south and west are areas in agricultural production and zoned Agricultural, Rural Exclusive (ARE-40).



**10. Other Public Agencies Whose Approval is Required:**

None.

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

In accordance with Public Resources Code Section 21080.3.1, notification letters were sent to tribal representatives of California Native American tribes that have requested to be notified of projects within the Project area of Madera County. Tribal representatives were advised of the Project and invited to request formal consultation with the County regarding the Project within 30 days of receiving the notification letters. Eight notification letters were sent to representatives of the following tribes on January 20, 2022:

- Table Mountain Rancheria
- Picayune Rancheria of the Chukchansi Indians
- Dumna Wo Wah Tribal Government
- Chowchilla Yokuts Tribe

As of the preparation of this Initial Study, more than 30 days following the County’s transmittal of notification letters, no requests for consultation have been received. Section XVIII of this Initial Study provides additional discussion of tribal cultural resources and outreach.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics                | <input type="checkbox"/> Agricultural/Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Energy                             |
| <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                  | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                        | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION** (to be completed by Lead Agency)

On the basis of this initial evaluation:	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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 or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

Signed: Samuel J. Rashe Date: 3/14/2022

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--	--------------------------------	---	------------------------------	-----------

**I. AESTHETICS**

Except as provided in Public Resources Code Section 21099, would the project:

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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"/>            |

**Responses:**

**(a) No Impact.** The project site and components would not be visible from any areas either designated as or having substantial characteristics of a scenic vista.

**(b) No Impact.** The project site does not contain scenic resources and is not visible from a state scenic highway.

**(c) Less Than Significant Impact.** The project is zoned IL and is surrounded by residential and agricultural uses. The project site is largely vacant with a cluster of structures located in the western portion of the site. The site is not considered to represent a unique or otherwise important visual resource and the site's existing character is of moderate scenic value generally consistent with other undeveloped parcels in the area. The project development of a soccer training field and parking lot with driveway access that would be visible to motorists on the segment of Avenue 10 adjacent to the Project site and other immediately surrounding areas. The project would not substantially alter the site's character and would not result in visually dominant or adverse qualities affecting a substantial number of viewers. Therefore, the project's change in the visual character of the site is considered less than significant.

**(d) Less than Significant Impact with Mitigation.** The project proposes to use portable lighting for periodic use during nighttime play that would not extend beyond 10 p.m. Lighting would be directed to the playfield and parking area on the southern portion of the project site. Night play lighting would be visible from vehicles on local public roads and could also be noticeable from adjacent land uses including residences. Although the

periodic use of directional field lighting is not anticipated to result in a significant impact associated with light and glare. However, to ensure potential effects of lighting are minimized, Mitigation Measure 1 is recommended and would require all project lighting to be hooded and directed down and away from neighboring parcels to minimize the potential for light disbursement during the evenings. Mitigation Measure 1 also requires that lighting be used only as necessary for nighttime play and parking area exiting and that lighting is turned off as soon as possible at the end of any evening of field use. Implementation of Mitigation Measure 1 would reduce the project's potential impact associated with light and glare to less than significant.

*Mitigation Measure 1. The use of project lighting shall be minimized to the extent feasible. All lighting shall only be used during periods needed for practice sessions. All lighting shall be directed to areas within the site and shall be shielded to avoid incidental light spill and shine to unintended areas and shall avoid direct lighting to offsite areas.*

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------------	--	------------------------------------	--------------

**II. AGRICULTURAL AND FORESTRY RESOURCES**

In determining whether agricultural 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:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (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 use?   | <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"/> |

**Responses:**

**(a) No Impact.** The project site is designated as Grazing Land by the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program and the project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a

non-agricultural use (Department of Conservation, 2022).

**(b) No Impact.** The project site is not subject to a Williamson Act contract and is not zoned for agricultural use. The subject property is zoned IL (Industrial, Urban or Rural, Light District) and a land use designation of LI (Light Industrial). According to the Madera County General Plan the Land use Designation of Light Industrial is compatible with industrial parks, research and development, warehouses, light manufacturing, general commercial uses, professional offices, airports, and airstrips, outdoor theaters, public and quasi-public uses, and similar compatible uses. The project use would not convert existing agricultural uses and would not conflict with agricultural uses on adjacent properties (County of Madera , 1995).

**(c - d) No Impact.** The project site does not contain forest land or forest resources and is not zoned for such uses.

**(e) No Impact.** The project would not involve changes that would convert agricultural land or forest land to non-agricultural or non-forest land.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Conflict with, or obstruct implementation of, the applicable air quality plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

**(a-b) Less Than Significant Impact.** An “Air Quality and Greenhouse Gas Emissions Analysis Memorandum for the Proposed Fuego Madera Practice Field Project” (LSA, 2021) (AQ/GHG Memo) was prepared to evaluate and document potential air quality and greenhouse gas emissions associated with the project and is included as **Appendix A** of this Initial Study. As discussed in the AQ/GHG Memo, the project region is classified as nonattainment for the federal O<sub>3</sub> and PM<sub>2.5</sub> standards and is also a nonattainment area for state O<sub>3</sub>, PM<sub>2.5</sub>, and PM<sub>10</sub> standards (CARB 2019). The U.S. Environmental Protection Agency (EPA), under the provisions of the federal Clean Air Act (CAA), requires each state with regions that have not attained the federal air quality standards to prepare a State Implementation Plan (SIP) detailing how these standards are to be met in each local area. The SIP is a legal agreement between each state and the federal government to commit resources to improving air quality and serves as the template for conducting regional and project-level air quality analysis. California Air Resources Board (CARB) is the lead agency for developing the SIP in California. Local air districts, including the SJVAPCD, prepare air quality attainment plans or air quality management plans and submit them to CARB for review, approval, and incorporation into the applicable SIP. The air districts develop the strategies stated in the SIPs for achieving air quality standards on a regional basis.

The SJVAPCD is required, pursuant to the federal CAA, to reduce emissions of criteria pollutants for which the San Joaquin Valley Air Basin (SJVAB) is in nonattainment status. To reduce such emissions, the SJVAPCD prepared the 2007 Ozone Plan, 2013 Plan for the Revoked 1-Hour Ozone Standard, 2016 Plan for the 2008 8-Hour Ozone Standard, 2016 Moderate Area Plan for the 2012 PM<sub>2.5</sub> Standard, 2020 RACT Demonstration for the 2015 8-Hour Ozone Standard, 2007 PM<sub>10</sub> Maintenance Plan and Request for Re-designation, and 2018 Moderate Area Plan for the 2012 PM<sub>2.5</sub> Standard. These plans collectively address the SJVAB nonattainment status with the national and state O<sub>3</sub>

standards as well as particulate matter by establishing a program of rules and regulations directed at reducing air pollutant emissions and achieving state (California) and national air quality standards. Pollutant control strategies are based on the latest scientific and technical information and planning assumptions. SJVAPCD established thresholds of significance for criteria pollutant emissions are based on SJVAPCD New Source Review (NSR) offset requirements for stationary sources. Stationary sources in the SJVAB are subject to some of the most stringent regulatory requirements in the nation. Emission reductions achieved through implementation of SJVAPCD offset requirements are a major component of the SJVAPCD's air quality planning efforts. Thus, projects with emissions below the thresholds of significance for criteria pollutants are determined to "Not conflict or obstruct implementation of the District's air quality plan" (SJVAPCD 2015b).

The AQ/GHG Memo estimates the project's construction emissions and operation emissions, and the methods and findings are summarized here.

Construction activities including demolition of existing structures, site preparation, grading, and paving would generate air pollutants during the construction period. Construction emissions were estimated for the project using the California Emissions Estimator Model (CalEEMod) Version 2020.4.0, consistent with SJVAPCD recommendations. Construction was assumed to occur over a duration of approximately six months. (LSA, 2021) As shown in Table III-1, "Estimated Project Construction Emissions," construction emissions associated with the project would not exceed the SJVAPCD's thresholds for ROG, NO<sub>x</sub>, CO, SO<sub>x</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>.

**Table III-1. Estimated Project Construction Emissions (tons per year)**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Construction Emissions	0.2	2.0	1.6	<0.1	0.4	0.2
SJVAPCD Significance Threshold	100	10	10	27	15	15
Exceed Threshold?	No	No	No	No	No	No

Source: LSA, 2021.

Although not required to mitigate a significant impact, project construction activities would be subject to SJVAPCD Regulation VIII, which specifies the following measures to control fugitive dust:

- Apply water to unpaved surfaces and areas.
- Use nontoxic chemical or organic dust suppressants on unpaved roads and traffic areas.
- Limit or reduce vehicle speed on unpaved roads and traffic areas to a maximum 15 miles per hour.
- Maintain areas in a stabilized condition by restricting vehicle access.
- Install wind barriers.
- During high winds, cease outdoor activities that disturb the soil.
- Keep bulk materials sufficiently wet when handling.
- Store and handle materials in a three-sided structure.
- When storing bulk materials, apply water to the surface or cover the storage pile with a tarp.
- Don't overload haul trucks. Overloaded trucks are likely to spill bulk materials.
- Cover haul trucks with a tarp or other suitable cover. Or, wet the top of the load



- enough to limit visible dust emissions.
- Clean the interior of cargo compartments on emptied haul trucks prior to leaving a site.
- Prevent trackout by installing a trackout control device.
- Clean up trackout at least once a day. If along a busy road or highway, clean up trackout immediately.
- Monitor dust-generating activities and implement appropriate measures for maximum dust control.

Long-term operational emissions associated with the project would include those from mobile sources (e.g., vehicle, van, and bus trips) for transportation to and from the site, project site energy sources (e.g., generators for site lighting), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment). Emissions estimates for long-term operations of the project were calculated by LSA (2021) using CalEEMod and are shown in Table III-2, below. As presented in the table, long-term operational emissions associated with the project would be below the thresholds of significance and are considered less than significant (Fischer, 2021).

**Table III-2. Project Operation Emission (tons per year)**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area source Emissions	0.1	0.0	<0.1	0.0	0.0	
Energy Source Emissions	0.0	0.0	0.0	0.0	0.0	0.0
Mobile Source Emissions	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1
Stationary Source Emissions	0.1	0.4	0.5	<0.1	<0.1	<0.1
<b>Total Project Operation Emissions</b>	<b>0.3</b>	<b>0.4</b>	<b>0.5</b>	<b>&lt;0.1</b>	<b>&lt;0.1</b>	<b>&lt;0.1</b>
SJVAPCD Significance Threshold	100	10	10	27	15	15
<b>Exceed Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

(Fischer, 2021)

As discussed above, neither project construction nor operation would generate emissions in excess of thresholds and would therefore not conflict with any applicable air quality plan or have a significant impact associated with criteria air pollutant emissions.

**(c) Less Than Significant Impact.** Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, daycare centers, nursing homes, hospitals, and residential dwelling units. The closest sensitive receptors to the project site include a single-family residence located approximately 3,330 feet west of the project site on Avenue 10.

As discussed and summarized in Tables III-1 and III-2 above, construction and operational emissions associated with the project would be well below thresholds of significance for criteria air pollutant emissions.

As previously stated the project site currently has four buildings located on the west side of the project site clustered in an approximately a 3.5-acre area. Building 1 which is located on the northwest portion of the property east of Road 40 is designated to be demolished as a result of right-of-way required by the county. Prior to the demolition of Building 1, the

applicant will be required to submit a Demolition Permit Application form to the San Joaquin Valley Air Pollution Control District to ensure compliance with the National Emission Standards for Hazardous Air Pollutants.

### **Valley Fever**

Coccidioidomycosis (CM), also referred to as San Joaquin Valley Fever or Valley Fever, is a fungal infection that most commonly affects people who live in hot dry areas with alkaline soil. The disease, which affects both humans and animals, is caused by inhalation of arthroconidia (spores) of the fungus *Coccidioides immitis* (CI). CI spores are found in the top few inches of soil and the existence of the fungus in most soil areas is temporary. In about 50 to 75 percent of people, valley fever causes either no symptoms or mild symptoms and those infected never seek medical care; when symptoms are more pronounced, they usually present as lung problems (cough, shortness of breath, sputum production, fever, and chest pains). The disease can progress to chronic or progressive lung disease and may even become disseminated to the skin, lining tissue of the brain (meninges), skeleton, and other body areas. Madera County is considered a highly endemic area for valley fever. When soil containing this fungus is disturbed by ground-disturbing activities such as digging or grading, by vehicles raising dust, or by the wind, the fungal spores can become airborne. When people breathe the spores into their lungs, they are at risk of infection.

The potential for exposure and infection from Valley Fever during ground-disturbing activities can and would be reduced through control of fugitive dust emissions during Project construction. As discussed above, Project-generated dust would be controlled by adhering to SJVAPCD fugitive dust control measures pursuant to Regulation VIII and implementation of fugitive dust control measures before, during, and after any dust-generating activity. With the minimal site grading associated with the Project and required conformance with SJVAPCD Regulation VIII, dust from the construction of the Project would not add significantly to the existing exposure level of people to this fungus, including construction workers.

### **Naturally Occurring Asbestos**

The Project is not located within an area designated by the State of California as likely to contain naturally occurring asbestos (Department of Conservation [DOC] 2000) and construction activities would not be anticipated to result in increased exposure of sensitive land uses to naturally occurring asbestos.

Also, as discussed, compliance with SJVAPCD Regulation VIII would implement measures that would minimize construction-related fugitive dust emissions. For these reasons and due to the distance of the nearest sensitive receptors, neither construction nor operation of the project is expected to have the potential to result in exposure of sensitive receptors to substantial pollution concentrations (Fischer, 2021).

**(d) Less Than Significant Impact.** During project construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. The project would not include any activities or operations that would generate objectionable odors and, once operational, the project would not be a source of odors. Therefore, the project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. This impact would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**IV. BIOLOGICAL RESOURCES**

Would the project:

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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 U.S. Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Have a substantial adverse effect on state or federally protected wetlands (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 checked="" type="checkbox"/> | <input 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 a native wildlife nursery site?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input 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"/> |

**Responses:**

**(a) Less Than Significant Impact with Mitigation.** To support this Initial Study, a “Biological Resource Assessment (BRA) for the Fuego Madera Practice Field” (Argonaut Ecological Consulting, Inc., 2021) was prepared and is included as Appendix B. The BRA assesses the types of habitats present and sensitive species associated with those habitats. The biological evaluation focused on mapping existing habitat types based on a field review and reviewing public and commercial databases, aerial photographs (current and historical), and other published information and available data (Argonaut Ecological Consulting, Inc, 2021).

The BRA concluded the project site primarily supports non-native grassland/fallow

agricultural land and ruderal habitat, and that there are no waters of the U.S. or waters of the State within the site. With the possible exception that mature trees on the site could provide habit for nesting migratory birds or raptors. The American badger has been identified as potentially present; however, the American badger which prey in areas with a suitable prey base there appears to be no prey base present. the BRA concludes that the likelihood of the site to support any special status species is very low (Argonaut Ecological Consulting, Inc, 2021).

The BRA identified that mature trees present within the western portion of the site containing existing buildings could be used for nesting, but that no evidence of any raptor nests was identified. To ensure avoidance of any potential impacts to nesting migratory birds or raptors that may be present were these trees to be removed, Mitigation Measure 2 would be required to ensure that any such tree removal occurs during the non-nesting season between September 1 and January 31 or, if tree removal is to occur during the nesting season of February 1 through August 31, that prior to such removal a biologist confirm that no nests are present. Mitigation Measure 2 would ensure that the project's potential to impact nesting migratory birds and raptors is less than significant. The project site is a non-native grassland/ruderal habitat dominated by ruderal species. There is no suitable habitat for special status plant species because of the recurring site disturbance and lack of aquatic habitat that many of the species are known to occur.

With implementation of the above mitigation, the project would have a less than significant impact and would not have a substantial adverse effect either directly through habitat modifications, on any species as a candidate, sensitive, or special status species.

**Mitigation Measure 2.** *If tree removal or any demolition/construction is to be initiated during the nesting season (February 1 through September 30), a qualified biologist shall conduct a nesting bird survey of all areas associated with such activities within 14 days prior to commencement of such activities. If active nests are found, a no-disturbance buffer around the nest shall be established. The buffer distance shall be established by a qualified biologist in consultation with the CDFW. The buffer shall be maintained until the fledglings are capable of flight and become independent of the nest, to be determined by a qualified biologist. Once the young are independent of the nest, no further measures are necessary. If tree removal or other demolition/construction is to be initiated during the period between November 1 through January 31, the preceding preconstruction measures are not required.*

**(b & c) Less Than Significant Impact.** The National Wetland Inventory (NWI) Map was reviewed and a field review was conducted to determine if there are any wetlands or drainage features within the project area. The BRA concluded that that there are no waters of the U.S. or waters of the State, wetlands, or drainage areas within the site and as a result the project would not impact riparian habitat or sensitive natural communities, aquatic resources, or wetlands.

**(d) Less Than Significant Impact With Mitigation.** As discussed at item "a", above, the BRA identified that mature trees present within the western portion of the site containing existing buildings could be used for nesting, but that no evidence of any raptor nests was identified. To ensure avoidance of any potential impacts to nesting migratory birds or raptors that may be present were these trees to be removed, Mitigation Measure 2 would be required to ensure that any such tree removal occurs during the non-nesting season between September 1 and January 31 or, if tree removal is to occur during the nesting season of February 1 through August 31, that prior to such removal a biologist confirm that

no nests are present. Mitigation Measure 2 would ensure that the project's potential to impact nesting migratory birds and raptors is less than significant.

**(e) No Impact.** The Project would not conflict with local policies or ordinances protecting biological resources.

**(f) No Impact.** The Project site is not covered by any local, regional, or state conservation plan. Therefore, the Project would not conflict with a local, regional, or state conservation plan. There would be no impact.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**V. CULTURAL RESOURCES**

Would the project:

- |   |                          |                                     |                          |                          |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?      | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

**(a) Less Than Significant Impact.**

A “Cultural Resource Assessment for the Fuego Madera Practice Field Project Site” was prepared to support this Initial Study (Peak & Associates, Inc., November 30, 2021). The Cultural Resources Assessment (CRA) included a record search was conducted for the project area through the Southern San Joaquin Valley Archaeological Information Center of the California Historical Resources Information System on November 29, 2021 (RS#21-458) and a field survey of the project site.

The project area has been surveyed by Applied Earthworks in 1996 (Report #MA-00204), with negative findings. Several other surveys have been conducted in the project area vicinity; however, no sites have been recorded in or near the project area; although, an isolated find of four adobe bricks is reported for the south side of Avenue 10, to the south of the project site (P-20-002307) (Peak & Associates, Inc. , 2021).

A field survey of the project site was conducted by Michael Lawson, Peak & Associates Archaeological Specialist, on November 23, 2021. The survey included observation of the building complex located on the southwest portion of the property, to the west of the proposed practice field and parking area. The complex includes a total of eight buildings, several concrete features of unknown purpose (Peak & Associates, Inc. , 2021), and several native and nonnative trees growing around the building complex. The survey assessed the eight buildings on the site that are considered to be associated with the former operations of the Hans Sumpf Company, which reportedly set up operations in 1949 on an 80-acre tract including the project site. Four are of steel or lumber construction and four are made of the adobe brick made on site. The Peak & Associates assessment of the building complex concludes that the four buildings constructed with the adobe brick manufactured on site as well as the other older buildings make the site a good representative of the operations of the Hans Sumpf Company, that the condition of all the buildings is fair to good and there have been few alterations of the external features of the buildings since Sumpf operations ceased, and that if Sumpf and his former operation are found to have sufficient historic significance, the complex could qualify for the California Register of Historical

Resources (CRHR). The Peak & Associates assessment does not provide a complete recordation and evaluation of the complex and notes that a complete physical recordation is not possible with the active business enterprise present (Peak & Associates, Inc. , 2021).

The project's proposed development and use of a soccer training field and a parking area with ten parking stalls in the south central portion of the site and approximately 300 feet from the nearest structures in the onsite building complex. The portion where the project soccer field and parking area is proposed would not directly affect these onsite buildings. In the event that project-related activities were to involve demolition or other physical disturbance or modification to structures or other features within the complex, such physical disturbance would have the potential to adversely effect the historic character of the complex and individual structures and, in the absence of recordation and other measures to document and protect the structures as may be appropriate, would be considered a significant impact.

Therefore, Mitigation Measure 3 requires that prior to any structural modifications or other project-related disturbance within the building complex area of the site, a complete recordation and evaluation of the complex shall be conducted and additional measures as may be recommended through the evaluation process be implemented. Implementation of Mitigation Measure 3 would ensure that the project's potential impact to historic properties would be less than significant.

***Mitigation Measure 3.*** *Prior to any structural modifications or other project-related disturbance within the building complex portion of the site, a complete recordation and evaluation of the complex shall be conducted, and additional measures as may be recommended through the evaluation process shall be implemented as deemed necessary to avoid a substantial adverse change in the significance of a historical resource. The evaluation process shall include archival research, reviews of historical photographs, and other materials related to prior site uses and the Hans Sumpf Company. The results of such evaluation and recording and any recommended additional measures shall be provided to the County for review and approval prior to structural modifications or other project-related disturbance within the building complex portion of the site.*

**(b and c) Less than Significant Impact With Mitigation.** The Peak & Associated CRA did not identify any prehistoric or other archaeological sites or human remains, but recognizes that archeological sites may be present but obscured by vegetation, fill, or other historic activities, leaving no surface evidence and the potential for inadvertent discovery of human remains during site excavations and other earthwork. While no archaeological resources or human remains are known to be present within Project site, site grading and other ground disturbance during project development would have the potential to unearth previously unknown resources and human remains. Mitigation Measure 4 requires that any unanticipated discoveries during Project construction be managed through a procedure designed to assess and treat the find as quickly as possible and in accordance with applicable state and federal laws and would reduce potential adverse impacts to less than significant.

**Mitigation Measure 4.** If subsurface deposits believed to be cultural or human in origin are discovered during construction, work shall halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeology, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work

radius as appropriate, using professional judgment. The following actions/notifications shall apply depending on the nature of the find:

- a. If the professional archaeologist determines that the find does not represent a cultural resource, work may resume, and no agency notifications are required.
- b. If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, the archaeologist shall immediately notify the County of Madera. The County shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a historic property under Section 106 NHPA, if applicable. Work may not resume within the no-work radius until the lead agencies, through consultation as appropriate, determine that the site either: 1) is not a Historical Resource under CEQA, as defined in Section 15064.5(a) of the CEQA Guidelines or a Historic Property under Section 106; or 2) that the treatment measures have been completed to their satisfaction.
- c. If the find includes human remains, or remains that are potentially human, they shall ensure reasonable protection measures are taken to protect the discovery from disturbance (AB 2641). The archaeologist shall notify the Madera County Coroner (per § 7050.5 of the Health and Safety Code). The provisions of § 7050.5 of the California Health and Safety Code, §5097.98 of the California PRC, and AB 2641 will be implemented. If the coroner determines the remains are Native American and not the result of a crime scene, the coroner will notify the NAHC, which then will designate a Native American Most Likely Descendant (MLD) for the Project (§ 5097.98 of the PRC). The designated MLD will have 48 hours from the time access to the property is granted to make recommendations concerning treatment of the remains. If the landowner does not agree with the recommendations of the MLD, the NAHC can mediate (§ 5097.94 of the PRC). If no agreement is reached, the landowner must rebury the remains where they will not be further disturbed (§ 5097.98 of the PRC). This will also include either recording the site with the NAHC or the appropriate Information Center; using an open space or conservation zoning designation or easement; or recording a reinternment document with the county in which the property is located (AB 2641). Work may not resume within the no work radius until the lead agencies, through consultation as appropriate, determine that the treatment measures have been completed to their satisfaction.



Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**VI. ENERGY**

Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

**(a) Less Than Significant Impact.** During the project's construction phase, vehicles and equipment will be utilized and fuel consumption would be limited to that necessary for construction activities. During the operational portion of the project, only activates typical of maintaining the grounds and annual disking of the project area for weed abatement, transportation to and from the site, and fuel use for portable light generators. No wasteful, inefficient, or unnecessary consumption of energy resources is anticipated occur during construction or operations.

**(b) Less Than Significant Impact.** The activities associated with project construction and operation would not conflict with any local or state plan for renewable energy or efficiency.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**VII. GEOLOGY AND SOILS**

Would the project:

a) Directly or indirectly cause 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 Zone 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological 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 direct or indirect 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>

**Responses:**

**(a i - iv) Less than Significant Impact.** According to the California Earthquake Hazards Zone Application (EQ Zapp) located on the Department of Conservation, the project is not within an Earthquake Fault Zone.

The Earthquake Shaking Potential for California Map which, is also located on the Department of Conservations website, displays the level of hazards regarding ground shaking for each county. According to the map, Madera is located in a region distant from

known active faults and will experience lower levels of shaking less frequently. In most earthquakes, only weaker, masonry buildings would be damaged. However, very infrequent earthquakes could still cause strong shaking. The project area is topographically flat, with no potential for landslides. The project does not include structures or other development that would be subject to potential to result in substantial risk of upset associated with seismic events, subsidence, or landslides.

**(b) Less Than Significant Impact.** The parcel is subject to potential erosion due to rain events; however, erosion potential would be minimal due to the topographically flat nature of the project site and would have a less than significant impact.

**(c-d) No impact.** The project site and surrounding areas do not contain substantial grade changes, and the risk of landslides, lateral spreading, subsidence, liquefaction, and collapse are minimal. The project does not propose a significant alteration of the site's topography, nor does the project involve development of structures or facilities that could be affected by expansive soils or expose people to substantial risks to life or property.

**(e) No Impact.** Currently the project does not consist of septic tanks or alternative wastewater disposal systems. The applicant will be required to install a restroom within one year of operation; however, a CEQA analysis will be required prior to construction of the restroom.

**(f) No Impact.** No paleontological resources are known to be present within the site and the limited depth of ground disturbance associated with the project is not considered to have the potential to disturb paleontological resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**VIII. GREENHOUSE GAS EMISSIONS**

Would the project:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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"/> |

**Responses:**

**(a) Less than Significant Impact.** An “Air Quality and Greenhouse Gas Emissions Analysis Memorandum for the Proposed Fuego Madera Practice Field Project” (LSA, 2021) (AQ/GHG Memo) was prepared to evaluate and document potential air quality and greenhouse gas emissions associated with the project and is included as Appendix A of this Initial Study.

**Construction GHG Emissions**

Construction of the proposed project is expected occur over a duration of approximately six months. Construction activities, such as demolition, site preparation, site grading, on-site heavy-duty construction vehicles, equipment hauling materials to and from the project site, and motor vehicles transporting the construction crew would produce combustion emissions from various sources. During construction of the proposed project, GHGs would be emitted through the operation of construction equipment and from worker and builder supply vendor vehicles, each of which typically uses fossil-based fuels to operate. The combustion of fossil-based fuels creates GHGs such as CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O. Furthermore, CH<sub>4</sub> is emitted during the fueling of heavy equipment. Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. The SJVAPCD does not have an adopted threshold of significance for construction-related GHG emissions. However, lead agencies are encouraged to quantify and disclose GHG emissions that would occur during construction. Using CalEEMod, it is estimated that construction of the proposed project would generate a total of approximately 282.5 metric tons of CO<sub>2</sub>e (Fischer, 2021). Construction-related GHG emissions are considered less than significant.

**Operational GHG Emissions**

Long-term GHG emissions are typically generated from mobile sources, area sources, indirect emissions from sources associated with energy consumption, waste sources, and water sources. Mobile-source GHG emissions would include project-generated vehicle, van, and bus trips to and from the project. Area-source emissions would be associated with activities such as landscaping and maintenance on the project site. Energy source emissions would be generated at off-site utility providers as a result of increased electricity demand generated by the project.

Waste source emissions generated by the project include energy generated by land filling and other methods of disposal related to transporting and managing project generated waste.

GHG emission estimates for operation of the project were calculated using CalEEMod. Table VIII-1 below shows the emissions sources by category; stationary source emissions are the largest category, at approximately 72.6 percent of total CO<sub>2</sub>e emissions, followed by mobile source emissions at approximately 25 percent of the total, energy source emissions at approximately 0.6 percent of the total, and waste and water source emissions at approximately 2.3 percent and less than 1 percent of the total emissions, respectively. Area source emissions are less than 1 percent of the total emissions.

**Table VIII-1. Operational GHG Emissions**

Emissions Category	Operational Emissions (Metric Tons per Year)				
	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	CO <sub>2</sub> e	Percent of Total
Area Source	<0.1	0.0	0.0	<0.1	<0.1
Energy Source	0.5	<0.1	<0.1	0.5	0.6
Mobile Source	19.3	<0.1	<0.1	19.7	25.0
Stationary Source	57.1	<0.1	0.0	57.3	72.6
Waste Source	<0.1	<0.1	0.0	0.2	<0.1
Water Source	1.8	<0.1	<0.1	1.8	2.3
<b>Total Operational</b>				<b>78.9</b>	<b>100.00</b>

Source: Compiled by LSA (November 2021).

Note = Some values may not appear to add up correctly due to rounding

CH<sub>4</sub> = methane

CO<sub>2</sub> = carbon dioxide

CO<sub>2</sub>e = carbon dioxide equivalent

N<sub>2</sub>O = nitrous oxide

For the purposes of this analysis project operational GHG emissions are quantified and compared to the thresholds issued by the California Air Pollution Control Officers Association (CAPCOA) which is an association of the air pollution control officers from all 35 local air quality agencies throughout California, including the SJVAPCD. CAPCOA recommends a significance threshold of 900 metric tons annually. This threshold is based on a capture rate of 90 percent of land use development projects, which in turn translates into a 90 percent capture rate of all GHG emissions. The 900 metric ton threshold is considered by CAPCOA to be low enough to capture a substantial fraction of future projects that will be constructed to accommodate future statewide population and economic growth, while setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions.

As shown in the above table, the project would generate approximately 78.9 metric tons of CO<sub>2</sub>e per year of emissions which is well below the CAPCOA significance threshold of 900 metric tons per year. As a result, would not have a less than significant impact either directly or indirectly (Fischer, 2021).

**(b) Less than Significant Impact**

The SJVAPCD has adopted a Climate Change Action Plan (CCAP), which includes suggested best performance standards (BPS) for proposed development projects. However, the SVJAPCD's CCAP was adopted in 2009 and was prepared based on the State's 2020 GHG targets, which are now superseded by State policies (i.e., the 2019 California Green Building Code) and the 2030 GHG targets, established in SB 32. The project would only consist of a practice soccer field and a ten-stall parking lot. The project will not host any visitors, spectators, tournaments, or league-play outside of practice staff and incidental visitors. Many of the SJVAPCD's BPS measures are intended for commercial, residential, and mixed-use projects and would not be applicable to the project. As such, absent any other local or regional Climate Action Plan, the project was analyzed for consistency with the goals of AB 32 and the AB 32 Scoping Plan. The following discussion evaluates the project according to the goals of AB 32, the AB 32 Scoping Plan, Executive Order B-30-15, SB 32, and AB 197.

AB 32 is aimed at reducing GHG emissions to 1990 levels by 2020. AB 32 requires the CARB to prepare a Scoping Plan that outlines the main State strategies for meeting the 2020 deadline and to reduce GHGs that contribute to global climate change. The AB 32 Scoping Plan has a range of GHG reduction actions, which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 implementation fee to fund the program.

Executive Order B-30-15 added the immediate target of reducing GHG emissions to 40 percent below 1990 levels by 2030. The CARB released a second update to the Scoping Plan, the 2017 Scoping Plan,<sup>13</sup> to reflect the 2030 target set by Executive Order B-30-15 and codified by SB 32. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reductions target of at least 40 percent below 1990 levels by 2030 contained in Executive Order B-30-15. SB 32 builds on AB 32 and keeps the State on the path toward achieving its 2050 objective of reducing emissions to 80 percent below 1990 levels. The companion bill to SB 32, AB 197, provides additional direction to the CARB related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197 intended to provide easier public access to air pollutant emissions data that are collected by the CARB was posted in December 2016.

AB 32 Scoping Plan contains GHG reduction measures that work toward reducing GHG emissions, consistent with the targets set by AB 32, Executive Order B-30-15, and codified by SB 32 and AB 197. The measures applicable to the project include energy efficiency measures, water conservation and efficiency measures, and transportation and motor vehicle measures, as discussed below.

Energy efficient measures are intended to maximize energy efficiency building and appliance standards, pursue additional efficiency efforts including new technologies and new policy and implementation mechanisms, and pursue comparable investment in energy efficiency from all retail providers of electricity in California. In addition, these measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. The project would not include the construction of any new structures that would be subject to Title 24 standards. Therefore, the energy measures would not be applicable to the project.

Water conservation and efficiency measures are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. The project would be required to comply with the California Model Water Efficient Landscape Ordinance. The project would use all high-efficiency irrigation methods for water the fields. Therefore, the project would not conflict with any of the water conservation and efficiency measures.

The goal of transportation and motor vehicle measures is to develop regional GHG emissions reduction targets for passenger vehicles. Specific regional emission targets for transportation emissions would not directly apply to the project. However, vehicles traveling to the project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. The second phase of Pavley standards will reduce GHG emissions from new cars by 34 percent from 2016 levels by 2025, resulting in a 3 percent decrease in average vehicle emissions for all current vehicles. Vehicles traveling to the project site would comply with the Pavley II (LEV III) Advanced Clean Cars Program. Therefore, the project would not conflict with the identified transportation and motor vehicle measures.

The project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in AB 32 and would be consistent with applicable plans and programs designed to reduce GHG emissions. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs and would have a less than significant impact (Fischer, 2021).

**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

**(a – b) Less Than Significant Impact.** Project construction would require the use of nominal amounts of fuels and lubricants for operation of construction equipment and vehicles. All such use would be done in compliance with local, state, and federal management, transport, and disposal requirements. The project operations would not require the routine of transporting hazardous materials; the only hazardous materials related to the project would be limited to fuel for equipment, oils, and lubricants, associated with ground keeping. The Project would not create the potential for substantial risk or upset of conditions associated with the use of hazardous materials. (See item “d” below for



discussion of existing site conditions and mitigation requirements associated with hazardous materials.)

**(c) No Impact.** The closest school to the project site is approximately 1.3 miles north of the property and beyond the one-quarter mile analysis and therefore the project would have no impact.

**(d) Less Than Significant Impact.** A Phase I Environmental Site Assessment (ESA) Report was completed by Paul Humphery, EP for the project site (APN 049-054-002). During the assessment, an Environmental Risk Information Service (ERIS) database report was obtained to search for local, state, and federal regulatory records pertaining to environmental concerns for APN 049-054-002 and surrounding areas. The ERIS database off-site listings included one Resource Conservation & Recovery Act (RCRA), Treatment, Storage, and Disposal (TSD), six RCRA NON GEN, six Certified Unified Program Agency (CUPA), one FINDS/FRS, two CERS HAZ, and six EMISSIONS. The off-site listings either had regulatory closure, were not identified as a release site, or were either cross or downgradient of the Property and therefore not considered to be a recognized environmental condition.

The Phase I ESA also reviewed information from Madera County Environmental Health Department and State of California, and the Central Valley Regional Water Quality Control Board. The following information was found:

- The former occupant, identified as Hans Sumpf, was registered as an underground storage tank (UST) facility. Regulatory records indicate a 4,000-gallon UST was in use at the property from 1954 (installed date) up to 1980. Records indicate the UST was filled with concrete in 1986 and is located between the single-bay service shop and restroom building. As part of a property transaction in 2006, soil samples were collected by Krazan at approximately 15 feet bgs near each end of the UST. The depth was estimated to be five feet below the bottom of the UST. Samples were collected and analyzed for TPHg, TPH-CR, BTEX, and MTBE. Field observation of the borings at the time of the 2006 sampling noted no visual discoloration of soil and no olfactory indication of contamination. Laboratory analysis of the samples did not identify detectable concentrations of TPHg, BTEX, or MTBE. TPH-CR was identified at 22 mg/kg in the soil sample collected at the northern end of the UST. Krazan concluded the detected TPH-CR was considered a heavy range hydrocarbon and not likely to have migrated more than a few feet vertically and laterally from the source. Based on Krazan's 2006 soil sampling results, RWQCB personnel on December 7, 2021, indicated there would be no required further action concerning the in place 4,000-gallon UST.
- As part of Krazan's 2006 site investigation for a property transaction, Krazan collected soil samples from an on-site dry well. The dry well was identified as part of the septic system of the tile/ceramic manufacturing building. This structure is currently a storage/warehouse and located at the west side of the pole barn. The purpose of sampling the dry-well by Krazan was to investigate possible impacts by lead due to the potential use of lead-based glazes in the tile manufacturing process. The dry well was identified as located at the north side of the manufacturing building near the east end of the building. Krazan advanced one soil boring north of the dry well to a depth of 80 feet bgs and collected soil samples at six inches bgs and at ten foot intervals down to 80 feet bgs. Detectable lead in the samples ranged from 1.3 to 7.3 mg/kg which Krazan identified as naturally occurring levels.
- The current Property occupant, Clark's Performance Automotive, is permitted as

- a Small Hazardous Materials Handler and Hazardous Waste Generator with the Madera County Environmental Health Department (MCEHD). Former occupants permitted as a Small Hazardous Materials Handler and Hazardous Waste Generators include California Mercedes & BMW Repair and Steve's Boat Propeller Service & Repair. MCEHD current and historical permitting of the Property as a Small Hazardous Materials Handler identified hazardous substances storage and use as including new motor oils, transmission oil, lubricants, waste oil, propane, diesel and welding gasses. MCEHD permitting of the Property as a Hazardous Waste Generator is based on off-site disposal of waste oil and waste oil filters. No violations were identified in MCEHD records concerning waste generation or the storage and use of hazardous substances.
- Paul Humphrey, EP's November 12, 2021, review of the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) Envirostor California cleanup sites database available via the DTSC Internet Website indicated that no records of cleanup sites are on file with the DTSC for the subject Property or adjoining properties.
- According to the State of California, Department of Conservation, Division of Oil, Gas and Geothermal Resources, no operating or abandoned oil or gas wells are on the Property.

An on-site visit was conducted on APN: 049-054-002. During the on-site activities located to the southwest portion of the property, the auto repair shop identified as Clarks, has reportedly occupied the single-bay automotive repair shop and storage/warehouse building for four years and the large automotive repair shop for one year. It was observed at the east exterior of the automotive repair shop, a 300-gallon plastic tote was observed. The 300-gallon plastic tote was used for waste oil and drums containing waste coolant and oil filters. The single-bay automotive repair shop does not appear to warrant soil sampling; however, the impacted soil shall be collected by visual verification and disposed of off-site. Containers in this area will be placed within a secondary containment.

An approximately one-quarter acre pit was observed on the northwest portion of the property, which appeared to be utilized for waste material dumping. This pit area appeared to range from six to eight feet in depth and observable debris included stones, brick, metal, clear and black plastic tarps, and at least five metal 55-gallon drums. The drums were rusted, torn, and slightly crushed and appeared to have been mechanically churned with the surrounding debris. No visible stains were noted in the areas around the drums. Debris within the approximate one-quarter acre pit shall be removed and sorted for proper disposal. If hazardous materials are identified during sorting and removal activities, further evaluation of the subsurface soils would be warranted.

Additional areas of the property may have been utilized for dumping of debris. Possible dumping areas identified during historical review include northwest of the current one-quarter acre pit and along the north boundary. On-site dumping may not be limited to the current observed pit and areas identified during the historical review. If debris is identified during on-site redevelopment activities, further assessment shall be warranted at that time (Humphrey, 2021) .

If the exiting structures located on APN: 049-054-002 are to be used from the current operations or as storage units in support of the project's activities a higher level of due diligence will be required. If any water wells or septic systems are not to be used they should be properly destroyed in accordance with State and local guidelines.

**(e) No Impact.** The project area is located approximately 4.5 miles from the Sierra Sky Park Airport, a privately owned public general aviation airpark, and is within its airport/airspace overlay zone. The project's introduction of a soccer training field over four miles from the airport and the project's limited use by up to 30 people at any one time would not expose people to safety risk or excessive noise from Sierra Sky Park operations.

**(f) No Impact.** The project would not interfere with and adopted emergency response plan or emergency evacuation plan.

**(g) Less Than Significant Impact.** The project area is located in a heavily agricultural area where the ground has been disturbed and cultivated. The project will not expose people or structures, directly or indirectly, to a significant risk of loss, injury, or death involving wildfires and therefore have a less than significant impact.

**X. 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 or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a) Less Than Significant Impact.** The project site is relatively flat and well-drained with stormwater generally infiltrating on site. Project construction provisions would implement best management practices (BMPs) for controlling stormwater runoff from disturbed areas during the short construction duration. Once constructed, use and maintenance of the

proposed soccer field and small parking area would have limited potential to introduce contaminants that would substantially degrade surface or groundwater.

**(b) Less Than Significant Impact.** The state of California passed the Sustainable Groundwater Management Act (SGMA) in September of 2014. The purpose of SGMA is to facilitate local control of groundwater resources and implement sustainable management of the state's groundwater basins. SGMA required local agencies to form Groundwater Sustainability Agencies (GSAs) which are responsible to develop, adopt, and implement a Groundwater sustainability Plan (GSP) for the subbasin. The project site is located in the Madera Subbasin, where the Joint Groundwater sustainability Plan was developed for the subbasin. Under 23 CCR Section 354.24, GSA's in the Madera Subbasin established a "sustainability goal for the basin that culminates in the absence of undesirable results within 20 years of the applicable statutory deadline." This sustainability goal establishes the way that the Madera Subbasin will be operated within its sustainable yield by 2040. The definition of sustainable yield is "the maximum quantity of water, calculated over a base period representative of long-term conditions in the basin and including any temporary surplus, that can be withdrawn annually from a groundwater supply without causing an undesirable result" (CWC Section 10721(w)). The sustainable yield goal was calculated for the 2040-2090 and is estimated to range between 329,500 acre-feet and 549,100 acre feet per year. (Davids Engineering, Inc; Luhdorff & Scalmanini; ERA Economics Stillwater Sciences and California State University, Sacramento, 2022).

If working in units of acre-inches, the unit commonly used for determining application depth equals 27,150 gallons of water per acre-inch." The practice field is approximately 1.59 +/- acres (210 ft. x 330 ft. = 69,300 sq. ft.) and will be irrigated per acre-inch. The practice field will use 43,169 +/- gallons of water per application (1.59 acres x 27,150 gallons = 43,169 gallons per application). Fuego staff will irrigate the soccer practice field using, approximately 43,169 gallons of water three times a week resulting in 6,734,364 gallons of water a year or approximately 21-acre feet a year (Butts, 2022).

The project would result in .0064% of water usage when compared to the estimated 329,500 acre fee estimate for the 2040-2090 sustainable yield goal.

**(c i - iv) Less Than Significant Impact.** The project site is relatively flat and the project's development of a soccer field and adjacent parking lot would not substantially alter drainage patterns. The project site is not within an area from which stormwater discharges to a stream or river and would not have the potential to result in substantial erosion or siltation, substantially increase the rate or amount of surface water runoff in a manner that could result in flooding, cause polluted runoff, or impede or redirect flood flows.

**(d) No Impact.** The Project is not located in a flood hazard, tsunami, or seiche zone, and would not have the potential to release pollutants from flooding.

**(e) No Impact.** The project would not increase groundwater use beyond the sustainable yield established by the Joint Groundwater Sustainability Plan and would not have the potential to obstruct implementation of a water quality control plan. The Project would provide for storage of groundwater facilitating more efficient groundwater pumping and management. The Project would not increase the amount of groundwater pumped or consumed nor would the Project have the potential to impede groundwater management.

**XI. LAND USE AND PLANNING**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a) No Impact.** The project would not divide an established community

**(b) No Impact.** The project would not conflict with the County General Plan or other land use plan policies or regulations adopted for the purposes of avoiding or mitigating an environmental effect.

**XII. MINERAL RESOURCES**

Would the project:

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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"/>
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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"/>
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**Responses:**

**(a - b) No Impact.** The project site is not within an area identified as having a known mineral resource of value to the state or region. The site is not in an area delineated in the Madera County General Plan or other land use plan as a locally important mineral resource recovery site.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------

**XIII. NOISE**

Would the project result in:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) For a project located within the vicinity of a private airstrip or 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

**Responses:**

**(a - b) Less Than Significant Impact.** Construction activities could generate localized noise, groundborne vibration, and/or groundborne noise levels during equipment operation, grading activities, and site preparation. Construction would be limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturdays, and prohibited on Sundays per Madera County Code 9.58.020. No substantial effects associated with noise or vibration are anticipated during construction.

Once constructed, use of the soccer training field would be permitted to occur between the hours of 6:00 a.m. and 10:00 pm daily, and the field will be used up to seven times per week with no more than two teams a day with a one-team maximum (with approximately 30 personal) per practice session and a 4-hour time limit per session. Noise generated during practice sessions would be limited to that associated with vehicle use of the parking area, human voices, referee whistles, portable light generators during evening periods, and other sounds typical of team play activities. Noise would also periodically occur in association with site maintenance, such as periodic mowing of the practice field. With practice sessions limited to 30 participants and due to the distance of the proposed field and parking lot from other properties and potential noise- or vibration-sensitive uses, noise and vibration associated with project operation would not be excessive and this impact is considered less than significant.

**c) Less Than Significant Impact.** This project is not located near either of the municipal airports (Chowchilla and Madera). The project, it is located approximately 4 1/2 miles northeast of the Sierra Sky Park Airport; which is outside of the two-mile analysis requirement and would not be a significant impact.



**XIV. POPULATION AND HOUSING**

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

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

**(a) No Impact.** The Project would provide a private practice soccer field for limited use and would not induce unplanned population growth either directly or indirectly.

**(b) No Impact.** The Project would not displace housing or people.

\_\_\_\_\_

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XV. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a – i-ii) Less Than Significant Impact.** As previously stated, the project will consist of the construction of one 210- x 330-foot soccer training field. The proposed practice field will operate from 6:00 am to 10:00 pm and will be used up to 7 times per week. The practice field would attract up to sixty personal a day. This could increase the risk of emergency services being provided to the project site; however, the increase would be minimal and would not result in a need for new or physically altered governmental facilities. Therefore, the project would have a less than significant impact.

**(a – iii through v) No Impact.** The project's proposed soccer training field would not result in new or physically altered governmental facilities to maintain acceptable service ratios, response times, or other performance objectives for any public services. And therefore, the project will have no impact.

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**XVI. RECREATION**

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

**Responses:**

**(a – b) No Impact.** The project would not result in the need for new or physically altered governmental or recreational facilities. The project would be used by professional sports teams and is not per se a recreational facility, and the project’s potential to result in adverse physical effects is evaluated in this Initial Study.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XVII. TRANSPORTATION**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in inadequate emergency access?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Responses:**

**(a) No Impact.** The Project does not involve activities, vehicle trips, or physical changes that would have the potential to conflict with local plans or policies pertaining to vehicle, bicycle, pedestrian, or transit circulation or facilities.

**(b) No Impact.** The project would involve vehicle trips during the construction period for worker access and delivery of equipment and materials. Construction-related vehicle trips would not create the potential for conflicting with CEQA Guidelines section 15064.3 pertaining to vehicle miles traveled (VMT). Long-term use of the project also would not have the potential for conflicting with CEQA Guidelines section 15064.3 pertaining to vehicle miles traveled. The project is estimated to generate a limited number vehicle trips (up to 71 total trips per day on days during which the maximum of two practice sessions are held) and is not of a size or type of land use considered to have the potential to result in significant impacts related to VMT. Furthermore, the project anticipates substantial ridesharing (e.g., carpools, team buses) that would minimize VMT associated with project use. For these reasons, this impact is considered less than significant.

**(c) No Impact.** . The projects driveway which is classified as a hammerhead driveway, is located on the north side of Avenue 10 and runs north. The driveway is approximately twenty-five feet wide and one-hundred-thirty-eight feet long and leads into a ten-stall parking area that is one-hundred feet long by sixty feet wide. The Madera County Fire Department Requirements for a hammerhead “T” driveway to allow for emergency access, require that the tip of the T shall be sixty feet by twenty feet. The projects driveway meets the Fire Department Requirements for Madera County Driveways. The project does not propose a feature that would result in a geometric design feature that would result in a dangerous intersection

**(d) No Impact.** The project proposes an access driveway from Avenue 10 with direct access to the project parking area and playing field.

**XVIII. TRIBAL CULTURAL RESOURCES**

Would the project:

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a – i, ii) No Impact.** In accordance with Public Resources Code Section 21080.3.1, notification letters were sent to tribal representatives of California Native American tribes that have requested to be notified of projects within the project area of Madera County. Tribal representatives were advised of the Project and invited to request formal consultation with the County regarding the Project within 30 days of receiving the notification letters. Eight notification letters were sent to representatives of the following tribes on January 20, 2022:

- Table Mountain Rancheria
- Picayune Rancheria of the Chukchansi Indians
- Dumna Wo Wah Tribal Government
- Chowchilla Yokuts Tribe

As of the preparation of this Initial Study, more than 30 days following the County's transmittal of notification letters, no tribal representatives requested consultation. No tribal cultural resources have been identified associated with the site.

**XIX. UTILITIES AND SERVICE SYSTEMS**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it had 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"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a – c) No Impact.** As previously stated, the project will use approximately 21 acre-feet of water a year for maintain the soccer training field. The water will be transported from an existing agricultural well using plastic piping to the soccer training field. The project also intends to install a restroom facility which will have its own private sewage disposal system unless they are served by a community sewer system approved by the County Environmental Health Division or Regional Water Quality Control Board. The project would not result in a change to facilities or operations of existing wastewater treatment plants.

**(d-e) No Impact.** Project construction would generate nominal solid waste associated with construction activities that would be disposed in existing permitted disposal sites. Garbage bins will be located near the soccer training filed and the restroom facilities. The project's operation would generate limited solid waste associated with personal items (e.g., food

packaging) that may be disposed of by players and staff using the field. Solid waste generated by the project would not be expected to exceed the existing capacity of local infrastructure and would not conflict with any federal, state, or local management and reduction statutes or regulations.

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**XX. WILDFIRE**

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a - d) No Impact.** The project is located in a Local Responsibility Area (LRA). The closest State Responsibility Area (SRA) is located approximately five miles north of the project area. The project will result in the construction of a 210- x 330-foot soccer training field. The soccer training field will operate from 6:00 am to 10:00 pm and will be used up to 7 times per week. No more than two teams a day will be allowed to use the practice field with a one-team maximum (with approximately 30 personal) per practice session and a 4-hour time limit. These types of activities typically do not contribute to or exacerbate wildfire risks. The project does not propose any habitable structures and would therefore have no occupants. Further analysis of the project's potential impacts on wildfire is not warranted.

Madera County developed an Operational Area Emergency Operations Plan which, was updated in January of 2010 and a Multi-Hazard Functional Plan which, is responsible for establishing emergency management organization required to mitigate any emergency or

disaster affecting Madera County. Both documents Identify policies, responsibilities and procedures required to protect the health and safety of Madera County communities, public and private property and the environmental effects of natural and technological emergencies and disasters. And establish the operational concepts and procedures associated with Initial Response Operations (field response) to emergencies, the Extended Response Operations County Emergency Operations Center (EOC) activities and the recovery process. Madera County also developed a Local Hazard Mitigation Plan (LHMP) which is responsible for evacuation procedures. The LHMP states the Sheriff's Department uses a system know as "MCALERT". There is nothing in both documents That indicate the project would impact a response plan or emergency evacuation plan. The project does not propose any actions or structures that expose people or structures to significant risks. Furthermore, the project would not generate runoff, post-fire slope instability, or negatively impact drainage.

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**XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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a) Does the project have the potential to substantially 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, substantially 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"/>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

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

**(a) Less Than Significant Impact.** The analysis conducted in this Initial Study/Mitigated Negative Declaration results in a determination that the project, with the incorporation of mitigation measures, would have a less than significant impact on the environment. As a result, the project would not have the potential to substantially degrade the quality of the environment and, therefore will have a less than significant impact

**(b) Less Than Significant Impact.** Implementation of the project would not result in significant cumulative impacts and all potential impacts would be reduced to less than significant.

**(c) Less Than Significant Impact.** For the reasons discussed in Sections I through XX, above, the Project would not have the potential to result in environmental effects that would cause substantial adverse direct or indirect effects on human beings.

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## **Mitigation Measures**

See attached.

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