

Attachment A

Preliminary Application and Notice of Intent, including site plan, legal description of Project Site, and elevations

HOUSING CRISIS ACT of 2019 – SB 330

PRELIMINARY APPLICATION FORM

PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp^{*1,2}:

^{*1}Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

^{*2}Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

SITE INFORMATION

- PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 49177 Road 246, Oakhurst CA 93644 Unit/Space Number _____

Legal Description (Lot, Block, Tract) _____ Attached? YES NO

The property and project site that is the subject of this application consists of the portion of APN 065-080-053-000 described and depicted on Exhibits 1 & 2.

Assessor Parcel Number(s) 065-080-053-000

- EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

The project site is topographically flat and vacant except for a few dirt mounds that appear to be man-made and several trees and vegetation on the north side of the project. The Applicant is requesting to construct 120 homes in a multifamily affordable rental development and a community center.

- SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

(Ref:Exhibit 2) Attached? YES NO

- ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

(Ref: Exhibit 3) Attached? YES NO

- PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

The proposed use is "Multiple family dwelling in permanent structure" under Madera County, California – Code of Ordinances, § 18.32.010. There will be a total of 120 units, 118 of which will be for low income residents. Two of the units will be managers units.

a. RESIDENTIAL DWELLING UNIT COUNT:

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	0
Managers Unit(s) – Market Rate	2
Extremely Low Income	0
Very Low Income	0
Low Income	118
Moderate Income	0
Total No. of Units	120
Total No. of Affordable Units	118
Total No. of Density Bonus Units	24

Other notes on units:

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
Floor Area (Zoning)	(Ref: Exhibit 2)	(Ref: Exhibit 2)	(Ref: Exhibit 2)
Square Footage of Construction	(Ref: Exhibit 2)	(Ref: Exhibit 2)	(Ref: Exhibit 2)

7. **PARKING** - The proposed number of parking spaces:

156

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES NO

If "YES," please describe:

The Applicant requests the same concession sought when the project was proposed through the conditional use permit process: to increase the maximum building height from 35 ft to 45 ft. The Applicant also requests the reduced parking requirements in Gov. Code § 65915(p)(4) (no minimum parking requirements for a supportive housing development) and/or Gov. Code § 65915(p)(1) (reduced parking ratios). The Applicant reserves the right to identify additional concessions, waiver or density to the extent necessary.

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES NO

If "YES," please describe:

The Applicant will seek an approval for a parcel map.

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES NO

If "YES," please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	0	0	0
To Be Demolished	0	0	0

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES NO

ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES NO

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES NO

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES NO

v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES NO

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES NO

If "YES" to any, please describe:

b. Does the project site contain historic and/or cultural resources?

YES NO

If "YES," please describe:

c. Does the project site contain any species of special concern?

YES NO

If "YES," please describe:

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES NO

If "YES," please describe:

Ref: Exhibits 4-7 providing detail of easements.

e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES NO

If "YES," please describe and depict in attached site map:

13. **COASTAL ZONE** - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES NO

b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES NO

c. A tsunami run-up zone.

YES NO

d. Use of the site for public access to or along the coast.

YES NO

14. **PROJECT TEAM INFORMATION** - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Betsy McGovern-Garcia

Company/Firm Self-Help Enterprises

Address P.O. Box 6520 Unit/Space Number _____

City Visalia State CA Zip Code 93290

Telephone 559-802-1653 Email betsyg@selfhelpenterprises.org

Are you in escrow to purchase the property? YES NO

Property Owner of Record

Same as applicant Different from applicant

Name (if different from applicant) Schneider Family Trust, Nancy Schneider, Successor Trustee and Steven P. Allison & Tally Allison Husband and Wife as Tenants in Common

Address P.O. Box 2076 Unit/Space Number _____

City Oakhurst State CA Zip Code 93644

Telephone see representative info Email see representative info

Optional: Agent/Representative Name Nick Schneider

Company/Firm Yosemite Mortgage

Address 40055 Hwy. 41 Unit/Space Number _____

City Oakhurst State CA Zip Code 93644

Telephone 559-760-6444 Email nick.schneider@spmc.com

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Primary Contact for Project: Owner Applicant Agent/Representative Other

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in Oakhurst, California which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Planning, Madera County for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the Madera County Planning Division within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature Nancy A. Schneider, Trustee
 Printed Name Nancy A Schneider
 Date 10/11/2022

Signature Steve Allison Tally L Allison
 Printed Name Steve Allison Tally Allison
 Date 10/11/2022 10/11/2022



A Nonprofit Housing and Community Development Organization

November 8, 2022

Matthew Treber
Chief of Development Services
County of Madera
200 W. 4th St. Suite 3100
Madera, CA 93637

Re: Notice of Intent to Pursue Streamlined Ministerial Approval Under SB 35 and Request to Offer Tribal Consultation

Dear Mr. Treber:

As you know, Self-Help Enterprises (the “Applicant” or “SHE”) has proposed the River Grove Project at 49177 Road 426, Oakhurst, CA 93644 (the “Project”). The Applicant previously sought approval of the Project through Conditional Use Permit (“CUP”) #2022-002 but withdrew that application. Pursuant to Gov. Code §§ 65913.4(b)(1)(A) and 65941.1(b)(2), this letter and the attached SB 330 Preliminary Housing Application¹ serve as the Applicant’s notice of intent to pursue streamlined ministerial approval pursuant to Gov. Code § 65913.4 (“SB 35”) for the same Project, which would develop the same location.

Upon receiving this notice of intent, the Madera County Planning Division is required to offer an invitation to “engage in scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated within the geographic area, as described in Section 21080.3.1 of the Public Resources Code.” Gov. Code § 65913.4(b)(1)(A)(ii). We understand that the County previously provided notice and a consultation opportunity regarding the same Project to all tribes that had requested that the County provide them with notice of pending projects: Table Mountain Rancheria, Picayune Rancheria of the Chukchansi Indians, Dumna Wo Wa Tribal Government, and Chowchilla Yokuts Tribe. (CUP #2022-002 Initial Study at 4.) It is our understanding that no tribe responded to request consultation. Again, the proposed Project and the location where Project activities will occur are unchanged; the new consultation opportunity is required only because approval is sought through a different permit pathway.

¹ SB 35 requires that a notice of intent come in “the form of a preliminary application that includes all of the information described in Section 65941.1, as that section read on January 1, 2020,” Gov. Code § 659313.4(b)(1)(A)(i), referring to the statute governing SB 330 Preliminary Housing Applications. The Applicant has used HCD’s official SB 330 Preliminary Housing Application form, but please note that the vesting rights and process for an SB 330 Preliminary Housing Application differs somewhat from SB 35’s provisions, and the Applicant reserves its rights to the provisions of both statutes.

The County has thirty days from receipt of this notice of intent to provide formal notice and an opportunity to consult to tribes identified by the Native American Heritage Commission as traditionally and culturally affiliated with the geographic area. Gov. Code § 65913.4(b)(1)(A)(iii)(I). We appreciate the County's efforts to initiate this process at the County's earliest convenience.

The Applicant will document the Project's eligibility for approval under the terms of Gov. Code § 65913.4 as soon as the tribal consultation opportunity has been provided, as provided by Gov. Code § 65913.4(b)(2)(A).

Thank you for your prompt attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Collishaw". The signature is fluid and cursive, with a large loop at the end.

Tom Collishaw
President/CEO

Exhibit 1
Legal Description

Legal Description

The land referred to in is situated in the unincorporated area of the County of Madera, State of California, and is described as follows:

All that portion of Section 11 and 14, Township 7 South, Range 21 East, Mount Diablo Base and Meridian, according to the Official Plat thereof, described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northwest quarter of said Section 14; thence North $89^{\circ} 34'$ East, 90.33 feet along the North line of that parcel of land described in Volume 715 at Page 443, Madera County Records, to the point of beginning; thence continuing North $89^{\circ} 34'$ East, 9.90 feet; thence South $38^{\circ} 24' 55''$ East, 158.37 feet to the Northwest corner of that parcel of land described in Volume 1042 at Page 637, Madera County Records; thence along the North line of said parcel, South $74^{\circ} 22' 33''$ East, 175.10 feet; thence continuing South $74^{\circ} 22' 33''$ East, 30.64 feet to a point on the centerline of 60.00 foot wide right of way for road and utility purposes recorded in Volume 1250 at Page 302, Madera County Records; thence along said centerline the following courses; North $27^{\circ} 22' 47''$ East, 120.36 feet; thence along a curve to the right having a radius of 150.00 feet, through a central angle of $29^{\circ} 45' 42''$ and an arc distance of 77.92 feet; thence North $57^{\circ} 08' 29''$ East, 134.87 feet to a point on the West line of that parcel of land described in Volume 779 at Page 31 Official Records of Madera County; thence along said line North $15^{\circ} 47' 34''$ West, 356.92 feet to a point on the centerline of the Fresno River; thence along said centerline the following courses, North $83^{\circ} 13' 32''$ West, 81.27 feet; thence North $87^{\circ} 49' 38''$ West, 267.07 feet; thence North $69^{\circ} 54' 42''$ West, 84.74 feet; thence South $88^{\circ} 34' 24''$ West, 58.55 feet; thence South $75^{\circ} 13' 46''$ West, 17.89 feet to the Northeast corner of that parcel of land described in Volume 1479 at Page 80 designated as Parcel No. 2, Official Records of Madera County; thence along the East line of said parcel South $09^{\circ} 22' 09''$ East, 449.90 feet to the **point of beginning**.

Excepting there from a varying width "no build" area lying in a portion of section 11, township 7 South, range 21 East, mount diablo base and meridian, according to the official plat thereof, more particularly described as follows:

Commencing at the Northeast corner of the Northwest quarter of the Northwest quarter of section 14; thence north $89^{\circ} 34' 00''$ east, 90.33 feet along the north line of that parcel of land described in volume 715 at page 443, Madera County records; thence along the east line of that parcel of land described in volume 1479 at page 80 designated as parcel no. 2, official records of Madera County, North $09^{\circ} 22' 17''$ West, 382.44 feet and the **point of beginning**.

Thence leaving said east line and following the approximate extents of the tree protection zone the following fourteen (14) courses:

1. South $80^{\circ} 42' 43''$ East, 65.81 feet to the start of a nontangent 11.58 foot radius curve; 2. Thence along said 11.58 foot radius curve, from a radial bearing of North $89^{\circ} 04' 42''$ East, concave Northerly, through a delta angle of $131^{\circ} 54' 38''$ and an arc length of 26.66 feet;
2. Thence South $70^{\circ} 47' 02''$ East, 32.12 feet to the start of a nontangent 28.71 foot radius curve;

3. Thence along said 28.71 foot radius curve, from a radial bearing of North 82°25'56" East, concave Northerly, through a delta angle of 122°30'42" and an arc length of 61.38 feet;
4. Thence North 47°59'59" East, 15.66 feet;
5. Thence North 86°12'48" East, 22.16 feet;
6. Thence South 79°20'21" East, 105.95 feet to the start of a nontangent 63.69 foot radius curve;
7. Thence along said 63.69 foot radius curve, from a radial bearing of North 63°05'15" East, concave Northerly, through a delta angle of 119°29'12" and an arc length of 132.81 feet;
8. Thence South 55°49'27" East, 48.97 feet to the start of a nontangent 3.69 foot radius curve;
9. Thence along said 3.69 foot radius curve, from a radial bearing of North 75°09'40" East, concave northwesterly, through a delta angle of 194°49'42" and an arc length of 12.56 feet;
10. Thence North 81°18'20" east, 36.93 feet to the start of a nontangent 12.16 foot radius curve;
11. Thence along said 12.16 foot radius curve, from a radial bearing of South 62°48'19" east, concave Easterly, through a delta angle of 120°02'29" and an arc length of 25.47 feet;
12. Thence South 50°45'16" East, 19.38 feet; 14. thence North 89°50'05" East, 10.48 feet, more or less, to a point on the West line of that parcel of land described in volume 779 at page 31 official records of Madera County;

Thence along said West line north 15°47'34" West, 139.89 feet to a point on the centerline of the Fresno River; thence along said centerline the following five (5) courses:

1. North 83°13'32" West, 81.27 feet;
2. Thence North 87°49'38" West, 267.07 feet;
3. Thence North 69°54'42" West, 84.74 feet;
4. Thence South 88°34'24" West, 58.55 feet;
5. Thence South 75°13'46" West, 17.89 feet, more or less, to the Northeast corner of that parcel of land described in volume 1479 at page 80 designated as parcel no. 2, official records of Madera County;

Thence leaving said centerline and continuing along the east line of said parcel no. 2 south 09°22'17" east, 67.47 feet to the **point of beginning**.

Containing 49,892 square feet, more or less, or 1.145 acres.

APN: 065-080-053-000

Exhibit 2

Site Plan with Proposed Floor Area and Square Footage



PROJECT SUMMARY:

PARCEL 1:
 (70) UNITS:
 (28) 1-BEDROOM
 (21) 2-BEDROOM
 (21) 3-BEDROOM
 COMMUNITY BUILDING: 4,300 SQ. FT.
 (INCLUDES 1,350 SQ. FT. COVERED PORCH)

PARCEL 2:
 (50) UNITS:
 (20) 1-BEDROOM
 (15) 2-BEDROOM
 (15) 3-BEDROOM

PARKING - BOTH PARCELS
 156 SPACES INCLUDING ADA & ELECTRIC VEHICLE SPACES

Building ID	Bldg. Type	Net Unit space	Total Gross Enclosed Space	unconditioned carport / walkways
A	370	8,686	9,369	2,382
B	370	8,686	9,369	2,382
C	370	8,686	9,369	2,382
D	350	8,698	9,341	2,378
E	Com. Bldg.		3,045	1,040
F	350	8,698	9,341	2,378
G	370	8,686	9,369	2,382
H	350	8,698	9,341	2,378
I	370	8,686	9,369	2,382
J	350	8,698	9,341	2,378
K	370	8,686	9,369	2,382
L	370	8,686	9,369	2,382
M	370	8,686	9,369	2,382
		104,280	115,361	29,608

Approximate building areas

■ SITE PLAN 1" = 80' - scale 1:960

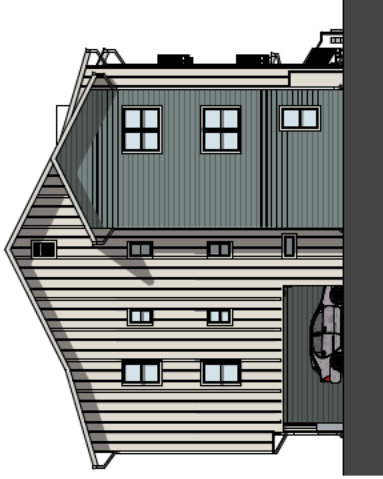


M:\maw\CADD COMMON\JOBS\221052 Arch\CAD - Oakhurst - SHE\221052 River Grove - Oakhurst - SHE\221052 River Grove - Oakhurst - SHE.dwg - Printed: Thursday, September 22, 2022, 12:58 PM

Exhibit 3
Elevations



■ NORTH WEST / 11th STREET ELEVATION - SCALE 1/8" = 1'-0"



■ TYP. 3 STORY BLDG - SIDE ELEVATION 2



■ TYP. 3 STORY BLDG - SIDE ELEVATION 1



■ TYP. 3 STORY BLDG - REAR ELEVATION

FUTURE PV
PANELS, TYP.

COMP SHINGLE
ROOFING, TYP.

VERTICAL BOARD
AND BATTEN
FIBER CEMENT
SIDING (TYP.)

HORIZONTAL
FIBER-
CEMENT
SIDING, TYP.

TUCK UNDER
PARKING

Exhibit 4-7
Recorded Public Easements

RECORDING REQUESTED BY

SAFECO TITLE INSURANCE CO.

AND WHEN RECORDED MAIL TO

NAME Mr. & Mrs. Leon Worthington
ADDRESS P.O. Box 91
CITY & STATE Herndon, California

MAIL TAX STATEMENTS TO

NAME _____
ADDRESS _____
CITY & STATE _____

16092

RECORDED BY SAFECO TITLE INS. CO. AT -11 15 AM
ON NOV - 4 1975 BOOK 1250 PAGE 302
OFFICIAL RECORDS OF MADERA COUNTY, CALIFORNIA
EVELYN G. BRANSTETER, COUNTY CLERK RECORDER

\$4.00 *A. A. Arthur* DEPUTY

DOCUMENTARY TRANSFER TAX PAID

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary transfer tax \$ 11.00
 Computed on full value of property conveyed, or
 Computed on full value less liens & encumbrances remaining thereon at time of sale.
Conrad M. Toland, Jr. & Associates, Inc.
Signature of declarant or agent determining tax - firm name
 Unincorporated area City of _____

EASEMENT

Grant Deed

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

A. A. ARTHUR and GRACE R. ARTHUR, husband and wife

hereby GRANT(S) to LEON WORTHINGTON and VENITA WORTHINGTON,
husband and wife, as Community Property

the following described real property in the unincorporated area of the
county of Madera state of California:

see legal description attached hereto as Exhibit "A" and made a part hereof

Dated October 22, 1975


A. A. Arthur
A. A. Arthur
Grace R. Arthur
Grace R. Arthur

STATE OF CALIFORNIA
COUNTY OF Madera
On October 22, 1975 before me, the under
signed, a Notary Public in and for said County and State, personally
appeared A. A. Arthur and Grace R. Arthur

known to me
to be the persons whose names are subscribed to the within
instrument and acknowledged that they executed the same.

Julie Huntoon
Signature of Notary

FOR NOTARY SEAL OR S



NOV 4 1975
No 16092

Title Order No. _____ Error No. 89367-08

BOOK 1250 PAGE 302

EXHIBIT "A"

A right of way for road and utility purposes over and across that portion of Sections 11 and 14, Township 7 South, Range 21 East, MDBLM., described as follows:

Commencing at the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 14; thence South 89° 57' 07" West along the North line of said Section, 205.82 feet to the Easterly right of way line of Road 426; thence southeasterly along said right of way line: South 11° 17' East, 86.46 feet; thence along a curve to left with a radius of 210 feet and a central angle of 6° 15', an arc distance of 22.91 feet; thence continuing along said curve to the left, with a radius of 210 feet, and a central angle of 57° 49', an arc length of 230.91 feet to a point of tangency; thence South 75° 21' East, a distance of 16.61 feet; thence along a curve to the right with a central angle of 27° 10' 52" and a radius of 640 feet, an arc length of 303.62 feet to the intersection of the east line of that parcel of land granted to the Lisle Funeral Home by A. A. and Grace Arthur by deed recorded in Book 1042 at Page 637 of Madera County Official Records September 24, 1969 with the easterly right of way of County Road 426 and being the true point of beginning; thence from said true point of beginning North 28° 30' 07" East, along the Easterly line of the aforementioned Lisle Funeral Home parcel, and the northwesterly line of the herein described right of way 253.19 feet; thence North 27° 21' 26" East, 94.43 feet; thence North 27° 21' 26" East, 32.17 feet; thence along a curve to the right with a central angle of 29° 45' 42", and a radius of 180 feet, an arc length of 93.50 feet to a point of tangency; thence North 57° 07' 08" East, an undetermined distance to the westerly property line of a parcel of land described in a deed to P. and D. Delivery Services, Inc., recorded August 31, 1969 in Book 779 at Page 31 of the Madera County Official Records and being the Northeasterly end of the Northwesterly line of the herein described right of way; thence southeasterly along said westerly property line, South 15° 52' East, 62.75 feet, more or less, to a point 60 feet at right angles from said Northwesterly line of the herein described right of way; thence along the Southeasterly line of the herein described right of way: South 57° 07' 08" West an undetermined distance to a point of curvature, said point of curvature lying South, 37° 52' 52" East, 60.00 feet from the herein last mentioned point of tangency; thence along a curve to the left with a central angle of 29° 45' 42" and a radius of 120 feet, an arc length of 62.33 feet; thence South 27° 21' 26" West, 126.60 feet; thence South 28° 30' 07" West, 193.19 feet; thence South 20° 25' 16" West, 82.31 feet to a point of intersection with the northeasterly right of way line of County Road 426; said point also being a point of tangency of a 640 foot radius curve whose tangent bears South 41° 26' 30" East from said point of tangency; thence northeasterly along said 640 foot radius curve to the left through a central angle of 6° 41' 33" an arc length of 74.77 feet to the true point of beginning.

Said right of way shall be appurtenant and exclusive to both the property described in the Deed to Leon Worthington and Venita Worthington, Husband and Wife, as Community Property dated September 2, 1975 and which is recorded concurrently herewith and to the adjacent lands of the Grantor herein, and to each part of all said lands which may be divided as to ownership or tenancy whether by Lease, month to month, rental or otherwise.

BOOK 1250 PAGE 303

SAFECO TITLE INSURANCE COMPANY

NOV 4 1975 No 16092

RECORDING REQUESTED BY
Jones & Snyder Surveying
AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE
SHOWN BELOW, MAIL TAX STATEMENT TO

Recorded In Official Records, Madera County
REBECCA MARTINEZ
Madera County Recorder
P Public

8/09/2010
11:26 AM
1

NAME Sierra Telephone Company, Inc
STREET ADDRESS PO Box 219
CITY & STATE Oakhurst, CA
ZIP 93644

Doc#: 2010021637

Titles: 1 Pages: 3



Fees 20.00
Taxes 0.00
Other 0.00
PAID \$20.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed of Easement

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$0

unincorporated area City of _____

Parcel No _____

computed on full value of interest or property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
SAW DEVELOPMENT, LLC

hereby GRANT(S) to SIERRA TELEPHONE COMPANY, INC

the following described real property in the
county of Madera, state of California

"See Exhibit's "A" and "B" attached hereto and made a part hereof"

Dated August 4, 2010

Roger A. Schneider, Managing Member

STATE OF CALIFORNIA }
COUNTY OF MADERA }§

On August 4, 2010 before me,

Alice Kirby

A Notary Public personally appeared

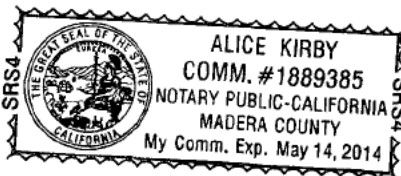
~~Roger A. Schneider~~

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature



(This area for official notarial seal)

July 23, 2010
Easement
McLean, Schneider, et al. to Sierra Telephone

Exhibit "A"

A 60 foot wide road right-of-way and public utility Easement over and across a portion of Section 11, Township 7 South, Range 21 East, M.D.B. & M. according to the official plat thereof, appurtenant to and for the benefit of that certain parcel as described in Document #2001021171, Madera County Official Records, the centerline of said 60 foot wide road right-of-way being described as follows:

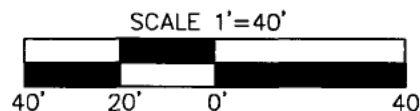
Beginning at the centerline of a 60 foot right-of-way as previously recorded in Volume 1250, Page 303 Madera County Official Records and its intersection with the Westerly line of that certain parcel as granted to "Sierra Telephone Company, Inc." as Document #2001021171, recorded July 31, 2001, Madera County Official Records, said point also being N.15°47'34"W. 132.60 feet more or less from the most Southerly corner thereof; thence along the centerline of said 60 foot wide road right-of-way as previously recorded in Volume 1250, Page 303 Madera County Official Records S.57°08'29"W. 60.00 feet to the end of this description and Easement.

The purpose of this Easement is to further define the allowable uses within a portion of that certain Easement recorded in Volume 1250, Page 303 Madera County Official Records to install and maintain gates, fences and a traffic median strip.



EXHIBIT "B"

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11,
AND THE NORTHWEST ONE-QUARTER OF SECTION 14, BOTH IN
TOWNSHIP 7 SOUTH, RANGE 21 EAST, M.D.B.&M.



"SAW DEVELOPMENT LLC"

EASEMENT AREA

A 6000 FOOT EASEMENT FOR ROAD
AND UTILITY PURPOSES RECORDED
IN VOLUME 1250, PAGE 303, M.C.O.R.

P.O.B.

"SIERRA TELEPHONE COMPANY INC."

"PHILTER INVESTMENTS LLS"

LEGEND

- PROPERTY LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - EASEMENT LINE



JONES AND SNYDER SURVEYING
P.O. BOX 2292, OAKHURST, CA
(559)883-7661, LS 4298, LS 4727

DATE: JULY 28, 2010
JOB NO: 10-087
DWG FILE 10-087EXB
DRAWN BY RJD

Recorded in Official Records, Madera County

8/09/2010

REBECCA MARTINEZ

11:26 AM

Madera County Recorder

1

P Public

RECORDING REQUESTED BY

Jones & Snyder Surveying

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO

Doc#: 2010021636

Titles: 1 Pages: 3

NAME: Sierra Telephone Company, Inc.
STREET ADDRESS: PO Box 219
CITY & STATE: Oakhurst, CA
ZIP: 93644



Fees: 20.00
Taxes: 0.00
Other: 0.00
PAID: \$20.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed of Easement

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX IS \$0

[X] unincorporated area [] City of

Parcel No

[] computed on full value of interest or property conveyed, or

[] computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PHILTER INVESTMENTS, LLC, a California limited liability company

hereby GRANT(S) to SIERRA TELEPHONE COMPANY, INC.

the following described real property in the county of Madera, state of California

"See Exhibit's "A" and "B" attached hereto and made a part hereof"

Dated July 26, 2010

STATE OF CALIFORNIA COUNTY OF MADERA }§

On August 3, 2010 before me,

DONALD ERIC EAVES

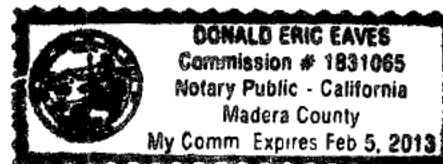
A Notary Public personally appeared

JOSEPH A. McLEAN AND

LORI D. McLEAN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

Handwritten signatures of Joseph A. McLean and Lori D. McLean



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

Signature [Handwritten Signature]

(This area for official notarial seal)

July 23, 2010
Easement
McLean, Schneider, et al. to Sierra Telephone

Exhibit "A"

A 60 foot wide road right-of-way and public utility Easement over and across a portion of Section 11, Township 7 South, Range 21 East, M.D.B. & M. according to the official plat thereof, appurtenant to and for the benefit of that certain parcel as described in Document #2001021171, Madera County Official Records, the centerline of said 60 foot wide road right-of-way being described as follows:

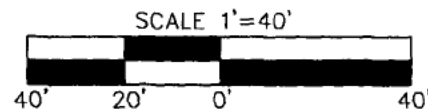
Beginning at the centerline of a 60 foot right-of-way as previously recorded in Volume 1250, Page 303 Madera County Official Records and its intersection with the Westerly line of that certain parcel as granted to "Sierra Telephone Company, Inc." as Document #2001021171, recorded July 31, 2001, Madera County Official Records, said point also being N.15°47'34"W. 132.60 feet more or less from the most Southerly corner thereof; thence along the centerline of said 60 foot wide road right-of-way as previously recorded in Volume 1250, Page 303 Madera County Official Records S.57°08'29"W. 60.00 feet to the end of this description and Easement.

The purpose of this Easement is to further define the allowable uses within a portion of that certain Easement recorded in Volume 1250, Page 303 Madera County Official Records to install and maintain gates, fences and a traffic median strip.



EXHIBIT "B"

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 11,
AND THE NORTHWEST ONE-QUARTER OF SECTION 14, BOTH IN
TOWNSHIP 7 SOUTH, RANGE 21 EAST, M.D.B.&M.



"SAW DEVELOPMENT LLC"

A 6000 FOOT EASEMENT FOR ROAD
AND UTILITY PURPOSES RECORDED
IN VOLUME 1250, PAGE 303, M.C.O.R.

EASEMENT AREA

P.O.B.

"SIERRA TELEPHONE COMPANY INC."

"PHILTER INVESTMENTS LLS"

LEGEND

- PROPERTY LINE
- - - - - RIGHT-OF-WAY LINE
- - - - - EASEMENT LINE



JONES AND SNYDER SURVEYING
P.O. BOX 2292, OAKHURST, CA
(559)683-7661, LS 4298, LS 4727

DATE: JULY 28, 2010
JOB NO: 10-087
DWG FILE 10-087EXB
DRAWN BY RJD

2021024854

Rebecca Martinez
Madera County Clerk-Recorder

08/06/2021 03:11 PM
MADERA CO

Titles: 1 Pages: 4
Fees: \$0.00
Taxes: \$0.00
Total: \$0.00

Recording requested by:

Russell Shaw

When recorded mail to:

County of Madera, Road Department
200 W. 4th Street, Suite 3100
Madera, CA 93637



Space Above This Line For Recorder's Use

The document is executed or recorded by the state or any county, municipality, or other political subdivision of the state (GC 273881.1(a) (2) (D)).

OFFER OF DEDICATION
FOR PUBLIC HIGHWAY AND UTILITY PURPOSES

The undersigned hereby irrevocably offers for dedication to the County of Madera the hereinafter described real property for public highway and public utility purposes. Public utility includes, but is not limited to, existing and proposed transmission facilities, overhead and/or underground conduits, cables, pipes, poles, anchors and ditches, together with the right to trim and remove necessary trees and vegetation.

The undersigned is the owner of said real property, or an owner of an interest in and to said real property so irrevocably offered. This irrevocable offer shall bind the heirs, assigns, successors in interest and executors of the undersigned.

This real property described below is dedicated as an easement for public purposes: (See Attached Exhibit A & Exhibit B)

Dated: 10-13-20

Steven P. Allison and Talley Allison, husband and wife, as tenants in common as to an undivided 1/2 interest.

By: [Signature] Steven P. Allison
By: [Signature] Talley Allison

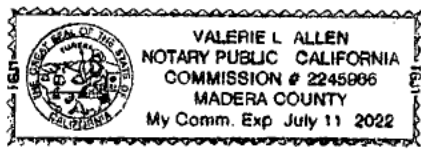
ACKNOWLEDGEMENT see attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Madera)

On October 21, 2020 before me, (here insert name and title of the officer), personally appeared Talley Allison, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature [Signature] (Seal)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

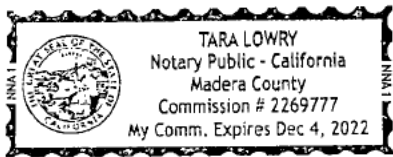
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Madera }
On October 13, 2020 before me, Tara Lowry Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Steven P. Allison
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Offer of Dedication
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____
Capacity(ies) Claimed by Signer(s)
Signer's Name: _____ Signer's Name: _____
 Corporate Officer – Title(s): _____ Corporate Officer – Title(s): _____
 Partner – Limited General Partner – Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian of Conservator Trustee Guardian of Conservator
 Other: _____ Other: _____
Signer is Representing: _____ Signer is Representing: _____

Exhibit " A "

METES and BOUNDS LEGAL DESCRIPTION

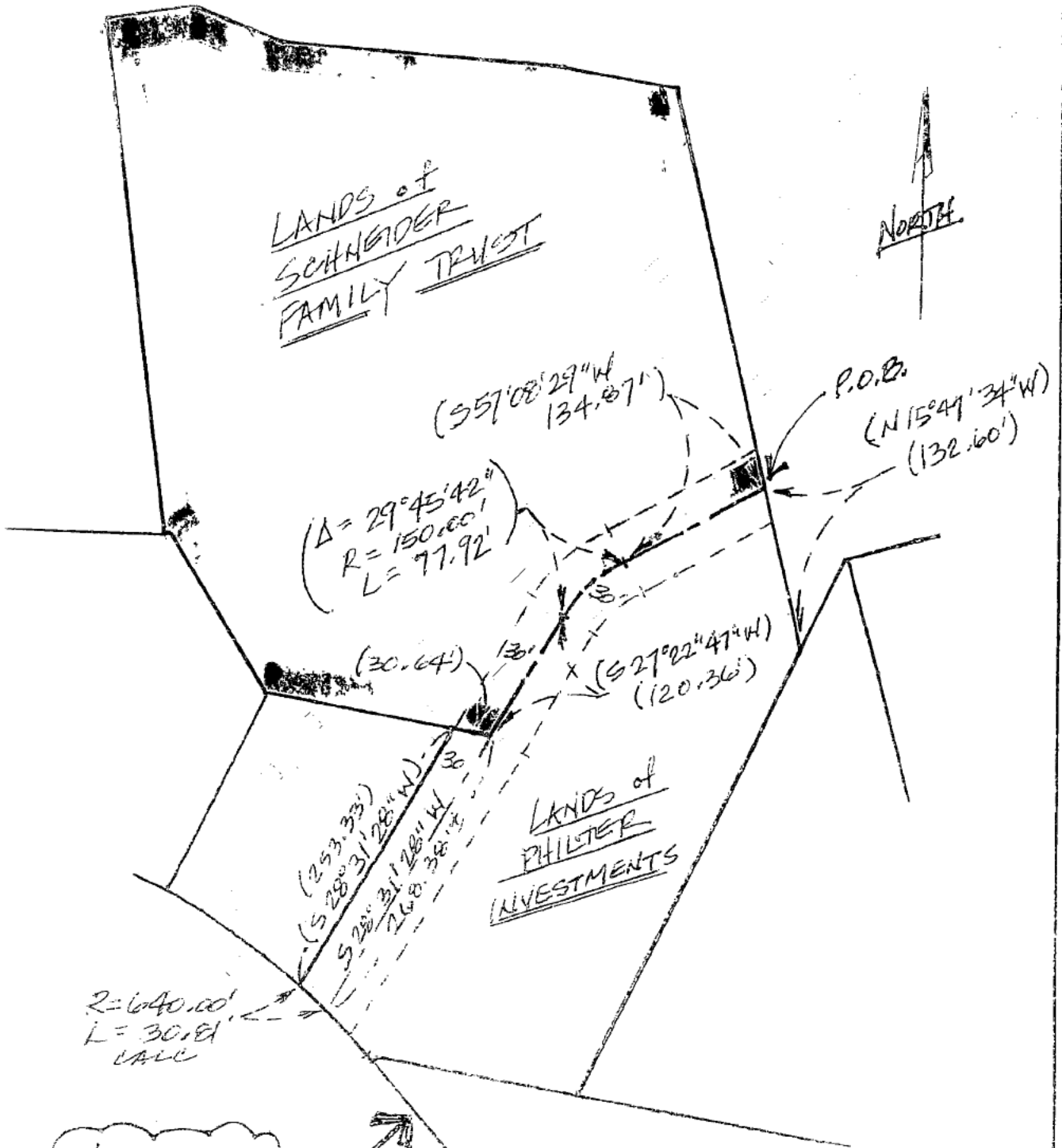
A 60.00 foot wide road right of way and non-exclusive easement situated in portions of Section 11 and Section 14 of Township 7 South , Range 21 East, of the Mount Diablo Base and Meridian, according to the Official Plat thereof, being the overlay of an irrevocable Offer of Dedication to the County of Madera of that certain private 60.00 foot wide right of way and easement for road and utility purposes as described in Volume 1250 at Page 302 as recorded on the 4th day of November, 1975 as Document 16092 in the Official Records, the centerline of said 60.00 foot wide Offer of Dedication being more particularly described as follows:

Beginning at a point on the Westerly boundary line of that certain parcel as described in Volume 779 at Page 31 as recorded on the 31st day of August, 1960 as Document 9297 in the Official Records of the County of Madera, said point lying N 15° 47' 34" W, 132.60 feet from the most Southerly corner of said parcel as described in said Volume 779 at said Page 31 , M.C.O.R., thence S 57° 08' 29" W, 134.87 feet, thence along a curve to the left, concave to the Southeast, having a radius of 150.00 feet, through a central angle of 29° 45' 42", an arc distance of 77.92 feet, thence S 27° 22' 47" W, 120.36 feet, thence S 28° 31' 28" W, parallel with and 30.00 Southeasterly from the Westerly line of that certain parcel as described in Document No. 2007046117 as recorded on the 14th day of December, 2007 in the Official Records of Madera County, a distance of 268.38 feet more or less to a point on the Northerly right of way line of Madera County Rd. 426, said point being on a curve concave to the Southwest having a radius of 640.00 feet , a calculated arc distance of 30.81 feet (using record referenced deed data) from the Southeasterly corner of that certain parcel as recorded on the 24th day of September, 1969 as Document 10195 in Volume 1042 , at Page 637 in the Official Records of Madera County.

END OF DESCRIPTION



REFERENCES: (...) - DOCUMENT 2007046117, M.C.C.R.



NORTHERLY ROW
 LINE - MAD. CO.
 RD. No 426

EXHIBIT "B"
 DEPICTION OF EXHIBIT "A"

OFFICE OF DEDICATION - SIERRA WAY

Attachment B

SB 35 Eligibility Documentation