



# Community and Economic Development Planning Division

Matthew Treber  
Director of Community and Economic Development

200 W. Fourth St.  
Suite 3100  
Madera, CA 93637  
(559) 675-7821  
FAX (559) 675-6573  
TDD (559) 675-8970  
mc\_planning@madera-county.com

**PLANNING COMMISSION DATE:** July 12, 2016

**AGENDA ITEM:** #2

|      |              |  |
|------|--------------|--|
| PRJ  | #2016-002    | Amend the General Plan and Rezone for Future Lot |
| GP   | #2016-002    | Line Adjustment                                  |
| CZ   | #2016-003    | Applicant: Bradford D. Ditton                    |
| APN  | #054-270-037 | Owner: Northstar Ranch                           |
| CEQA |              | Exempt   |

**REQUEST:**

The applicant is requesting to amend the General Plan from AE (Agricultural, Exclusive) to AR (Agricultural, Residential) and a rezoning from ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) District to RRS-10 (Rural, Residential, Single Family – 10 Acre) and RMS (Rural, Mountain, Single Family) Districts to move a zoning boundary to match a property line to be established by a future Lot Line Adjustment and to apply a zoning more appropriate for the adjusted lot size.

**LOCATION:**

The property is located on the on the west side of Northstar Lane, directly west of its intersection with Buggy Whip Drive (no situs), Coarsegold.

**ENVIRONMENTAL ASSESSMENT:**

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



**RECOMMENDATION:**

Staff is recommending approval of the General Plan Amendment (GP 2016-002) and Rezone (CZ 2016-003) subject to conditions.

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

SITE: AE (Agricultural, Exclusive) Designation

SURROUNDING: AE (Agricultural, Exclusive) and RER (Rural, Estates, Residential) Designations

**PROPOSED GENERAL PLAN DESIGNATION:**

SITE: AR (Agricultural, Residential) Designation

**COARSEGOLD AREA PLAN DESIGNATION:**

SITE: AE (Agricultural, Exclusive) Designation

SURROUNDING: AE (Agricultural, Exclusive) and RER (Rural, Estates, Residential) Designations

**PROPOSED COARSEGOLD PLAN DESIGNATION:**

SITE: AR (Agricultural, Residential) Designation

**ZONING (Exhibit B):**

SITE: ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) District

SURROUNDING: ARE-20 (Agricultural, Rural, Exclusive – 20 Acre), RMS (Residential, Mountain, Single Family) and –RM (Rural, Mountain) Districts

**PROPOSED ZONE DISTRICT:**

SITE: RRS-10 (Rural, Residential, Single Family – 10 Acre) and RMS (Rural, Mountain, Single Family) Districts

**LAND USE:**

SITE: Vacant

SURROUNDING: Residential

**SIZE OF PROPERTY:** 16.99 Acres

**ACCESS (Exhibit A):** Ingress and egress to the property is from Northstar Lane.

**BACKGROUND AND PRIOR ACTIONS:**

The subject parcel was created by Parcel Map 3979 recorded July 24, 2006. The parcel lines were adjusted by Lot Line Adjustment #2007-005 recorded May 15, 2007.

**PROJECT DESCRIPTION:**

The proposal is for a General Plan Amendment to amend the designation of the southern 14.50 acres to AR (Agricultural, Residential) and Rezone the northern 4.69 acres to RMS (Rural, Mountain, Single Family) Districts and the southern 14.50 acres to RRS-10 (Rural, Residential, Single Family – 10 Acre) District. The proposal is to adjust zoning and General Plan designation boundaries to match property lines to be established by a future Lot Line Adjustment and to apply a Zoning District that is more appropriate to the size of the adjusted parcel.

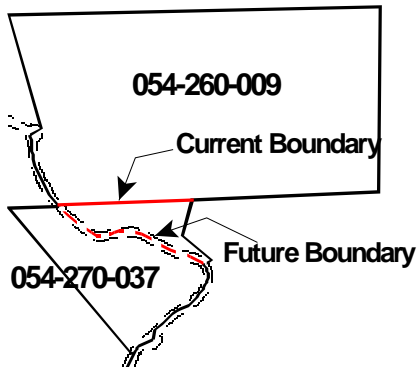
**ORDINANCES/POLICIES:**

California Government Code Section 65358(a) establishes authority for amending the General Plan by the Board of Supervisors.

Section 18.110.010 of the Madera County Zoning Ordinance provides the authority under

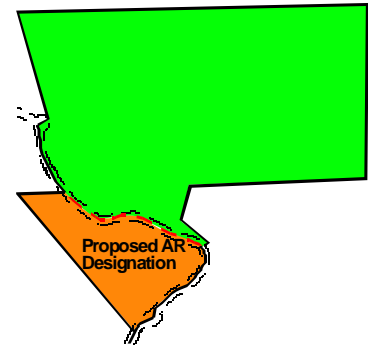
California Government Code Section 65804 to amend or change zoning district boundaries by the Board of Supervisors.

Section 18.20.010 of the Madera County Zoning Ordinance outlines the permitted uses within the RRS-10 (Rural, Residential, Single Family – 10 Acre) zone.



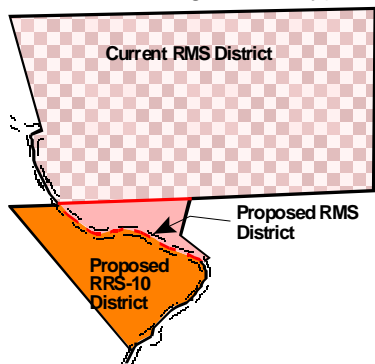
**ANALYSIS:**

The proposal is for a General Plan Amendment to amend the designation of the southern 14.50 acres to AR (Agricultural, Residential) and Rezone the northern 4.69 acres to RMS (Rural, Mountain, Single Family) and the southern 14.5 acres to RRS-10 (Rural, Residential, Single Family – 10 Acre) designation. The proposal is to adjust zoning and General Plan designation boundaries to match property lines to be established by a future Lot Line Adjustment and to apply a Zoning District that is more appropriate to the size of the adjusted parcel. The proposed zone district for the northern portion is RMS (Rural, Mountain, Single Family) District would allow for one single family dwelling, horticulture, agricultural and forestry. The General Plan designation is AE (Agricultural, Exclusive). This would be consistent.



designated boundaries to match property lines to be established by a future Lot Line Adjustment and to apply a Zoning District that is more appropriate to the size of the adjusted parcel.

The proposed zone district for the northern portion is RMS (Rural, Mountain, Single Family) District would allow for one single family dwelling, horticulture, agricultural and forestry. The General Plan designation is AE (Agricultural, Exclusive). This would be consistent.



The surrounding parcels vary in size from 15 acres to 75 acres. The parcels to the north are zoned RMS (Rural, Mountain, Single Family); to the west is –RM (Rural, Mountain) and ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) and to the south and east ARE-20 (Agricultural, Rural, Exclusive – 20 Acre). Surrounding parcels are sparsely populated with single family dwellings.

This project is exempt by CEQA 15061(b)(3)

“The activity is covered by the general rule that CEQA applies only to the projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

With the existing zoning and General Plan designation, the parcel is residential and can have only two dwellings. With the proposed zone district and General Plan designation, this does not change, therefore, there will be no increase in impacts.

This project was circulated to the departments and outside agencies for review. This included CalTrans, Regional Water Quality Control, San Joaquin Valley Air Pollution Control Board and Department of Fish and Wildlife. No comments were received.

**WILLIAMSON ACT:**

The property is not subject to a Williamson Act contract.

**GENERAL PLAN CONSISTENCY:**

The proposal is for a General Plan Amendment to amend the designation of the southern 14.50 acres to AR (Agricultural, Residential) and Rezone the northern 4.69 acres to RMS (Rural, Mountain, Single Family) and the southern 14.5 acres to RRS-10 (Rural, Residential, Single Family – 10 Acre) designation. The proposal is to adjust zoning and

General Plan designation boundaries to match property lines to be established by a future Lot Line Adjustment and to apply a Zoning District that is more appropriate to the size of the adjusted parcel. The proposed zone district is consistent. The proposed zone district for the northern portion is RMS (Rural, Mountain, Single Family) District would allow for one single family dwelling, horticulture, agricultural and forestry. The General Plan designation is AE (Agricultural, Exclusive). This would be consistent.

**RECOMMENDATION:**

The analysis provided in this report supports approval of the General Plan Amendment (GP 2016-002) and Rezone (CZ 2016-003) subject to conditions.

**ATTACHMENTS:**

1. Exhibit A-1, General Plan Map
2. Exhibit A-2, Coarsegold Area Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Site Plan/Future Lot Line Adjustment
6. Exhibit E, Aerial Map
7. Exhibit F, Topographical Map
8. Exhibit G, Operational Statement
9. Exhibit H, Environmental Health Comments

## CONDITIONS OF APPROVAL

**PROJECT NAME:**

Ditton, Bradford D. - Project - BdS - Coarsegold (054-270-037-000)

**PROJECT LOCATION:**

on the west side of Northstar Lane, directly west of its intersection with Buggy Whip Drive (no situs), Coarsegold.

**PROJECT DESCRIPTION:**

General plan amendment to AR and rezoning to RRS-10

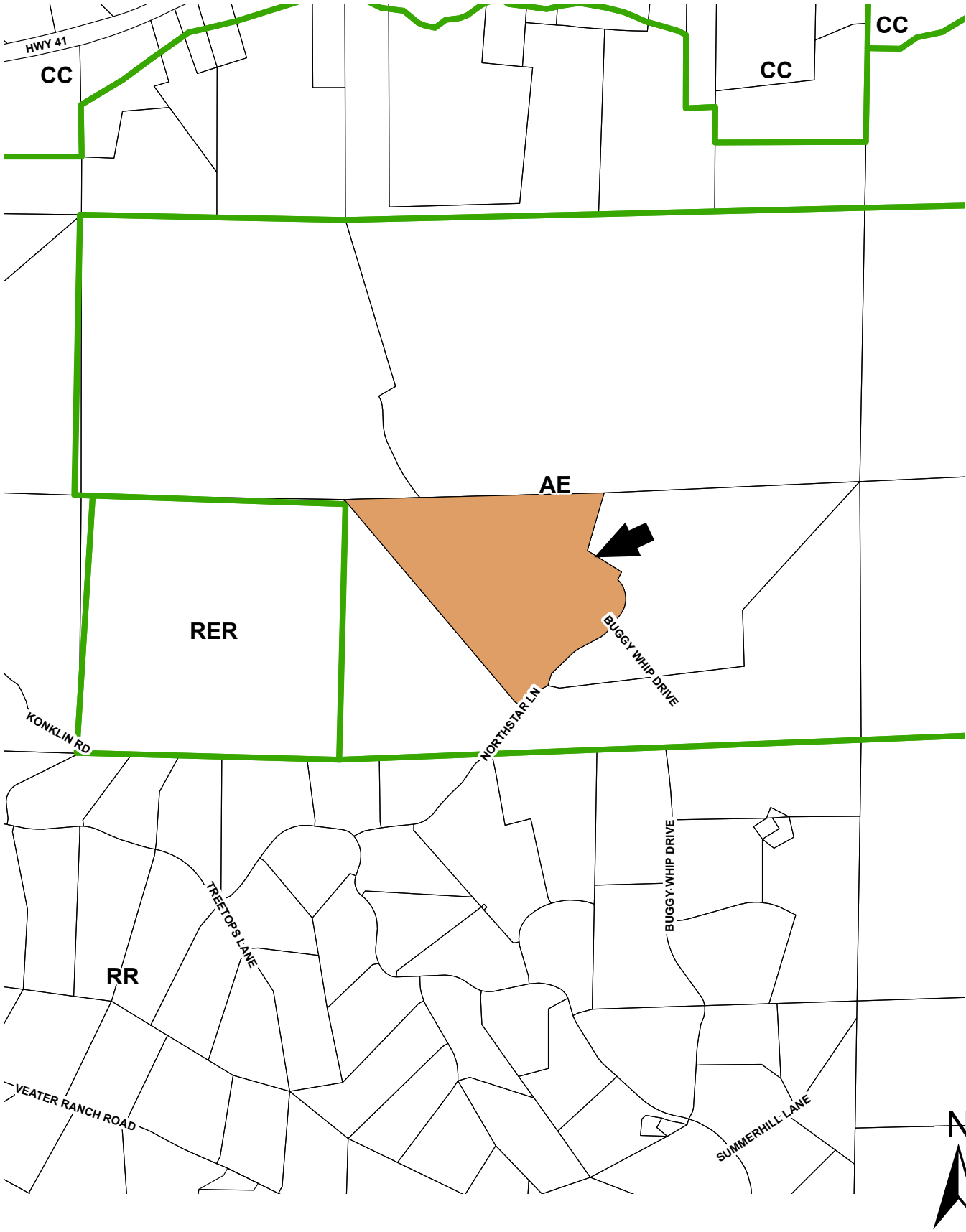
**APPLICANT:**

Ditton, Bradford D.

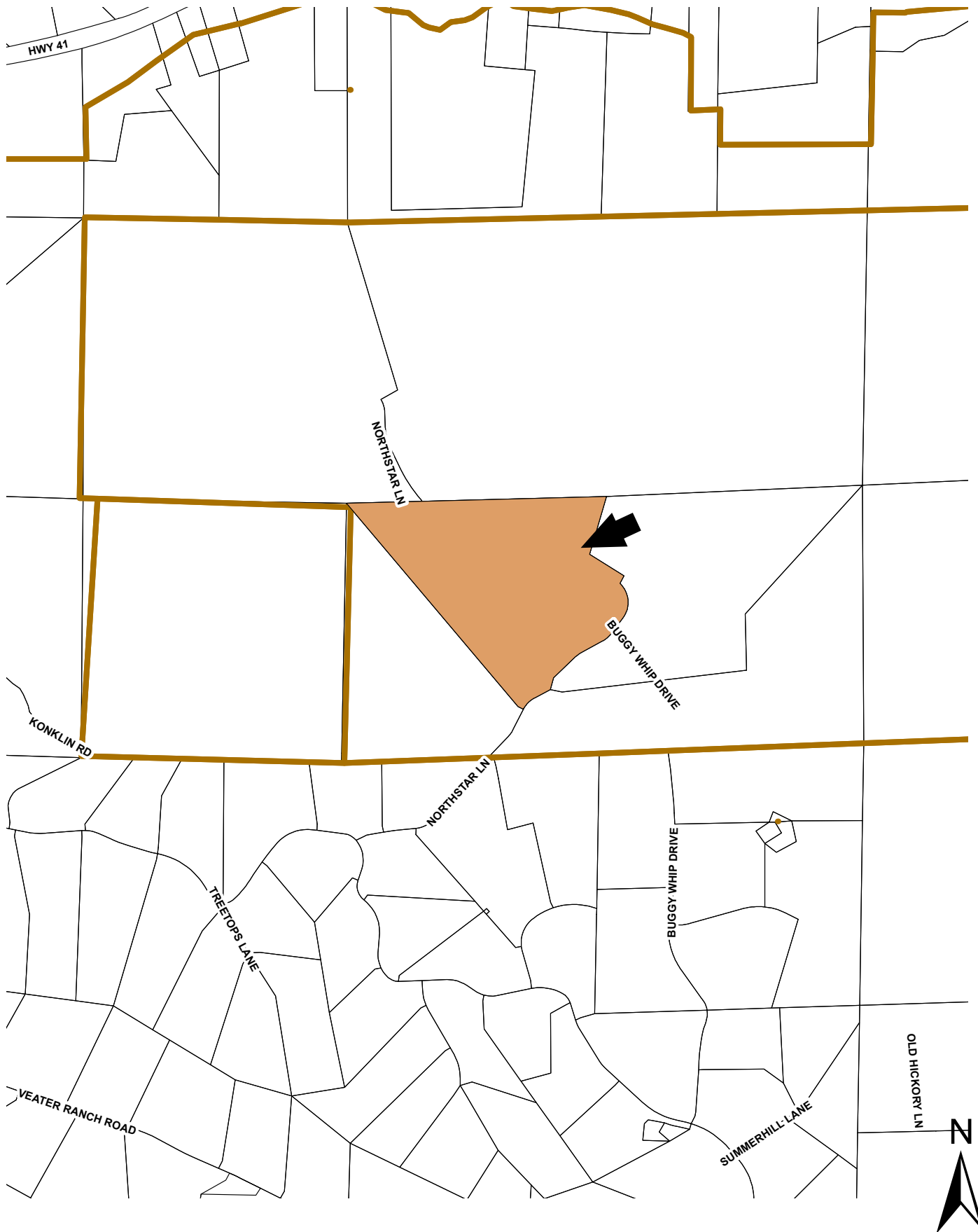
**CONTACT PERSON/TELEPHONE NUMBER:**

(559) 760-3485

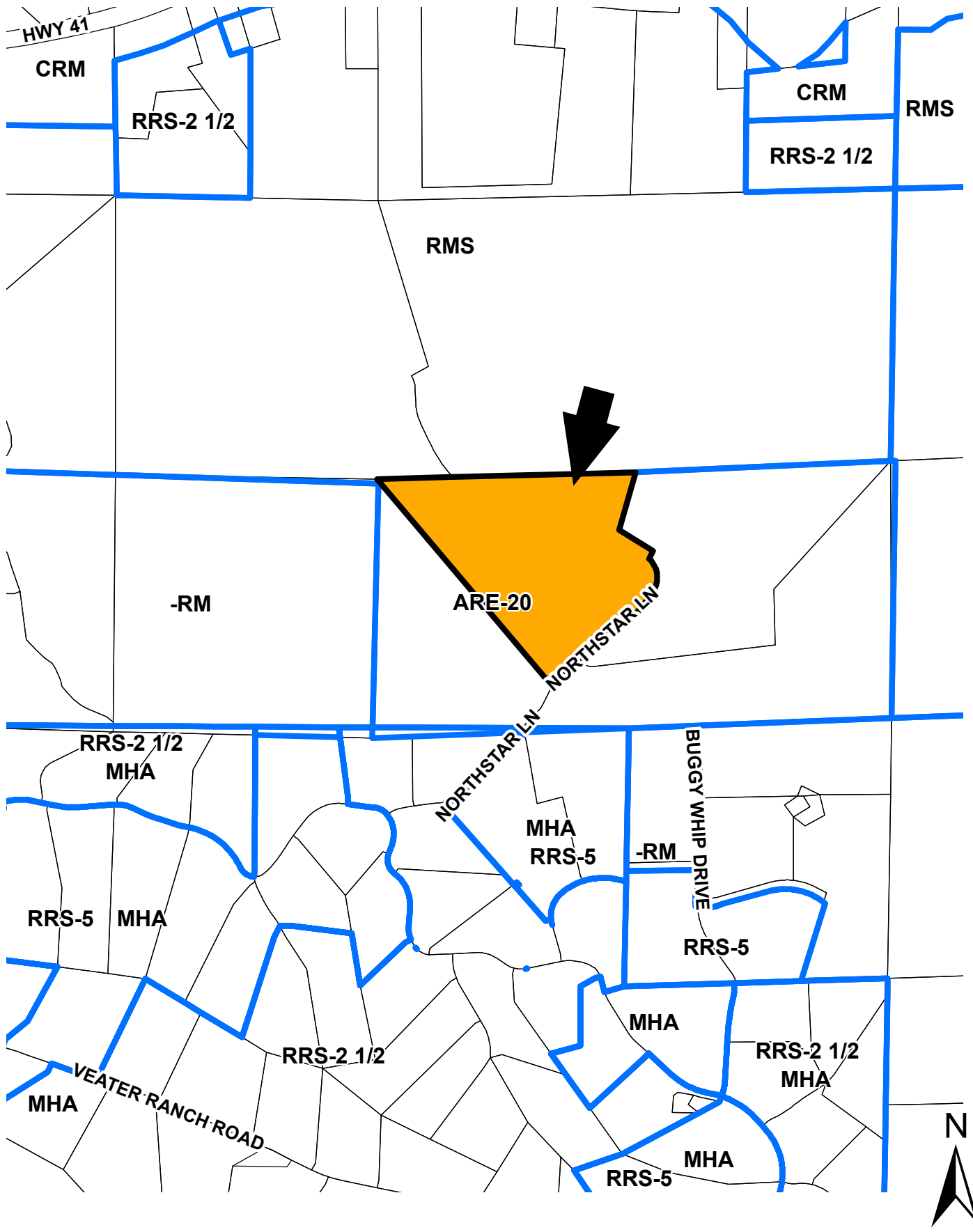
| No.                         | Condition  | Department/Agency | Verification of Compliance |      |         |
|-----------------------------|--|-------------------|----------------------------|------|---------|
|                             |  |                   | Initials                   | Date | Remarks |
| <b>Engineering</b>          |  |                   |                            |      |         |
|                             | None   |                   |                            |      |         |
| <b>Environmental Health</b> |  |                   |                            |      |         |
|                             | All parcels shall comply with Madera County Code 13.52.030 and 13.57.020 as it relates to water and sewer services in proximity to a Public water system.  |                   |                            |      |         |
|                             | Each individual parcel(s) must have its own sewage disposal system and water well, while maintaining County required setbacks [MCC 14.20] unless the parcel(s) are severed by a community water and sewer system.  |                   |                            |      |         |
|                             | Any inactive Sewage Disposal System(s) or Water Well(s) no longer in use must be properly destroyed under Madera County Code, California Plumbing Code or State Division of Drinking Water requirements. A destruction permit is required through the Environmental Health Division.   |                   |                            |      |         |
|                             | The owner/operator must obtain all the necessary Environmental Health Division permits prior to any construction activities on site and must comply with Madera County Code(s) Title 13 and 14 throughout the property development as it pertains to the Sewage Disposal System(s) and Water System(s).  |                   |                            |      |         |
|                             | 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. |                   |                            |      |         |
| <b>FIRE DEPARTMENT</b>      |  |                   |                            |      |         |
|                             | None   |                   |                            |      |         |
| <b>Planning</b>             |  |                   |                            |      |         |
|                             |  |                   |                            |      |         |
| <b>ROAD DEPARTMENT</b>      |  |                   |                            |      |         |
|                             | None   |                   |                            |      |         |



**GENERAL PLAN MAP**



COARSEGOLD AREA PLAN



**ZONING MAP**





## LOT LINE ADJUSTMENT

FOR  
**NORTHSTAR RANCH, a General Partnership**  
 BEING AN ADJUSTMENT OF PORTIONS OF SECTIONS 4, AND 9,  
 TOWNSHIP 9 SOUTH, RANGE 21 EAST M.D.B. & M.  
 MADERA COUNTY CALIFORNIA

MADERA COUNTY CALIFORNIA

SHEET 1 OF 1  
 A.P.N. 054-260-009 & 054-270-037

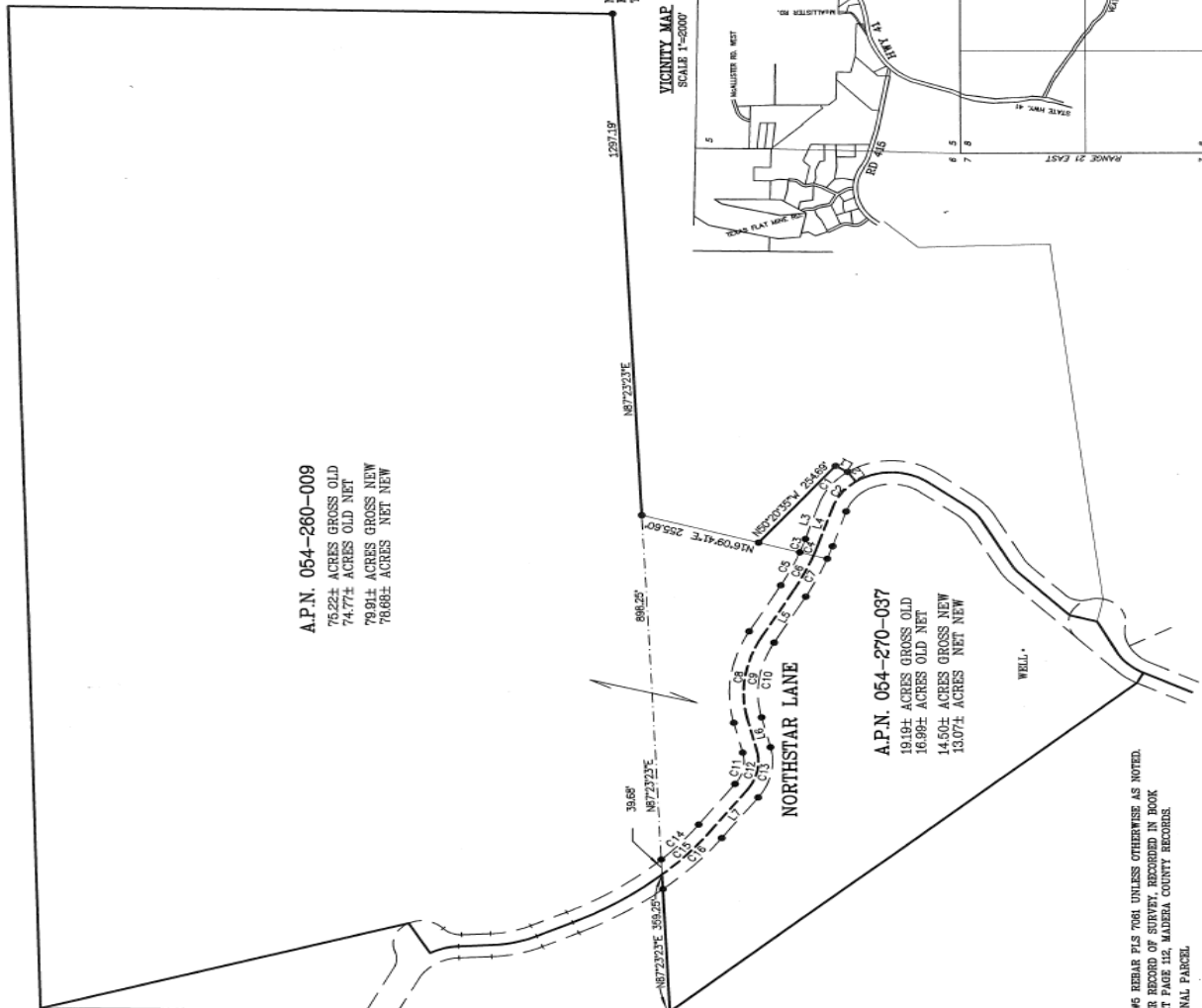
**SURVEYOR'S STATEMENT**  
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR  
 UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS  
 OF THE PROFESSIONAL LAND SURVEYORS ACT AT THE REQUEST OF  
 BRAD DITTON ON APRIL 29, 2016



STEPHEN L. JONES L.S. 4288



JONES AND SNYDER SURVEYING  
 P.O. BOX 2292, OAKHURST, CA  
 (559)883-7861, L.S. 4298, L.S. 4727  
 DATE: MAY 2, 2016  
 JOB NO. 16-187  
 DRG. FILE 16-187.DWG  
 DRAWN BY: TJS



A.P.N. 054-260-009  
 75,224 ACRES GROSS OLD  
 74,774 ACRES OLD NET  
 79,911 ACRES GROSS NEW  
 78,682 ACRES NET NEW

A.P.N. 054-270-037  
 19,194 ACRES GROSS OLD  
 16,992 ACRES OLD NET  
 14,504 ACRES GROSS NEW  
 13,074 ACRES NET NEW

LINE DATA TABLE

| NUM | BEARING     | DISTANCE |
|-----|-------------|----------|
| L1  | N31°29'20"E | 30.00    |
| L2  | N52°10'51"E | 30.00    |
| L3  | N72°07'07"W | 93.90    |
| L4  | N72°07'07"W | 93.90    |
| L5  | N67°55'05"W | 136.70   |
| L6  | N76°18'32"E | 80.01    |
| L7  | N5°47'46"W  | 130.26   |

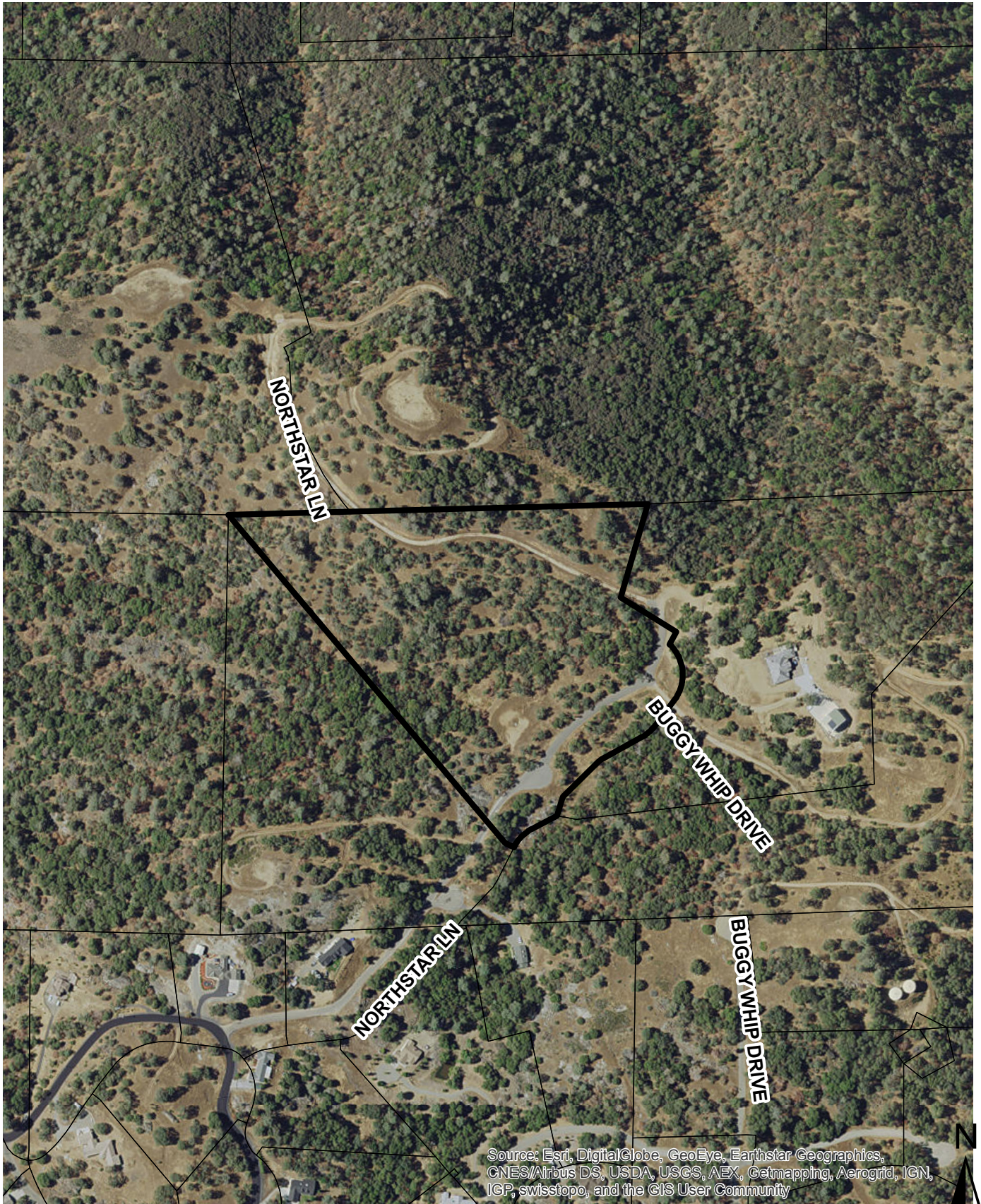
NW CORNER SEC. 9, 8/21  
 PD 1 IRON PIPE RICE 5982  
 THIS ON FILE WITH MADERA COUNTY

CURVE DATA TABLE

| NUM | DELTA     | ARC     | RADIUS  |
|-----|-----------|---------|---------|
| C1  | 371°57'   | 104.16' | 160.00' |
| C2  | 371°57'   | 84.63'  | 130.00' |
| C3  | 3°04'26"  | 35.94'  | 876.00' |
| C4  | 2°52'04"  | 35.04'  | 700.00' |
| C5  | 8°19'36"  | 95.03'  | 876.00' |
| C6  | 8°19'55"  | 101.80' | 700.00' |
| C7  | 6°31'18"  | 108.57' | 750.00' |
| C8  | 42°46'23" | 246.36' | 350.00' |
| C9  | 42°46'23" | 223.96' | 300.00' |
| C10 | 49°33'42" | 201.56' | 270.00' |
| C11 | 49°33'42" | 86.50'  | 100.00' |
| C12 | 49°33'42" | 172.45' | 150.00' |
| C13 | 49°33'42" | 138.40' | 160.00' |
| C14 | 9°37'07"  | 120.07' | 720.00' |
| C15 | 11°38'38" | 152.41' | 750.00' |
| C16 | 13°27'38" | 183.25' | 780.00' |

### LEGEND

- MONUMENTS FOUND AS REBAR PLS 7061 UNLESS OTHERWISE AS NOTED.
- (-) RECORD DATA AS PER RECORD OF SURVEY, RECORDED IN BOOK  
BOOK 56 OF MAPS AT PAGE 152, MADERA COUNTY RECORDS.
- BOUNDARY OF ORIGINAL PARCEL.
- - - NEW DIVISION LINE
- - - DIVISION LINE TO BE REMOVED / NOT A DIVISION LINE

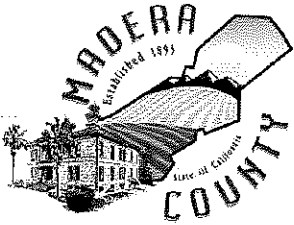


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**AERIAL MAP**



TOPOGRAPHICAL MAP



# Community and Economic Development Planning Division

Norman L. Allinder, AICP  
Director

## EXHIBIT G

- 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: 054-270-037 & 054-260-009  
 Applicant's Name: BRAD DUTTON, GEN PTR NORTSTAR RANCH  
 Address: PO BOX 2036, OAKHURST, CA 93644  
 Phone Number: 559.760.3485

2. Describe the nature of your proposal/operation.

I AM PROCESSING A LLA ON THESE TWO PARCELS, ROBT. LEWIS, PLANNING STATES I HAVE TO COMPLETE A GPA + REZONING TO FINISH THE LLA.

3. What is the existing use of the property?

BOTH PARCELS ARE VACANT. 8 MAP SHOWING PARCELS WERE SUBMITTED FOR THE LLA.

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?

THESE PARCELS WILL BE DEVELOPED WITH SFR.

5. What are the proposed operational time limits?

Months (if seasonal): YEAR AROUND  
 Days per week: 7  
 Hours (from \_\_\_ to \_\_\_): Total Hours per day: 24

6. How many customers or visitors are expected?

Average number per day: 0  
 Maximum number per day: 0  
 What hours will customers/visitors be there? RESIDENTIAL FRIENDS

7. How many employees will there be?

Current: 0  
 Future: 0  
 Hours they work: 0  
 Do any live onsite? If so, in what capacity (i.e. caretaker)? NO

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

RESIDENTIAL MATERIALS

9. Will there be any service and delivery vehicles? NO

Number: 0

Type: 0

Frequency: 0

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

0, RESIDENTIAL DW MAY BE PAVED

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

NORTH STAR LANE

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

8 TRAFFIC MOVEMENTS/DAY/RESIDENCE

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

NONE

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.

THERE ARE NO EXISTING BUILDINGS!

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

NONE PLANNED.

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

~~NORTH~~ RESIDENTIAL ALL DIRECTIONS

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).

300 GPD/RESIDENCE

19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?  
200 GPD. DISPOSED OF VIA ON SITE SEPTIC
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?  
30 GAL OF WGT + RECYCLED PRODUCTS/RESIDENCE
21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)  
NO. GRADING IS COMPLETE VIA PREVIOUS PERMITS.
22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.  
NO, AS PER CHUKCHANST REP. ON SITE INSPECTION.
23. Locate and show all bodies of water on application plot plan or attached map.  
NONE
24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.  
NONE
25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?  
HOUSEHOLD AMOUNTS OF DRUGS & RAIDS
26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)  
NO
27. How do you see this development impacting the surrounding area?  
POSITIVELY
28. How do you see this development impacting schools, parks, fire and police protection or special districts?  
NO EFFECT
29. If your proposal is for commercial or industrial development, please complete the following; Proposed Use(s):  
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

---

---





**Community and Economic Development  
Environmental Health Division**

200 W. Fourth St.  
Madera, CA 93637  
(559) 675-7823

Dexter Marr, Deputy Director

---

**MEMORANDUM**

**TO:** Becky Beavers  
**FROM:** Dexter Marr, Environmental Health Division  
**DATE:** June 13, 2016  
**RE:** Ditton, Bradford D. – Project – BdS – Coarsegold (054-270-037-000)

---

**Comments**

All parcels shall comply with Madera County Code 13.52.030 and 13.57.020 as it relates to water and sewer services in proximity to a Public water system.

Each individual parcel(s) must have its own sewage disposal system and water well, while maintaining County required setbacks [MCC 14.20] unless the parcel(s) are severed by a community water and sewer system.

Any inactive Sewage Disposal System(s) or Water Well(s) no longer in use must be properly destroyed under Madera County Code, California Plumbing Code or State Division of Drinking Water requirements. A destruction permit is required through the Environmental Health Division.

The owner/operator must obtain all the necessary Environmental Health Division permits prior to any construction activities on site and must comply with Madera County Code(s) Title 13 and 14 throughout the property development as it pertains to the Sewage Disposal System(s) and Water System(s).

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 or for copies of any Environmental Health Permit Applications please contact our department at (559) 675-7823.