




Community and Economic Development Planning Division

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PLANNING COMMISSION DATE: November 1, 2016

AGENDA ITEM: #2

S	#2016-001	Tentative Subdivision Map to divide 66.30 acres into three lots
APN	#055-054-006	Applicant/Owner: Charles E. Weaver and Nancy A. Stabel
CEQA	ND #2016-19	Negative Declaration

REQUEST:

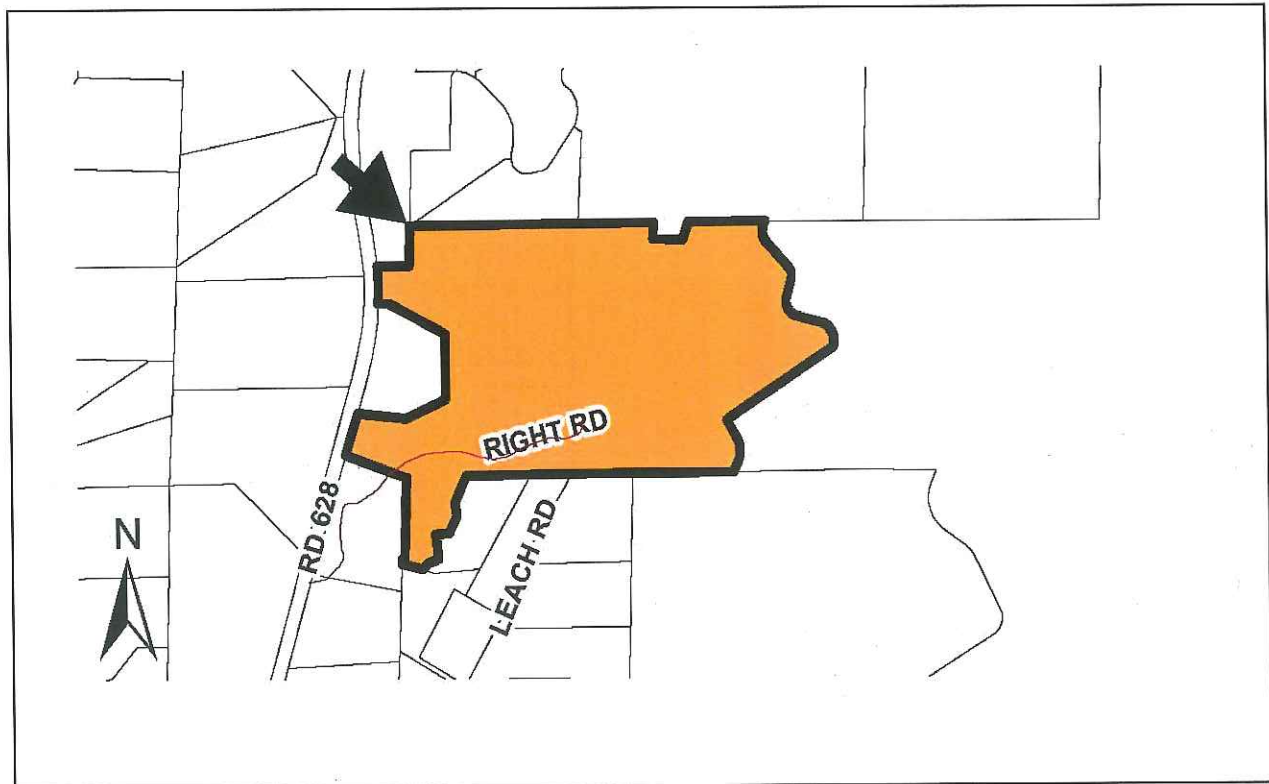
This request is for approval of a Tentative Subdivision Map to divide 66.30 acres into three lots: Lot #1 – 40.85 acres, Lot #2 – 20.42 acres, and Lot #3 – 5.03 acres.

LOCATION:

The property is located on the east side of Road 628, approximately 527 feet from its intersection with Right Road (45500 Right Road), Ahwahnee.

ENVIRONMENTAL ASSESSMENT:

A Negative Declaration (ND #2016-19) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Staff is recommending approval of the Tentative Subdivision Map (S #2016-001) and Negative Declaration (ND #2016-19), subject to conditions.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: RER (Rural Estate Residential), RR (Rural Residential) Designations

SURROUNDING: A (Agricultural), RER (Rural Estate Residential) and RR (Rural Residential) Designations

AHWAHNEE/NIPINNAWASEE AREA PLAN DESIGNATION (Exhibit A-1):

SITE: RER (Rural Estate Residential), RR (Rural Residential) Designations

SURROUNDING: RER (Rural Estate Residential), RR (Rural Residential) Designations

ZONING (Exhibit B):

SITE: RRS – 5 (Residential, Rural, Single Family – 5 Acre) District

SURROUNDING: ARE – 40 (Agricultural Rural Exclusive – 40 Acre), RRS – 5 (Residential, Rural, Single Family – 5 Acre), RRS – 2 ½ (Rural, Residential, 2 ½ - Acre) and RRS – 3/MHA (Residential, Rural, Single Family – 3 Acre/ Manufactured Housing Architectural Review Overlaid) Districts

LAND USE:

SITE: Undeveloped grazing land with one single family dwelling and a seasonal drainage.

SURROUNDING: North, south and west: residential; east: dense vegetation and natural drainages.

SIZE OF PROPERTY: 66.30 acres

ACCESS: The project will be accessed from Road 628 and Right Road.

BACKGROUND AND PRIOR ACTIONS:

Parcel Map #549 for Milton Leach created two parcels with frontage along Road 628 and was recorded on January 4, 1972.

Dr. Lawrence C. Folkes (Dr. Folkes) submitted Parcel Map #1774 to redivide Parcel #2 of Parcel Map #549 but the map expired April of 1982. In July of 1985, Dr. Folkes submitted Parcel Map #2550 as a resubmission of Parcel Map #1774 however, the map expired on August 7, 1987. In February of 1990, Dr. Folkes submitted Parcel Map #2832 as a resubmission of Parcel Map #2550 but the map expired.

In 1989, Dr. Folkes submitted Parcel Map #2971 to redivide a portion of Parcel No. 2 of Parcel Map #549. After a series of time extensions, the map expired on December 1, 1997.

In 1990, Dr. Folkes submitted Parcel Map #3105, which was as a resubmission of Parcel Map #1774, #2550 and #2832, and on May 21, 1991 the map recorded.

In 1998, Dr. Folkes submitted Lot Line Adjustment (LLA) #1998-41 to readjust a portion of Parcel #2 of Parcel Map #549. The LLA recorded on August 18, 1999.

In 2000, Folkes Trust submitted Parcel Map #3870 as a resubmission for Parcel Map #2971. However, the map expired in 2005.

In 2007, Folkes Estate, Nancy A. Stabel, Corey S. and Lori Ann Cole submitted LLA #2007-22 which involved a portion of Parcel Map #3870. The LLA recorded on July 9, 2008.

In 2013, Jennifer Clare Mills, Nancy A. Stabel and Charles E. Weaver submitted an application for LLA #2013-14 to readjust Parcel #1 of Parcel Map #3105, creating the subject property. The LLA recorded on June 10, 2014.

PROJECT DESCRIPTION:

Nancy A. Stabel, a successor of interest from a previous subdivider, and Charles E. Weaver are requesting a Tentative Subdivision Map that would divide 66.30 acres into three lots: Lot #1 – 40.85 acres, Lot #2 – 20.42 acres and Lot #3 – 5.03 acres.

ORDINANCES/POLICIES:

Madera County Code (Chapter 17.20 regulates Tentative Subdivision Maps).

Madera County Code (Chapter 18.18 outlines land uses allowed in the RRS – 5 (Residential, Rural, Single Family – 5 Acre) zone district.

California Government Code Title 7 (Subdivision Map Act).

ANALYSIS:

The application for Nancy A. Stabel and Charles E. Weaver is being processed as a Subdivision because Ms. Stabel is a successor of interest from a previous subdivider. The proposed Tentative Subdivision Map would divide 66.30 acres into three lots (Lot #1 – 40.85 acres, Lot #2 – 20.42 acres and Lot #3 – 5.03 acres). The subject property is located on the east side of Road 628, approximately 527 feet from its intersection with Right Road (45500 Right Road), Ahwahnee. One single-family dwelling exists on the parcel. The site consists of terrain ranging in elevation from approximately 2,350 to 2,700 feet and slope ranges from flat to 28%.

In assessing the adequacy of the proposed subdivision, the following were taken into consideration:

- Biological Resources. Although special status species are said to exist in the quad of the project site, it is unknown if any exist on the property or use the property for nesting or migration. The site contains one seasonal drainage course on the northeast portion of the parcel. However, the proposed subdivision will not alter or interfere with the seasonal drainage and there will not be a change to the land use. Additionally, if at the time of development, special status species or cultural resources are discovered, all work shall cease and a biologist shall be contacted to carry out a site survey and identify any appropriate avoidance measures.

- Hydrology and Water Quality. If approved, future development may consist of one single-family dwelling and a secondary dwelling on Lot #1 and Lot #2. All future single-family dwellings will use private wells and septic systems.
- Population and Housing. The subject parcel currently has one single-family dwelling on proposed Lot #3. The proposed subdivision will create a total of three lots. Future development may consist of one single-family dwelling and secondary dwelling on Lot #1 and Lot #2 (Ahwahnee/Nipinnawasee Area Plan, 30). Therefore, a total of four single-family dwellings may be constructed in the future. Potential future dwellings would induce population growth directly but such growth is already planned for and anticipated in accordance with the Zoning Ordinance, General Plan and Ahwahnee/Nipinnawasee Area Plan.
- Public Services. The subject parcel is zoned for residential uses with nearby infrastructure available to serve the development. The project site is located approximately 1.4 miles north of a Fire Station. Crime and emergency response will be provided by the Madera County Sheriff's Department with an office located approximately 5.8 miles south from the subject property. The proposed project will have a less than significant impact on local schools and parks and will not create a demand for additional public facilities. The subject parcel is located within the Bass Lake Unified School District. Emergency ambulance and some emergency medical care services are privately provided from facilities in Oakhurst.
- Transportation/Traffic. According to the Institute of Traffic Engineers, 7th Edition, a single-family residence will create approximately 10 trips per day. Access to the proposed lots will be provided by individual driveways onto County Road 628 and Right Road which is a Class Two public road.
- Utilities and Services Systems. The proposed lots will have power served by PG&E, telephone served by the Sierra Telephone Company, water will be served by individual wells and septic systems.

The property is zoned RRS – 5 (Residential, Rural, Single Family – 5 Acre) District which allows for single-family dwellings and second single-family dwellings. The parcel has a General Plan and Area Plan Designation of RER (Rural Estate Residential) and RR (Rural Residential), which both allow for residential uses. Therefore, the proposed subdivision is consistent with the Zoning Ordinance and the goals of the General Plan.

The parcels within 0.5 a mile of the subject parcel are zoned ARE – 40 (Agricultural Rural Exclusive 40 – acre), RRS – 2 1/2 (Residential Rural Single Family – 2 ½ Acre) RRS – 3/MHA (Residential Rural Single Family – 3 Acre), RRS – 5 (Residential, Rural 5 – acre/Manufactured Housing Architectural Review Overlayed) District with parcel sizes ranging from 0.56 to 202.84 acres.

The project was circulated to outside agencies thought to be impacted or regulating the development of the proposed subdivision. This included Bass Lake School District, Caltrans, California Department of Fish and Wildlife, California Department of Water Resources, California Regional Water Quality Control Board, San Joaquin Valley Unified Air Pollution Control District and State Water Resources Control Board. The project request was also sent to Chowchilla Yokuts Tribe, Picayune Rancheria and Table Mountain Rancheria. Comments were only received from internal departments.

FINDINGS OF FACT:

The following findings of fact must be made by the Planning Commission to approve this Tentative Subdivision Map application. Should the Planning Commission vote to approve the project, Staff recommends that the Planning Commission concur with the following in light of the proposed conditions of approval.

1. *The proposed map is consistent with applicable general and specific plans. The proposed use is consistent with the RER and RR Designations in that both designations allow for single family detached homes and secondary residential units. The proposed lot sizes are consistent with the RER designation in that the minimum parcel size shall be five acres. The proposed lot sizes are consistent with the RR designation in that residential densities shall not exceed 0.5 units per gross acre. However, the 1999 Ahwahnee/Nipinnawasee Area Plan restricts new development to one dwelling per 5 gross acres.*
2. *The design or improvements of the proposed subdivision is consistent with applicable general and specific plans. The proposed subdivision is accessible from County Road 628 and Right Road which meets the 1995 General Plan requirement of two points of access. The proposed subdivision is consistent with the Ahwahnee/Nipinnawasee Area Plan in that it meets the policies of the Rural Reserve growth pattern.*
3. *The site is physically suitable for the type of development. There is adequate access to the site from County Road 628 and Right Road. The site ranges in slope from flat to 28% which can accommodate future residential development.*
4. *The site is physically suitable for the proposed density or development. The minimum lot size will be 5.03 acres gross which is consistent with the General Plan and Ahwahnee/Nipinnawasee Area Plan.*
5. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat. While species have been identified as being potentially in the quadrangle of this project, no impacts have been identified as a result of this project, directly or indirectly. The proposed project does not propose to change the land use.*
6. *The design of the subdivision or type of improvements is not likely to cause serious public health problems. No additional improvements are required of this project that would indirectly or directly cause serious public health problems.*
7. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. No easements will be affected or created as a result of this project.*

WILLIAMSON ACT:

The parcel is not subject to a Williamson Act (Agricultural Preserve) contract.

GENERAL PLAN CONSISTENCY:

The General Plan designations for the property are RER (Rural Estate Residential) and RR (Rural Residential). The subdivision is consistent with the land policies in the RER

and RR designations in that both allow for single family detached homes and secondary residential units. Additionally, the proposed lot sizes meet the minimum parcel size requirement of 5 acres in the RER designation.

The property is zoned RRS – 5 (Residential, Rural, Single Family – 5 Acre) District. This zone district allows for single family dwellings. In addition, the proposed parcel sizes meet the minimum parcel size requirement of 5 acres in the zone district. Therefore, the proposed project is consistent with both the Zoning Ordinance and the goals of the General Plan.

RECOMMENDATION:

The analysis provided in this report supports approval of the Tentative Subdivision Map (S #2016-001), Negative Declaration (ND #2016-19) and Mitigation Monitoring and Reporting Program subject to conditions.

CONDITIONS:

See Attached.

ATTACHMENTS:

1. Conditions of Approval
2. Exhibit A, General Plan Map
3. Exhibit A-1, Ahwahnee/Nipinnawasee Area Plan Map
4. Exhibit B, Zoning Map
5. Exhibit C, Assessor's Map
6. Exhibit D, Tentative Map
7. Exhibit E, Aerial Map
8. Exhibit F, Topographical Map
9. Exhibit G, Operational Statement
10. Exhibit H, Assessor's Office Comments
11. Exhibit I, Environmental Health Division Comments
12. Exhibit J, Fire Division Comments
13. Exhibit K, Caltrans No Comments Response
14. Exhibit L, Table Mountain Rancheria No Comments Response
15. Exhibit M, Negative Declaration ND #2016-19
16. Exhibit N, CEQA Initial Study

CONDITIONS OF APPROVAL

PROJECT NAME: S #2016-001 Charles E. Weaver and Nancy A. Stabel
PROJECT LOCATION: The project is located on the east side of Road 628, approximately 527 feet from its intersection with Right Road (45500 Right Road), Ahawhnee.
PROJECT DESCRIPTION: Tentative Subdivision Map to divide 66.30 acres into three lots: Lot #1 - 40.85 acres, Lot #2 - 20.42 acres and Lot #3 - 5.03 acres.

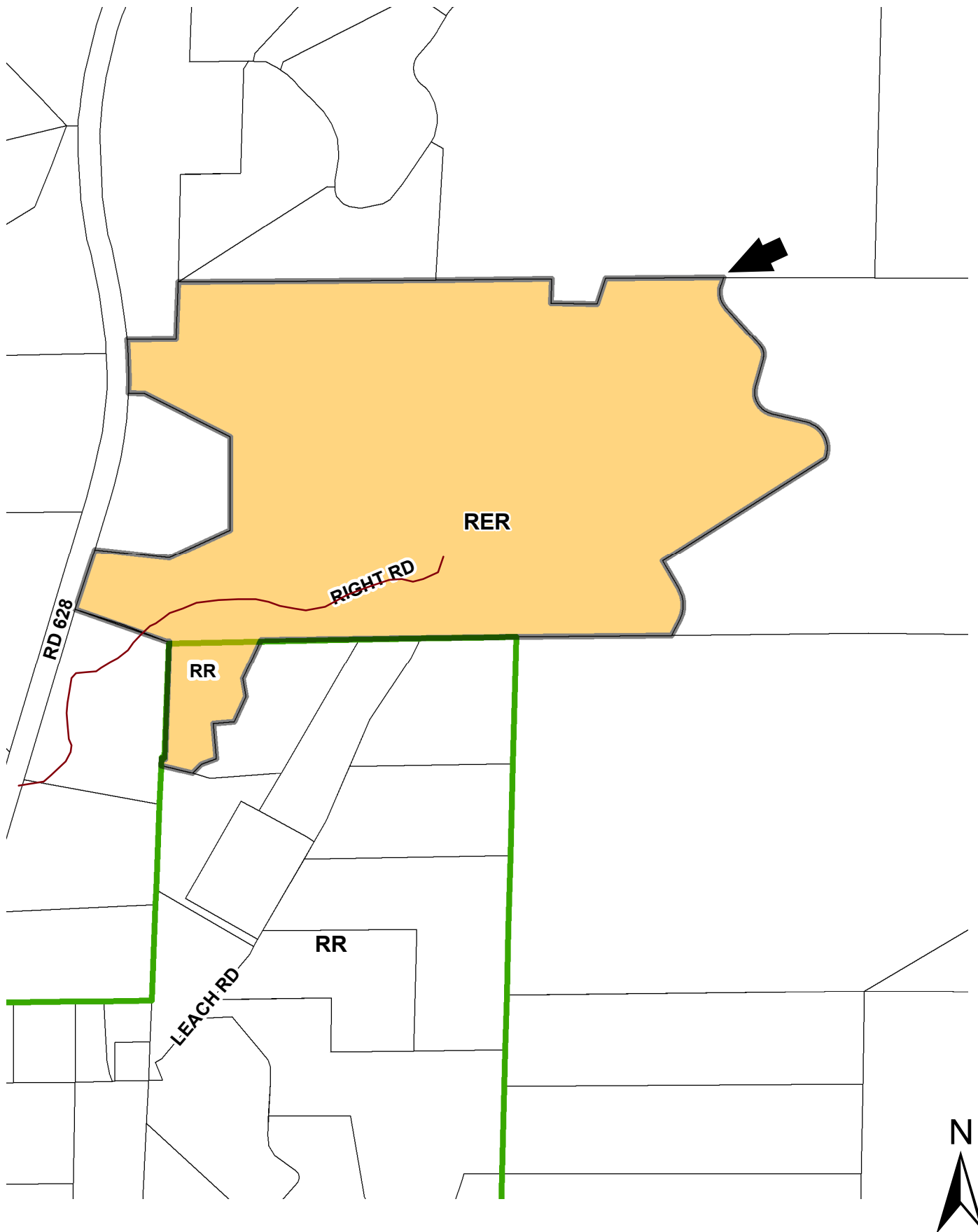
APPLICANT: Charles E. Weaver and Nancy A. Stabel
CONTACT PERSON/TELEPHONE NUMBER: (559) 760-7926

No.	Condition	Department/Agency	Verification of Compliance	
			Initials	Date
Remarks				
ENVIRONMENTAL HEALTH DIVISION				
1	Applicant must comply with Madera County Code(s) Title 13, 14, and 17 throughout the property development as it pertains to the Sewage Disposal System(s) and Water System(s).	Environmental Health Division		
2	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.	Environmental Health Division		
3	Solid Waste collection with sorting for green waste, recyclable materials and garbage is required.	Environmental Health Division		
4	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 Division		
FIRE DIVISION				
1	A comprehensive Fuel Reduction Plan shall be completed in conjunction with the Fire Marshal's Office and approved by the Madera County Fire Marshal. Fuel reduction plans shall be required for all developments within State Responsible Areas designated as Island Urban Interface. Due to the extreme vegetation in the area major fuel reduction shall be completed based upon site inspection conducted by the Fire Marshal. The Fuel Reduction Plan shall be submitted, approved, implemented and completed as required by the County Fire Marshal prior to acceptance of the Final Map.	Fire Division		
2	All Roads accessing the project shall meet minimum California Fire Code standards. Fire apparatus access roads shall have an unobstructed all weather driveable access width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. (CFC Section 503, 503.2.1)	Fire Division		
3	All roads accessing the project site shall be cleared of flammable vegetation over 18 inches in height to a distance of 25 feet from the centerline of the road. Vertical clearance of a minimum 15 feet is required as to provide an unobstructed access for fire apparatus. (CFC, Section 503.2.1 and CVC Section 22500.1)	Fire Division		

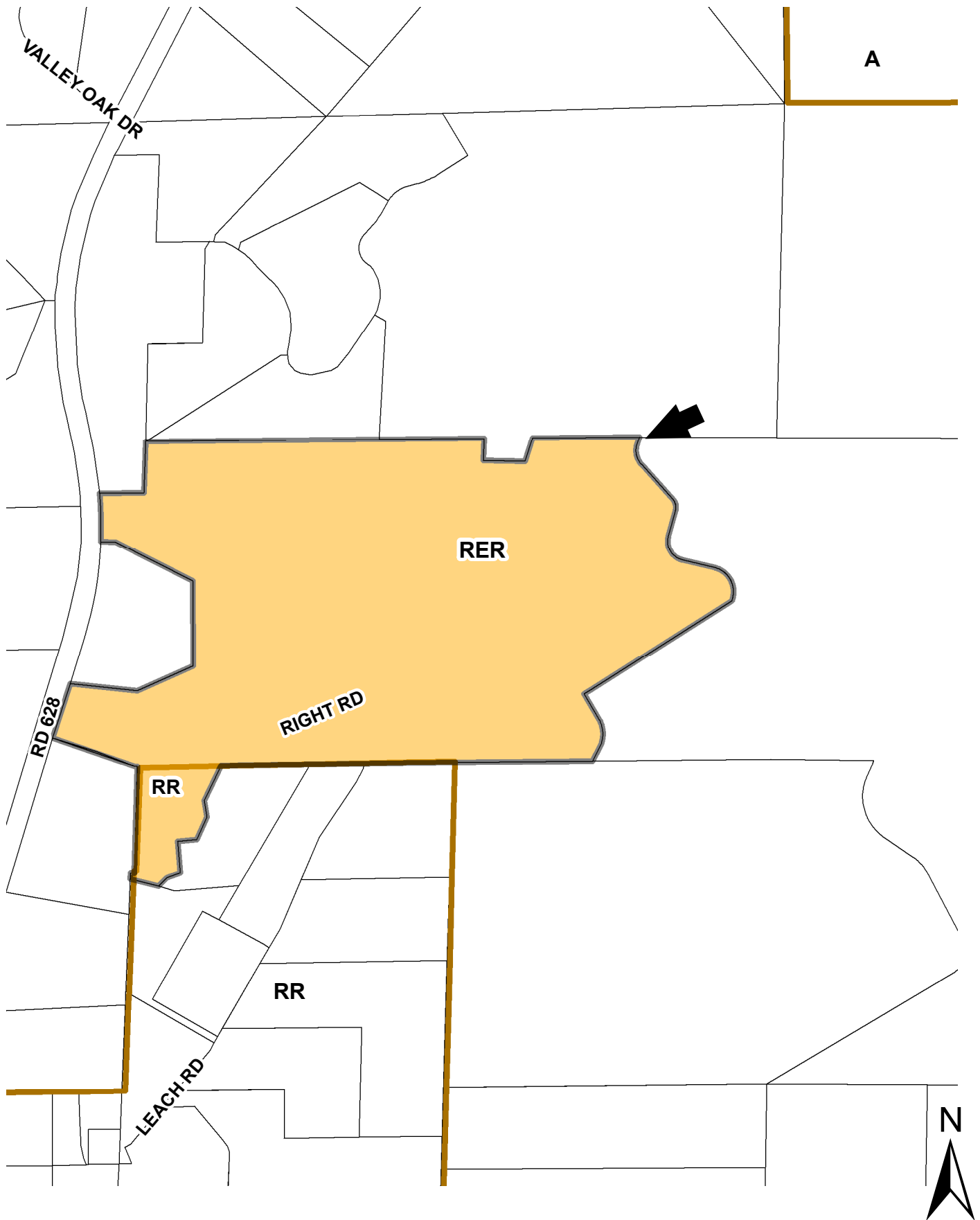
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
4	Parcels shall be designed in such manner as to be able to meet the following conditions: Driveway shall be a minimum of 10 feet wide. Driveways cannot exceed 16% slope. Driveways in excess of 150 ft require a turnout every 400 feet. Turnout shall be 10 feet wide for 30 feet of length with 25 foot tapers at each end. A 42 foot radius turnaround or approved hammerhead is required within 50 feet of the proposed building. Proposed Driveway locations shall be shown on the final map.	Fire Division			
5	The subject property is within State Responsibility Area (SRA); as such a Registered Licensed Professional Forester must determine whether the project site requires a timberland conversion. Contact shall be made with either a Registered Licensed Professional Forester or the CAL-Fire Forestry division in Mariposa (209) 966-3622 extension 207 to determine if any state forest issues will need to be addressed. Documentation of the forester's determination will be required prior to approval of the final map.	Fire Division			
PLANNING DIVISION					
1	The final map will require the notarized signature(s) of the property owner(s).				
2	The final map will require the completion of the applicant's certificate.				
3	Place an Applicant Notary Public's certificate on the final map.				
4	The final map will require the completion and signature of the property owner's Notary Public.				
5	The final map will require the signature and seal of the project engineer/surveyor.				
6	The final map will require completion of the surveyor's certificate.				
7	Place all other required certificates on the final map as per Madera County Code Chapter 17.24.				
8	Pursuant to the California Government Code (Subdivision Map Act), the signature(s) of the beneficiary(ies) and/or trustee(s) under deed(s) of trust, if any, must be provided on the map and on any necessary documents required by the map process, such as offers of dedication.				
9	Pursuant to the California Government Code (Subdivision Map Act), public utilities or public entities whose easements are affected by this map have thirty (30) days to determine if the map will unreasonably interfere with the free and complete exercise of the easements. A copy of the map and the easement(s) must be sent by certified mail to the affected public utility or entity by your project surveyor/engineer. Either a copy of the surveyor/engineer's notice to the utility/entity with a copy of the dated certified return receipt or a letter of consent to the recording of the map from the utility/entity must be provided to the Planning Division prior to final map approval.				
10	Supply the Planning Division with a land division guarantee (current within 30 days) covering the entire parcel proposed for division, as well as any portion of road right-of-way being offered for dedication to the County of Madera.				
11	All lots proposed by this division must be identified as a lot with a numerical value (i.e., lot #1, lot #2, etc.).				
12	The final map shall indicate gross and net acreages for all parcels being created.				
13	Place a north arrow on the final map.				
14	Place a vicinity map on the final map.				
15	The final map shall utilize a written and graphic scale of 1 inch = 100 feet (or larger), unless written authorization is received from the Planning Department to deviate therefrom.				

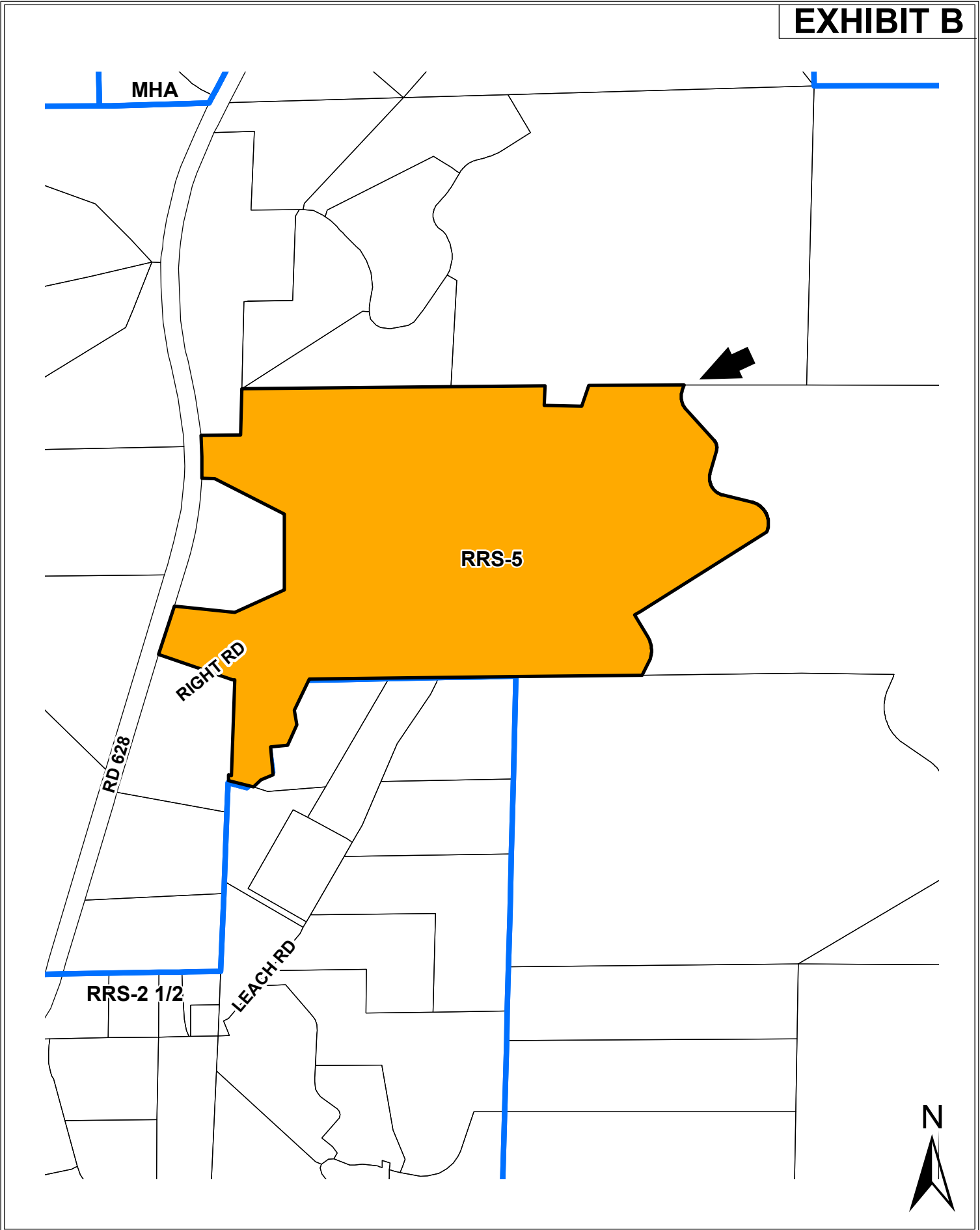
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
16	The final map shall indicate all structures which exist on the property with setback distances to the nearest two property lines. If there are no structures, add a note so stating.				
17	The final map shall indicate type of structures together with their dimensions.				
18	The final map shall indicate the proposed division lines by means of short dashed lines.				
19	As per the Quimby Act and Title 15 of the Madera County Code, the applicant shall pay park fees in the amount of \$100.75 for Park and Recreational Facility Acquisition and Maintenance.				
20	The final parcel map shall indicate a driveway location for each parcel being created. The driveway shall be a minimum of ten (10) feet in width and must be located within the road frontage of the parcel it serves. Each location is subject to inspection and approval.				
21	Place the appropriate grant deed certificate(s) on that portion of road right-of-way which was grant deeded to the County of Madera prior to submission of this proposal. Said certificate shall read as follows, as appropriate: a. For grant deeds recorded prior to January 1, 1990: " ? '-wide road right-of-way previously grant deeded to the County of Madera in Book ? at page ? , Madera County Official Records." 1. and/or b. For grant deeds recorded on or after January 1, 1990: " ? '-wide road right-of-way previously grant deeded to the County of Madera as Instrument # ? - ? , Madera County Official Records."				
22	Place the appropriate offer of dedication certificate(s) on that portion of road right-of-way which was offered for dedication to the County of Madera prior to submission of this proposal. The certificate shall read as follows, as appropriate: a. For offers of dedication recorded prior to January 1, 1990: " 60 '-wide road right-of-way previously offered for dedication to the County of Madera in Book ? at page ? , Madera County Official Records." 1. and/or b. For offers of dedication recorded on or after January 1990: " 60 '-wide road right-of-way previously offered for dedication to the County of Madera as Instrument # ? - ? , Madera County Official Records."				
23	The final map will require the completion of all data (i.e., record data, notes, original acreage, references, previous grant deeds and/or offers of dedication, etc.).				
24	The final map shall require letters of approval from the Assessor, Public Works Department, Fire Division, and Environmental Health Division.				
25	Payment of all payable liens (estimated taxes, pending supplemental taxes, supplemental taxes, current taxes, delinquent taxes, and/or penalties, etc.), if any, must be made to the County of Madera prior to review by the County Counsel's Office.				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	
Remarks					
26	A recording fee, based upon the number of final map pages, shall be supplied to the Planning Division and made payable to the County of Madera for use in final map recordation.				
27	Each addressable structure shall have its address posted on it. If the posted address is not visible from the roadway to which the address is issued, the address shall also be posted at the intersection of that roadway and the driveway serving the structure. Multiple addresses shall be posted on the same post.				
28	This proposal must complete processing within two (2) years of lead agency tentative approval; that is, on or before November 1, 2018 .				
29	The final map shall be processed in accordance with Title 7 of the California Government Code and Title 17 of the Madera County Code.				
30	Corrective comments pertinent to the final map may be stipulated upon review of the final map for compliance with the aforementioned conditions.				
31	If at the time of development, special status species or cultural resources are discovered, all work shall cease and a biologist shall be contacted to carry out a site survey and identify any appropriate avoidance measures.				
ASSESSOR'S OFFICE					
1	The applicant shows all improvements on applicants land.				
2	The applicant files 1 Completed Assessor's Form AO 93 regarding the Subdivision/Parcel Map improvements.				



GENERAL PLAN MAP



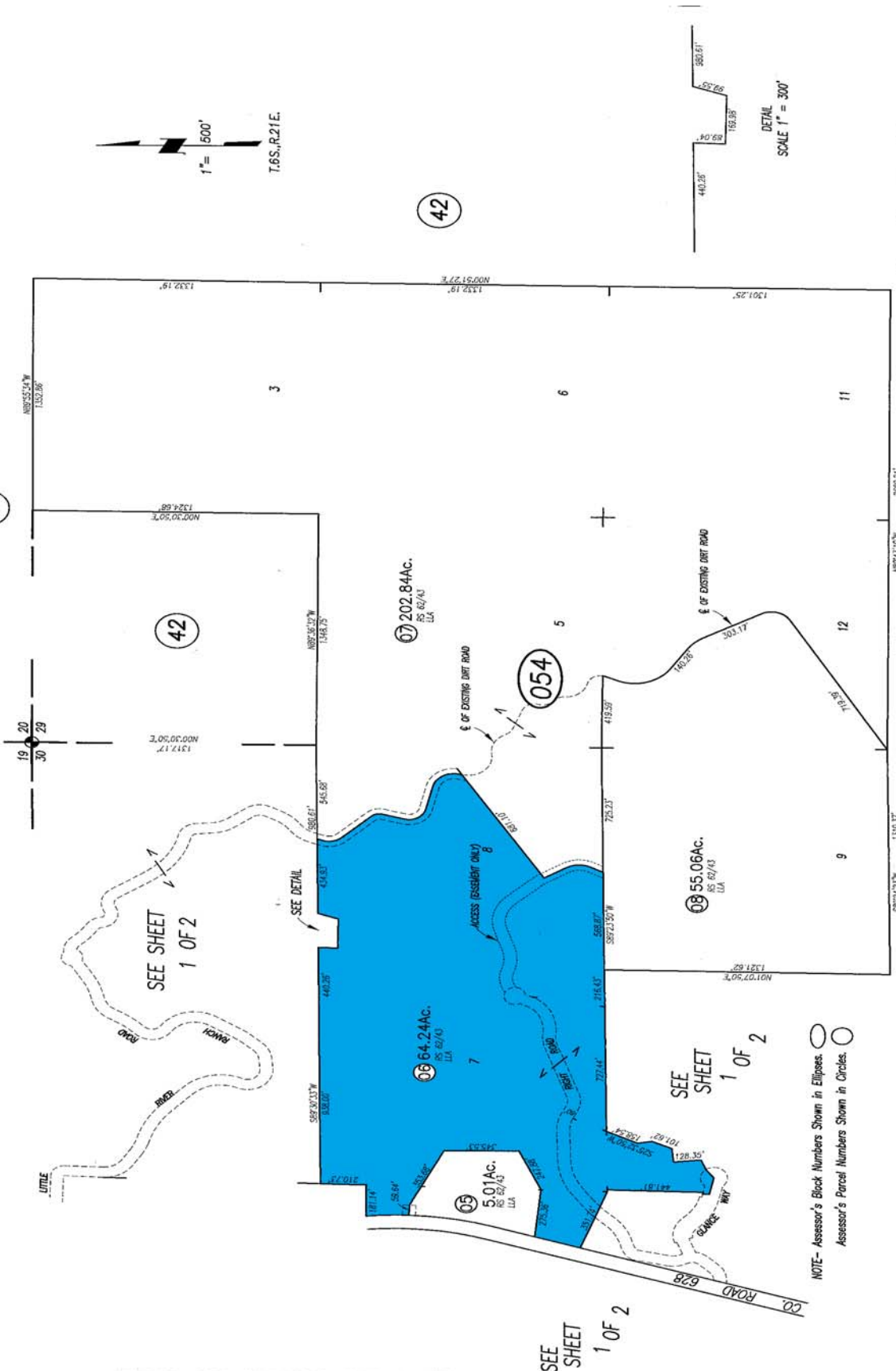


ZONING MAP

SECS. 29 & 30 T.6S., R.21E. M.D.B.&M.

Tax Area Code 55-05
56-059 SHEET 2 of 2

EXHIBIT C



ORIGINAL

SEE SHEET 1 OF 2

SEE SHEET 1 OF 2

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

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

Assessor's Map No. 55-05
Sheet 2 of 2
Bass Lake School Dist.
County of Madera, Calif.
2000

SEE SHEET 1 OF 2

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13288-4-08 CLR

ASSESSOR'S MAP

TENTATIVE SUBDIVISION MAP

FOR
CHARLES E. WEAVER AND NANCY STABEL
 BEING A DIVISION OF A PORTION OF SECTION 30, TOWNSHIP 6 SOUTH,
 RANGE 21 EAST, M.D.B. & M., AS SHOWN ON RECORD OF SURVEY
 RECORDED IN BOOK 62, PAGES 49-44, MADERA COUNTY RECORDS
 MADERA COUNTY A.F.N. 055-054-008
 CALIFORNIA
 CONTAINING 66.301 ACRES
 SHEET 1 OF 1

OWNER
 CHARLES E. WEAVER AND NANCY STABEL, TRUSTEES
 UNDER THE NANCY STABEL REVOCABLE TRUST, 2005
 46500 ROBERT ROAD
 ATHERTON, CA 95001

DEVELOPER
 CHARLES E. WEAVER AND NANCY STABEL, TRUSTEES
 UNDER THE NANCY STABEL REVOCABLE TRUST, 2005
 46500 ROBERT ROAD
 ATHERTON, CA 95001

PROPOSED LAND USE - RESIDENTIAL

EXCLUDED AREA - 8.62 ACRES
 NUMBER OF LOTS - 3
 AVERAGE DENSITY - 22.00 ACRES
 MINIMUM LOT SIZE - 5.081 ACRES
 NUMBER OF PHASES - 1

ROADS
 PARCELS TO BE SERVED BY EXISTING CLASS 2 PUBLIC ROAD AND COUNTY ROAD 628

UTILITIES
 POWER - PG&E
 TELEPHONE - SERRA TELEPHONE COMPANY
 GAS - LOCAL SUPPLIER
 WATER - INDIVIDUAL WELLS
 SEWER - INDIVIDUAL SEPTIC SYSTEMS

GENERAL NOTES
 EXCAVATED AREAS WILL BE RE-Vegetated ACCORDING TO SOIL CONSERVATION
 STANDARDS.
 RIGHT-OF-WAYS TO BE UTILIZED FOR PUBLIC UTILITIES

LEGEND
 PROPOSED DIVISION LINE
 NOT A DIVISION LINE
 PROPERTY EXISTING DRIVEWAY WHICH MEETS PRC
 480 AND MADERA COUNTY CODE 542 STANDARDS
 RECORDED DATA AS PER RECORD OF SURVEY
 BOOK 62, PAGES 49-44, M.C.O.R.
 BEARING POINT FOUND 1/2 REBAR IS 480
 SEPTIC SYSTEM

① 1/4 COR. (SW COR. LOT 6) SECTION 30 6/21
 FOUND 2" IP W/ BRASS CAP LS 5982, IN H-S FENCE LINE
 ② C. 1/4 COR. SECTION 30 6/21
 FOUND 2-1/2" IP W/ BRASS CAP LS 2737, I.P.
 ③ 1/4 COR. (SE COR. LOT 7) SECTION 30 6/21
 FOUND 2" IP W/ BRASS CAP LS 2737
 ④ 1/4 COR. (SW COR. LOT 4) SECTION 29 6/21
 FOUND 5/8" REBAR NO TAG
 ⑤ FOUND 5/8" REBAR W/ CAP LS 4288, UP 4"
 PER PARCEL MAP NO. 2346
 ⑥ W. 1/4 COR. SECTION 29 6/21
 FOUND MAIL & TAG, LS 4288 IN TOP OF 12"x12"x20" STONE
 SCRIBED 3/4" ON WEST SIDE
 ⑦ FOUND 3/4" IRON PIPE AT FENCE CORNER
 N89°55'56"E 157' OF SECTION LINE, HELD FOR LINE ONLY
 ⑧ FOUND 5/8" REBAR W/ CAP, LS 4288
 ⑨ FOUND 3/4" IRON PIPE AT FENCE CORNER
 ⑩ FOUND 3/4" IRON PIPE, BCT 14155
 ⑪ FOUND 3/4" IRON PIPE, LS 3022
 ⑫ FOUND 5/8" REBAR W/ CAP, LS 4727

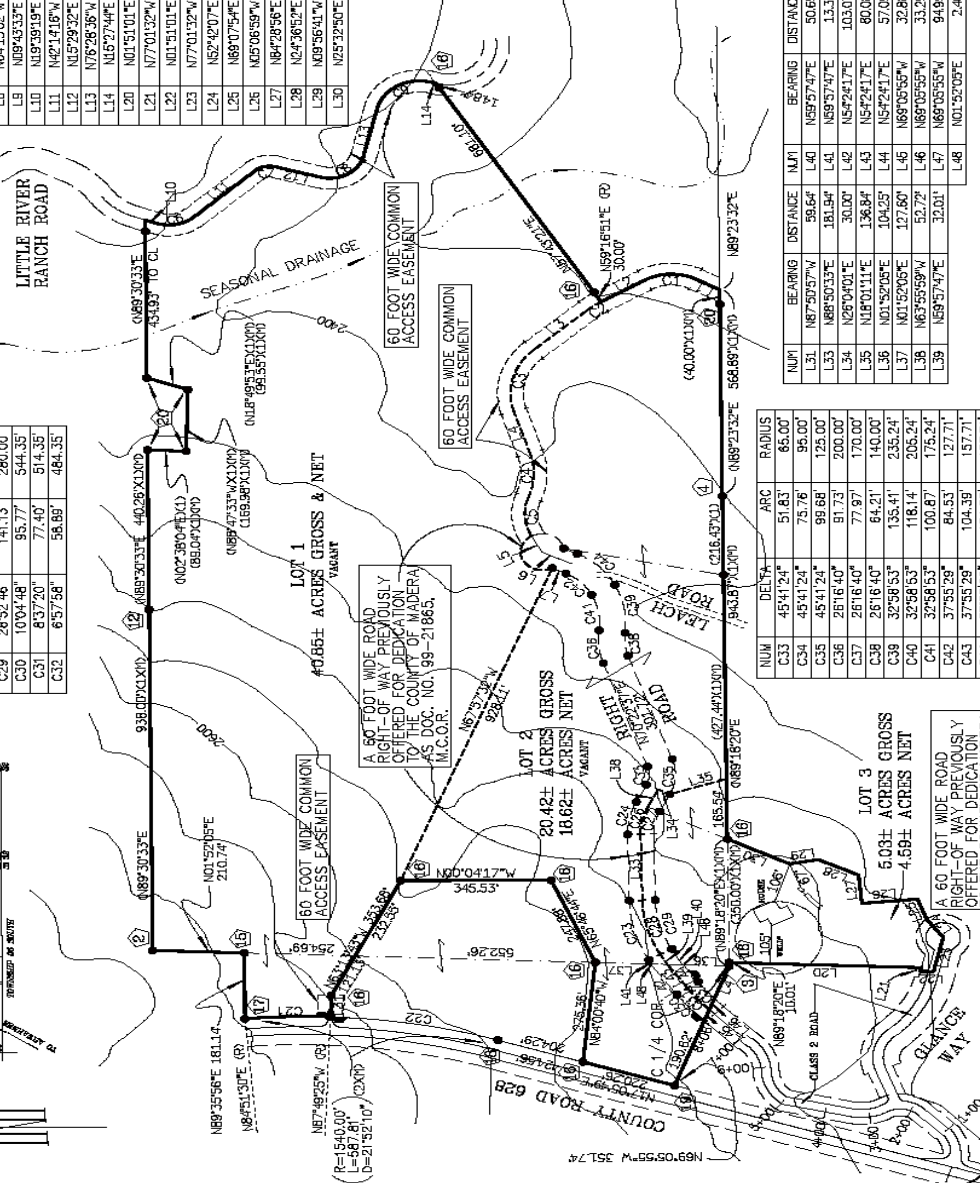
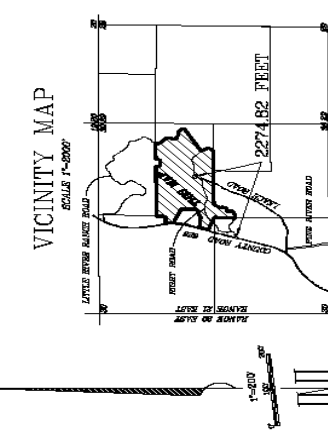
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 ⑯ FOUND 3/4" IRON PIPE AT FENCE CORNER
 ⑰ FOUND 3/4" IRON PIPE, BCT 14155
 ⑱ FOUND 3/4" IRON PIPE, LS 3022
 ⑳ FOUND 5/8" REBAR W/ CAP, LS 4727

① NUM BEARING DISTANCE NUM BEARING DISTANCE
 L1 N27°26'06"E 62.95' L41 N87°57'47"E 50.69'
 L2 N30°45'09"W 116.87' L42 N89°57'47"E 13.34'
 L3 N41°35'05"W 165.34' L43 N52°04'17"E 103.07'
 L4 N01°58'34"E 120.80' L44 N52°04'17"E 60.08'
 L5 N67°40'39"E 40.00' L45 N52°04'17"E 57.09'
 L6 N25°44'55"E 51.00' L46 N89°55'56"W 32.88'
 L7 N25°44'55"E 34.64' L47 N67°05'55"W 94.95'
 L8 N67°15'02"W 30.00' L48 N01°52'05"E 2.46'
 L9 N19°19'19"E 27.66'
 L10 N67°15'02"W 189.23'
 L11 N67°15'02"W 107.81'
 L12 N57°29'32"E 11.89'
 L13 N76°28'35"W 133.89'
 L14 N45°27'44"E 11.49'
 L15 N01°51'01"E 441.81'
 L16 N77°01'32"W 10.19'
 L17 N01°51'01"E 30.58'
 L18 N77°01'32"W 97.31'
 L19 N52°04'17"E 62.50'
 L20 N69°07'54"E 58.53'
 L21 N65°06'59"W 128.35'
 L22 N84°28'56"E 78.25'
 L23 N24°36'52"E 101.52'
 L24 N89°56'54"W 67.18'
 L25 N25°29'20"E 158.54'

NOTE:
 THE ROAD LENGTH FROM THE EAST
 EDGE OF PAVEMENT ON ROAD 628
 TO THE CENTER OF THE CUL-DE-SAC
 OF RIGHT ROAD IS 2274.62 FEET

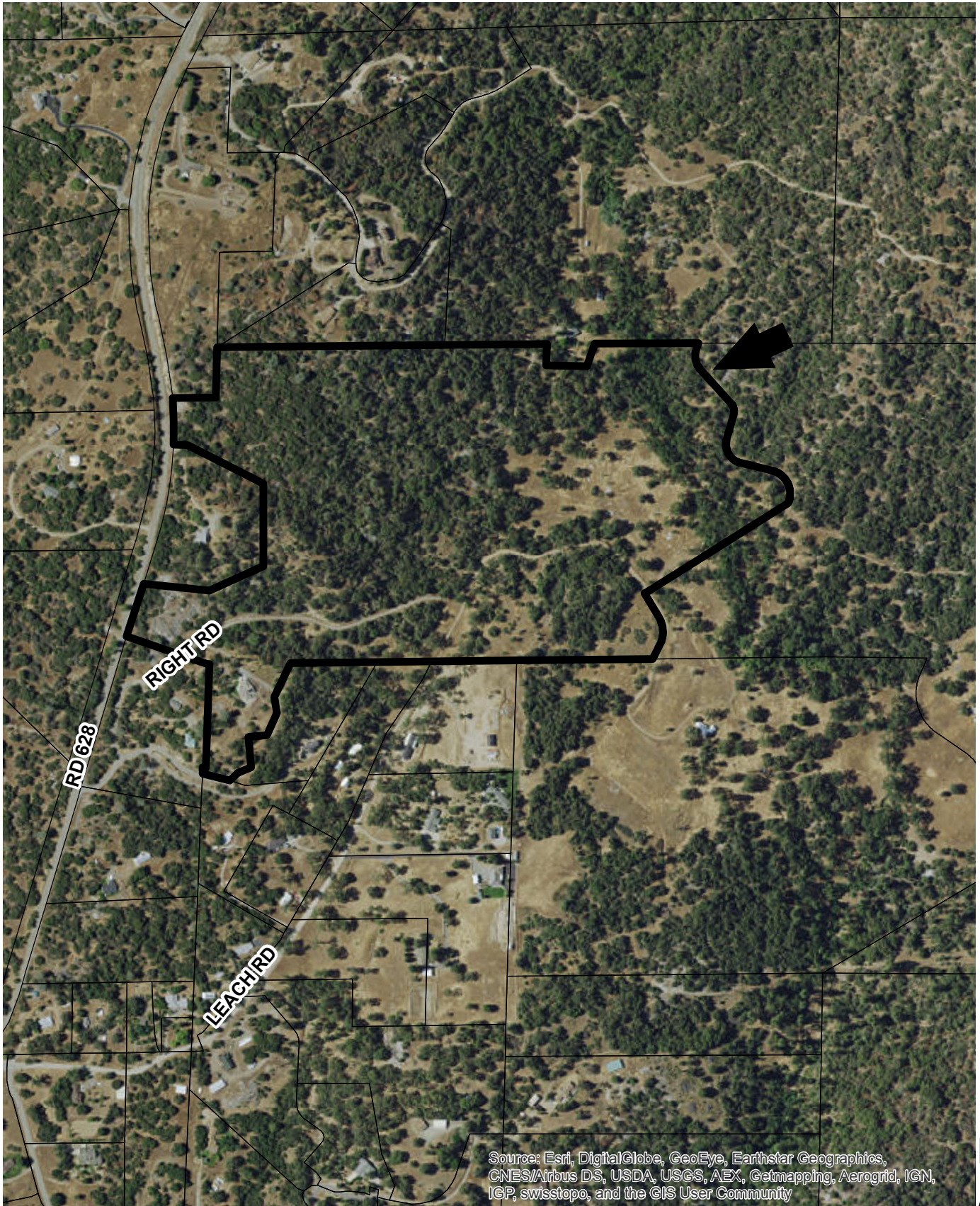
A 60 FOOT WIDE ROAD
 RIGHT-OF-WAY PREVIOUSLY
 OFFERED FOR DEDICATION
 TO THE COUNTY OF MADERA
 AS DOC. NO. 99-21865,
 M.C.O.R.

NUM	DELTA	ARC	RADIUS
C1	58°09'14"	121.80'	120.00'
C2	10°51'56"	37.93'	200.00'
C3	66°28'20"	185.53'	160.00'
C4	39°28'15"	124.00'	160.00'
C5	50°46'41"	110.78'	125.00'
C6	61°53'56"	91.82'	85.00'
C7	57°43'48"	50.38'	50.00'
C8	91°58'09"	128.41'	80.00'
C9	91°58'20"	160.46'	100.00'
C21	71°9'04"	196.69'	1540.00'
C22	14°33'06"	391.12'	1540.00'
C23	28°52'46"	171.37'	340.00'
C24	27°13'28"	92.65'	195.00'
C25	11°21'52"	11.98'	60.00'
C26	27°13'28"	78.40'	165.00'
C27	27°13'28"	64.15'	135.00'
C28	28°52'46"	156.25'	310.00'
C29	28°52'46"	141.13'	280.00'
C30	10°04'48"	95.77'	544.35'
C31	83°37'20"	77.40'	514.35'
C32	63°57'58"	96.69'	484.35'



NUM	BEARING	DISTANCE	NUM	BEARING	DISTANCE
L31	N87°57'47"E	99.64'	L41	N87°57'47"E	50.69'
L32	N89°57'47"E	181.54'	L42	N89°57'47"E	13.34'
L33	N26°04'17"E	30.00'	L43	N52°04'17"E	103.07'
L34	N26°04'17"E	136.84'	L44	N52°04'17"E	60.08'
L35	N19°19'19"E	104.25'	L45	N52°04'17"E	57.09'
L36	N01°52'05"E	127.80'	L46	N89°55'56"W	32.88'
L37	N67°05'55"W	52.72'	L47	N67°05'55"W	94.95'
L38	N67°05'55"W	32.01'	L48	N01°52'05"E	2.46'

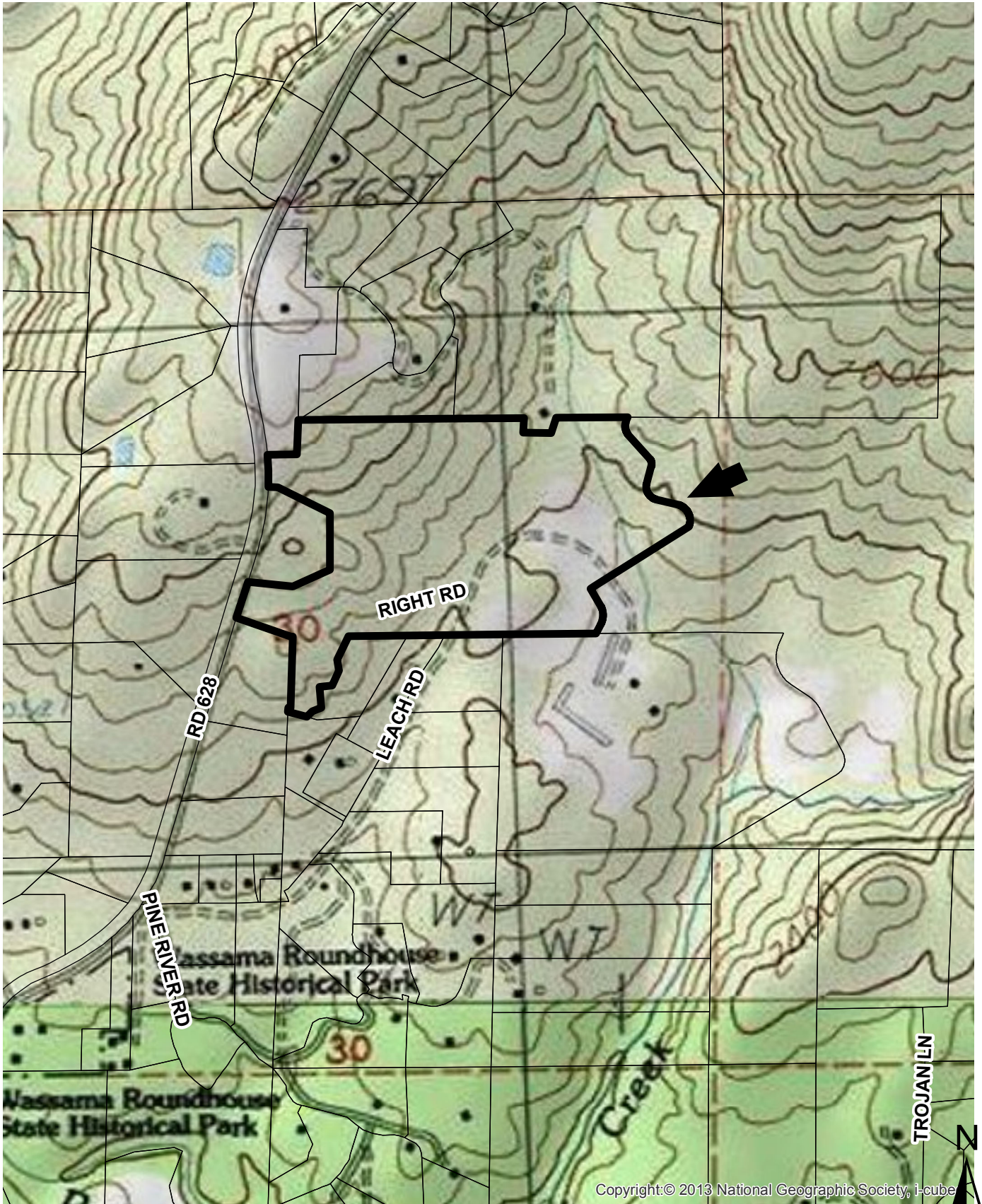
NUM	DELTA	ARC	RADIUS
C33	45°41'24"	51.83'	65.00'
C34	45°41'24"	75.76'	95.00'
C35	45°41'24"	99.68'	125.00'
C36	26°16'40"	91.73'	200.00'
C37	26°16'40"	77.97'	170.00'
C38	26°16'40"	64.21'	140.00'
C39	32°58'53"	135.41'	235.24'
C40	32°58'53"	118.14'	205.24'
C41	32°58'53"	100.87'	175.24'
C42	37°55'28"	84.53'	127.71'
C43	37°55'28"	104.39'	157.71'
C44	37°55'28"	124.25'	187.71'



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



AERIAL MAP



Copyright: © 2013 National Geographic Society, Inc.



TOPOGRAPHICAL MAP

MADERA COUNTY COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
PLANNING DIVISION
200 W. FOURTH STREET, MADERA CA 93637

PRELIMINARY SUBDIVISION MAP
Operation/Environmental Statement

1. Assessors Parcel Number: 055-054-006
Applicants Name: Charles E. Weaver and Nancy Stabel
Address: 45500 Right Road, Ahwahnee, CA
Acreage: 66.30
Surveyor: Jones Snyder & Associates
Address: PO Box 2292, Oakhurst, CA 93644
Phone: 683-7661
2. Describe the nature of your proposal: 3 Lot subdivision, lots ranging in size from 5.03 to 40.85 acres. No out lots.
3. What is the location of the proposal? Road 628, 1 mile Northeast of the intersection of Hwy 49.
4. What is the terrain? Elevation ranges from 2350 to 2700 feet, slope range from flat to 28%, one seasonal drainage course.
5. Are there any bodies of water(i.e., lakes, ponds, creeks, ravines, rivers, etc.) on the project site? There is one seasonal drainage course at the East side of the property and a large rock outcrop on the West
6. Are there any ravines, gullies, and natural drainage courses on the property? Yes, see above and map.
7. What is the existing use of the property? One single family residence.
8. How will access be provided to the property? By way of County Road 628 and Right Road
9. What is on the site? One house and one well.
10. What are the surrounding land uses: North, South & West (residential), East (Vacant)
11. On a monthly (average) basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development. 350 gallons/Day/Lot, 31,500 gallons total. Individual wells.
12. Average wastewater: 250 gallons/day/lot 22,500 gallons with individual septic systems.
13. On a monthly (average) basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of? 15 Lbs/day, lot 1,350 lbs. total. Emadco Disposal
14. Will there be any grading? Will removal of trees or vegetation occur which may provide unique or sensitive wildlife habitat? No grading proposed and no habitat loss.
15. Are there any archeological or historically significant sites located on this property? None known
16. Will proposal require use of any public services or facilities: Unknown, minimal if any.

17. How do you see this development impacting the surrounding area, (roads, water, runoff, etc.)? Minimal, if any.
18. How do you see this development impacting schools, parks, fire and police protection or special districts? unknown, but minimal.

Date: 6/22/16

FROM: Drafting Department
Madera County Assessor's Office
200 West 4th Street
Madera, California 93637
PH. (559) 675-7710 ext. 2532

TO: Madera County Community and Economic
Development, Planning Division
200 West 4th Street, Suite 3100,
Madera, California 93637

RE: (Please Check One)

- Lot Line Adjustment Review and Comment. (L.L.A. No.)
- Tentative Parcel Map Review and Comment. (P.M. No.)
- Tentative Subdivision Review and Comment. **(Preliminary)**
- (Subdivision Name: **WEAVER/STABEL** Tract # **S2016-01**)

Name of Applicant	A.P.N.	T.R.A.	M.D./S.A.
WEAVER CHARLES E ETAL	055-054-006-0	56-059	NONE

(Please Check One of the Below and Attach Comments, If Necessary.)

- 1. The Assessor's Office has no objections to the proposals as submitted.
 - a. The proposed legal descriptions are OK.
 - b. The proposed deeds showing title/ownership are correct.
 - c. We have received the AO 93
 - d. We have received tax rate area change from State Board of Equalization.
- 2. The Assessor's Office has no objections to the proposal provided that:
 - a. The correct proposed legal descriptions are provided prior to completion.
 - b. The correct proposed deeds of exchange and title report are provided to check the title/ownership prior to completion
 - c. The new acreages (gross and net) of all parcel/lots are provided for review prior to completion.
 - d. The Tax Rate Areas can be adjusted. NOTE: Mapping and assignment of APNs cannot be completed until the State Board of Equalization has changed the Tax Rate Area.
 - e. The applicant shows all improvements on applicant's land.
 - f. The applicant files 1 completed Assessor's Form AO 93 regarding the Subdivision/Parcel Map improvements
 - g. The Ag. Preserve Contract must be rescinded and applicant must enter into a new Ag. Preserve Contract.
 - h. We are still waiting for completed Assessor's Form AO 93 Forms.
 - i. Please note:
- 3. This proposal is in the Ag. Preserve.

<u>APNs</u>	<u>Prime Acres</u>	<u>Non-Prime Acres</u>
-------------	--------------------	------------------------
- 4. The Assessor's Office cannot complete the proposal as submitted for the reasons stated on the attached memorandum.

If you have any questions or need our assistance regarding your proposal, please contact the Drafting Department at the above address, telephone number or email: crandles@co.madera.ca.gov

Sincerely, Curtis Randles

Community and Economic Development

Environmental Health Division

Dexar Marr, Director

• 200 West 4th Street
• Madera, CA 93637
• (559) 675-7823

MEMORANDUM

TO: Judy Gutierrez
FROM: Dexter Marr, Environmental Health Department
DATE: September 14, 2016
RE: Tract No. - Weaver and Stabel Preliminary - Subdivision - Ahwahnee(055-054-006-000)

Comments

TO:Planning

FROM:Environmental Health Division

DATE:May 31, 2016

RE:Subdivision – S #2016-001, Weaver/Stabel, APN 055-054-006

Madera County Environmental Health Department (MCEHD) comments:

Applicant must comply with Madera County Code(s) Title 13, 14, and 17 throughout the property development as it pertains to the Sewage Disposal System(s) and Water System(s)

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.

Solid Waste collection with sorting for green waste, recyclable materials and garbage is required.

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.

During the application process for any required County permits, a more detailed review of the proposed projects compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms please, feel free to contact this Division at (559) 675-7823.

Statutes

17.48.010 - Water systems.

The applicability, design and construction of all waterworks facilities shall be in accordance with the provisions of state law and Article I of Title 13 of this code. A water system with service to each parcel shall be installed in each and every subdivision created within Madera County located below the five hundred-foot contour elevation. For subdivisions and parcel maps located above the five hundred-foot contour, a water system shall be installed in all land divisions with lots less than three acres in size (gross acreage). Water systems in subdivisions shall be operated as a public utility as authorized by the public utilities commission of the state, or be served by a district or public agency for which the board of supervisors is the board of directors and which is authorized by law to provide the water needs. Alternatives to county maintenance districts will be allowed subject to obtaining approved infrastructure plans by the planning commission and board of supervisors. Water supply information acceptable to a certified hydrogeologist or a civil engineer is required for all land divisions with parcel sizes three acres or larger. If adequate existing water supply information is not available, well drilling and testing may be required on parcels specified by the environmental health department.

(Ord. No. 278U, § 1 (Exh. A), 2-7-12).

17.48.020 - Sewage systems.

The applicability, design and construction of all sewage disposal facilities shall be in accordance with the provisions of state law and Article II of Title 13 of this code; provided, that in addition to any and all of said requirements, all proposed subdivisions in the county west of the elevation line designated as the "five hundred-foot contour line" in the foothills of the county shall have installed community sewer disposal systems or an executed contract with an adjoining community sewer system, to which all of the lots within the proposed subdivision shall connect. The county strongly recommends community sewer systems for all subdivisions within the county, but subdivisions proposed east of said five hundred-foot contour line will be considered as to the appropriate installation of septic tanks for each lot therein, when such installation is not in conflict with the sewer ordinance of the county.

(Ord. No. 278U, § 1 (Exh. A), 2-7-12).

Community and Economic Development**Fire Protection Division**

DEBORAH KEENAN
MADERA COUNTY FIRE MARSHAL

200 W. 4th Street
MADERA, CALIFORNIA 93637
(559) 661-6333
(559) 675-6973 FAX

MEMORANDUM

TO: Judy Gutierrez

FROM: Deborah Keenan, CED, Fire Protection Division

DATE: September 14, 2016

RE: Tract No. - Weaver and Stabel Preliminary - Subdivision - Ahwahnee(055-054-006-000)

Conditions

A comprehensive Fuel Reduction Plan shall be completed in conjunction with the Fire Marshal's Office and approved by the Madera County Fire Marshal. Fuel reduction plans shall be required for all developments within State Responsible Areas designated as Wildland Urban Interface. Due to the extreme vegetation in the area major fuel reduction shall be completed based upon site inspection conducted by the Fire Marshal. The Fuel Reduction Plan shall be submitted, approved, implemented and completed as required by the County Fire Marshal prior to acceptance of the Final Map.

All Roads accessing the project shall meet minimum California Fire Code standards. Fire apparatus access roads shall have an unobstructed all weather driveable access width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. (CFC Section 503, 503.2.1)

All roads accessing the project site shall be cleared of flammable vegetation over 18 inches in height to a distance of 25 feet from the centerline of the road. Vertical clearance of a minimum 15 feet is required as to provide an unobstructed access for fire apparatus. (CFC, Section 503.2.1 and CVC Section 22500.1)

Parcels shall be designed in such manner as to be able to meet the following conditions: Driveway shall be a minimum of 10 feet wide. Driveways cannot exceed 16% slope. Driveways in excess of 150 ft require a turnout every 400 feet. Turnout shall be 10 feet wide for 30 feet of length with 25 foot tapers at each end. A 42 foot radius turnaround or approved hammerhead is required within 50 feet of the proposed building. Proposed Driveway locations shall be shown on the final map.

The subject property is within State Responsibility Area (SRA); as such a Registered Licensed Professional Forester must determine whether the project site requires a timberland conversion. Contact shall be made with either a Registered Licensed Professional Forester or the CAL-Fire Forestry division in Mariposa (209) 966-3622 extension 207 to determine if any state forest issues will need to be addressed. Documentation of the forester's determination will be required prior to approval of the final map.



MAD-49-5.747-

EXHIBIT K

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

-119.715548 37.381006

TENTATIVE SUBDIVISION MAP & PROJECT REVIEW REQUEST

DATE: August 29, 2016

RECEIVED AUG 31 2016

COMMENTING
AGENCY:

- Madera County Agricultural Commissioner
- Madera County Public Works Department
- Madera County Environmental Health Division
- Madera County Farm and Home Advisor
- Madera County Fire Department (CDF)
- Madera County Sheriff's Office
- Madera County Assessor
- City of Chowchilla Planning Department
- City of Madera Planning Department
- California Department of Fish and Wildlife
- California Department of Housing
- California Department of Transportation (CALTRANS) District 6 (Fresno)
- California Department of Water Resources (Fresno Office)
- CALIFORNIA DEPARTMENT OF CONSERVATION
 - Division of Mines and Geology
 - Division of Oil and Gas
 - Office of Land Conservation
- California Regional Water Quality Control Board
- Archaeological Information Center - California State University, Bakersfield
- San Joaquin Valley Unified Air Pollution Control District
- Native American Heritage Commission
- Others: Board of Supervisor District 5 & Bass Lake School District

No Comment
[Signature]

RETURN TO: MADERA COUNTY PLANNING DIVISION

Contact: Judy Gutierrez, Planner I
 200 W 4th Street, Suite 3100
 Madera, California 93637
 Phone: (559) 675-7821
 Email: judy.gutierrez@madera-county.com

REGARDING:

Tentative Subdivision Map (S #2016-001)

The request is for a Tentative Subdivision that would divide approximately 64.30 acres into 3 lots (40.85 acres, 20.42 acres, and 5.03 acres). The property is located on the east side of Road 628 approximately, 547 feet from its intersection with Right Road (45500 Right Road), Ahwahnee. APN: 055-054-006.

Please review and provide comments regarding this proposal on or before **September 16, 2016**. Your attention to this matter is appreciated. **(NOTE: Departments not commenting by the indicated date will be considered to have approved this proposal without conditions.) ATTACH A COPY OF THIS COVER SHEET TO THE FRONT OF YOUR COMMENTS.**



TABLE MOUNTAIN RANCHERIA

TRIBAL GOVERNMENT OFFICE

September 12, 2016

Judy Gutierrez, Planner
Madera County
Community and Economic Development
200 W. 4th, Suite 3100
Madera, Ca. 93637

Leanne Walker-Grant
Tribal Chairperson

RE: Weaver and Stable Tentative Subdivision – Ahwahnee (055-054-006).

Beverly J. Hunter
Tribal Vice-Chairperson

To: Judy Gutierrez

Craig Martinez
Tribal Secretary/Treasurer

This is in response to your letter dated August 29, 2016, regarding, Weaver and Stable Tentative Subdivision – Ahwahnee (055-054-006), project.

Matthew W. Jones
Tribal Council Member

We appreciate receiving notice; however, this project site is beyond our area of interest.

Richard L. Jones
Tribal Council Member

Sincerely,

A handwritten signature in black ink, appearing to read "Bob Pennell", written over a horizontal line.

Bob Pennell
Cultural Resources Director

23736
Sky Harbour Road
Post Office
Box 410
Friant
California
93626
(559) 822-2587
Fax
(559) 822-2693

NEGATIVE DECLARATION

ND

RE: Tentative Subdivision Map S #2016-001, Charles E. Weaver and Nancy A. Stabel

LOCATION AND DESCRIPTION OF PROJECT:

The proposed project is for a Tentative Subdivision Map to divide 66.30 acres into three lots: Lot #1 – 40.85 acres, Lot #2 – 20.42 acres, and Lot #3 – 5.03 acres.

The property is located on the east side of Road 628, approximately 527 feet from its intersection with Right Road (45500 Right Road), Ahwahnee.

ENVIRONMENTAL IMPACT:

No adverse environmental impact is anticipated from this project.

BASIS FOR NEGATIVE DECLARATION:

See attached initial study.

Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 200 West Fourth Street, Madera, California.

DATED: 9/21/2016

FILED:

PROJECT APPROVED:

Environmental Checklist Form

Title of Proposal: S #2016-001, Weaver and Stabel

Date Checklist Submitted: 9/21/2016

Agency Requiring Checklist: Community & Economic Development Department – Planning Division

Agency Contact: Judy Gutierrez, Planner

Phone: (559) 675-7821

Description of Initial Study/Requirement

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

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

Description of Project:

The request is for a Subdivision that would divide approximately 66.30 acres into three lots (Lot #1 – 40.85, Lot #2 – 20.42 acres, and Lot #3 – 5.03).

Project Location:

The project is located on the east side of Road 628 approximately, 547 feet from its intersection with Right Road (45500 Right Road), Ahwahnee.

Applicant Name and Address:

Charles E. Weaver and Nancy A. Stabel
45500 Right Road
Ahwahnee, CA 93644

General Plan and Ahwahnee/Nipinnawasee Area Plan Designations:

RER (Rural Estate Residential) and RR (Rural Residential) Designations

Zoning District:

RRS – 5 (Residential, Rural, Single Family - 5 acre) District

Surrounding Land Uses and Setting:

The surrounding land uses consists of the following: North: Rural Residential; East: Vacant; South: Rural Residential; West: Rural Residential

Other Public Agencies whose approval is required:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Prior EIR or ND/MND Number

Signature

9/21/2016
Date

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a) No Impact

The proposed project is located within the unincorporated County of Madera in the Community of Ahwahnee. The proposed project is not located within a designated Scenic Corridor and will not have a substantial adverse effect on a scenic vista because no such resource has been identified in Madera County.

(b) No Impact

According to Caltrans, there have not been any Officially Designated State Scenic Highways in Madera County. Therefore, the proposed project will not damage trees, rocks, outcroppings, or historic buildings within a state scenic highway.

(c) Less than Significant Impact

The proposed subdivision does not propose any development of a specific project. The subject property is surrounded by rural land with single-family dwellings. Although, the proposed project is a subdivision, the project will create a total of three lots. If approved, future development may consist of one single-family dwelling and secondary dwelling per lot which is consistent with the surrounding land uses.

(d) Less than Significant Impact

The proposed project will not create a new source of light or glare that would adversely affect day or nighttime views in the surrounding area because the project does not propose any new construction. However, future developments could consist of single family dwellings which will have to be consistent with all current local and state building codes.

General Information:

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

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

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

III. **AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Protection (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact

The subject property is not identified or designated as Prime or Unique Farmland, or Farmland of Statewide Importance pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. The subject property is currently mapped as Grazing Land.

(b) No Impact

The proposed project will not have an impact on zoning for agricultural use because the project property is zoned RRS – 5 (Residential, Rural, Single Family – 5 acre) District. The project parcel is not subject to a Williamson Act contract.

(c) No Impact

The subject property is zoned RRS – 5 and is designated for residential uses and is not zoned for timberland use.

(d) No Impact

The subject property is not considered forest land, timberland, and is not zoned for timberland production. The subject property is zoned for residential uses. Therefore, the project parcel will not result in the loss of forest land or convert forest land to non-forest land.

(e) No Impact

The proposed project will not involve other changes in the existing environment, which due to their location or nature, could result in conversion of Farmland, to non-agricultural use because the proposed project is consistent with the uses and activities under the site's designated zoning district and General Plan designations.

General Information:

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

The Department of Conservation oversees the Farmland Mapping and Monitoring Program. The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called Prime Farmland. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. The program's definition of land is below:

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

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

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

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

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

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

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

<p>III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p> <p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p> <p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p> <p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p> <p>d) Expose sensitive receptors to substantial pollutant concentrations?</p> <p>e) Create objectionable odors affecting a substantial number of people?</p>	<p>Potentially Significant Impact</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>Less Than Significant with Mitigation Incorporation</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>Less Than Significant Impact</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>No Impact</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>
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Discussion:

(a-d) Less than Significant Impact

The proposed project does not propose any development. However, if approved, the project would potentially allow one single-family dwelling and secondary dwelling per lot. Future single-family dwellings could contribute to ozone and PM-10 problems of the entire basin due to long distance commutes from the area to the Valley floor or Fresno County. However, the impact on air quality will be less than significant due to the scope and size of the subdivision.

(e) No Impact

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

General Information:

Global Climate Change

Climate change is a shift in the “average weather” that a given region experiences. This is measured by changes in temperature, wind patterns, precipitation, and storms. Global climate is the change in the climate of the earth as a whole. It can occur naturally, as in the case of an ice age, or occur as a result of anthropogenic activities. The extent to which anthropogenic activities influence climate change has been the subject of extensive scientific inquiry in the past several decades. The Intergovernmental Panel on Climate Change (IPCC), recognized as the leading research body on the subject, issued its Fourth Assessment Report in February 2007, which asserted that there is “very high confidence” (by IPCC definition a 9 in 10 chance of being correct) that human activities have resulted in a net warming of the planet since 1750.

CEQA requires an agency to engage in forecasting “to the extent that an activity could reasonably be expected under the circumstances. An agency cannot be expected to predict the future course of governmental regulation or exactly what information scientific advances may ultimately reveal” (CEQA Guidelines Section 15144, Office of Planning and Research commentary, citing the California Supreme Court decision in Laurel Heights Improvement Association v. Regents of the University of California [1988] 47 Cal. 3d 376).

Recent concerns over global warming have created a greater interest in greenhouse gases (GHG) and their contribution to global climate change (GCC). However at this time there are no generally accepted thresholds of significance for determining the impact of GHG emissions from an individual project on GCC. Thus, permitting agencies are in the position of developing policy and guidance to ascertain and mitigate to the extent feasible the effects of GHG, for CEQA purposes, without the normal degree of accepted guidance by case law.

BIOLOGICAL RESOURCES -- Would the project:

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

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Discussion:

(a, b, and d) Less than Significant Impact

The proposed project is a division of land with no proposed change to the land use. The proposed project would create two additional lots. The subject property has one single-family dwelling. Elevation ranges from 23050 to 2700 feet and the slope ranges from flat to 28%. The site contains one seasonal drainage course. However, the proposed project will not alter or interfere with the seasonal drainage course. Surrounding land uses consist of single-family dwellings. Therefore, given the nature of the site and surrounding area, the potential for any of the special-status species to exist on the site is unlikely.

(c) No Impact

There are no Federally protected wetlands as defined by Section 404 of the Clean Water Act on the project site.

(e-f) No Impact

Besides those policies created to protect fish and wildlife habitat in the General Plan Policy Document, Madera County does not have a tree preservation policy or ordinance, or conservation plan. Additionally, the Ahwahnee/Nipinnawasee Area Plan (adopted on October 19, 1999) does not contain a conservation plan.

General Information:

Special Status Species include:

- Plants and animals that are legally protected or proposed for protection under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA);

- Plants and animals defined as endangered or rare under the California Environmental Quality Act (CEQA) §15380;
- Animals designated as species of special concern by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG);
- Animals listed as “fully protected” in the Fish and Game Code of California (§3511, §4700, §5050 and §5515); and
- Plants listed in the California Native Plant Society’s (CNPS) Inventory of Rare and Endangered Vascular Plants of California.

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

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
Cooper’s Hawk	None	None	WL	None
Northern Goshawk	None	None	SSC	None
Bald Eagle	Delisted	Endangered	FP	None
Osprey	None	None	WL	None
Great Blue Heron	None	None	None	None
California Condor	Endangered	Endangered	FP	None
American Peregrine Falcon	Delisted	Delisted	FP	None
Great Gray Owl	None	Endangered	None	None
California Spotted Owl	None	None	SSC	None
Leech’s Skyline Diving Beetle	None	None	None	None
Sierra Pygmy Grasshopper	None	None	None	None
Sierra Nevada Red Fox	Candidate	Threatened	None	None
Sierra Marten	None	None	None	None
Fisher – West Coast DPS	Proposed Threatened	Candidate Threatened	SSC	None
Western Pond Turtle	None	None	SSC	None
Small’s Southern Clarkia	None	None	None	1B.2
Mountain Lady’s-Slipper	None	None	None	4.2
Madera Leptosiphon	None	None	None	1B.2

List 1A: Plants presumed extinct

List 1B: Plants Rare, Threatened, or Endangered in California and elsewhere.

List 2: Plants Rare, Threatened, or Endangered in California, but more numerous elsewhere

List 3 Plants which more information is needed – a review list

List 4: Plants of Limited Distributed - a watch list

Ranking

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

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

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

Effective January 1, 2007, Senate Bill 1535 took effect that has changed de minimis findings procedures. The

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

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

V. CULTURAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a) No Impact

The project parcel currently has one single family dwelling. The proposed subdivision will not cause a substantial adverse change in the significance of a historical resource because the subject property is not known to be located on or near any known historical resource.

(b) Less than Significant Impact

No sites of archaeological significance are known to exist on or in the vicinity of the subject property. Future grading and excavating of the areas in question could result in disturbance of unknown cultural resources. Policy 4.D.3 of the Madera County General Plan provides for that "[T]he County shall require that discretionary development projects identify and protect from damage, destruction and abuse, important historical, archaeological, paleontological and cultural sites and their contributing environment."

(c) Less than Significant Impact

No known or recorded unique paleontological or geological features are known to exist in the vicinity of the project site. There are no known fossil bearing sediments on the project site. Therefore, it is highly unlikely that future development of single-family dwellings would result in the discovery of paleontological or unique geologic features. However, as noted above, in the unlikely event that unique features are discovered, all construction shall halt immediately.

(d) Less than Significant Impact

No known human remains exist on the project site. If human remains are discovered as a result of the construction of future single-family dwellings, the Coroner's office shall be contacted immediately and all construction shall cease.

General Information:

Public Resource Code 5021.1(b) defines a historic resource as "any object building, structure, site, area or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California." These resources are of such import, that it is codified in CEQA (PRC Section 21000) which prohibits actions that "disrupt, or adversely affect a prehistoric or

historic archaeological site or a property of historical or cultural significance to a community or ethnic or social groups; or a paleontological site except as part of a scientific study.”

Archaeological importance is generally, although not exclusively, a measure of the archaeological research value of a site which meets one or more of the following criteria:

- Is associated with an event or person of recognized significance in California or American history or of recognized scientific importance in prehistory.
- Can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable archaeological research questions.
- Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind.
- Is at least 100 years old and possesses substantial stratigraphic integrity (i.e. it is essentially undisturbed and intact).
- Involves important research questions that historic research has shown can be answered only with archaeological methods.

Reference CEQA Guidelines §15064.5 for definitions.

Most of the archaeological survey work in the County has taken place in the foothills and mountains. This does not mean, however, that no sites exist in the western part of the County, but rather that this area has not been as thoroughly studied. There are slightly more than 2,000 recorded archaeological sites in the County, most of which are located in the foothills and mountains. Recorded prehistoric artifacts include village sites, camp sites, bedrock milling stations, pictographs, petroglyphs, rock rings, sacred sites, and resource gathering areas. Madera County also contains a significant number of potentially historic sites, including homesteads and ranches, mining and logging sites and associated features (such as small camps, railroad beds, logging chutes, and trash dumps).

VI. GEOLOGY AND SOILS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Discussion:

(a-i-iv) No Impact

The project site is not located within an Alquist-Priolo Earthquake Fault Zone. However, there is an unnamed fault line that crosses through the southeastern portion of the County. This unnamed fault line does not cross the site and does not trend toward the site. Therefore, the proposed project presents no specific threat or hazard from seismic ground shaking and any future construction that may occur will comply with current local and state building codes. Other geologic hazards, such as landslides, lateral spreading, subsidence, and liquefaction have not been known to occur within the area.

(b) Less than Significant Impact

The proposed project will not result in substantial soil erosion or the loss of topsoil because the project does not propose any new development or improvements. If approved, future development may consist of one single-family dwelling and secondary dwelling per lot. However, ground disturbance due to construction activity would be temporary and would be limited to the areas proposed for grading and excavation.

(c-d) No Impact

The project site contains soils categorized under the Ahwahnee and Auberry (AaD) and Holland (HoE), and Tollhouse (TgF) series. AaD are coarse sandy loams with a 15 to 30 percent slope. This type of soil is well drained and runoff is low. HoE are sandy loam with a 30 to 45 percent slope. This type of soil is well drained and runoff is high. Lastly, the project site contains TgF rocky coarse sandy loam, with a 30 to 75 percent slopes. Therefore, according to the NRCS Web Soil Survey, the project site is not located within an area known for expansive soils.

(e) No Impact

The proposed project does not involve the installation of septic systems or alternative wastewater disposal systems. However, if approved, future construction of single-family dwellings would require the construction of a waste water disposal system but given the characteristics of the soils found on the subject property, the soil is capable of supporting such systems.

General Information:

Madera County is divided into two major physiographic and geologic provinces: the Sierra Nevada Range and the Central Valley. The Sierra Nevada physiographic province in the northeastern portion of the county is underlain by metamorphic and igneous rock. It consists mainly of homogenous types of granitic rocks, with several islands of older metamorphic rock. The central and western parts of the county are part of the Central Valley province, underlain by marine and non-marine sedimentary rocks.

The foothill area of the county is essentially a transition zone, containing old alluvial soils that have been dissected by the west-flowing rivers and streams which carry runoff from the Sierra Nevada's.

Seismicity varies greatly between the two major geologic provinces represented in Madera County. The Central valley is an area of relatively low tectonic activity bordered by mountain ranges on either side. The Sierra Nevada's, partly within Madera County, are the result of movement of tectonic plates which resulted in the creation of the mountain range. The Coast Ranges on the west side of the Central Valley are also a result of these forces, and continued movement of the Pacific and North American tectonic plates continues to elevate the ranges. Most of the seismic hazards in Madera County result from movement along faults associated with the creation of these ranges.

There are no active or potentially active faults of major historic significance within Madera County. The County does not lie within any Alquist Priolo Special Studies Zone for surface faulting or fault creep.

However, there are two significant faults within the larger region that have been and will continue to be, the principle sources of potential seismic activity within Madera County.

San Andreas Fault: The San Andreas Fault lies approximately 45 miles west of the county line. The fault has a long history of activity and is thus a concern in determining activity in the area.

Owens Valley Fault Group: The Owens Valley Fault Group is a complex system containing both active and potentially active faults on the eastern base of the Sierra Nevada Range. This group is located approximately 80 miles east of the County line in Inyo County. This system has historically been the source of seismic activity within the County.

The *Draft Environmental Impact Report* for the state prison project near Fairmead identified faults within a 100 mile radius of the project site. Since Fairmead is centrally located along Highway 99 within the county, this information provides a good indicator of the potential seismic activity which might be felt within the County. Fifteen active faults (including the San Andreas and Owens Valley Fault Group) were identified in the *Preliminary Geotechnical Investigation*. Four of the faults lie along the eastern portion of the Sierra Nevada Range, approximately 75 miles to the northeast of Fairmead. These are the Parker Lake, Hartley Springs, Hilton Creek and Mono Valley Faults. The remaining faults are in the western portion of the San Joaquin Valley, as well as within the Coast Range, approximately 47 miles west of Fairmead. Most of the remaining 11 faults are associated with the San Andreas, Calaveras, Hayward and Rinconada Fault Systems which collectively form the tectonic plate boundary of the Central Valley.

In addition, the Clovis Fault, although not having any historic evidence of activity, is considered to be active within quaternary time (within the past two million years), is considered potentially active. This fault line lies approximately six miles south of the Madera County line in Fresno County. Activity along this fault could potentially generate more seismic activity in Madera County than the San Andreas or Owens Valley fault systems. However, because of the lack of historic activity along the Clovis Fault, there is inadequate evidence for assessing maximum earthquake impacts.

Seismic ground shaking, however, is the primary seismic hazard in Madera County because of the County's seismic setting and its record of historical activity (General Plan Background Element and Program EIR). The project represents no specific threat or hazard from seismic ground shaking, and all new construction will comply with current local and state building codes. Other geologic hazards, such as landslides, lateral spreading, subsidence, and liquefaction have not been known to occur within Madera County.

According to the Madera County General Plan Background Report, groundshaking is the primary seismic hazard in Madera County. The valley portion of Madera County is located on alluvium deposits, which tend to experience greater groundshaking intensities than areas located on hard rock. Therefore, structures located in the valley will tend to suffer greater damage from groundshaking than those located in the foothill and mountain areas.

Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged ground shaking. According to the Madera County General Plan Background Report, although there are areas of Madera County where the water table is at 30 feet or less below the surface, soil types in the area are not conducive to liquefaction because they are either too coarse in texture or too high in clay content; the soil types mitigate against the potential for liquefaction.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-b) Less than Significant Impact

The proposed project is a subdivision creating a total of three lots. No development is proposed as part of this project. If approved, future development may consist of one single-family dwelling and secondary dwelling per lot. Therefore, due to the scope and size of the project and future projects, impacts to greenhouse gas emission are anticipated to be less than significant. The proposed project will not conflict with any plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases.

General Information:

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

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

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

VIII. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-b) No Impact

The proposed subdivision does not involve the routine transport, use, or disposal of hazardous materials. Therefore, there will not be a significant hazard to the public or environment because there will not be reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.

(c) No Impact

The subject property is not located within one quarter mile of an existing or proposed school. The project site is located within 0.66 of a mile from Wasuma Elementary School. However, the proposed subdivision will not emit hazardous emissions or handle hazardous or acutely hazardous materials.

(d) No Impact

As of September 2016, the property is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

(e) No Impact

The subject property is not located within an Airport Land Use Compatibility Plan; it is located approximately, 43 miles outside of the Madera County Airport Land Use Compatibility Plan.

(f) No Impact

The subject property is not located in the immediate vicinity of a private airstrip.

(g) No Impact

The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. The project site proposes to have appropriate access from Right Road and Road 628.

(h) Less than Significant Impact

The subject property is located within a Moderate Fire Hazard Severity Zone in State Responsibility Area. However, the project site is located approximately, 1.4 miles north of the Ahwahnee Forest Fire Station, located at 43033 CA-49 Ahwahnee, CA 93601. Additionally, a Fuel Reduction Plan shall be completed in conjunction with the Fire Marshal’s Office.

General Information:

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

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

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

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

IX. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a) Less than Significant Impact

The proposed project is a subdivision creating a total of three lots. Single-family dwellings may be constructed in the future and any future on-site wastewater treatment systems associated with single-family dwellings must be approved by the County Environmental Health Department.

(b) Less than Significant Impact

The proposed project does not have the capability to substantially deplete groundwater supplies. However, if approved, single-family dwellings may be constructed in the future.

(c-d) Less than Significant Impact

The proposed project does not have the capability to divert, obstruct or change the natural flow of a stream or river because no such waterway exists on or near the project site. The subject parcel does contain one seasonal drainage but the proposed subdivision will not alter or interfere with the seasonal drainage course. However, if approved, single-family dwellings may be constructed in the future and the site's drainage pattern may be temporarily altered and erosion may occur.

(e-f) Less than Significant Impact

The potential for additional dwellings to create additional runoff will have a less than significant impact. No commercial or industrial activity is permitted on the property.

(g-h) No Impact

The subject property is not located within a 100-year flood zone. The project site is considered to be located within Flood Zone X, which is an area determined to be outside a 500-year floodplain and to be outside 1% and 0.2% annual chance floodplains.

(i) No Impact

The project site is not located in an area which would expose people to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam because the project site is not located within or in close proximity to a levee or dam.

(j) No Impact

The project will not be impacted by inundation by seiche, tsunami, or mudflow because the subject property is not adjacent to any body of water that has the potential of seiche or tsunami and the project site is not in the path of any potential mudflow.

General Information:

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

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

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

any bodies of water, no impacts are identified.

The flood hazard areas of the County of Madera are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare. These flood losses are caused by uses that are inadequately elevated, floodproofed, or protected from flood damage. The cumulative effect of obstruction in areas of special flood hazards which increase flood height and velocities also contribute to flood loss.

X. LAND USE AND PLANNING – Would the project result in:

	Potentially Significant Impact	Less Than Significant with 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) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-b) No Impact

The proposed project is a subdivision creating a total of three lots and does not have the capability of physically dividing an established community. If approved, future development may consist of one single-family dwelling and a secondary dwelling per lot. The project site is zoned RRS-5 and the General Plan and Area Plan Designations are RER (Rural Estate Residential) and RR (Rural Residential) which allow for residential uses. Therefore, future single-family dwellings would be consistent with all applicable land use plans and regulations.

(c) No Impact

Madera County does not have a habitat conservation plan or natural community plan that would be applicable to the proposed division of land.

XI. MINERAL RESOURCES – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-b) No Impact

The proposed project is a subdivision creating a total of three lots. There are no known mineral resources or deposits identified in the vicinity of the project site. Therefore, there is not a potential for this project to result in the loss of availability of a known resource that would be of value to the region and the residents of the state. Additionally, mineral resources within the Ahwahnee/Nipinnawasee area are generally not of economic importance, according to the Area Plan.

XII. NOISE – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a, c, and d) Less than Significant Impact

The proposed project is subdivision creating a total of three lots. There is no potential for exposure of persons to or generation of noise levels in excess of standards established in the Madera County General Plan or noise ordinance or applicable standards of other agencies. However, if approved, future development may involve the construction of single-family dwellings. The addition of single-family dwellings may generate excessive noise but will cease upon completion. Most noise producing activities will be largely located inside the dwellings.

(b) Less than Significant Impact

The project does not propose any new development. However, if approved, the project will potentially allow single-family dwellings to be constructed and temporary ground borne vibrations from normal construction activities may occur. Standard construction practices would be expected to result in a less than significant impact.

(e) No Impact

The project site is not located within an airport land use plan. The project site is located approximately, 43 miles outside of the Madera County Airport Land Use Compatibility Plan.

(f) No Impact

The project site is not located within the vicinity of a private airstrip.

General Discussion:

The Noise Element of the Madera County General Plan (Policy 7.A.5) provides that noise which will be created by new non-transportation noise sources shall be mitigated so as not to exceed the Noise Element noise level standards on lands designated for noise-sensitive uses. However, this policy does not apply to noise levels associated with agricultural operations. All the surrounding properties, while include some residential units, are designated and zoned for agricultural uses. This impact is therefore considered less than significant.

Construction noise typically occurs intermittently and varies depending upon the nature or phase of construction (e.g. demolition/land clearing, grading and excavation, erection). The United States Environmental Protection Agency has found that the average noise levels associated with construction activities typically range from approximately 76 dBA to 84 dBA Leq, with intermittent individual equipment noise levels ranging from approximately 75 dBA to more than 88 dBA for brief periods.

Short Term Noise

Noise from localized point sources (such as construction sites) typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given the noise attenuation rate and assuming no noise shielding from either natural or human-made features (e.g. trees, buildings, fences), outdoor receptors within approximately 400 feet of construction site could experience maximum noise levels of greater than 70 dBA when onsite construction-related noise levels exceed approximately 89 dBA at the project site boundary. Construction activities that occur during the more noise-sensitive eighteen hours could result in increased levels of annoyance and sleep disruption for occupants of nearby existing residential dwellings. As a result, noise-generating construction activities would be considered to have a potentially significant short-term impact. However with implementation of mitigation measures, this impact would be considered less than significant.

Long Term Noise

Mechanical building equipment (e.g. heating, ventilation and air conditioning systems, and boilers), associated with the proposed structures, could generate noise levels of approximately 90 dBA at 3 feet from the source. However, such mechanical equipment systems are typically shielded from direct public exposure and usually housed on rooftops, within equipment rooms, or within exterior enclosures.

Landscape maintenance equipment, such as leaf blowers and gasoline powered mowers, associated with the proposed operations could result in intermittent noise levels that range from approximately 80 to 100 dBA at 3 feet, respectively. Based on an equipment noise level of 100 dBA, landscape maintenance equipment (assuming a noise attenuation rate of 6 dBA per doubling of distance from the source) may result in exterior noise levels of approximately 75 dBA at 50 feet.

MAXIMUM ALLOWABLE NOISE EXPOSURE FOR
NON-TRANSPORTATION NOISE SOURCES*

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

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

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

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

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

Reaction of People and Damage to Buildings from Continuous Vibration Levels		
Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings
0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings
0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations	Architectural damage and possibly minor structural damage

Source: Whiffen and Leonard 1971

XIII. POPULATION AND HOUSING -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) Less than Significant Impact

The proposed project is subdivision creating a total of three lots. If approved, future development may consist of one single-family dwelling and secondary dwelling per lot. However, the impact to population growth will be less than significant. The subject property is zoned for residential uses with nearby infrastructure available to serve residential development. Potential future dwellings would induce population growth directly but such growth is already planned for and anticipated in accordance with the Zoning Ordinance, General Plan, and the Ahwahnee/Nipinnawasee Area Plan.

(b-c) No Impact

The proposed project is a subdivision creating a total of three lots and is not designed to displace existing housing and will not result in substantial direct or indirect growth inducement.

General Information:

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

XIV. PUBLIC SERVICES

Potentially Significant Impact	Less Than Significant with Mitiga- tion Incorpora- tion	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a-i-v) Less than Significant Impact

The proposed project is a subdivision creating three lots, which will have a less than significant impact on public services. If approved, future development may consist of one single-family dwelling and secondary dwelling per lot. The project site is located approximately, 1.4 miles north of a Fire Station. Crime and emergency response is provided by the Madera County Sherriff's Department with an office located approximately, 5.8 miles south from the subject property. The proposed project will have a less than significant impact on local schools and parks and will not create a demand for additional public facilities. The subject parcel is located within the Bass Lake Unified School District. Emergency ambulance and some emergency medical care services are privately provided from facilities in Oakhurst.

General Information:

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

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

Single Family Residences have the potential for adding to school populations. The average per Single Family Residence is:

Grade	Student Generation per Single Family Residence
K – 6	0.425
7 – 8	0.139
9 – 12	0.214

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

XV. RECREATION

Potentially Significant Impact	Less Than Significant with Mitiga- tion Incorpor- ation	Less Than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a) Less than Significant Impact

The proposed project is a subdivision creating a total of three lots. No development is proposed as a part of the project. However, if approved, future single family dwellings may be constructed and will be required to pay any applicable impact fees. The impact to the use of neighborhood and regional parks will be less than significant.

(b) No Impact

The proposed project is a subdivision creating a total of three lots and does not include recreational facilities or require the construction or expansion of recreational facilities.

General Information:

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

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

Potentially Significant Impact	Less Than Significant with Mitiga- tion Incorpor- ation	Less Than Significant Impact	No Impact
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- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a 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"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion:

(a-b) No Impact

The proposed project is a subdivision creating a total of three lots. The proposed project will not conflict with any plans, ordinances or policies establishing measures of the performance of the surrounding circulation systems. No improvements to roadways are required for this project. The level of service for the road system will not change as a result of this project. In addition, all future single-family dwellings would be required to pay any applicable road impact fees.

(c) No Impact

The proposed project will not result in changes to air traffic because development is not a part of this proposal. No road improvements are required as part of this project.

(d-e) No Impact

The proposed project does not include any hazardous design features or the use of incompatible uses. Driveways for the new lots will be built to county standards and will have access to established roads.

(f) No Impact

The proposed project, if approved, will create a total of three lots. There will be no impacts to alternative transportation systems because according to the Ahwahnee/Nipinnawasee Area Plan, none have been identified to exist in the area.

General Information:

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

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

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

Unsignalized intersections.

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

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

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach unhealthy levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather than re-

gional level. Local CO concentrations at intersections projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact

The proposed project is a subdivision creating a total of three lots. If approved, future development may consist of one single-family dwelling and secondary dwelling per lot. The applicant estimates that average wastewater usage will be at 250 gallons per day per lot. Any future individual septic systems will be regulated by the Environmental Health Department.

(b) No Impact

The proposed project does not require the construction of new water or wastewater facilities. Individual septic systems will be used for any future dwellings.

(c) No Impact

The proposed project does not require the construction of new storm water drainage facilities.

(d-e) Less than Significant Impact

The proposed project is a subdivision creating a total of three lots and no development is proposed as a part of this project. In addition, surrounding properties use onsite wells therefore, the proposed project will have sufficient water supplies available to serve future single-family dwellings.

(f-g) No Impact

The proposal is a subdivision creating a total of three lots. Solid waste generated by future single-family dwellings should be at volume, compatible with the existing county landfill, located in Fairmead, and would comply with federal, state, and local regulations related to solid waste. Additionally, the applicant estimates that a total of 15 pounds of solid waste per day will be generated and Emadco Disposal will provide services.

General Discussion:

Madera County has 34 County Service Areas and Maintenance Districts that together operate 30 small water

systems and 16 sewer systems. Fourteen of these special districts are located in the Valley Floor, and the remaining 20 special districts are in the Foothills and Mountains. MD-1 Hidden Lakes, Bass Lake (SA-2B and SA-2C) and SA-16 Sumner Hill have surface water treatment plants, with the remaining special districts relying solely on groundwater.

The major wastewater treatment plants in the County are operated in the incorporated cities of Madera and Chowchilla and the community of Oakhurst. These wastewater systems have been recently or are planned to be upgraded, increasing opportunities for use of recycled water. The cities of Madera and Chowchilla have adopted or are in the process of developing Urban Water Management Plans. Most of the irrigation and water districts have individual groundwater management plans. All of these agencies engage in some form of groundwater recharge and management.

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

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

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) Less than Significant Impact

The subject property currently has one single-family dwelling and single-family dwellings exist to the west, north, and south of the subject property. Therefore, given the nature of the site and surrounding area, the potential for any of the special-status species to exist on the site is highly unlikely. The proposed subdivision does not have a significant potential to degrade fish and wildlife, or their habitat, or to eliminate major periods of California history or prehistory. The impacts to these resources will be

less than significant.

(b) No Impact

The proposal is a subdivision creating a total of three lots and after review and consideration of all environmental impacts, as discussed above, it is evident that the proposed project does not have impacts that are individually limited but cumulatively considerable. On the basis that this land division complies with the Oakhurst/Ahwahnee Area Plan and with the Underlying zone district; that the resultant parcel sizes are similar to existing parcels; that no significant amounts of traffic, noise, dust, light or glare will result from this development; and that no significant increase in the demand for public services will be generated by this proposal.

(c) No Impact

The proposed project is a subdivision creating a total of three lots with no change to the land use. The project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly because no such impacts have been identified by review of other county departments and agencies.

General Information:

CEQA defines three types of impacts or effects:

- Direct impacts are caused by a project and occur at the same time and place (CEQA §15358(a)(1).
- Indirect or secondary impacts are reasonably foreseeable and are caused by a project but occur at a different time or place. They may include growth inducing effects and other effects related to changes in the pattern of land use, population density or growth rate and related effects on air, water and other natural systems, including ecosystems (CEQA §15358(a)(2).
- Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA §15355(b)). Impacts from individual projects may be considered minor, but considered retroactively with other projects over a period of time, those impacts could be significant, especially where listed or sensitive species are involved.

**Documents/Organizations/Individuals Consulted
In Preparation of this
Initial Study**

Ahwahnee/Nipinnawasee Area Plan

California Department of Conservation Important Farmland Map for Madera County, 2014

California Department of Finance

California Department of Fish and Game "California Natural Diversity Database" <http://www.dfg.ca.gov/biogeodata/cnddb/>

California Environmental Quality Act Guidelines

California Integrated Waste Management Board

Caltrans website http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm

FEMA <http://fema.maps.arcgis.com/home/webmap/viewer.html?webmap=cbe088e7c8704464aa0fc34eb99e7f30>

Hazardous Waste and Substances Sites (Cortese) List, DTSC, 2016

Madera County General Plan, 1995

Madera County Integrated Regional Water Management Plan

Madera County Municipal Code

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011 and 2012, with 2010 Benchmark*. Sacramento, California, May 2012

United States Department of Agriculture <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

United States Environmental Protection Agency

United States Fish & Wildlife Service <http://www.fws.gov/wetlands/Data/Mapper.html>