

**County of Madera
California Environmental Quality Act (CEQA)
Initial Study**

- 1. Project title:** Tentative Parcel Map No. 4344
- 2. Lead agency name and address:** County of Madera
Community and Economic Development Department
200 West 4th Street, Suite 3100
Madera, California 93637
- 3. Contact person and phone number:** Jacob Aragon, Senior Planner
559-675-7821
Jacob.Aragon@maderacounty.com
- 4. Project Location & APN:** 026-120-014
- 5. Project sponsor's name and address:** Bedrock Engineering
P.O. Box 25783, Fresno, CA 93729
- 6. General Plan Designation:** AE (Agricultural Exclusive), A (Agriculture), & OS (Open Space)
- 7. Zoning:** ARE-40 (Agricultural, Rural, Exclusive, 40 Acre)

8. Description of project:

The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from the existing Williamson Act contract (Contract No. 1428-C-71) through a partial cancellation, while Parcel 2 would remain subject to the existing Williamson Act contract.

The project does not include any proposed development, grading, construction, infrastructure improvements, or changes to the existing General Plan designation or zoning. The subject property would remain designated Agriculture Exclusive (AE) and zoned Agricultural Rural Exclusive, 40-acre minimum (ARE-40). Any future development of either parcel would require separate discretionary approvals, as applicable, and would be subject to additional environmental review pursuant to CEQA.

9. Surrounding Land Uses and Setting:

The project site is located in a rural area of Madera County. Surrounding land uses consist primarily of agricultural uses, with light industrial uses located to the west. The site is situated immediately north of the City of Chowchilla.

10. Other Public Agencies Whose Approval is Required: None.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

No tribal consultations have been requested. (See Section XVIII for additional discussion.)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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|--|--|---|
| ☐ Aesthetics | ☐ Agricultural/Forestry Resources | ☐ Air Quality |
| ☐ Biological Resources | ☐ Cultural Resources | ☐ Energy |
| ☐ Geology/Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology/Water Quality | ☐ Land Use/Planning | ☐ Mineral Resources |
| ☐ Noise | ☐ Population/Housing | ☐ Public Services |
| ☐ Recreation | ☐ Transportation | ☐ Tribal Cultural Resources |
| ☐ Utilities/Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

DETERMINATION	
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 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.

Signed: Jacob Aragon Date: 08/27/2026

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, 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?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Responses:

(a - d) No Impact. The proposed project consists of the subdivision of an existing approximately 287.09-acre parcel into two parcels and the partial cancellation of a Williamson Act contract affecting approximately 40.78 acres. The project does not include any proposed development, grading, construction, structures, or other physical improvements that would alter existing views or affect scenic vistas. The project site and surrounding area would remain in their existing rural and agricultural condition. Therefore, the project would not result in a substantial adverse effect on a scenic vista.

The project site is not located within a designated state scenic highway corridor. The project site is located in a rural, non-urbanized area surrounded primarily by agricultural uses, with light industrial uses located to the west. The subdivision of the property and partial Williamson Act cancellation would not result in visible physical changes to the landscape.

The proposed project does not include any new structures, lighting, or operational activities that would generate new sources of light or glare. The project would not introduce new nighttime lighting or reflective surfaces that could adversely affect surrounding views.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURAL AND FORESTRY RESOURCES

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

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☒ | ☐ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☒ | ☐ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | ☐ | ☐ | ☐ | ☒ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☒ |
| 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? | ☐ | ☐ | ☐ | ☒ |

Responses:

(a) Less Than Significant Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain subject to the existing Williamson Act contract.

According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site contains agricultural lands classified as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. The proposed 40.78-acre parcel is predominantly designated as Unique Farmland. The remaining 246.31-acre parcel contains areas designated as Prime Farmland, Unique Farmland, and Farmland of Statewide Importance.

Although the proposed project would result in the partial cancellation of Williamson Act Contract No. 1428-C-71 affecting approximately 40.78 acres, the project does not include any proposed development, grading, construction, infrastructure improvements, or other physical changes that would convert agricultural land to a non-agricultural use. The proposed parcels would remain designated Agriculture Exclusive (AE) under the General Plan and zoned Agricultural Rural Exclusive, 40-acre minimum (ARE-40), which allows for continued agricultural uses.

Therefore, the project would not result in the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. Impacts would be less than significant.

(b) Less Than Significant Impact. The project site is designated Agriculture Exclusive (AE) and zoned Agricultural Rural Exclusive, 40-acre minimum (ARE-40). The proposed parcel map is consistent with the applicable zoning requirements, and no General Plan Amendment or rezoning is proposed.

The project includes the partial cancellation of Williamson Act Contract No. 1428-C-71 affecting approximately 40.78 acres. The remaining 246.31-acre parcel would continue under the existing Williamson Act contract. The partial cancellation would not conflict with agricultural zoning regulations because the proposed 40.78-acre parcel would remain subject to agricultural land use regulations following cancellation.

No development or change in agricultural use is proposed as part of this project. Therefore, the project would not conflict with existing zoning for agricultural use or result in a significant impact related to the Williamson Act.

(c-d) No Impact. The proposed project site does not contain forest land, timberland, or timberland production areas. The project does not include any development, grading, or other physical improvements that would result in the loss or conversion of forest land to non-forest use. Therefore, the proposed project would have no impact related to forest land or timberland resources.

(e) Less Than Significant Impact. The proposed project does not include any development, grading, construction, or other physical improvements that would result in the conversion of agricultural land to a non-agricultural use. Although the project includes the partial cancellation of Williamson Act Contract No. 1428-C-71 affecting approximately 40.78 acres, the proposed parcel would remain designated Agriculture Exclusive (AE) and zoned Agricultural Rural Exclusive, 40-acre minimum (ARE-40). No change in agricultural use or physical conversion of farmland is proposed. Therefore, impacts related to the conversion of agricultural land would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with, or obstruct implementation of, the applicable air quality plan?	☐	☐	☐	☒
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

Responses:

(a-d) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels and the partial cancellation of Williamson Act Contract No. 1428-C-71 affecting approximately 40.78 acres. The project does not include any proposed development, grading, construction activities, infrastructure improvements, or changes in existing land uses that would generate construction-related emissions, operational emissions, or increased vehicle trips.

The proposed project would not conflict with or obstruct implementation of any applicable air quality plan, including the applicable air quality management plans prepared by the San Joaquin Valley Air Pollution Control District. Because the project would not result in any physical changes to the environment that would generate air emissions or affect regional air quality planning, no impact would occur.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery site?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

(a-f) No Impact. The California Natural Diversity Database (CNDDB) identifies candidate and sensitive species within the vicinity of the project area; however, the proposed project does not include any development, grading, vegetation removal, construction activities, infrastructure improvements, or other physical changes that would result in direct disturbance to biological

resources or habitat. The proposed project consists solely of a parcel map to subdivide an existing parcel and the partial cancellation of Williamson Act Contract No. 1428-C-71 affecting approximately 40.78 acres.

The project does not include any off-site improvements or activities that could result in impacts to sensitive species, riparian habitat, wetlands, or other sensitive natural communities. Because the project would not result in physical changes to the existing environment, the project would not have the potential to directly or indirectly impact biological resources. Therefore, no impact would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Responses:

(a-c) Less than Significant Impact. There are no identified historical resources on the project site or in the vicinity; therefore, there will be no impacts associated with this project site.

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).

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.

VI. ENERGY

Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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Responses:

(a-b) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels and the partial cancellation of Williamson Act Contract No. 1428-C-71 affecting approximately 40.78 acres. The project does not include any proposed development, grading, construction activities, infrastructure improvements, or changes to existing land uses that would result in energy consumption.

Because the project does not include construction or operational activities, it would not result in the consumption of electricity, natural gas, transportation fuels, or other energy resources. Therefore, the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

The proposed project does not include development, buildings, infrastructure, or operational activities that would be subject to energy efficiency standards or renewable energy requirements. The project would not conflict with or obstruct implementation of applicable state or local plans related to renewable energy, energy efficiency, or conservation.

Therefore, the project would have no impact related to renewable energy or energy efficiency plans.

VII. GEOLOGY AND SOILS

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

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

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Responses:

(a-f) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, grading, excavation, construction, infrastructure improvements, or other physical changes to the site.

The proposed project would not expose people or structures to hazards associated with fault rupture, strong seismic ground shaking, seismic-related ground failure, liquefaction, or landslides. The project would not result in grading, earthwork, or other ground-disturbing activities that could cause soil erosion, loss of topsoil, or alter existing geological conditions. Additionally, the project does not include development or improvements that would be affected by unstable soils, expansive soils, or require septic systems or alternative wastewater disposal systems. The project would not involve excavation or disturbance that could directly or indirectly destroy unique paleontological resources or unique geologic features. Therefore, the proposed project would have no impact related to geology and soils.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Responses:

(a - b) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels and the partial cancellation of Williamson Act Contract No. 1428-C-71 affecting approximately 40.78 acres. The project does not include any proposed development, grading, construction activities, infrastructure improvements, or changes in existing land uses that would generate greenhouse gas emissions. No new vehicle trips, energy consumption, or operational emissions are anticipated as a result of the proposed land division. Therefore, the project would not generate greenhouse gas emissions that could result in a significant impact or conflict with applicable greenhouse gas reduction plans, policies, or regulations. No impact would occur.

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Responses:

(a - g) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, grading, construction, infrastructure improvements, or new land uses that would involve hazardous materials or create new safety hazards.

The proposed project would not involve the routine transport, use, or disposal of hazardous materials, nor would it create conditions that could result in the release of hazardous materials into the environment. The project does not include any activities that would generate hazardous emissions or involve the handling of hazardous or acutely hazardous materials within one-quarter mile of an existing or proposed school. The project site is not identified on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and the project would not create a hazard related to contaminated sites.

The project site is not located within an airport land use plan area or within two miles of a public airport or public use airport that would result in a safety hazard or excessive noise exposure. The proposed parcel map and partial Williamson Act cancellation would not impair implementation of, or physically interfere with, any adopted emergency response plan or emergency evacuation plan because no physical improvements, changes in access, or development are proposed. Additionally, the project would not expose people or structures to a significant risk involving wildland fires because the project does not include new development or occupancy that would increase exposure to wildfire hazards.

Therefore, the proposed project would result in No Impact related to hazards and hazardous materials.

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
(i) result in substantial erosion or siltation on or off site;	☐	☐	☒	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site;	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☐	☒
(iv) impede or redirect flood flows?	☐	☐	☐	☒
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Responses:

(a – e) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, grading, construction, new impervious surfaces, infrastructure improvements, or changes to existing land uses that would affect hydrologic conditions.

The proposed project would not result in violations of water quality standards, waste discharge requirements, or degradation of surface or groundwater quality because no construction activities or new uses that could generate pollutants are proposed. The project would not substantially decrease groundwater supplies, interfere with groundwater recharge, or impede sustainable groundwater management because it does not include new water demands, wells, or development.

The project would not alter existing drainage patterns, waterways, or stormwater flows. No grading, impervious surfaces, or other improvements are proposed that could result in increased erosion, siltation, runoff, flooding, drainage system impacts, additional polluted runoff, or changes to flood flows. The project would not result in the release of pollutants due to inundation from flood hazards, tsunami, or seiche because no development or hazardous materials are proposed.

The proposed project would not conflict with or obstruct implementation of applicable water quality control plans or sustainable groundwater management plans. Therefore, the project would result in No Impact related to hydrology and water quality.

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 (from the Japanese language, roughly translated as “harbor wave”) is an unusually large sea wave produced by seaquake or undersea volcanic eruption. According to the California Division of Mines and Geology, there are no active or potentially active faults of major historic significance within Madera County. Additionally, there are no bodies of water (lakes, etc.) within proximity of the site. Madera County is geographically located in the center of the state, therefore not affected by

tsunamis.

XI. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Responses:

(a - b) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, construction, or changes in land use that would physically alter the surrounding community.

The proposed parcel division would not physically divide an established community because the project site is located in a rural area surrounded primarily by agricultural uses, with light industrial uses to the west, and does not include improvements or infrastructure that would create a barrier or disrupt existing community connections.

The project would not conflict with applicable land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating environmental effects. The proposed parcels would remain consistent with the existing Agriculture Exclusive (AE) General Plan designation and Agricultural Rural Exclusive, 40-acre minimum (ARE-40) zoning designation. Although the project includes a partial cancellation of Williamson Act Contract No. 1428-C-71, the proposed Parcel 1 would remain subject to applicable agricultural land use regulations, and no development or conversion of agricultural land is proposed.

Therefore, the proposed project would result in No Impact related to land use and planning.

XII. MINERAL RESOURCES

Would the project:

- 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?
- 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Responses:

(a - b) No Impact. The proposed project site is not located within an area identified as containing significant mineral resources, and there are no known mineral resources in the vicinity of the project site. The proposed project consists solely of a parcel map to subdivide an existing approximately 287.09-acre parcel and the partial cancellation of Williamson Act Contract No. 1428-C-71 affecting approximately 40.78 acres. The project does not include mining activities, excavation, grading, or development that would result in the loss of availability of known mineral resources or affect existing mineral extraction operations. Therefore, the proposed project would result in no impact related to mineral resources.

XIII. NOISE

Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies?
- b) Generation of excessive ground-borne vibration or ground-borne noise levels?
- c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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Responses:

(a-c) No Impact. The proposed project consists of a parcel map to subdivide an existing

approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, construction, grading, operational changes, or activities that would generate new noise or vibration sources.

The proposed project would not result in a temporary or permanent increase in ambient noise levels, generate excessive ground-borne vibration or noise, or conflict with applicable noise standards. Additionally, the project does not include new residential, commercial, or other noise-sensitive development and would not expose people to excessive noise levels associated with a private airstrip or public airport. Therefore, the proposed project would result in No Impact related to noise.

XIV. POPULATION AND HOUSING

Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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☐	☐	☐	☒
☐	☐	☐	☒

Responses:

(a - b) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed residential, commercial, or other development, nor does it include infrastructure improvements that would indirectly induce population growth.

The proposed land division would not directly or indirectly induce substantial unplanned population growth because it does not propose new housing, employment-generating uses, or extensions of infrastructure that would facilitate additional development. The project would also not displace existing housing or people, as no existing housing units are proposed for removal or relocation as part of the project.

Therefore, the proposed project would result in No Impact related to population and housing.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	☐	☐	☐	☒
ii) Police protection?	☐	☐	☐	☒
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

Responses:

(a-i) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, construction, new residential units, or changes in land use that would increase demand for public services.

The proposed project would not result in the need for new or expanded fire protection, police protection, schools, parks, or other public facilities. The parcel division would not generate new population, increase demand for public services, or require construction of new or physically altered governmental facilities that could result in environmental impacts. Therefore, the proposed project would result in No Impact related to public services, including fire protection, police protection, schools, parks, and other public facilities.

XVI. RECREATION

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?

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Impact

Less Than
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With
Mitigation
Incorporation

Less Than
Significant
Impact

No
Impact

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

Responses:

(a - b) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, residential uses, population-generating uses, or recreational facilities.

The proposed project would not increase the use of existing neighborhood or regional parks or other recreational facilities because it would not result in an increase in population or create new demand for recreational services. Additionally, the project does not include recreational facilities or require the construction or expansion of recreational facilities that could result in adverse physical environmental impacts. Therefore, the proposed project would result in No Impact related to recreation.

XVII. TRANSPORTATION

Would the project:

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

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Impact

Less Than
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With Mitigation
Incorporation

Less Than
Significant
Impact

No
Impact

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b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

☐ ☐ ☒ ☐

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				
d) Result in inadequate emergency access?	☐	☐	☒	☐

Responses:

(a-c) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, new residences, commercial uses, roadway improvements, or other activities that would generate additional vehicle trips or alter existing transportation conditions.

The proposed project would not conflict with any applicable plans, policies, or regulations addressing the circulation system, including roadway, transit, bicycle, or pedestrian facilities. The project would not result in a significant increase in vehicle miles traveled (VMT) or conflict with the intent of CEQA Guidelines Section 15064.3 because it does not include development or new uses that would generate additional vehicle trips.

The project does not include any roadway design modifications, new access points, or incompatible uses that would increase transportation hazards. Additionally, the project would not result in inadequate emergency access because no physical changes to existing access or circulation patterns are proposed.

Therefore, the proposed project would result in No Impact related to transportation.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code				

Section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- | | | | | | |
|-----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i. | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or | ☐ | ☐ | ☐ | ☒ |
| ii. | A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe. | ☐ | ☐ | ☐ | ☒ |

Responses:

(a) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, grading, excavation, construction, or other ground-disturbing activities.

The proposed project would not cause a substantial adverse change to a tribal cultural resource as defined in Public Resources Code Section 21074. The project does not include physical activities that could disturb or adversely affect tribal cultural resources, including resources listed or eligible for listing in the California Register of Historical Resources, local registers of historical resources, or resources determined by the County to be significant pursuant to Public Resources Code Section 5024.1.

Because the project is limited to a parcel division and Williamson Act partial cancellation and does not include any physical alteration of the site, it would not result in impacts to tribal cultural resources. Therefore, the proposed project would result in No Impact related to tribal cultural resources.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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With Mitigation
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Significant
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| ☐ | ☐ | ☐ | ☒ |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it had adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

Responses:

(a - e) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, new structures, changes in land use, or activities that would generate new demand for utilities or public services.

The proposed project would not require or result in the construction, expansion, or relocation of water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities. The project would not create new water demands, wastewater generation, or utility service requirements. Therefore, the project would not require evaluation of water supply availability or wastewater treatment capacity for new development.

The proposed project would not generate solid waste beyond existing conditions, exceed local or state solid waste capacity standards, or interfere with solid waste reduction goals. The project would continue to be subject to applicable federal, state, and local regulations regarding solid waste management and reduction.

Therefore, the proposed project would result in No Impact related to utilities and service systems.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Responses:

(a-d) No Impacts. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, structures, grading, or other physical improvements.

The project site is located in a rural agricultural setting consisting of level agricultural land and is not located within a wooded area or an identified high fire hazard area. The proposed land division would not increase the exposure of people or structures to wildfire hazards, require new fire protection facilities, or create conditions that would impair emergency response or evacuation. Therefore, the proposed project would result in No Impact related to wildfire hazards.

XIX. 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 substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☐	☒
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

Responses:

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.

(a - c) No Impact. The proposed project consists of a parcel map to subdivide an existing approximately 287.09-acre parcel into two parcels: Parcel 1, consisting of approximately 40.78 acres, and Parcel 2, consisting of approximately 246.31 acres. As part of the project, Parcel 1 would be removed from Williamson Act Contract No. 1428-C-71 through a partial cancellation, while Parcel 2 would remain under the existing Williamson Act contract. The project does not include any proposed development, grading, construction, infrastructure improvements, or other physical changes to the environment.

The proposed project would not substantially degrade the quality of the environment, substantially reduce habitat for fish or wildlife species, cause a decline in wildlife populations, threaten sensitive plant or animal communities, or eliminate important examples of California history or prehistory. The project does not include activities that would disturb biological resources, cultural resources, tribal cultural resources, or historic resources.

The proposed project would not result in impacts that are individually limited but cumulatively considerable because the project would not result in any physical changes to the environment or generate new development-related impacts. The parcel map and Williamson Act partial cancellation would not contribute to cumulative impacts related to biological resources, cultural resources, air quality, greenhouse gas emissions, transportation, or other environmental resources.

The proposed project would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. The project does not include new development, hazardous activities, increased population, or other changes that would create risks to public health or safety.

Therefore, the proposed project would result in No Impact related to the Mandatory Findings of Significance.

Bibliography

Madera County General Plan

Madera County Agricultural Commission

San Joaquin Valley Unified Air Pollution Control District

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

California Department of Conservation

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

Madera County Integrated Regional Water Management Plan

Madera County Department of Environmental Health

Madera County Department of Engineering

Madera County Roads Department

Chowchilla Yokuts Tribe

Table Mountain Rancheria Tribe

North Fork Mono Tribe