

## REPORT TO THE DEVELOPMENT REVIEW COMMITTEE

**Prepared by:**

Will Tackett, Community Development Director

**Meeting of:** January 23, 2024

**Agenda Item:** 1

**SUBJECT:**

Consideration of Tentative Parcel Map No. TPM 2023-01 Proposing to Subdivide ±16.57 Acres of Property Located on the East Side of South Schnoor Avenue Between West Industrial and West Almond Avenues.

**RECOMMENDATION:**

Hold a public hearing and adopt:

1. A resolution of the Development Review Committee (DRC) adopting a Finding of Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15315/Class 15 (Minor Land Divisions) and approving Tentative Parcel Map 2023-01, subject to the findings and conditions of approval.

**SUMMARY:**

Precision Civil Engineering, Inc., has prepared Tentative Parcel Map No. TPM 2023-01 on behalf of the owner/applicant, Madera Industrial WHSE, LLC. proposing to subdivide ±16.57 acres of property located on the east side of South Schnoor Avenue between West Industrial and West Almond Avenues. TPM 2023-01 proposes to subdivide the subject property (Assessor’s Parcel Number [APN] 009-330-001-000) into three parcels (3) parcels. The applicant proposes no new development or improvements in association with the subdivision of land at this time.

The subject property is designated for Industrial Land Uses in the Madera General Plan and is zoned I (Industrial) consistent with the Industrial Land Use Category pursuant to Table LU-A; General Plan/Zoning Consistency of the General Plan.

<b>Table 1: Project Overview</b>	
<i>Project Number:</i>	Tentative Parcel Map No. TPM 2023-01
<i>Applicant:</i>	Erin Volpp, Madera Industrial WHSE LLC
<i>Property Owner:</i>	Madera Industrial WSHE LLC

<i>Location:</i>	East side of South Schoor Avenue Between West Industrial and West Almond Avenues
<i>Project Area:</i>	±16.57 acres
<i>Plan Land Use:</i>	Industrial
<i>Zoning District:</i>	I (Industrial)
<i>Site Characteristics</i>	The ±16.57-acre subject property is partially developed. The ±9-acre southerly portion of the subject property has been developed with four metal warehouse buildings pursuant to Site Plan Review No. SPR 2021-24. The northerly ±7.57-acre portion of the subject property remains vacant with the exception of a ponding basin which has been excavated at the northeastern most corner of the parcel.

**ANALYSIS:**

On August 10, 2021, the Planning Commission of the City of Madera approved Site Plan Review No. SPR 2021-04 (Resolution No. 1889) authorizing the construction of four industrial buildings totaling ±144,300 square feet in area on the ±9-acre southerly portion of the subject property. These pre-engineered metal buildings (PEMB) were designed to provide 74 leasable units; each 1,950 square-foot in size and have been fully completed. The northerly ±7.57-acre portion of the subject property remains vacant with the exception of a ponding basin which has been excavated at the northeastern most corner of the parcel.

TPM 2023-01 proposes to subdivide the subject property into three parcels for purposes of subdividing the portion of the subject property which has been developed from the portion which remains vacant; and, to create a third parcel for the portion of the property on which the ponding basin has been excavated (See Attachment 4, Exhibit B).

The City Municipal Code (CMC) establishes procedures for the review and approval of tentative parcel maps (Section 10-2.501).

The proposed subdivision will comply with all property development standards and public improvement and dedication requirements of the Zoning Regulations and the CMC pursuant to the project conditions of approval (See Attachment 4, Exhibit A). A mutual easement and reciprocal use agreement will be required to be executed for purposes of affording services and access to the proposed parcel which will not have frontage along the public street (South Schnoor Avenue).

Subdivision of property is also regulated by the California Subdivision Map Act (SMA)(Section 66410 et seq. of the California Government Code).

**GROUND FOR DENIAL OF A TENTATIVE OR PARCEL MAP:**

The Subdivision Map Act (California Government Code §§ 66400, et seq.) provides that approval of a proposed subdivision map shall be denied if any of the following findings are made:

- a) That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451 of the SMA.
- b) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
- c) That the site is not physically suitable for the type of development.
- d) That the site is not physically suitable for the proposed density of development.
- e) That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f) That the design of the subdivision or type of improvements is likely to cause serious public health problems.
- g) That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access of or use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

Based upon staff's review of the proposed project, it has been determined that

**ENVIRONMENTAL REVIEW:**

Staff performed a preliminary environmental assessment and determined that the project is exempt pursuant to Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. The project includes a proposed subdivision of property, which is located in an urbanized area and planned and zoned for Industrial land use into three parcels, in conformance with the City of Madera General Plan and the Zoning Regulations of the City Municipal Code. No variances or exceptions are required, and all services and access to the proposed parcels are available. None of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project.

**RECOMMENDED ACTION:**

Pursuant to the provisions of § 10-2.501.6 of the CMC, upon completion of the public hearing, the Development Review Committee shall approve, conditionally approve, or deny the tentative parcel map. If the map is approved, it shall be signed and dated by the Planning Director and City Engineer or their authorized representative. If the subdivision is denied, the subdivider or the engineer shall be so notified in writing with a statement for the reasons of denial (see subsection: Grounds for Denial of a Tentative or Parcel Map included herein above).

The Development Review Committee (Committee) will be taking action on both the finding of a Categorical Exemption pursuant to Section 15315/Class 15 (Minor Land Divisions) of the CEQA Guidelines as well as the Tentative Parcel Map (TPM 2023-01). Staff recommends that all required findings for approval under the Municipal Code and law can be made, as described in the proposed Resolution attached to the report (Attachment 4). Staff Recommends the Committee:

- Move to adopt a resolution of the Development Review Committee of the City of Madera adopting a Finding of Categorical Exemption pursuant to CEQA Guidelines Section 15315 for the project, and approving Tentative Parcel Map No. 2023-01, based on and subject to, the findings and conditions of approval.

#### **ALTERNATIVES**

1. Move to continue the public hearing to a date and time certain, or refer the item back to staff, with directions (e.g., request additional information to be provided, etc.).
  - ❖ (Committee to specify date and reasons for continuance or referral).
2. Move to deny the request based on the appropriate findings for denial:
  - ❖ (Committee to articulate grounds for denial).

#### **ATTACHMENTS:**

1. Aerial Photo/Vicinity Map
2. Zoning Map
3. General Plan Land Use Map
4. Development Review Committee Resolution
  - Exhibit "A" – Conditions of Approval
  - Exhibit "B" – Tentative Parcel Map

# Attachment 1

Aerial Photo/Vicinity Map



Subject Property

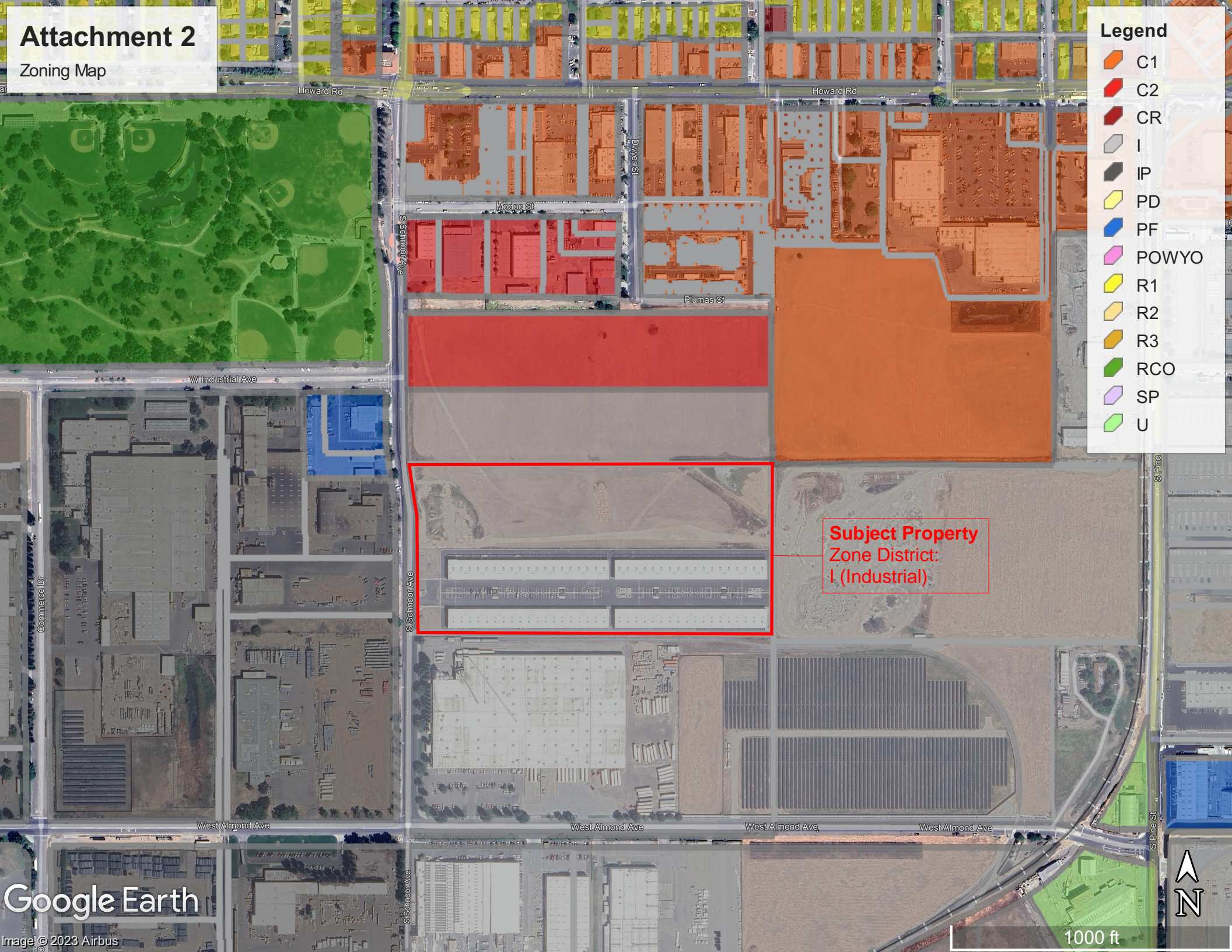


# Attachment 2

## Zoning Map

### Legend

- C1
- C2
- CR
- I
- IP
- PD
- PF
- POWYO
- R1
- R2
- R3
- RCO
- SP
- U



**Subject Property**  
Zone District:  
I (Industrial)

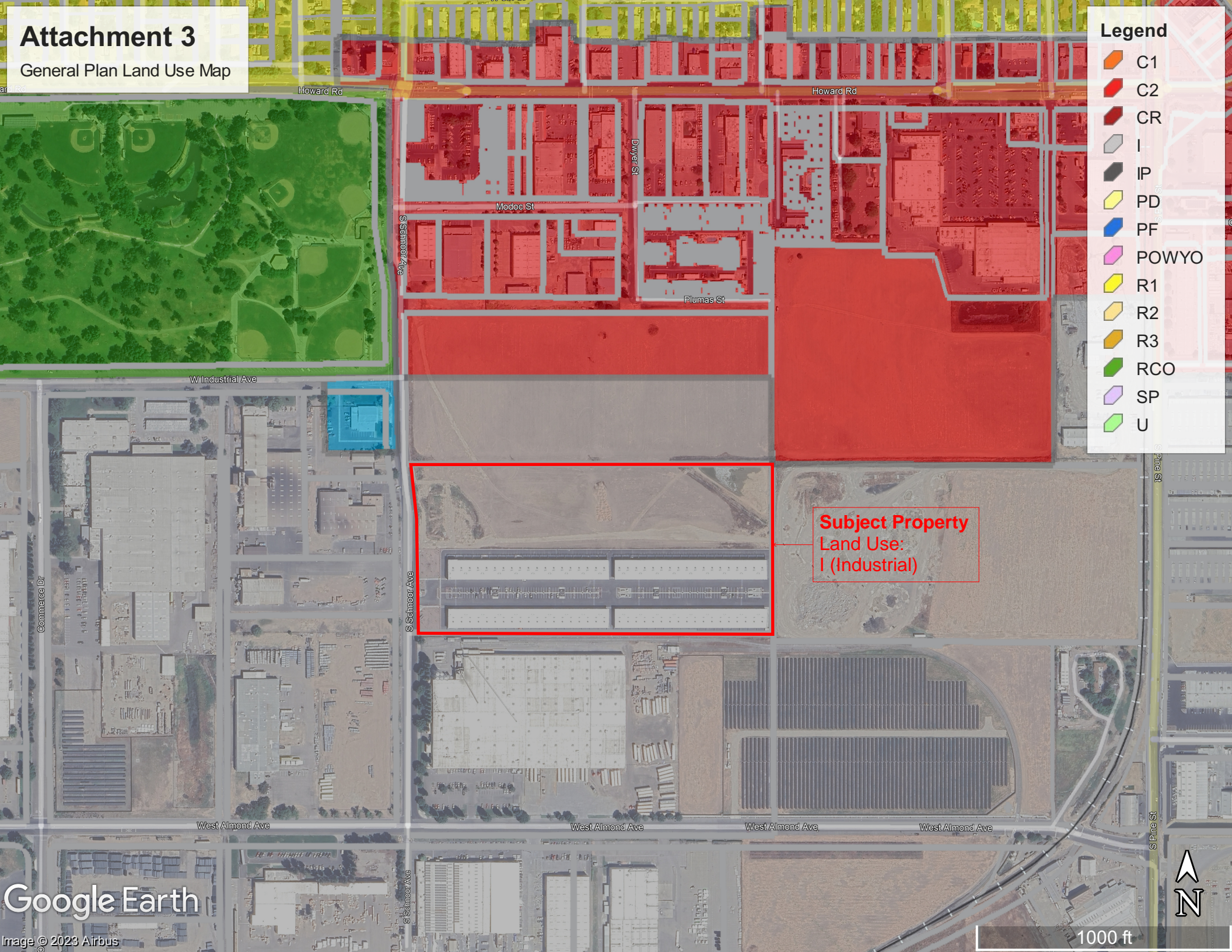


# Attachment 3

## General Plan Land Use Map

### Legend

- C1
- C2
- CR
- I
- IP
- PD
- PF
- POWYO
- R1
- R2
- R3
- RCO
- SP
- U



**Subject Property**  
**Land Use:**  
**I (Industrial)**



**RESOLUTION NO. 104**

**RESOLUTION OF THE DEVELOPMENT REVIEW COMMITTEE OF THE CITY OF  
MADERA ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO CEQA  
GUIDELINES SECTION 15315 (MINOR LAND DIVISION) AND APPROVING  
TENTATIVE PARCEL MAP 2023-01**

**WHEREAS**, Madera Industrial WHSE, LLC (“Owner”) owns APN 009-330-011-000 located at situs 335 South Schnoor Avenue in the City of Madera, California (“site”); and

**WHEREAS**, Owner is also the applicant for the project; and

**WHEREAS**, the site is designated for Industrial Land Uses by the Madera General Plan and zoned I (Industrial) on the Official Zoning Map of the City of Madera; and

**WHEREAS**, an approximately 9-acre portion of the approximately 16.57-acre site has been developed with four industrial warehouse buildings in accordance with Site Plan Review No. SPR 2021-04; and

**WHEREAS**, the Applicant proposes a tentative parcel map (TPM) to subdivide the subject property into three separate parcels; and

**WHEREAS**, based on a preliminary environmental assessment, the project is subject to a Categorical Exemption pursuant to Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines; and

**WHEREAS**, pursuant to the provisions of the City’s Municipal Code (CMC), the Development Review Committee is authorized to review and approve tentative parcel maps and environmental assessments for associated projects on behalf of the City; and

**WHEREAS**, the City provided notice of the Development Review Committee hearing as required by law; and

**WHEREAS**, the Development Review Committee received and reviewed TPM 2023-01 at a duly noticed meeting on January 23, 2023; and

**WHEREAS**, a public hearing was held, the public was provided an opportunity to comment, and evidence, both written and oral, was considered by the Development Review Committee; and

**WHEREAS**, the Development Review Committee now desires to adopt a Categorical Exemption for the project, and approve TPM 2023-01, subject to conditions of approval.

**NOW THEREFORE**, be it resolved by the Development Review Committee of the City of Madera as follows:

1. Recitals: The above recitals are true and correct and are incorporated herein.
2. CEQA: The Development Review Committee finds and determines that the project is exempt pursuant to Section 15315/Class 15 (Minor Land Divisions) of the California Environmental Quality Act (CEQA) Guidelines. The project includes a proposed subdivision of property, which is located in an urbanized area and planned and zoned for Industrial land use into three parcels, in conformance with the City of Madera General Plan and the Zoning Regulations of the City Municipal Code. No variances or



exceptions are required, and all services and access to the proposed parcels are available. None of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project.

3. Findings for TPM 2023-01: The Development Review Committee finds and determines that there is substantial evidence in the administrative record to support the approval of TPM 2023-01, as conditioned. With conditions, the project is consistent with the requirements of the City Municipal Code. The Development Review Committee further approves, accepts as its own, incorporates as if set forth in full herein, and makes each and every one of the findings, based on the evidence in the record, as follows:

- a. The proposed subdivision, together with its provisions for its design and improvements, is consistent with applicable general or specific plans adopted by the city.

Basis for Finding: The proposed subdivision map, including its design and improvements is consistent with the goals, objectives and policies of the Madera General Plan; the site is physically suitable for the type and density of development; the design and improvements will not cause substantial environmental damages or serious public health problems (as evidenced by the finding of Categorical Exemption in accordance with the CEQA Guidelines); and, that the design and type of improvements will not conflict with easements acquired by the public within the proposed subdivision. All the parcels resulting from the proposed division of land will comply with the area, setback, coverage, and all other applicable requirements or development standards of the I (Industrial) zone district and City Municipal Code.

- b. The proposal is consistent with the Subdivision Ordinance and the California State Subdivision Map Act.

Basis for Finding: The proposed parcel map and required supporting documents are consistent with the requirements of the City Municipal Code. In addition, none of the exclusions provided at Section 66412 of the Government Code (Subdivision Map Act) apply and all other requirements of the Act are satisfied.

4. Approval of TPM 2023-01: Given that all findings can be made, the Development Review Committee hereby approves TPM 2023-01 as conditioned as set forth in the Conditions of Approval attached as Exhibit "A."

- 5. Effective Date: This resolution is effective immediately.

\* \* \* \* \*

Passed and adopted by the Development Review Committee of the City of Madera this 23<sup>rd</sup> day of January, 2024, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

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Development Review Committee  
Chairperson

Attest:

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Brandi Garcia  
Recording Secretary

Exhibit "A": Conditions of Approval for TPM 2023-01

Exhibit "B": Tentative Parcel Map 2023-01

**EXHIBIT "A"**  
**TPM 2023-01**  
**CONDITIONS OF APPROVAL**  
**January 23, 2024**

**Notice to Applicant**

In accordance with the provisions of Government Code Section 66020(d)(1), the imposition of fees, dedications, reservations, or exactions for this project are subject to protest by the project applicant at the time of approval or conditional approval of the development or within ninety (90) calendar days after the date of imposition of fees, dedications, reservation, or exactions imposed on the development project. This notice does not apply to those fees, dedications, reservations, or exactions which were previously imposed and duly noticed; or where no notice was previously required under the provisions of Government Code Section 66020(d)(1) in effect before January 1, 1997.

**IMPORTANT: PLEASE READ CAREFULLY**

This project is subject to a variety of discretionary conditions of approval. These include conditions based on adopted City plans and policies; those determined through tentative parcel map review and environmental assessment essential to mitigate adverse effects on the environment including the health, safety, and welfare of the community; and recommended conditions for development that are not essential to health, safety, and welfare, but would on the whole enhance the project and its relationship to the neighborhood and environment.

Discretionary conditions of approval may be appealed. All code requirements, however, are mandatory and may only be modified by variance, provided the findings can be made.

All discretionary conditions of approval for TPM 2023-01 will ultimately be deemed mandatory unless appealed by the applicant to the Planning Commission within fifteen (15) days after the decision by the Development Review Committee. In the event you wish to appeal the Development Review Committee's decision or discretionary conditions of approval for the entitlement, you may do so by filing a written appeal with the City Clerk. The appeal shall state the grounds for the appeal and wherein the Committee failed to conform to the requirements of the zoning ordinance. This should include identification of the decision or action appealed and specific reasons why you believe the decision or action appealed should not be upheld.

Approval of this tentative parcel map shall be considered null and void in the event of failure by the applicant and/or the authorized representative, architect, engineer, or designer to disclose and delineate all facts and information relating to the subject property and the proposed development.

Approval of this tentative parcel map may become null and void in the event that the parcel map or the conditions of the site is not completed in accordance with all the conditions and requirements imposed on this tentative parcel map, the zoning ordinance, and all City standards and specifications. This tentative parcel map is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this tentative parcel map. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the tentative parcel map or in any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the tentative parcel map review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this tentative parcel map or subsequent amendments or revisions. These conditions are conditions imposed solely upon the tentative parcel map as delineated

herein and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.

These conditions are applicable to any person or entity making use of this parcel map, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, leasee, operator, or any other person or entity making use of this parcel map.

## **Conditions of Approval**

### **General Conditions**

1. Approval of this tentative parcel map shall be considered null and void in the event of failure by the applicant and/or the authorized representative, engineer, or surveyor to disclose and delineate all facts and information relating to the subject property.
2. Approval of this tentative parcel map may become null and void in the event that the parcel map or conditions of the site is not completed in accordance with all the conditions and requirements imposed on this tentative parcel map, the zoning ordinance, and all City standards and specifications. This tentative parcel map is granted, and the conditions imposed, based upon the application submittal provided by the applicant, including any operational statement. The application is material to the issuance of this parcel map. Failure to operate in accordance with the conditions and requirements imposed may result in revocation of the parcel map or any other enforcement remedy available under the law. The City shall not assume responsibility for any deletions or omissions resulting from the site plan review process or for additions or alterations to any construction or building plans not specifically submitted and reviewed and approved pursuant to this tentative parcel map or subsequent amendments or revisions. These conditions are conditions imposed solely upon the tentative parcel map and are not conditions imposed on the City or any third party. Likewise, imposition of conditions to ensure compliance with federal, state, or local laws and regulations does not preclude any other type of compliance enforcement.
3. These conditions are applicable to any person or entity making use of this tentative parcel map, and references to “developer” or “applicant” herein also include any applicant, property owner, owner, lessee, operator, or any other person or entity making use of this tentative parcel map.
4. All conditions of approval shall be the sole financial responsibility of the applicant/owner, except where specifically noted in the conditions or mandated by statutes.
5. Project approval is conditioned upon acceptance of the conditions of approval contained herein within thirty (30) days, as evidenced by the applicant’s signature on the Acknowledgement and Acceptance of Conditions of Approval.
6. This tentative parcel map approval (TPM 2023-01) shall expire twenty-four (24) months from the effective date, unless a final map is recorded in accordance with the Subdivision Map Act and filed with the County Recorder or the required action is taken to extend the approval before expiration date.
7. Approval of this project is for the benefit of the applicant. The submittal of applications by the applicant for this project was a voluntary act on the part of the applicant not required by the City. Therefore, as a condition of approval of this project, the applicant agrees to defend, indemnify, and

hold harmless the City of Madera and its agents, officers, consultants, independent contractors, and employees (“City”) from any and all claims, actions, or proceedings against the City to attack, set aside, void, or annul an approval by the City concerning the project, including any challenges to associated environmental review, and for any and all costs, attorneys fees, and damages arising therefrom (collectively “claim”).

The City shall promptly notify the applicant of any claim and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

Nothing in this condition shall obligate the City to defend any claim and the City shall not be required to pay or perform any settlement arising from any such claim not defended by the City, unless the City approves the settlement in writing. Nor shall the City be prohibited from independently defending any claim, and if the City does decide to independently defend a claim, the applicant shall be responsible for City’s attorneys’ fees, expenses of litigation, and costs for that independent defense, including the costs of preparing any required administrative record.

Should the City decide to independently defend any claim, the applicant shall not be required to pay or perform any settlement arising from any such claim unless the applicant approves the settlement.

#### **Engineering Department**

8. The developer shall pay all required fees for processing the parcel map and completion of project. Fees due may include but shall not be limited to the following: parcel map review and processing fee, plan review, map recording, easement acceptance, encroachment permit processing and improvement inspection fees.
9. A final parcel map shall be required in accordance with Section 10-2.502 of the municipal code and the Subdivision Map Act.
10. Future subdivision of parcels created shall comply with the Subdivision Map Act.
11. Monuments shall be placed at all parcel corners and shown on the parcel map in accordance with the California Subdivision Map Act, the California Land Surveyors Act and City Standards prior to development of property.
12. Parcel map preliminary submittal shall include three sets of prints; and two sets of the following: title report, soils report, traverse data, signed tentative parcel map conditions and all referenced deeds, map and documents.
13. Any and all public or private easements on the property identified on the title report shall be shown on the parcel map with recording data.
14. Prior to recording of the parcel map, any current, delinquent, or estimated Madera County or Madera Irrigation District taxes for the upcoming assessment year shall be paid in accordance with Subdivision Map Act Section 66492-66494.1.
15. Prior to the construction of improvements within the City right-of-way, an Encroachment Permit shall be required from the Engineering Division.
16. Where construction of off-site or utility services is required, it shall be completed prior to final occupancy or in the case where no future occupancies are anticipated as part of the current action

the subdivider shall either construct or install the required improvements or enter into a bonded secured agreement with the City of Madera providing for the construction of the required improvements and sufficient security prior to recordation of the final parcel map.

17. Further development of any parcel of parcel map shall meet fire, building, and municipal code requirements for the zone and the approved use.
18. Structures or any facility encroaching onto adjacent new parcel shall be removed prior to recording of the parcel map. Structure modification shall comply with building codes and setbacks.

- a. Any existing and/or proposed structure(s) on the site may be affected due to the location of the proposed parcel lines. The placement of a parcel line in close proximity to any existing and/or proposed structure(s) requires that the structure(s) be found in compliance with the fire resistive standards of the prevailing and operative Building Code.

Compliance with the prevailing and operative Building Code as it relates to exterior wall protection, allowable area, etc. (as applicable to new parcel line locations) must be demonstrated prior to recordation of the Parcel Map.

- NOTE: In the event the structures do not comply they must be modified so as to meet the requirement.

19. A title report dated no more than 30 days prior to recording date of parcel map shall be submitted to the City Engineer for review prior to parcel map recordation.
20. Each newly created parcel shall have a separate water service. Any new connection(s) shall be constructed to current City standards including Automatic Meter Reading (AMR) water meter installed within City right-of-way and backflow prevention device installed within private property. Existing cross lot connections shall be severed.
21. Each newly created parcel shall have separate sewer service. Any new or existing connections shall be constructed or upgraded to current city standards. Existing cross lot connections shall be severed.
22. The developer shall record a Reciprocal Easement Agreement for ingress/egress, utility, drainage, access for emergency services, and parking easements in the City of Madera standard form. The easements shall provide the mutual right of access for all future uses in the project site.
23. Each newly created parcel shall contribute to maintenance and be a part of the Statement of Covenants Affecting Land Development for the Maintenance of Drainage Improvements and Access Easement approved by City Council on June 7, 2023, if this does not happen automatically with the new parcel. The basin shall be included in the Reciprocal Easement Agreement referenced in the subsequent condition.
24. The developer shall record a Reciprocal Easement Agreement for ingress/egress, utility, drainage, access for emergency services, and parking easements in the City of Madera standard form. The easements shall provide the mutual right of access for all future uses in the project site. The agreement shall reflect the language included in the Covenant, Conditions, Easements, and Restrictions (CC&R) relating to the maintenance of shared utilities. At a minimum, the Reciprocal Easement Agreement should provide a responsible party and method in which said responsibility is conveyed to future successors. The developer shall be responsible for paying all associated fees to the Engineering Department. If an existing cross access agreement has already been recorded, it shall be revised based upon the proposed changes.

25. All existing and proposed public utilities (electric, telephone, cable, etc.) shall be undergrounded, except transformers, which may be mounted on pads. Public utility easements shall be dedicated outside and adjacent to all streets rights-of-way. All public utilities within the project property and adjacent to the project property frontage on peripheral streets (on the development side of the street centerline) shall be placed underground except those facilities exempted by the Public Utilities Commission Regulations or operating at 70,000 volts or greater. Undergrounding of utilities shall not result in the addition of new poles being installed on other properties or street frontages.

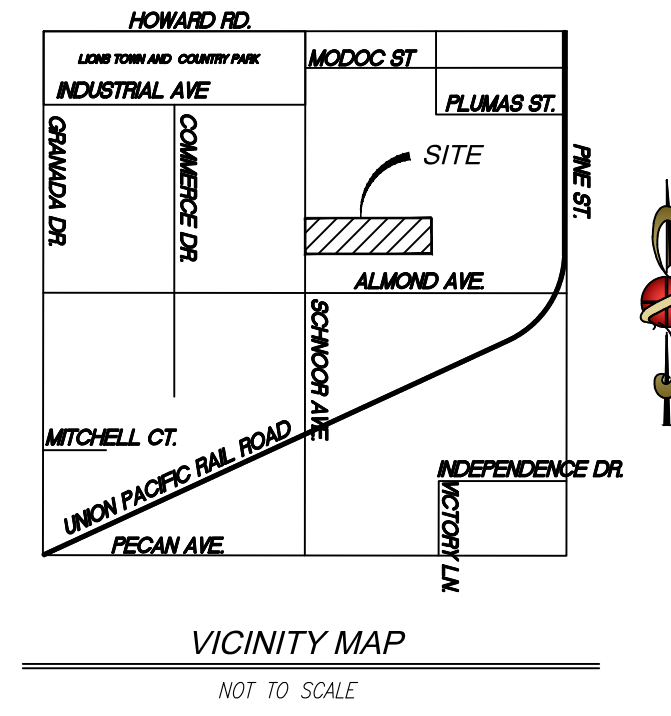
-END OF CONDITIONS-

# TENTATIVE PARCEL MAP NO. 2023-01

IN THE CITY OF MADERA, STATE OF CALIFORNIA  
PREPARED BY PRECISION CIVIL ENGINEERING, INC.  
SHEET 1 OF 1

FRANCO DEV.  
PROPERTIES, L.P.  
APN: 009-330-010  
ZONING: INDUSTRIAL

FRANCO DEV.  
PROPERTIES, L.P.  
APN: 009-170-D-17  
ZONING: INDUSTRIAL



#### BENCHMARK:

DESIGNATION: H 936  
PID: AB3110  
DESCRIPTION: BRASS CAP MONUMENT  
ELEVATION: 271.10 FEET (NAVD 88)

#### BASIS OF BEARINGS

CENTERLINE OF IRONWOOD WAY AS SHOWN ON PARCEL MAP NO. 93-P-09, IN BOOK 41 AT PAGES 113 & 114, MADERA COUNTY RECORDS, IS TAKEN TO BE N89°27'01"W.

#### LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF MADERA, CITY OF MADERA, DESCRIBED AS FOLLOWS:

LOTS 13 AND 14 OF MOVALE COLONY, IN THE CITY OF MADERA, COUNTY OF MADERA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED APRIL 8, 1909 IN BOOK 2, PAGE 18 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE SOUTH 675.0 FEET OF LOTS 13 AND 14, INCLUDING THE 30 FOOT ROAD ON THE SOUTH, ACCORDING TO THE MAP OF SAID MOVALE COLONY REFERRED TO ABOVE.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MADERA, A MUNICIPAL CORPORATION IN DEED RECORDED JULY 12, 2004 AS INSTRUMENT NO. 2004029511 AND RE-RECORDED JANUARY 7, 2005 AS INSTRUMENT NO. 2005000957, BOTH OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM ONE-HALF OF ALL OIL, GAS AND MINERALS IN AND UNDER SAID LAND, AS RESERVED BY CALIFORNIA LANDS, INC., A CORPORATION, IN DEED RECORDED JANUARY 26, 1935 IN BOOK 168, PAGE 112 AND AS MODIFIED BY OUTCLAIM DEED RECORDED MARCH 9, 1953 IN BOOK 567, PAGE 582, BOTH OF OFFICIAL RECORDS.

APN: 009-330-011

#### LEGEND

- PUBLIC UTILITY EASEMENT
- DIRECTION OF STORMWATER FLOW
- PROPOSED MAP BOUNDARY
- EXISTING RIGHT OF WAY
- EXISTING SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING OVERHEAD LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM DRAIN



PREPARED BY:



1234 O STREET, PLEASO, CA 93721 PH(559)449-4500 FAX(559)449-4515  
DATE PREPARED: 6/27/2023  
PCE JOB# 21-03/23-198

NORTH 1/4 CORNER  
OF SECTION 26 - 11/17

HOWARD ROAD

SCHNOOR AVENUE

WEST ALMOND AVENUE

SEALED AIR CORPORATION  
APN: 009-330-001  
ZONING: INDUSTRIAL

DA SILVA BROTHERS  
PARTNERSHIP  
APN: 009-330-012  
ZONING: INDUSTRIAL

PARCEL 1  
9.12 ACRES

PARCEL 2  
8.17 ACRES

PARCEL 3  
1.09 ACRES

#### EASEMENT KEYNOTES:

- (A) A 20' EASEMENT OVER SAID LAND FOR ROAD AND INCIDENTAL PURPOSES IN FAVOR OF THE COUNTY OF MADERA, IN DEED RECORDED FEBRUARY 1, 1922, BOOK 103, PAGE 65, OF DEEDS.
- (B) A 7.5' WIDE EASEMENT OVER SAID LAND FOR GAS PIPE LINE OR LINES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED MAY 15, 1953, BOOK 580, PAGE 400, OFFICIAL RECORDS.
- (C) AN EASEMENT OVER SAID LAND FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, IN DEED RECORDED JUNE 10, 2022, INSTRUMENT NO. 20220151757, OFFICIAL RECORDS.
- (D) AN EASEMENT OVER SAID LAND FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF MADERA AND TO THE PUBLIC UTILITY COMPANIES OR PUBLIC AGENCIES WHICH ARE AUTHORIZED BY FRANCHISE AGREEMENT, IN DEED RECORDED MARCH 4, 2023, INSTRUMENT NO. 20230030862, OFFICIAL RECORDS.
- (E) PREVIOUSLY GRANTED TO CITY OF MADERA PER DOCUMENT NUMBER 2005000957, OFFICIAL RECORDS.

#### NOTES

- APN: 009-330-011
- OWNER: MADERA INDUSTRIAL WHSE LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
- EXISTING/PROPOSED ZONING: INDUSTRIAL
- EXISTING/PROPOSED USE: INDUSTRIAL
- SITE ADDRESS: 325 S SCHNOOR AVE  
MADERA CA 93637
- 1. EXISTING STRUCTURES ON SITE.
- 2. SITE ACREAGE: 18.38 ACRES
- 3. FLOOD ZONE: ZONE X  
FLOOD MAP: 06039C1155E EFF. 9/26/2008
- 4. SOURCE OF DATA:  
FIELD SURVEY BY PRECISION CIVIL ENGINEERING, INC  
DATE OF SURVEY 2/21/2021