

REPORT TO THE DEVELOPMENT REVIEW COMMITTEE

Prepared by:

Will Tackett, Community Development Director

Meeting of: March 12, 2024

Agenda Item: 1

SUBJECT:

Consideration of a Tentative Parcel Map (TPM 2023-02), Proposing to Subdivide ±2.05 Acres of Commercially Zoned Property Located on the north side of East Central Avenue at its intersection with North E Street into two parcels (APN[s]: 007-012-013).

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 2023-02, subject to the findings and conditions of approval.

SUMMARY:

Blew & Associates, P.A. (Applicant), has prepared Tentative Parcel Map No. TPM 2023-02 on behalf of Pipes Properties, LLC. (Owner), proposing to subdivide ±2.05 acres of C-1 (Light Commercial) zoned property located on the north side of East Central Avenue at its intersection with North E Street (Assessor’s Parcel Number [APN]: 007-012-013) into two (2) parcels. The applicant proposes no new development or improvements in association with the subdivision of land.

The subject property is designated for Commercial Land Uses in the Madera General Plan and is zoned C-1 (Light Commercial) consistent with the Commercial Land Use Category pursuant to Table LU-A; General Plan/Zoning Consistency of the General Plan.

Table 1: Project Overview	
<i>Project Number:</i>	Tentative Parcel Map No. TPM 2023-02
<i>Applicant:</i>	Blew & Associates, P.A.
<i>Property Owner:</i>	Pipes Properties, LLC.
<i>Location:</i>	North side of East Central Avenue at its intersection with North E Street

	APN[s]: 007-012-013
<i>Project Area:</i>	±2.05 acres
<i>Plan Land Use:</i>	Commercial
<i>Zoning District:</i>	C1 (Light Commercial)
<i>Site Characteristics</i>	The ±2.05-acre subject property is shared by two existing businesses: Madera Glass & Body Shop, Inc.; and the Star Center, a day and health care facility.

ANALYSIS:

The subject property is improved and has been developed with structures occupied by two commercial businesses. TPM 2023-02 proposes to subdivide the subject property into two parcels for purposes of subdividing the portion of the subject property which is being utilized for purposes of the Madera Glass & Body Shop from the portion of the property being utilized by the Star Center (see Attachment 3, 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 3, Exhibit A). If not existing, a mutual easement and reciprocal use agreement will be required to be executed for purposes of demonstrating previously approved shared points of ingress/egress (cross-access), drainage across property lines created, shared solid waste facilities, shared services or suppression systems, as necessary, are memorialized and maintained.

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:

A preliminary environmental assessment was performed for this project in accordance with the requirements of the California Environmental Quality Act (CEQA) and the project was found to be categorically exempt under 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 Commercial land use into two 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 3). 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. 2023-02, 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. General Plan Land Use and Zoning Map
3. Development Review Committee Resolution
 - Exhibit "A" – Conditions of Approval
 - Exhibit "B" – Tentative Parcel Map

ATTACHMENT 1
Aerial Photo/Vicinity Map

Attachment 1

Aerial Map

(E) Madera Glass & Body

Project Site

(E) STAR Center

Google Earth

Image © 2023 Airbus

400 ft



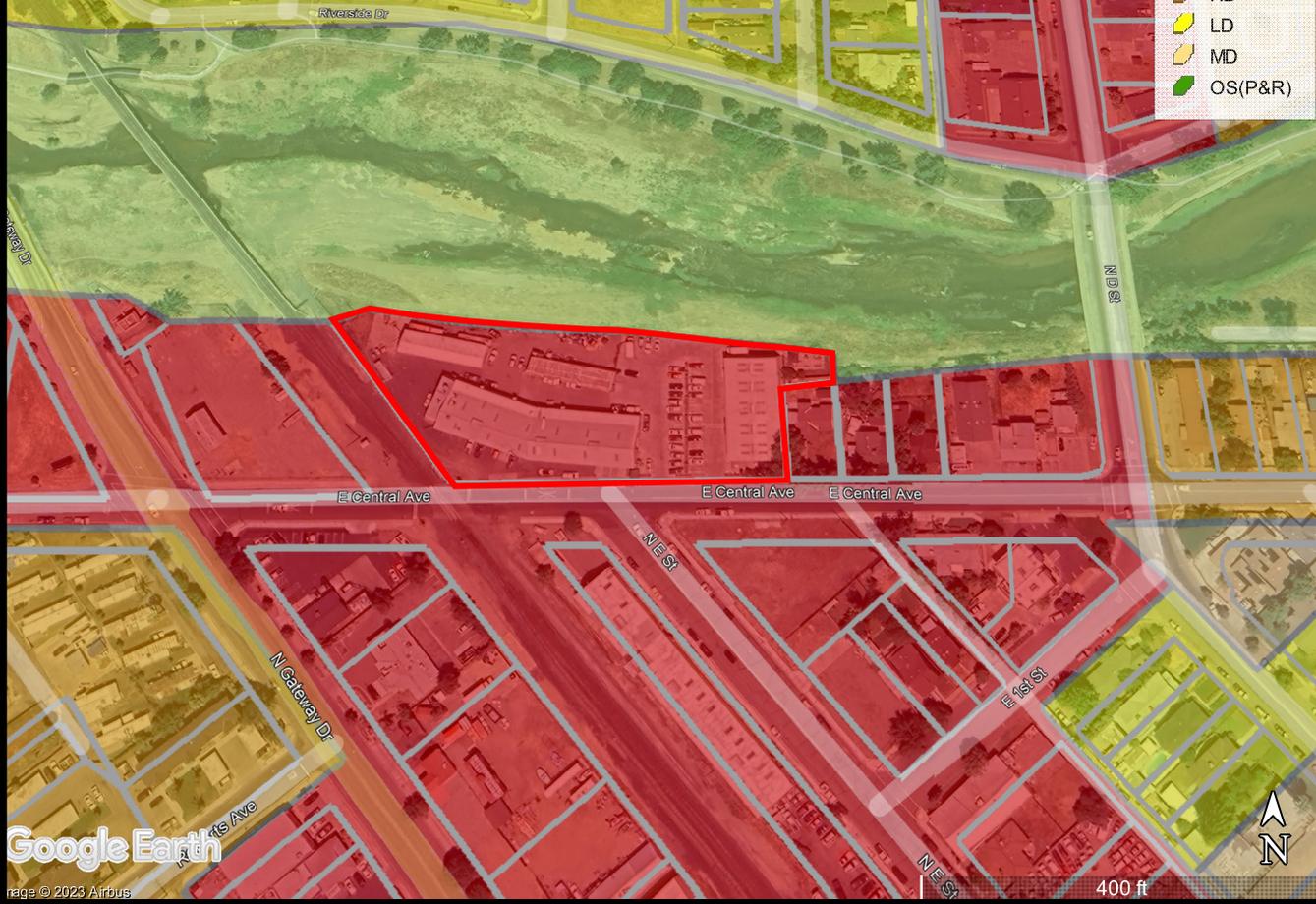
ATTACHMENT 2
General Plan Land Use and Zoning Map

Attachment 2

General Plan Land Use Map

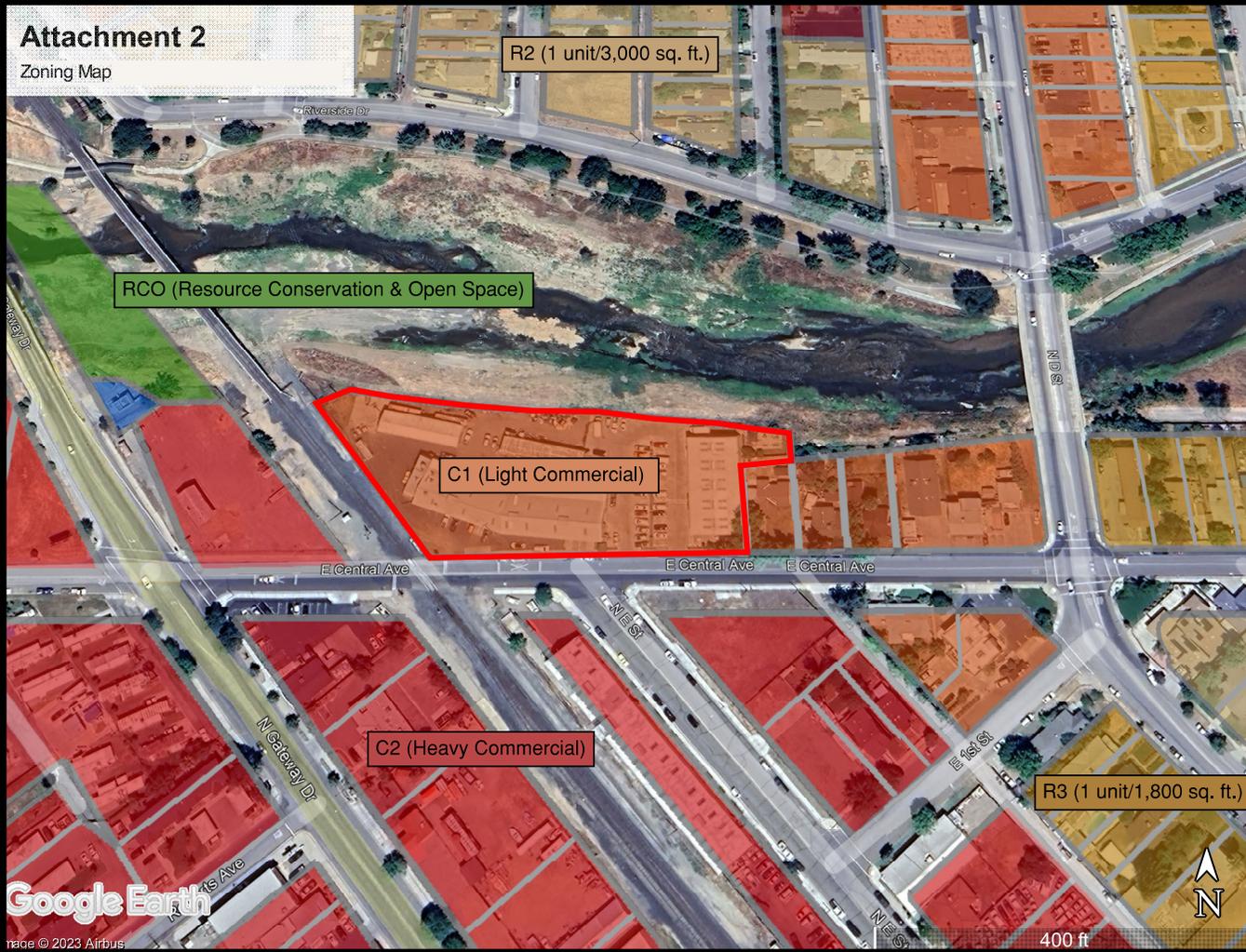
GP Land Use

- C
- HD
- LD
- MD
- OS(P&R)



Attachment 2

Zoning Map



ATTACHMENT 3

Development Review Committee Resolution

Including:

Exhibit "A": Conditions of Approval

Exhibit "B": Tentative Parcel Map

RESOLUTION NO. 106

RESOLUTION OF THE DEVELOPMENT REVIEW COMMITTEE OF THE CITY OF MADERA ADOPTING A CATEGORICAL EXEMPTION PURSUANT TO CEQA GUIDELINES SECTION 15315 (MINOR LAND DIVISIONS) AND APPROVING TENTATIVE PARCEL MAP (TPM 2023-02) (111 E CENTRAL AVE)

WHEREAS, Blew & Associates, P.A. (“Applicant”), on behalf of Pipes Properties, LLC (“Owner”), has prepared and submitted an application for a Tentative Parcel Map (TPM 2023-02) for 111 East Central Avenue (007-012-013), the “project site”; and

WHEREAS, the project site an irregular-shaped parcel composed of approximately 2.05 acres (89,379 square feet) zoned C1 (Light Commercial) with a C (Commercial) land use designation; and

WHEREAS, the Applicant is seeking a Tentative Parcel Map (TPM 2023-02) to subdivide the approximately 2.05 acre parcel into two (2) parcels; and

WHEREAS, the resulting parcels are Lot A (1.49 acres / 65,281 square feet in area) and Lot B (0.55 acres / 24,098 square feet in area); and

WHEREAS, access to each lot to be created as a result of the subdivision will be provided by existing driveway approaches and secured through recordation of a mutual easement and reciprocal use greement to provide rights of cross-access; and

WHEREAS, a preliminary environmental assessment was performed and the project is subject to a Categorical Exemption pursuant to Section 15315 (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 2023-02 at a duly noticed meeting on March 12, 2024; 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 2023-02; and

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 under Section 15315 of the State CEQA Guidelines as this action is the division of property in an urbanized area zoned commercial use into two parcels which is in conformance with the City of Madera General Plan and Zoning Ordinance. No variances or exceptions are required, and all services and access to the proposed parcels are available. Further, none of the exceptions under Section 15300.2 of the CEQA Guidelines are applicable to this project.

3. Findings for TPM 2023-02: The Development Review Committee finds and determines that there is substantial evidence in the administrative record to support the approval of TPM 2023-02, as conditioned. With conditions, the project is consistent with the requirements of the Madera 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 proposal is consistent with the General Plan and Zoning Ordinance.

Basis for Finding: The site has a General Plan land use designation of Commercial (C) and a zoning district of Light Commercial (C1), and therefore, are consistent with the General Plan Table LU-A: General Plan/Zoning Consistency.

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 2023-02: Given that all findings can be made, the Development Review Committee hereby approves TPM 2023-02 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 12th day of March 2024, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

Development Review Committee
Chairperson

Attest:

Brandi Garcia

Recording Secretary

Exhibit "A" – Conditions of Approval for TPM 2023-02

Exhibit "B" – Tentative Parcel Map 2023-02

Exhibit "A"
Conditions of Approval

EXHIBIT "A"
TPM 2023-02
CONDITIONS OF APPROVAL
March 12, 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 2023-02 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.

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.

TIME LIMITS & EXPIRATION

This tentative parcel map approval (TPM 2023-02) shall expire twenty-four (24) months from the effective date, unless a final map is filed with the City of Madera and recorded with the County Recorder in accordance with the provisions of the Subdivision Map Act; or action is taken to extend the approval before the tentative parcel map expiration date in accordance with the provisions of the Subdivision Map Act.

CONDITIONS OF APPROVAL

GENERAL CONDITIONS

1. The applicant shall submit to the City of Madera Planning Department a check in the amount necessary to file a Notice of Exemption at the Madera County Clerk. This amount shall equal the Madera County filing fee in effect at the time of filing. **Such check shall be made payable to the Madera County Clerk and submitted to the City of Madera Planning Department no later than three (3) days following action on TPM 2023-02.**
2. 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.
3. 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.
4. 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.
5. 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.

PLANNING DEPARTMENT

6. Separate solid waste enclosure facilities shall be provided for each parcel created unless a Mutual Easement and Reciprocal Use Agreement/Covenant is executed and recorded providing for the shared solid waste facilities. The subdivider shall demonstrate compliance prior to recordation of a final Parcel Map.
7. Solid waste enclosures are required to be constructed in accordance with City standards and applicable requirements of the waste provider are required to comply with the provisions of CMC § 5-3.05 and CA AB 1826 and SB 1383 pertaining to organic/food waste handling.
 - a. Refuse Enclosure & Organics. Refuse enclosures are required to accommodate three solid waste types: refuse, recyclables, and (new) organics. Compliance with the state’s organic waste stream handling and processing may induce changes in the refuse enclosure design or waste stream processing and pick-up frequency.
 - i. Effective September 15, 2020, the State’s [Mandatory Organic Waste Recycling Law \(AB 1826 or Chapter 727, Statutes of 2014\)](#) decreased the threshold requiring all businesses and multi-dwelling of 5 units or more generating two (2) cubic yards or more of solid waste per week to recycle their organic waste including landscape waste, wood waste, and food waste. Organic waste broadly refers to food scraps, yard waste, non-hazardous wood waste, and food-soiled paper.
 - ii. In September 2016, [Senate Bill \(SB\) 1383 \(Lara, Chapter 395, Statutes of 2016\)](#) set methane emissions reduction targets for California in a statewide effort to reduce emissions of short-lived climate pollutants (SLCP). Refer to the [SB 1383](#)

Education and Outreach. This requires jurisdictions to implement mandatory organic waste collection and recycling in a statewide effort to divert organic waste from landfills with goals to:

- Reduce organic waste disposal by 50% by 2020 and 75% by 2025
- Recover at least 20% of currently disposed surplus edible food by 2025
- Madera County Information:

<https://www.maderacounty.com/home/showpublisheddocument/25975/637520187465300000>

- b. Three-bin enclosures shall comply with City Standard E-07 but provide a minimum interior length of 29 feet. The location of solid waste enclosures shall subject to approval by the Planning Manager.

ENGINEERING DEPARTMENT

Parcel Map

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 improvements or utility services is required, it shall be completed prior to issuance of 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 the 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.
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 or existing connection(s) shall be constructed or upgraded 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 a separate sewer service. Any new or existing connection(s) 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. 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.

END OF CONDITIONS

Exhibit "B"

Tentative Parcel Map (TPM 2023-02)

SITE INFORMATION

N/P: PIPES PROPERTIES LLC
 111 E CENTRAL ST., MADERA, CALIFORNIA 93638
 APN: 007012013000
 89.379± SQUARE FEET, OR 2.052± ACRES

SURVEY DESCRIPTION

PROPOSED LOT A
 BEING ALL OF LOTS 16-23 OF SUBDIVISION OF LOTS 5 AND "E" OF JOHNSON'S ADDITION TO MADERA, ACCORDING TO MAP ENTITLED, "PLAT OF LOTS 5 AND "E" IN JOHNSON'S ADDITION TO MADERA, CAL.", ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 25 OF MAPS, MADERA COUNTY RECORDS AND THAT PORTION OF THE FRESNO RIVER, BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT A FOUND 3/4" IRON PIPE, SAID IRON PIPE ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 23 AND BEING LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CENTRAL AVENUE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD (A PRIVATE RIGHT-OF-WAY), THENCE ALONG THE NORTHEASTERLY LINE THEREOF N40°11'31"W A DISTANCE OF 255.01' TO A SET 5/8" REBAR WITH ORANGE PLASTIC CAP MARKED "PAGE CA 9687";

THENCE CONTINUING N40°11'31"W A DISTANCE OF 46.71' TO THE BASE FLOOD ELEVATION LINE OF THE FRESNO RIVER PER FEMA FLOOD MAP NO. 06039C1155E;

THENCE IN AN EASTERLY DIRECTION ALONG SAID BASE FLOOD LINE APPROXIMATELY 432'±;

THENCE DEPARTING SAID BASE FLOOD LINE S00°09'36"E A DISTANCE OF 184.39' TO THE NORTHERLY LINE OF SAID EAST CENTRAL AVENUE;

THENCE ALONG THE NORTHERLY LINE THEREOF S89°46'20"W A DISTANCE OF 235.70' TO THE POINT OF BEGINNING, CONTAINING 65,281 SQUARE FEET OR 1.499 ACRES, MORE OR LESS.

PROPOSED LOT B
 BEING ALL OF LOTS 12-15 OF SUBDIVISION OF LOTS 5 AND "E" OF JOHNSON'S ADDITION TO MADERA, ACCORDING TO MAP ENTITLED, "PLAT OF LOTS 5 AND "E" IN JOHNSON'S ADDITION TO MADERA, CAL.", ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 2 PAGE 25 OF MAPS, MADERA COUNTY RECORDS AND THAT PORTION OF THE FRESNO RIVER, BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND 3/4" IRON PIPE, SAID IRON PIPE ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 23 AND BEING LOCATED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF EAST CENTRAL AVENUE (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTHERN PACIFIC RAILROAD (A PRIVATE RIGHT-OF-WAY), THENCE ALONG THE NORTHERLY LINE THEREOF N89°46'20"E A DISTANCE OF 235.70' TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID NORTHERLY LINE N00°09'36"W A DISTANCE OF 184.39' TO THE BASE FLOOD ELEVATION LINE OF THE FRESNO RIVER PER FEMA FLOOD MAP NO. 06039C1155E;

THENCE ALONG SAID NORTHERLY LINE IN AN EASTERLY DIRECTION APPROXIMATELY 177'±;

THENCE DEPARTING SAID NORTHERLY LINE S00°09'36"E A DISTANCE OF 11.34' TO A FOUND 3/4" IRON PIPE AND CONTINUING FOR A TOTAL DISTANCE OF 48.15';

THENCE S83°45'14"W A DISTANCE OF 60.64';

THENCE S00°09'36"E A DISTANCE OF 109.54' TO A SET NAIL AND WASHER MARKED "PAGE CA 9687" SITUATED ON THE NORTHERLY LINE OF SAID EAST CENTRAL AVENUE;

THENCE ALONG THE NORTHERLY LINE THEREOF S89°46'20"W A DISTANCE OF 115.00' TO THE POINT OF BEGINNING, CONTAINING 24,098 SQUARE FEET OR 0.553 ACRES, MORE OR LESS.



TENTATIVE PARCEL MAP

111 E CENTRAL AVENUE

LOCATED IN: SECTION 13, TOWNSHIP 11 SOUTH, RANGE 17 EAST

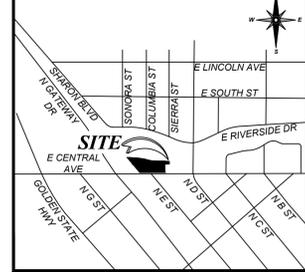
MADERA, MADERA COUNTY, CALIFORNIA 93638

GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- COMPLETED FIELD WORK WAS AUGUST 30, 2023.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED CALIFORNIA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-I EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT AFFECTS "THE SUBJECT PROPERTY," SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM MADERA COUNTY GIS.
- THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- THE TERM "CERTIFY" OR "CERTIFICATION" AND "CORRECT" AS NOTED HEREON AND AS IT PERTAINS TO LAND SURVEYING SERVICES AS SHOWN ON THIS DOCUMENT SHALL MEAN, "A STATEMENT SIGNED BY THE PROFESSIONAL LAND SURVEYOR BASED ON THE FACTS AND KNOWLEDGE KNOWN TO THE PROFESSIONAL LAND SURVEYOR AT THE TIME OF THE SURVEY AND IS NOT A GUARANTEE OR WARRANTY, EITHER IMPLIED OR EXPRESSED."
- PREVIOUS LOT LINES SHOWN HEREON TO BE ABANDONED PER THIS PLAT.

VICINITY MAP

NOT TO SCALE



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- (M) MEASURED/CALCULATED DIMENSION
- (R1) RECORD DIMENSION PER 25-RS-54
- (R2) RECORD DIMENSION PER FEMA FLOOD MAP NO. 06039C1155E
- P.O.B. POINT OF BEGINNING
- N/P NOW OR FORMERLY
- BOUNDARY LINE
- INTERIOR PARCEL LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- RAILROAD

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____
 _____ M. IN BOOK _____ OF _____ AT PAGE _____
 AT THE REQUEST OF _____

COUNTY RECORDER _____ DATE _____

COUNTY SURVEYOR'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____
 _____ M. IN BOOK _____ OF _____ AT PAGE _____
 AT THE REQUEST OF _____

COUNTY RECORDER _____ DATE _____

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF PIPES PROPERTIES, LLC ON OCTOBER 18, 2023. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

THE FIELD WORK WAS COMPLETED ON 8/30/2023.



JASON M. PAGE
 PROFESSIONAL LAND SURVEYOR 9687
 STATE OF CALIFORNIA
 LICENSE EXPIRES: SEPTEMBER 30, 2024

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES "X" AND "X-SHADED" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 06039C1155E, WHICH BEARS AN EFFECTIVE DATE OF 9/26/2008 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

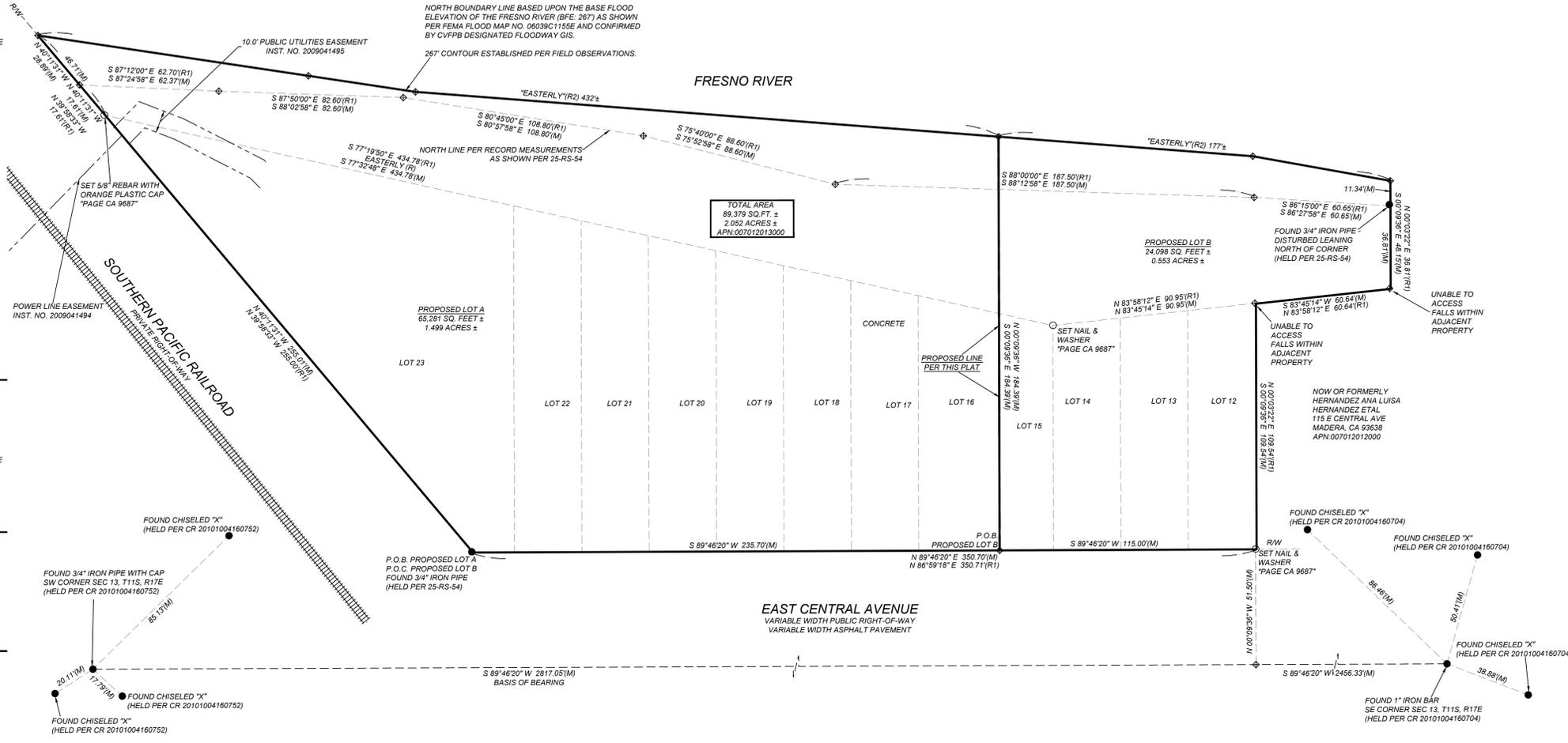
ZONE "X-SHADED" - AREA OF MODERATE FLOOD HAZARD, USUALLY THE AREA BETWEEN THE LIMITS OF THE 100-YEAR AND 500-YEAR FLOODS.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER CALIFORNIA COORDINATE SYSTEM (CCS83), CALIFORNIA ZONE III, WHICH IS BASED OFF THE SOUTH LINE OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 17 EAST WHICH BEARS S89°46'20"W PER GPS COORDINATE OBSERVATIONS:
 LATITUDE = 36°58'02.94137"
 LONGITUDE = -120°03'53.86445"
 CONVERGENCE ANGLE = 0°15'58.83938"

REFERENCE DOCUMENTS

- RECORD OF SURVEY VOLUME 25, PAGE 54
- FEMA FLOOD MAP NO. 06039C1155E
- CORNER RECORD 20101004160704
- CORNER RECORD 20101004160752
- ASSESSOR'S MAP NO. 07-01



BLEW & ASSOCIATES, P.A.
 Surveying
 Engineering
 Mapping

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 WWW.BLEWINC.COM

DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 23-5325.03
 SURVEY DRAWN BY: CKLS - 10/24/2023
 SURVEY REVIEWED BY: JMP
 SHEET: 1 OF 1