



SPK-2009-00260

LAZY K RANCH MITIGATION BANK

Merced and Madera Counties, California

PROSPECTUS

Prepared For:

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August 9, 2023
J-468

Attachment 1

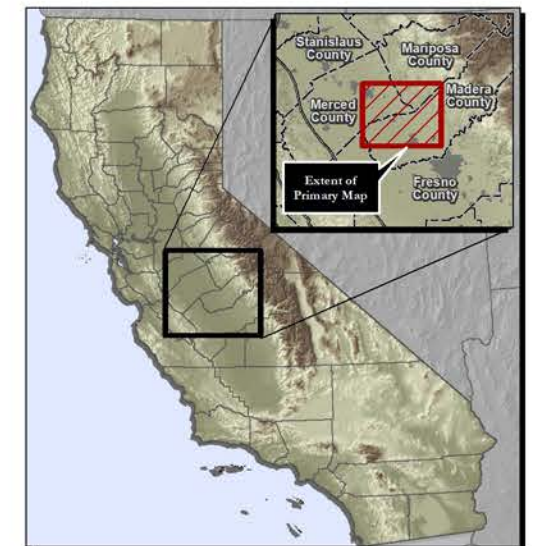
Map Figures

FIGURE 1 Vicinity Map

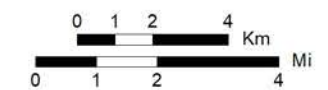
Lazy K Ranch
Merced and Madera Counties, California

Legend

-  Highway
-  Major Road
-  River or Stream
-  County Boundary
-  Urban
-  Water Body
-  Lazy K Ranch (1,556 acres)
-  Proposed Lazy K Ranch Mitigation Bank (~541 acres)



1:200,000
(1 in = approx. 3 mi at Tabloid Layout)



Data Sources: GAP, 1998 | ESRI/Digital Globe, 2022
USGS, various | USHUD, 2018 | TIGER, 2012
DWR, 2001
GIS/Cartography by K. Chinn, Mar. 2022
Map File: Fig1_468_Vicinity_B-1_2022-0328.mxd

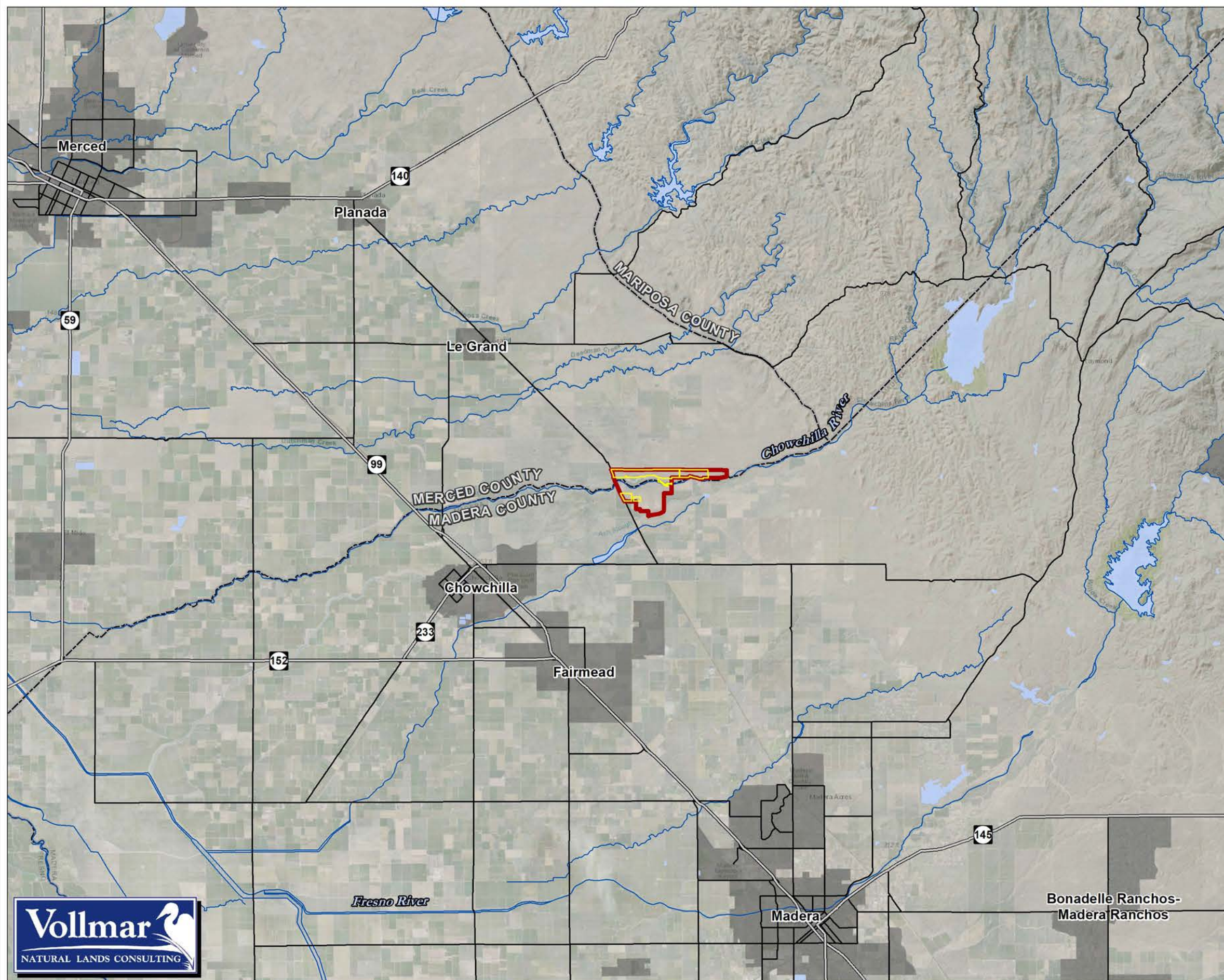


FIGURE 2 USGS Topographic Map

Lazy K Ranch
Merced and Madera Counties, California

Legend

-  Lazy K Ranch (1,556 acres)
-  Proposed Lazy K Ranch Mitigation Bank (~541 acres)



1:24,000
(1 in = 2,000 ft at Tabloid Layout)

0 125 250 500 Meters
0 500 1,000 2,000 Feet

Data Sources: TIGER, 2012 | USGS, various
ESRI/Digital Globe, 2022 | GAP, 1998
GIS/Cartography by K. Chinn, Mar. 2022
Map File: Fig2_468_DRG_B-L_2022-0328.mxd

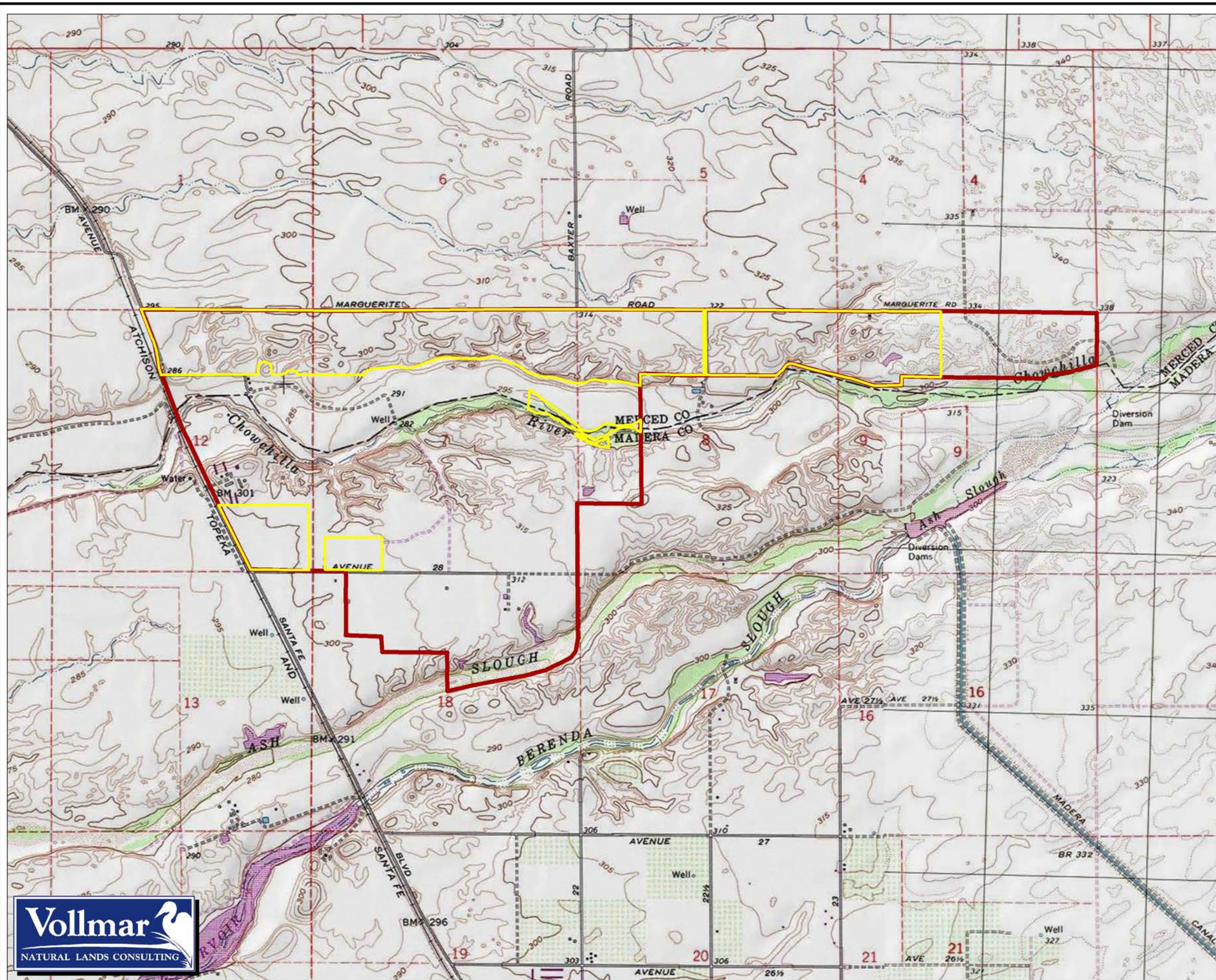
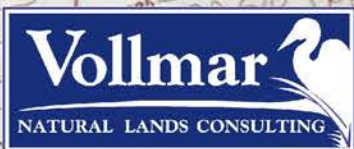
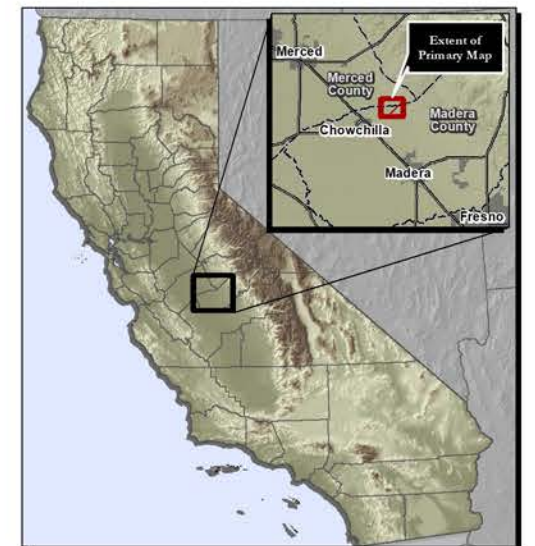


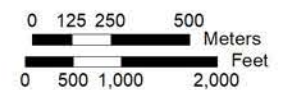
FIGURE 3
Current Color Aerial Photo
 Lazy K Ranch
 Merced and Madera Counties, California

Legend

-  Lazy K Ranch (1,556 acres)
-  Proposed Lazy K Ranch Mitigation Bank (~541 acres)



1:24,000
 (1 in = 2,000 ft at Tabloid Layout)



Data Sources: USGS, various | TIGER, 2012 | GAP, 1998
 ESRI/Digital Globe, 2022 | USDA NAIP, 2020
 GIS/Cartography by K. Chinn, Mar. 2022
 Map File: Fig3_468_Site-Aerial_B-L_2022-0331.mxd

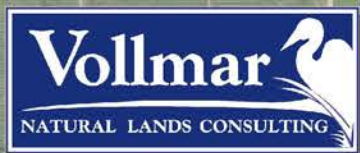
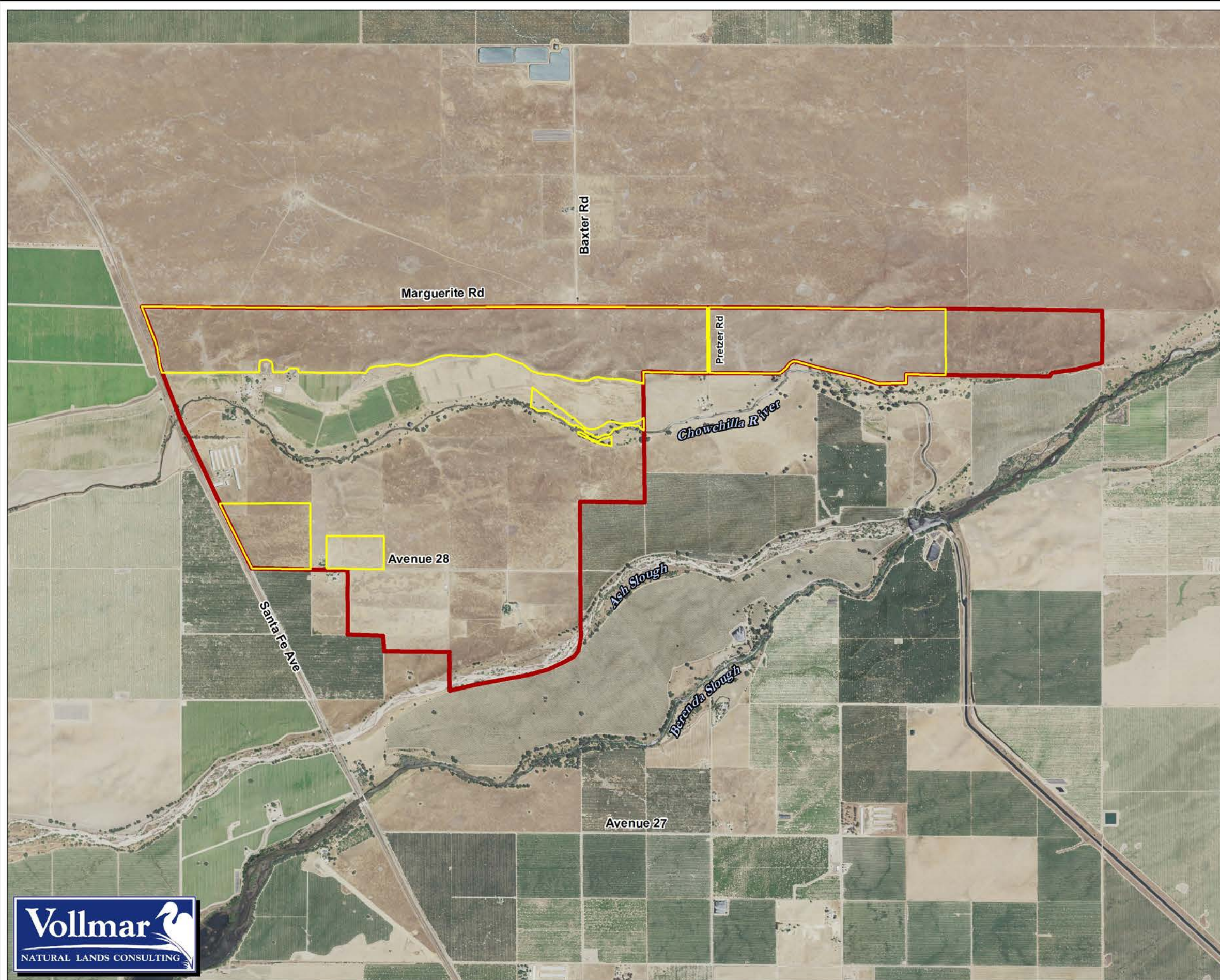


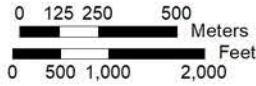
FIGURE 4
Parcel Map

Lazy K Ranch
Merced and Madera Counties, California

- Legend**
- Lazy K Ranch (1,556 acres)
 - Proposed Lazy K Ranch Mitigation Bank (~541 acres)
 - Parcel Boundary (Merced County)
 - Parcel Boundary (Madera County)



1:24,000
(1 in = 2,000 ft at Tabloid Layout)



Data Sources: GAP, 1998 | Merced County, 2017
Madera County, 2010 | TIGER, 2012
USGS, various | USDA NAIP, 2020
GIS/ Cartography by K. Chinn, May 2023
Map File: Fig4_468_APN_B-L_2023-0522.mxd



FIGURE 5 Zoning and FEMA Map

Lazy K Ranch
Merced and Madera Counties, California

Legend

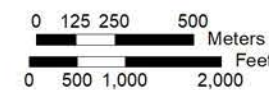
-  Lazy K Ranch (1,556 acres)
-  Proposed Lazy K Ranch Mitigation Bank (~541 acres)
-  Chowchilla River Riparian Restoration (~10.14ac)
-  FEMA100-year Floodplain

Zoning (Merced and Madera County)

-  Exclusive Agricultural
-  Open Space
-  Public Open Space



1:24,000
(1 in = 2,000 ft at Tabloid Layout)



Data Sources: GAP, 1998 | Merced County, 2011
Madera County, 2021 | TIGER, 2012 | FEMA, Various
USGS, various | USDA NAIP, 2020
GIS/ Cartography by K. Chinn, May 2023
Map File: Fig5_468_ZoningFEMA_B-L_2023-0522.mxd

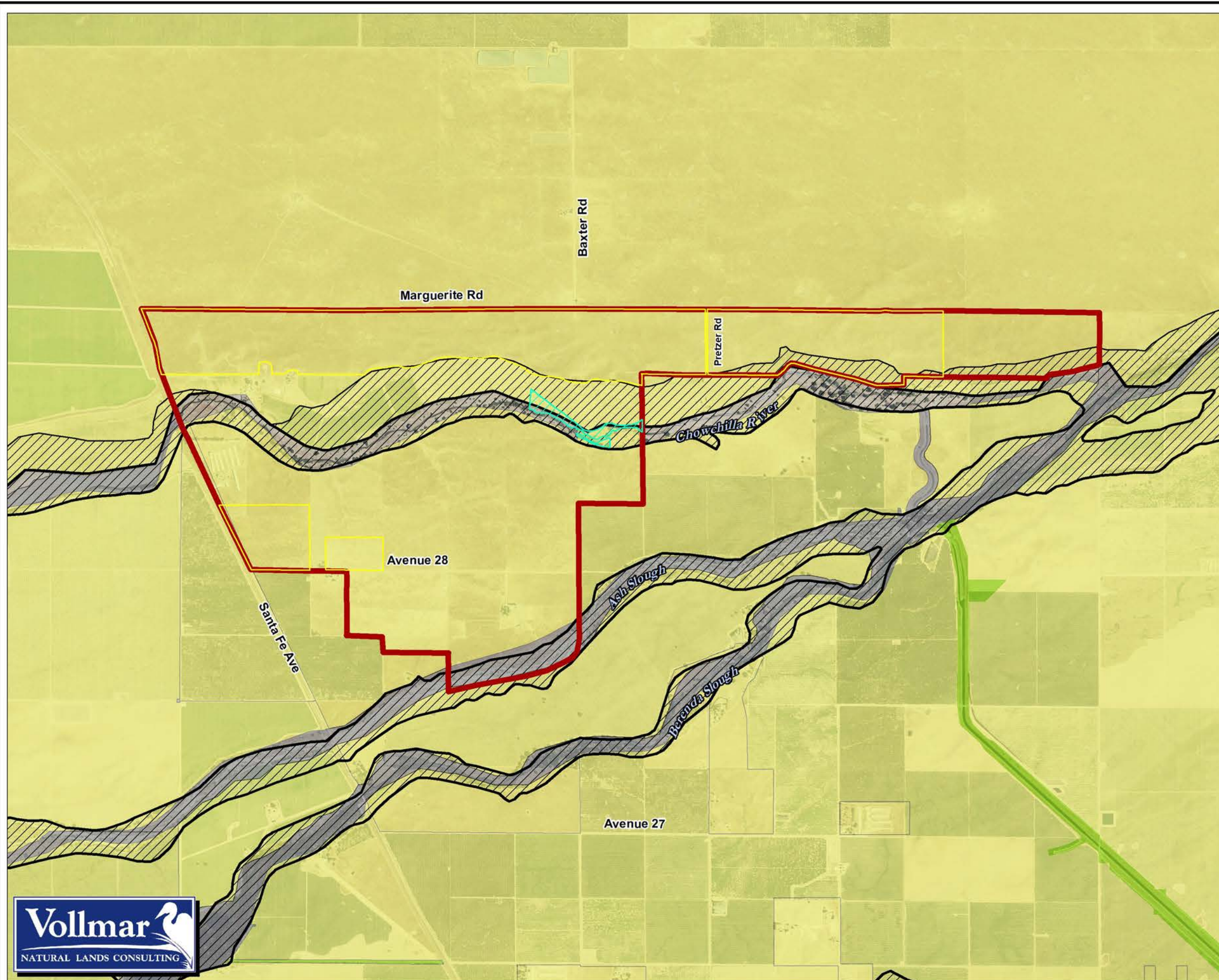
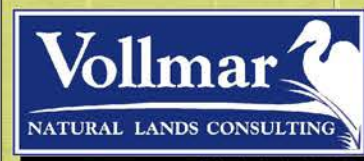


FIGURE 6
National Wetland Inventory
and State Wetland Map

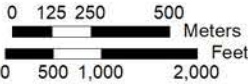
Lazy K Ranch
Merced and Madera Counties, California

Legend

-  Lazy K Ranch (1,556 acres)
-  Proposed Lazy K Ranch Mitigation Bank (~541 acres)
-  Chowchilla River Riparian Restoration (~10.14ac)
- Wetland or Water Body (National Wetland Inventory)**
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine
-  Stream



1:24,000
(1 in = 2,000 ft at Tabloid Layout)



Data Sources: GAP, 1998 | USFWS, 2019 | TIGER, 2012
USGS, various | USDA NAIP, 2020 | SFEI CARI, 2017
GIS/ Cartography by K. Chinn, May 2023
Map File: Fig6_468_Wetlands_B-L_2023-00522.mxd



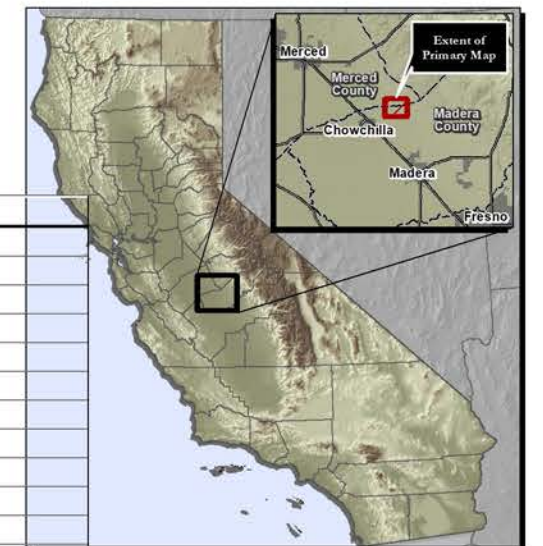
FIGURE 7 NRCS Soil Map

Lazy K Ranch
Merced and Madera Counties, California

Legend

- Lazy K Ranch (1,556 acres)
- Proposed Lazy K Ranch Mitigation Bank (~541 acres)
- Soil Unit Boundary*

*Note: multiple soil surveys are present within the Lazy K Ranch boundary. See table for soil unit names.

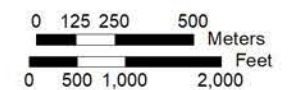


Soil Code	Soil Unit Name
AsA	Alamo clay, 0 to 1 percent slopes
AtB	Atwater loamy sand, 3 to 8 percent slopes, MLRA 17
BeA	Borden fine sandy loam, 0 to 2 percent slopes
BfA	Borden fine sandy loam, 0 to 1 percent slopes
CuB	Cometa sandy loams, 3 to 8 percent slopes
CuC	Cometa sandy loams, 8 to 15 percent slopes
GaA	Grangeville fine sandy loam, 0 to 1 percent slopes, MLRA 17
GmA	Grangeville sandy loam, 0 to 1 percent slopes
GuA	Greenfield sandy loam, 0 to 3 percent slopes
GuB	Greenfield sandy loam, 3 to 8 percent slopes
HeA	Hanford sandy loam, 0 to 1 percent slopes
MaA	Madera fine sandy loam, 0 to 3 percent slopes
MdA	Madera sandy loam, 0 to 3 percent slopes
MdB	Madera sandy loam, 3 to 8 percent slopes
PdA	Pachappa sandy loam, 0 to 1 percent slopes
Rf	Riverwash
Rh	Riverwash
SaA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17
SbA	San Joaquin loam, 0 to 3 percent slopes
SbB	San Joaquin loam, 3 to 8 percent slopes
ScA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17
ScB	San Joaquin sandy loam, 3 to 8 percent slopes
SdA	San Joaquin-Alamo complex, 0 to 3 percent slopes
TuA	Tujunga sand, 0 to 3 percent slopes
TwA	Tujunga loamy sand, 0 to 3 percent slopes
TzB	Tujunga and Hanford soils, channeled, 0 to 8 percent slopes
WhC2	Whitney fine sandy loam, 8 to 15 percent slopes, eroded
WmC2	Whitney and Rocklin soils, 8 to 15 percent slopes, eroded
WrC	Whitney and Rocklin sandy loams, 8 to 15 percent slopes



1:24,000

(1 in = 2,000 ft at Tabloid Layout)



Data Sources: USDA, 2022 | USDA NAIP, 2022
GAP, 1998 | USGS, various | TIGER, 2012
GIS/ Cartography by K. Chinn, May 2023
Map File: Fig7_468_Soil_B-L_2023-0518.mxd

FIGURE 8 Watershed Map

Lazy K Ranch
Merced and Madera Counties, California

Legend

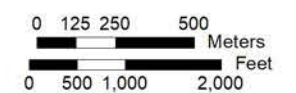
-  River or Stream
-  Lazy K Ranch (1,556 acres)
-  Proposed Lazy K Ranch Mitigation Bank (~541 acres)
-  Major Watershed Boundary (HUC*)
-  Sub-basin Watershed Boundary (HUC)

*HUC = Hydrologic Unit Code

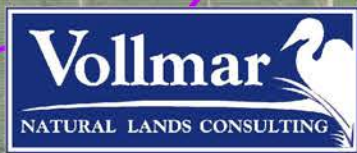
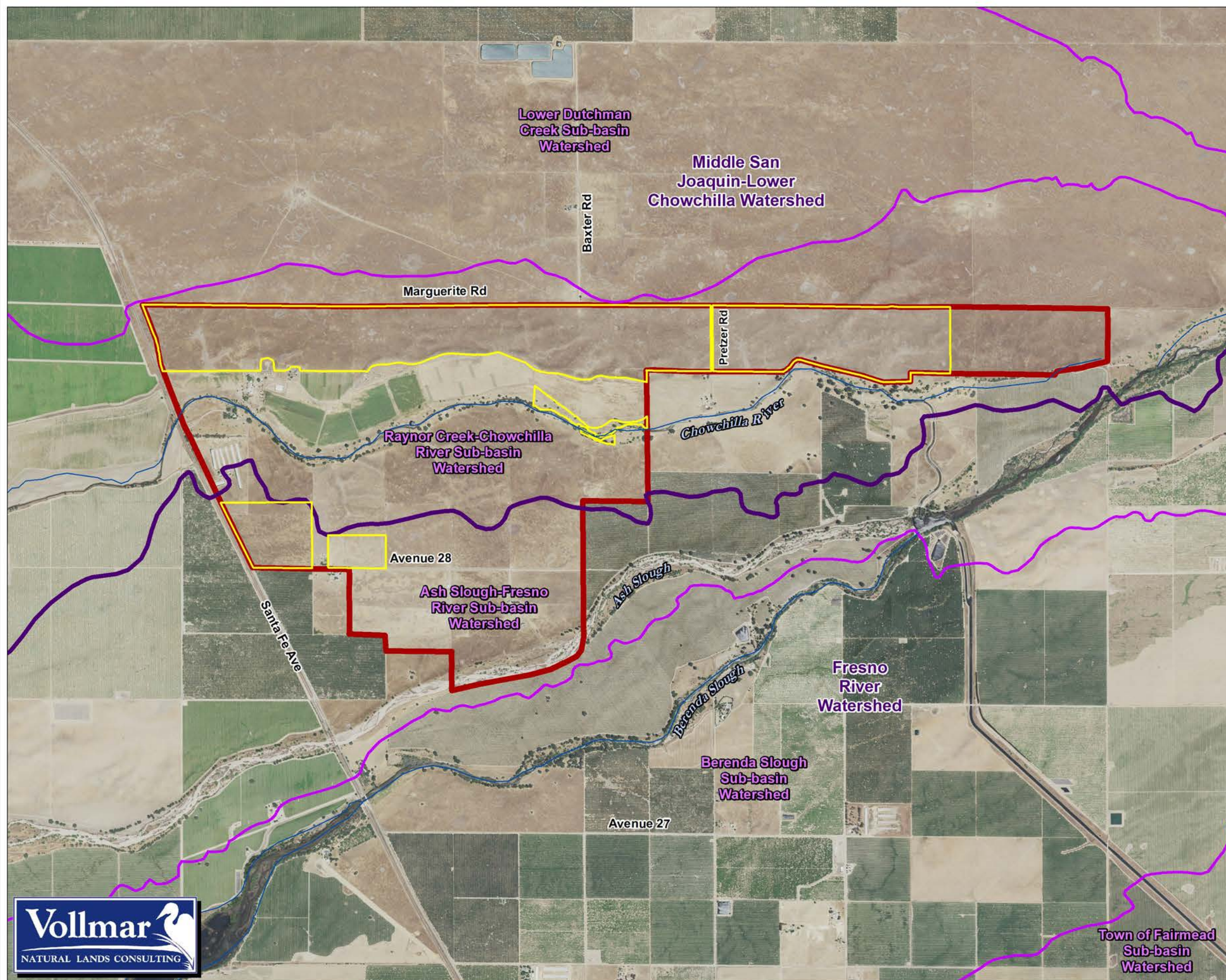


1:24,000

(1 in = 2,000 ft at Tabloid Layout)

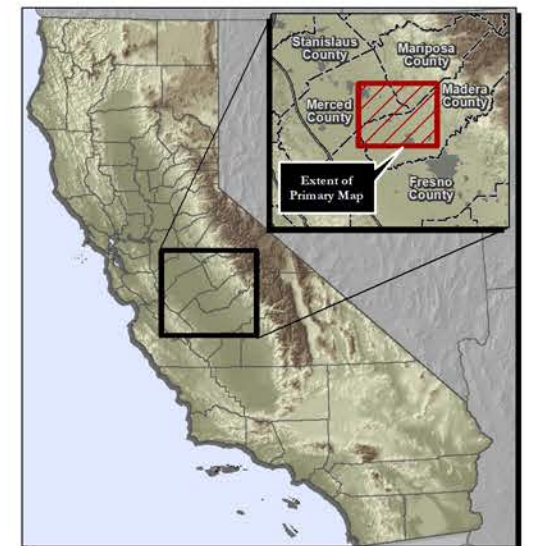


Data Sources: GAP, 1998 | DWR, 2001 | TIGER, 2012
USDA NAIP, 2020 | USGS, various
GIS/ Cartography by K. Chinn, May 2023
Map File: Fig8_468_Watershed_B-I_2023-0518.mxd



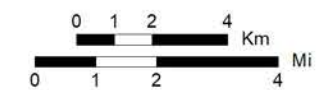
Lazy K Ranch
Merced and Madera Counties, California

- River or Stream
- County Boundary
- Urban Area
- Water Body
- Public or Preserved Land
- Lazy K Ranch (1,556 acres)
- Proposed Lazy K Ranch Mitigation Bank (~541 acres)



1:200,000

(1 in = approx. 3 mi at Tabloid Layout)



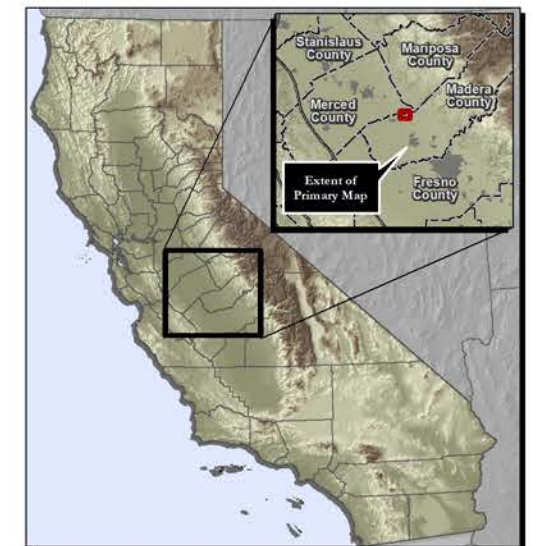
Data Sources: GAP, 1998 | ESRI/Digital Globe, 2022
USGS, various | USHUD, 2018 | DWR, 2001
CPAD, 2022 | CCED, 2022
GIS/Cartography by K. Chinn, May 2023
Map File: Fig9_468_Reg-ConsLands_B-L_2023-0518.mxd

FIGURE 10 Site Public and Preserved Lands

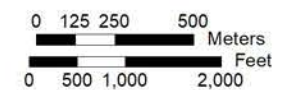
Lazy K Ranch
Merced and Madera Counties, California

Legend

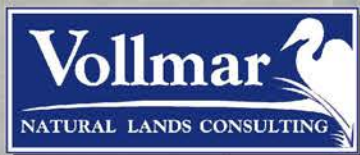
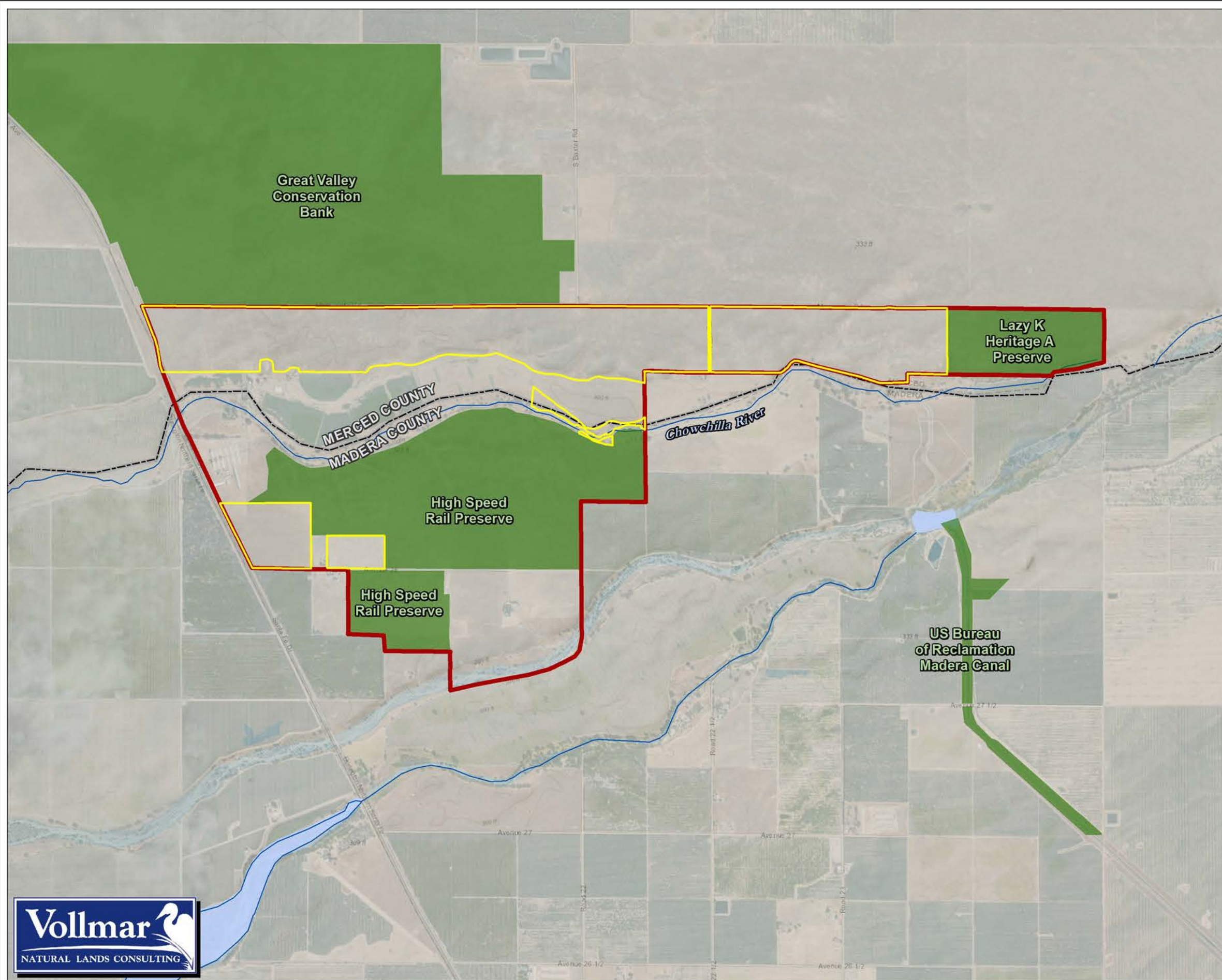
-  River or Stream
-  County Boundary
-  Water Body
-  Public or Preserved Land
-  Lazy K Ranch (1,556 acres)
-  Proposed Lazy K Ranch Mitigation Bank (~541 acres)



1:24,000
(1 in = 2,000 ft at Tabloid Layout)



Data Sources: GAP, 1998 | CPAD, 2022 | CCED, 2022
USGS, various | DWR, 2001
ESRI/Digital Globe, 2022
GIS/Cartography by K. Chinn, May 2023
Map File: Fig10_468_Site-ConsLands_B-L_2023-0518.mxd



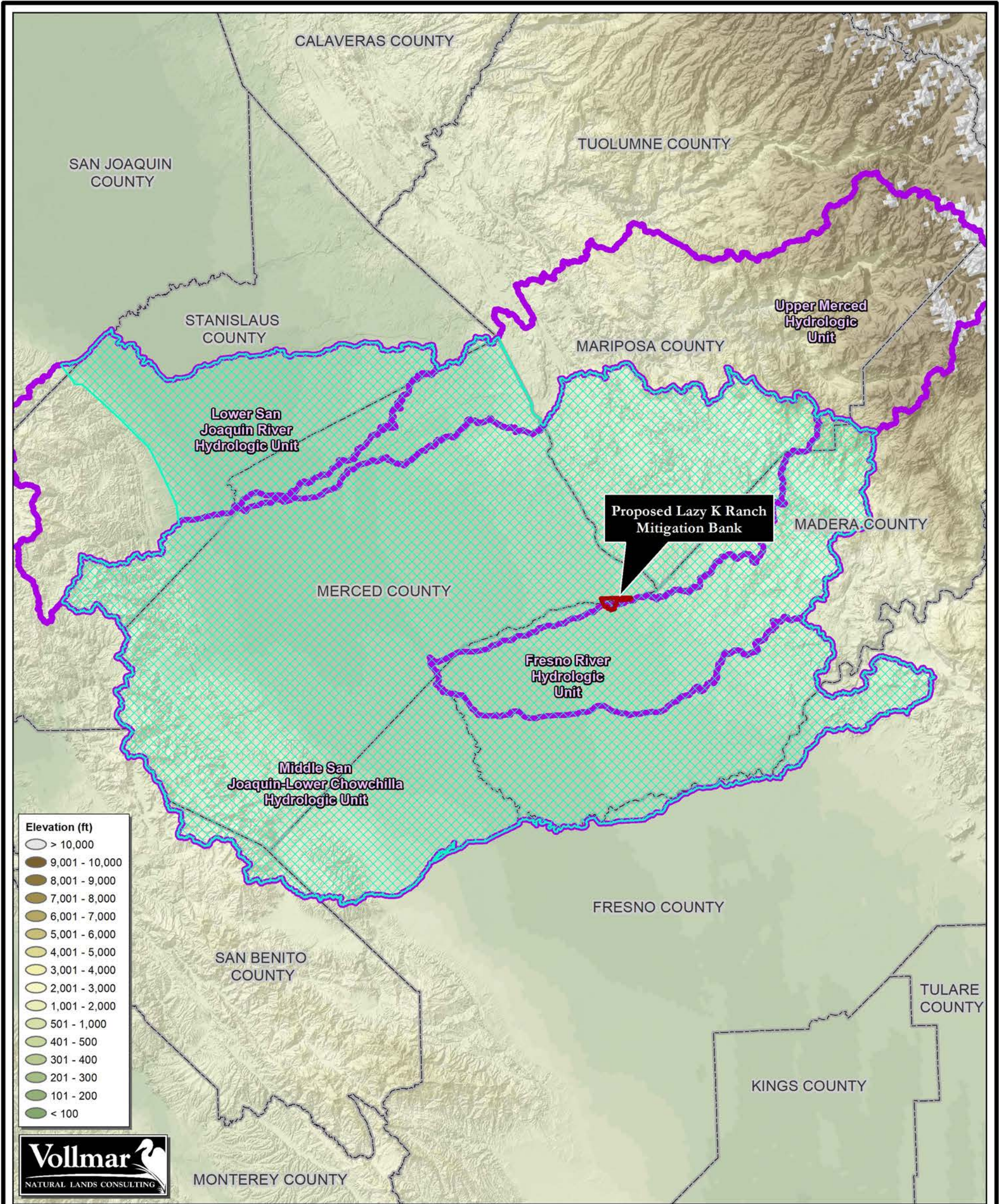


FIGURE 11a
Riparian Woodland
Service Area Map

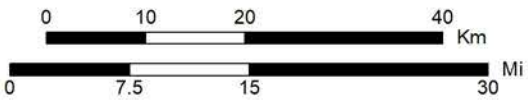
Lazy K Ranch
Merced and Madera Counties, California

Legend

- Lazy K Ranch (1,556 acres)
- Proposed Riparian Woodland Service Area
- Hydrologic Unit Boundary (HUC8)
- County Boundary

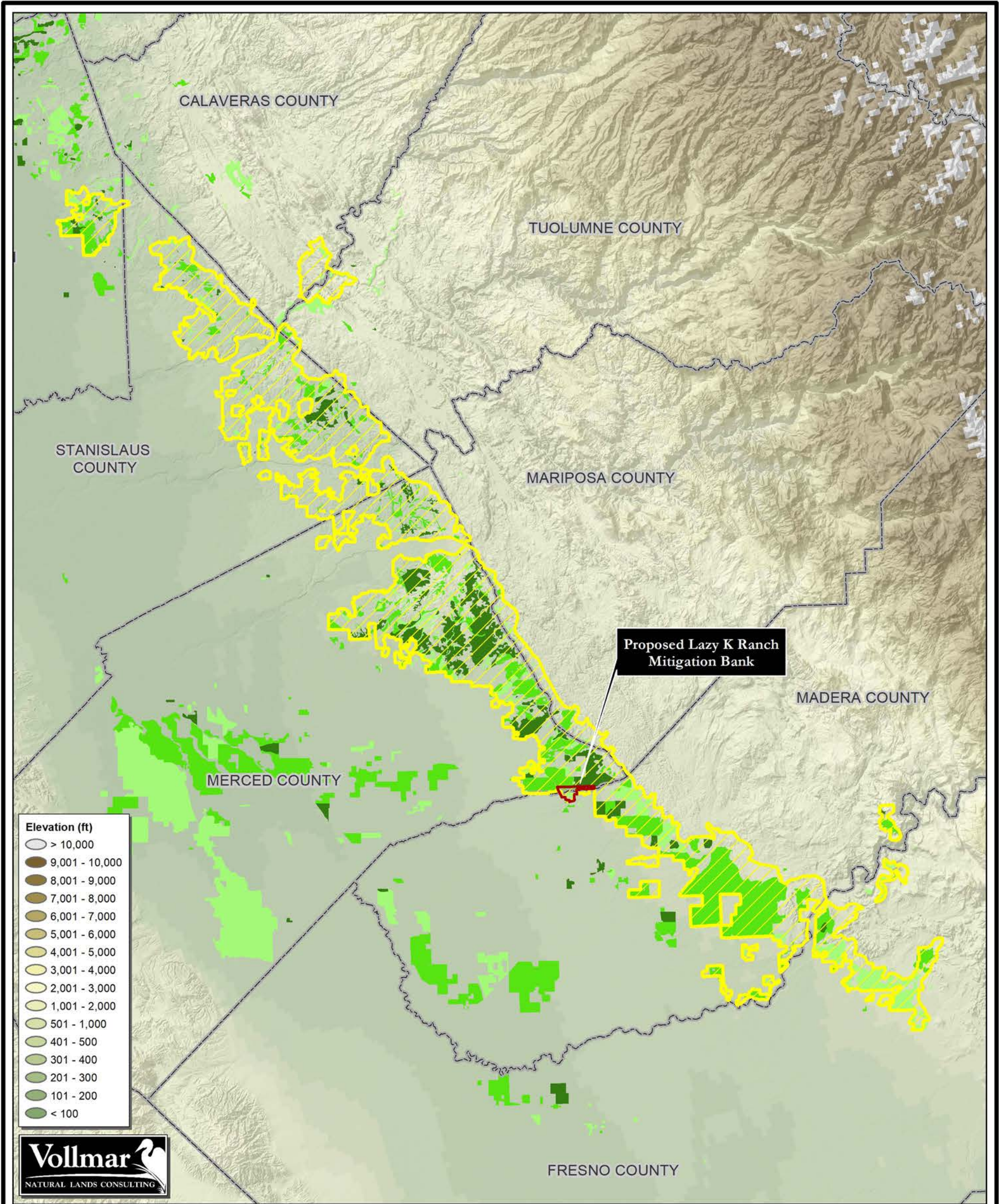


1:760,320
(1 in = 12 mi at Tabloid Layout)



Data Sources: GAP, 1998 | Witham, 2020 | USFWS, 2005
USGS, various
GIS/Cartography by G. Saron, K. Chinn, May 2023
Map File: Fig11a_468_Riparian-Service_B-P_2023-0606.mxd





Legend

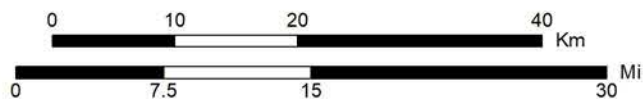
- Lazy K Ranch (1,556 acres)
- County Boundary
- Proposed Vernal Pool Wetland Service Area
- Mapped Vernal Pool Habitat (Witham 2020)**
 - <2% cover vernal pools
 - 2-5% cover vernal pools
 - 5-10% cover vernal pools

FIGURE 11b
Vernal Pool
Service Area Map

Lazy K Ranch
Merced and Madera Counties, California

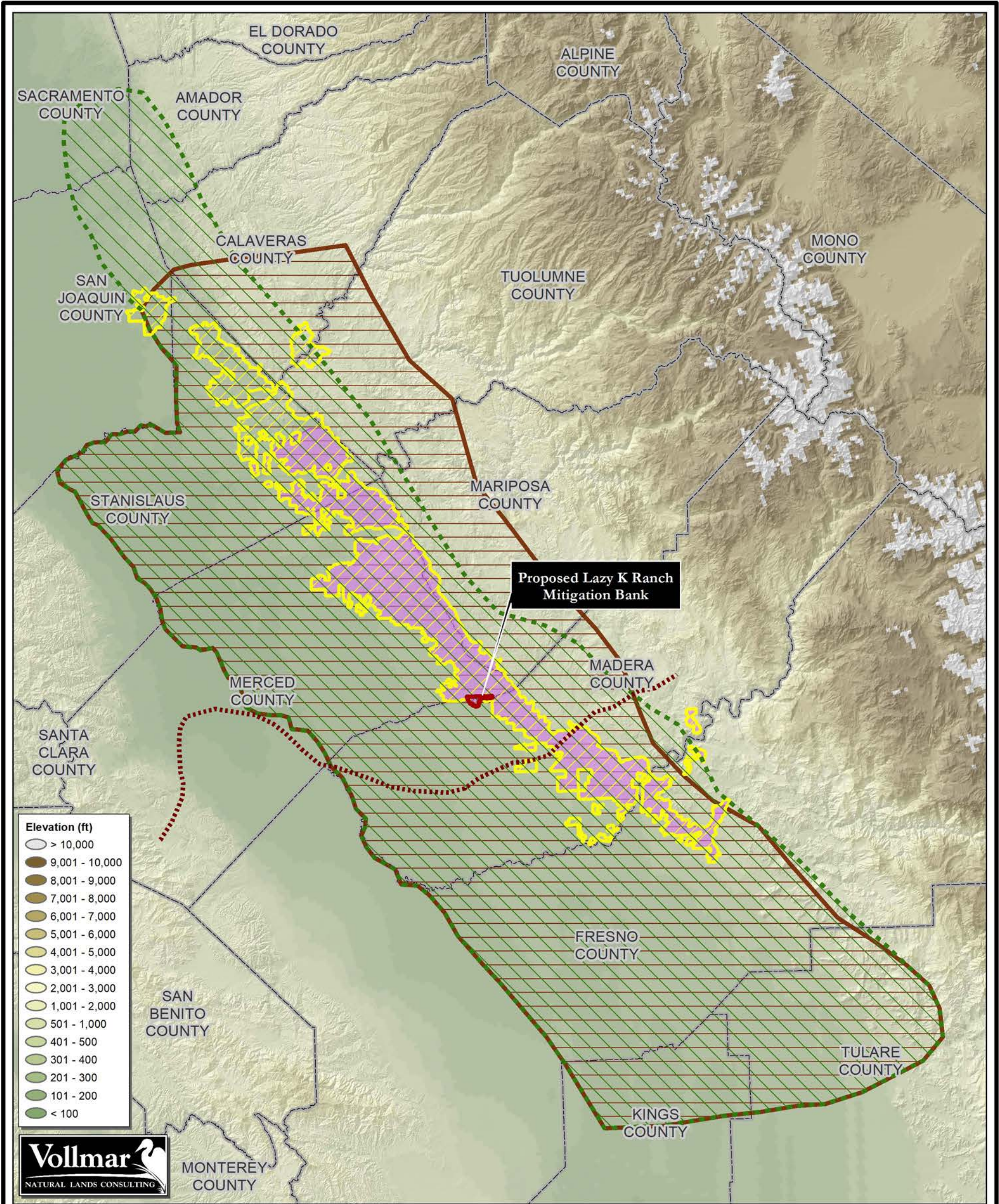


1:618,000
(1 in = 10 mi at Tabloid Layout)



Data Sources: GAP, 1998 | Witham, 2020 | USFWS, 2005
USGS, various
GIS/Cartography by G. Saron, K. Chinn, May 2023
Map File: Fig11b_468_VP-Service_B-P_2023-0606.mxd





Legend

- USFWS CTS Region Boundary
- Lazy K Ranch (1,556 acres)
- County Boundary
- Proposed Service Area**
- California Tiger Salamander
- Succulent Owl's-clover
- Western Spadefoot Toad
- Vernal Pool Shrimp Species

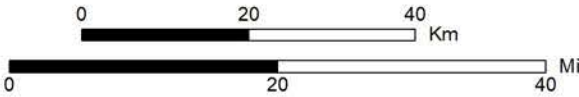
FIGURE 11c
Vernal Pool Special- Status Species
Service Area Map

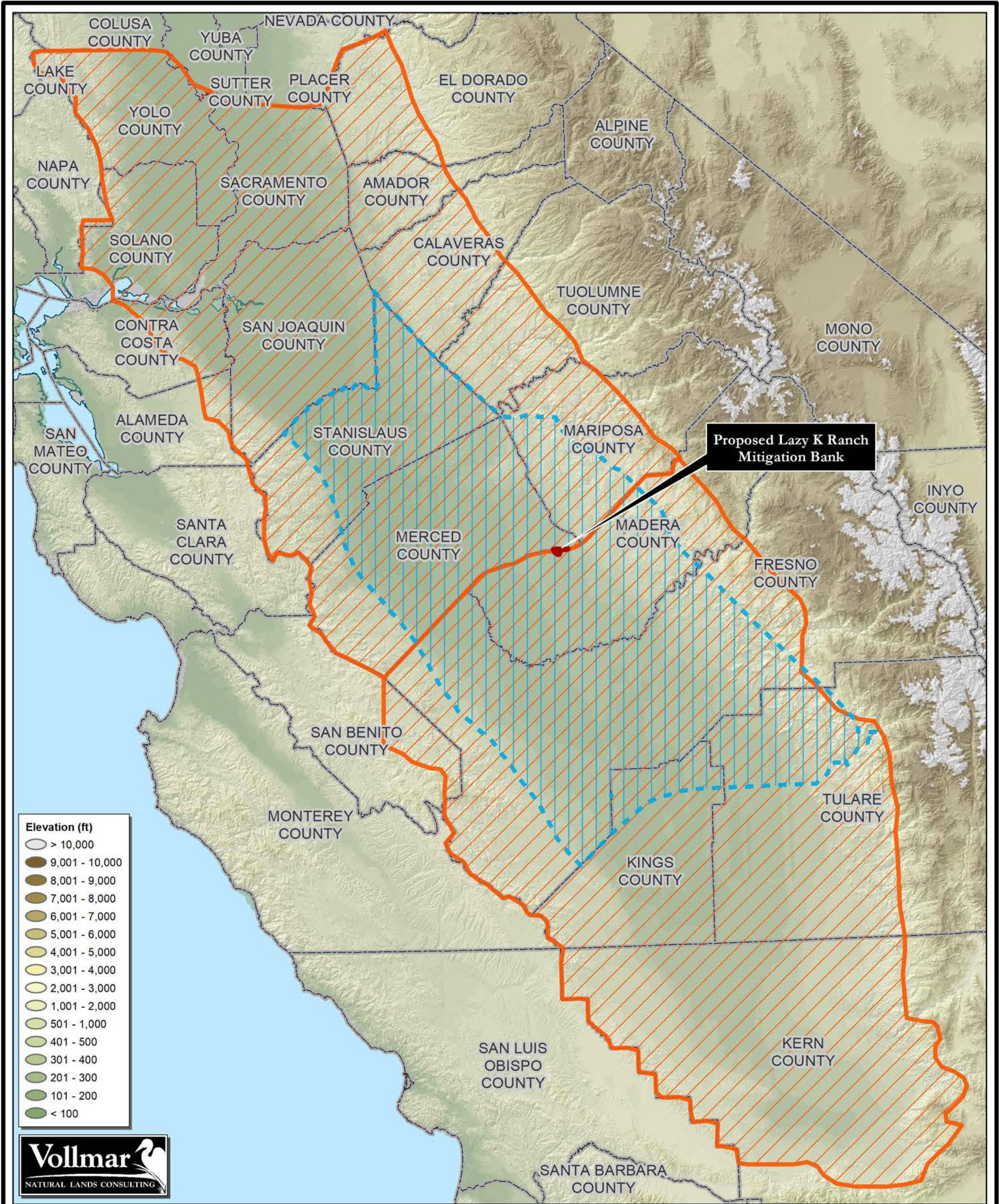
Lazy K Ranch
Merced and Madera Counties, California



1:1,908,000

(1 in = approx. 15 mi at Tabloid Layout)





Legend

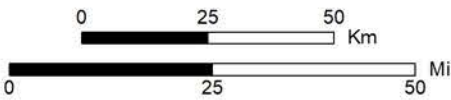
- Lazy K Ranch (1,556 acres)
- County Boundary
- Proposed Service Area**
- Swainson's Hawk
- Western Burrowing Owl

FIGURE 11d
Other Special- Status Species
Service Area Map

Lazy K Ranch
Merced and Madera Counties, California



1:1,500,000
(1 in = approx. 24 mi at Tabloid Layout)



Data Sources: GAP, 1998 | USGS, various | VNLC, 2022
GIS/Cartography by G. Saron, K. Chinn, May 2023
Map File: Fig11d_468_Other-SSsp-Service_B-P_2023-0606.mxd



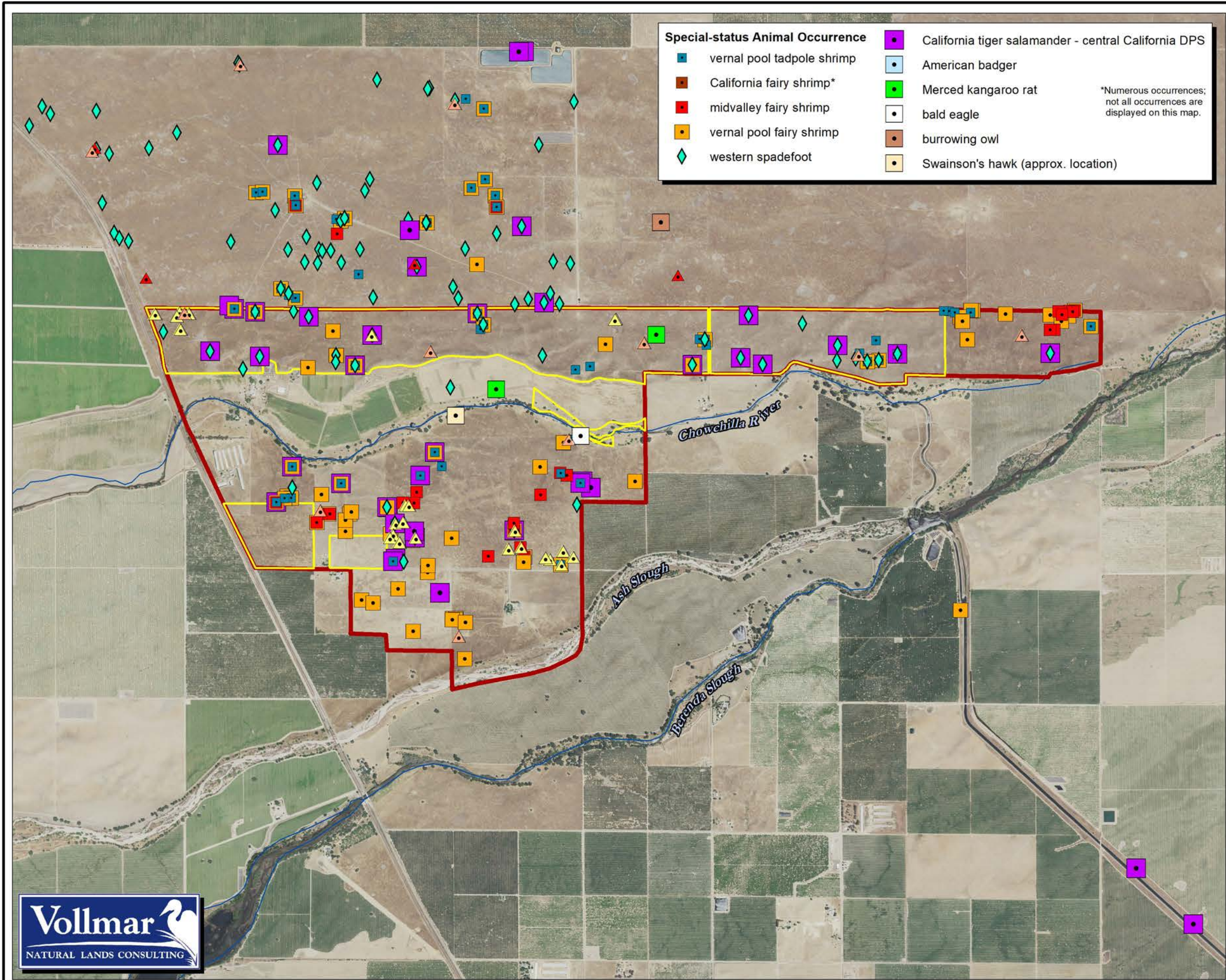


FIGURE 12a
Site Special-Status Species Map

Lazy K Ranch
Merced and Madera Counties, California

Legend

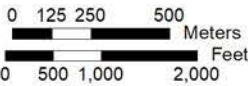
- Lazy K Ranch (1,556 acres)
- Proposed Lazy K Ranch Mitigation Bank (~541 acres)
- River or Stream

Special-status Plant Occurrence

- ▲ Greene's tuctoria
- ▲ spiny-sepaed button-celery
- ▲ succulent owl's-clover
- ▲ San Joaquin Valley orcutt grass



1:24,000
(1 in = 2,000 ft at Tabloid Layout)



Data Sources: USGS, various | CNDD, 03/2023 | GAP, 1998
USDA NAIP, 2020 | VNLC, 2009-2021
GIS/ Cartography by K. Chinn, May 2023
Map File: Fig12a_468_Site-CNDD_B-L_2023-0518.mxd

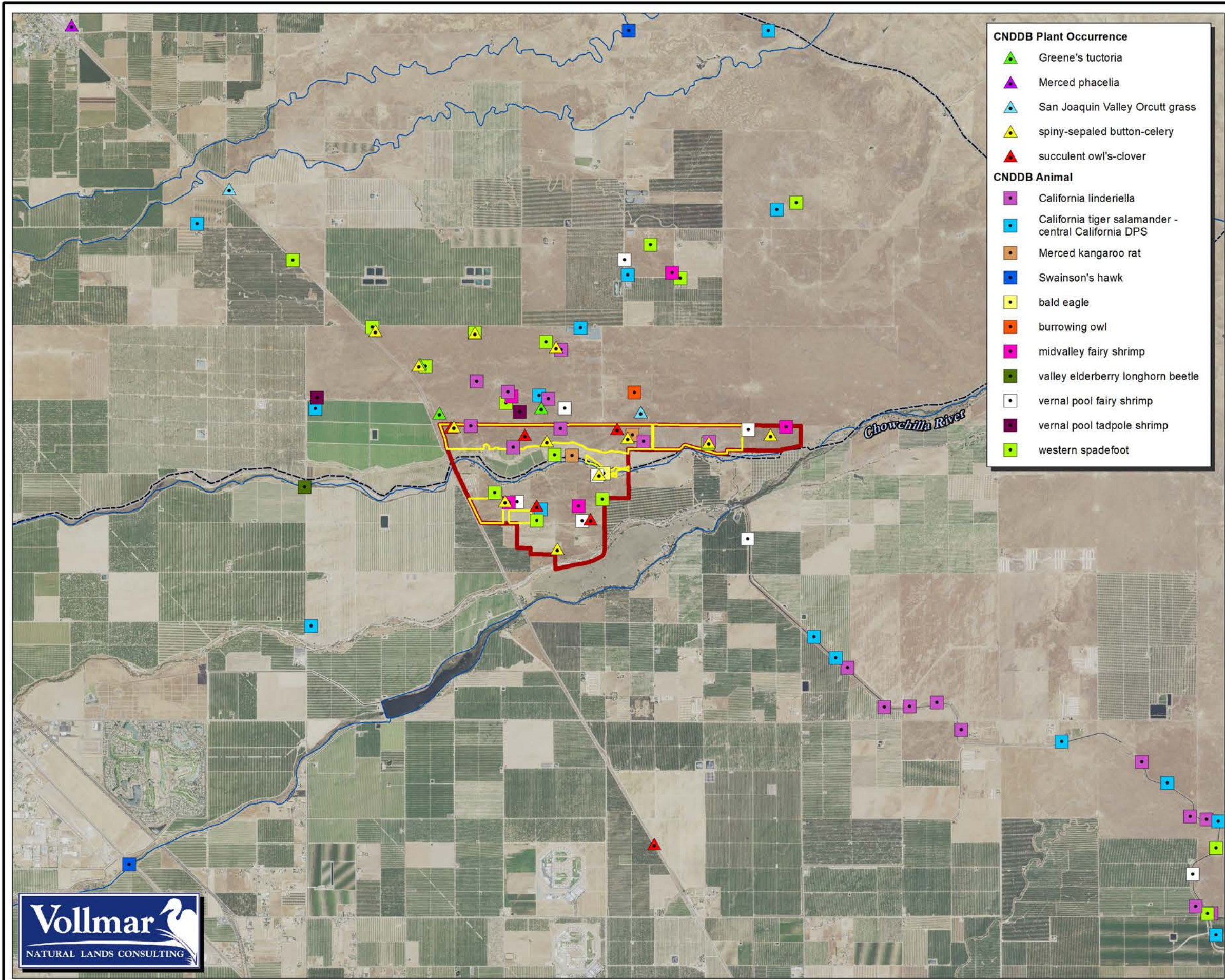
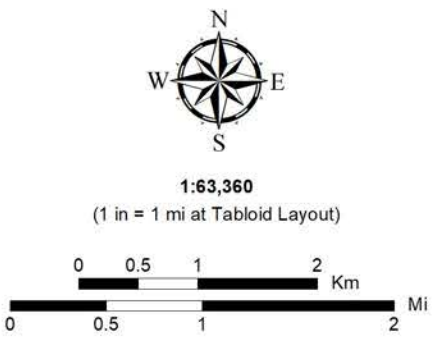


FIGURE 12b
Regional Special-Status
Species Map
Lazy K Ranch
Merced and Madera Counties, California

- Legend**
- River or Stream
 - County Boundary
 - Lazy K Ranch (1,556 acres)
 - Proposed Lazy K Ranch Mitigation Bank (~541 acres)



Data Sources: GAP, 1998 | ESRI/Digital Globe, 2022
USGS, various | CNDDDB, 03/2023 | DWR, 2001
GIS/ Cartography by K. Chinn, May 2023
Map File: Fig12b_468_Reg-CNDDDB_B-L_2023-0518.mxd

FIGURE 14
Conceptual Development Map
Lazy K Ranch
Merced and Madera Counties, California

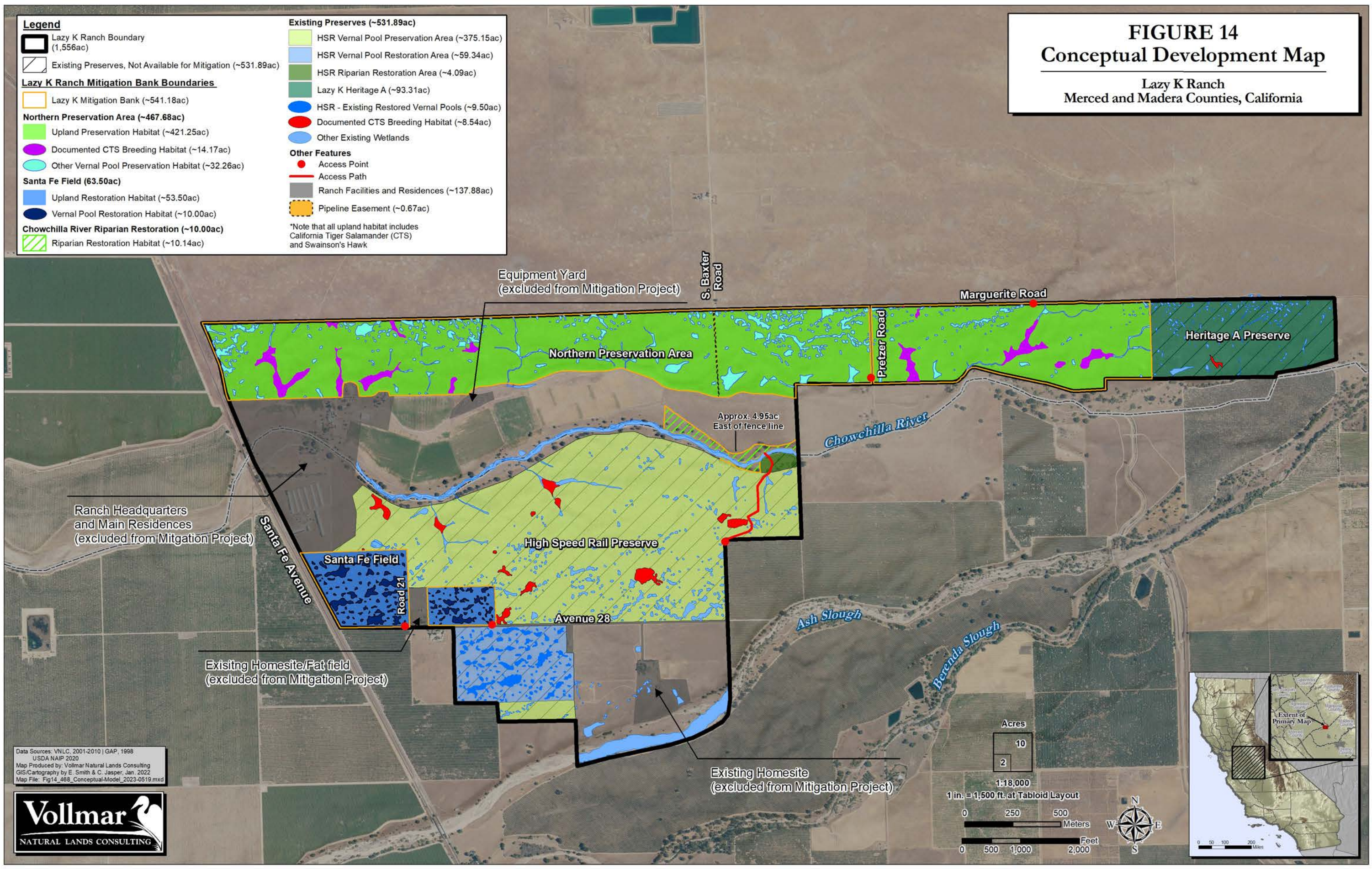
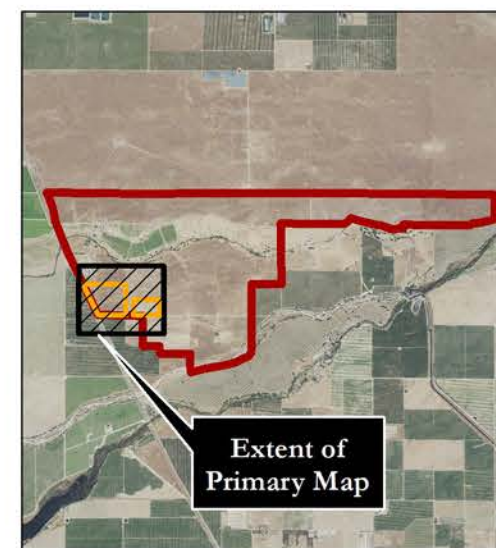


FIGURE 15
Vernal Pool
Conceptual Design Map
 Lazy K Ranch
 Merced and Madera Counties, California

Legend

- Spillway
 - Existing or Proposed Pool
 - Lazy K Ranch (1,556 acres)
 - Santa Fe Field
- 0.25-ft (3-inch) contours displayed



1:3,600

(1 in = 300 ft at Tabloid Layout)



Data Sources: USGS, various | GAP, 1998 | LIDAR USA, 2010
 USDA NAIP, 2020 | VNLC, 2001-2015
 GIS/ Cartography by K. Chinn, May 2023
 Map File: Fig15_468_VP-ConceptDesign_2023-0531.mxd

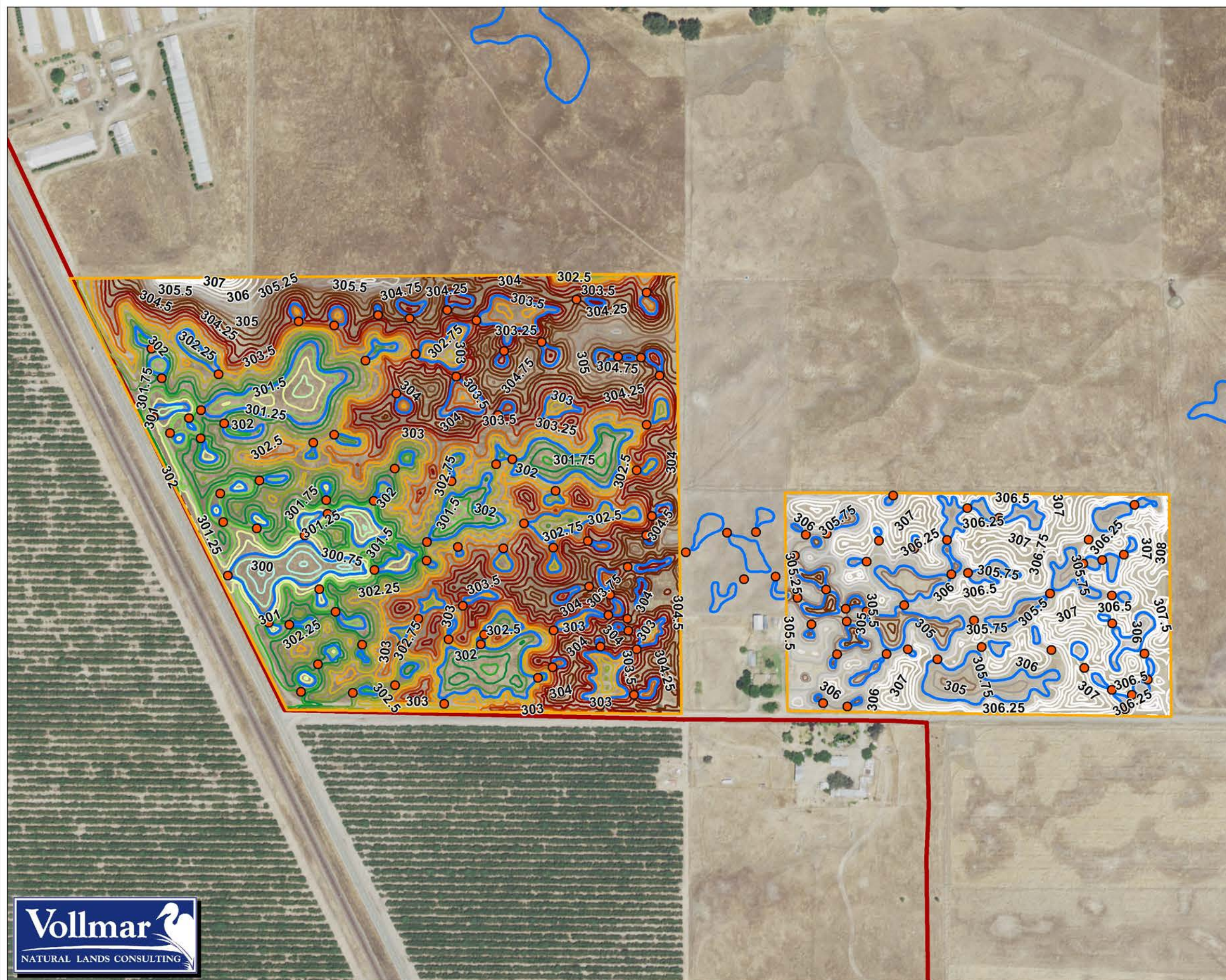


FIGURE 16 Riparian Woodland Conceptual Design Map

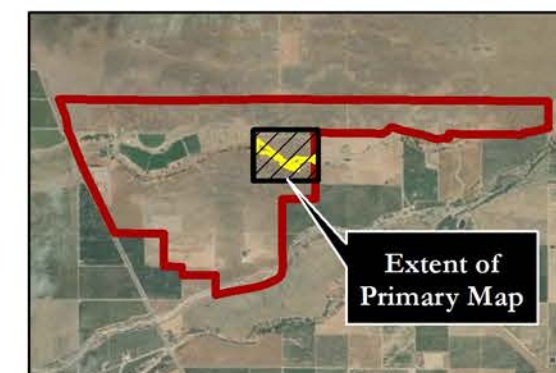
Lazy K Ranch
Merced and Madera Counties, California

Legend

-  2023 Swainson's Hawk Nest Location
-  Lazy K Ranch (1,556 acres)
-  Chowchilla River Riparian Restoration (~10.14 acres)
-  HSR Riparian Restoration Area
-  Existing Riparian Woodland (~3.17 ac.)

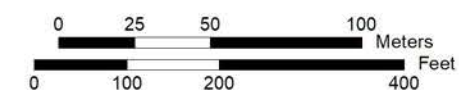
River Corridor Features

-  Terrace
-  Abandoned Floodplain (high)
-  Abandoned Floodplain (low)
-  Thalweg
-  Creek Bank



1:2,400

(1 in = 200 ft at Tabloid Layout)



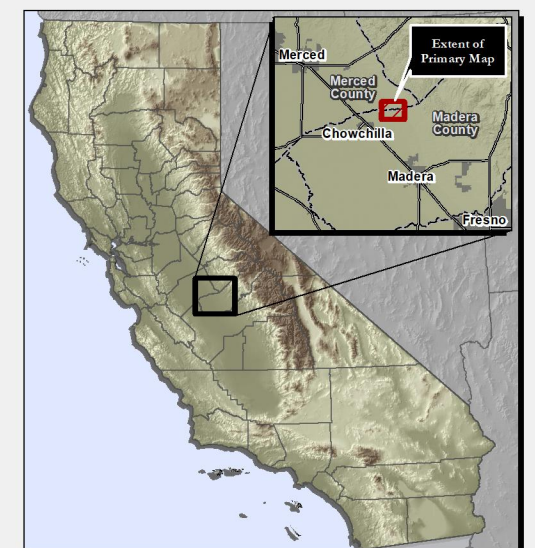
Data Sources: USGS, various | LiDAR USA, 2010
USDA NAIP, 2020 | VNLC, 2001-2014 | GAP, 1998
GIS/Cartography by K. Chinn, May 2023
Map File: Fig16_468_Rip-ConceptDesign_2023-0531.mxd

Un-plotted Merced County Title Exceptions:
 1-11 and 21 are not plottable
 18 is a Williamson Act contract (not plottable)
 23 there are no known artificial or avulsive changes to the channel OHWM
 24 is a recommendation, not an exception, and cannot be plotted.

Figure 17
Title Exceptions Map
 Lazy K Ranch Mitigation Bank
 Merced and Madera Counties, California

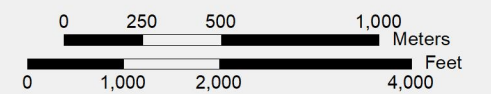
Legend

- Bank Parcel Boundary (Merced County)
- Bank Parcel Boundary (Madera County)
- Lazy K Ranch (1,556 acres)
- Proposed Lazy K Ranch Mitigation Bank (~541 acres)
- Plottable Title Exceptions**
- Road Easement or ROW
- Railroad ROW
- Road ROW (Vacated)
- River Access, Pipeline, and Pumping Plant Easement
- Telecom Easement
- Conservation Easement
- River



1:24,000

(1 in = 2,000 ft at Tabloid Layout)



Data Sources: Madera County, 2010 | Merced County, 2017
 USDA NAIP, 2020 | USGS, various | GAP, 1998 | TIGER, 2012
 First American Title Insurance Company, 2023
 GIS/ Cartography by E. Smith, K. Chinn, Aug. 2023
 Map File: 468_Title-Exceptions_B-L_2023-0811.mxd

Un-plotted Madera County Title Exceptions:
 1-10, 19-21, and 24 are not plottable
 13-15 are Williamson Act contracts (not plottable)

