



# Community and Economic Development Planning Division

Jamie Bax  
Deputy Director

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970

**PLANNING COMMISSION DATE:** December 1, 2020

**AGENDA ITEM:** #1

<b>CUP</b>	<b>#2020-013</b>	<b>Conditional Use Permit requesting to allow expansion and recognition of an existing almond and walnut processing operation.</b>
<b>APN</b>	<b>047-140-001</b>	<b>Applicant/Owner: Style-Line Construction, Inc/Valley Pride Ag., Co.</b>
<b>CEQA</b>	<b>MND #2020-17</b>	<b>Mitigated Negative Declaration</b>

**REQUEST:**

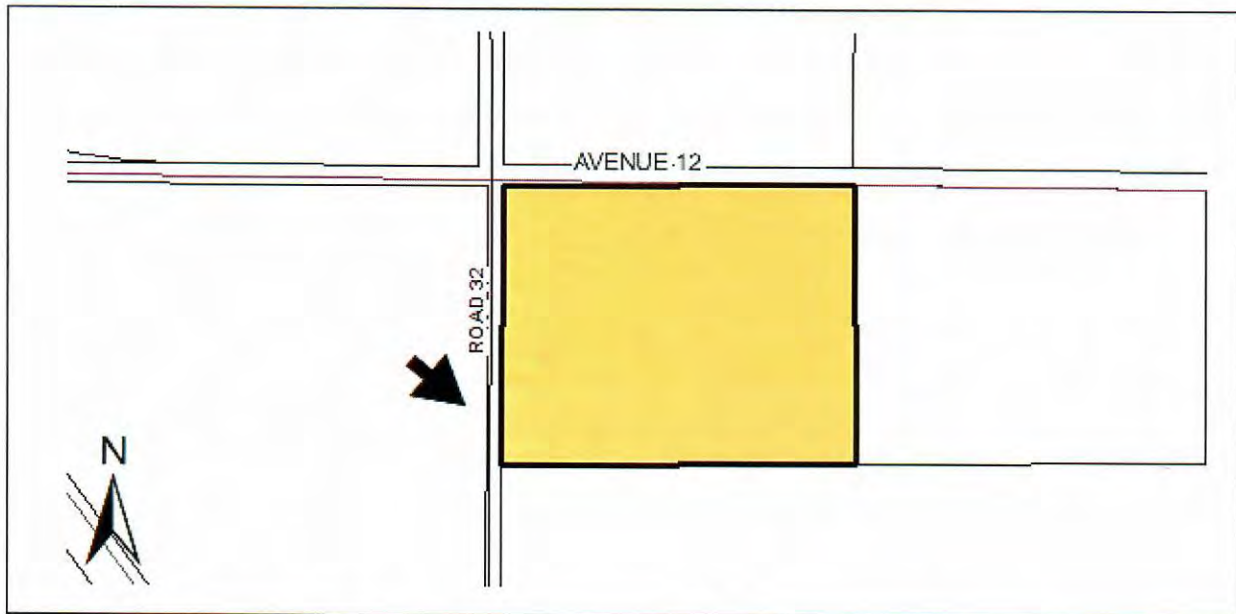
The applicant is requesting a conditional use permit to expand and include almond and walnut processing at existing storage facility.

**LOCATION:**

The subject property is located on the southeast corner of Avenue 12 and Road 32 (32288 Avenue 12), Madera.

**ENVIRONMENTAL ASSESSMENT:**

Mitigated Negative Declaration (MND #2020-17) has been prepared and is subject to approval by the Planning Commission.



**RECOMMENDATION:** Staff recommends approval of CUP #2020-013, subject to conditions, associated findings of fact and MND #2020-17 with corresponding Mitigation Monitoring and Reporting Program

**GENERAL PLAN DESIGNATION (EXHIBIT A):**

SITE: AE (Agricultural Exclusive) Designations.

SURROUNDING: AE (Agricultural Exclusive) Designations  
OS (Open Space) Designations

**ZONING (EXHIBIT B)**

SITE: ARE-40 (Agricultural, Rural, Exclusive - Forty Acre) District

SURROUNDING: ARE-40 (Agricultural, Rural, Exclusive - Forty Acre) District  
ARE-20 (Agricultural, Rural, Exclusive - Twenty Acre) District

**LAND USE:**

SITE: Agricultural

**SIZE OF PROPERTY:** 31.07 Total Acres

**ACCESS (EXHIBIT B):** Access to the site is via Road 32

**WILLIAMSON ACT:**

The subject property is currently under a Williamson Act (Agricultural Preserve) contract. Conditions have been placed that the Contract must expire by non-renewal or the Contract must be cancelled prior to obtaining building permits.

**BACKGROUND AND PRIOR ACTIONS:**

In 1965, land Use Permit 65-145 for a warehouse was denied. Zoning Permit 79-51 to allow for a mobile home was approved in 1979.

**PROJECT DESCRIPTION:**

The applicant is requesting to expand and include almond and walnut processing at existing storage facility. The expansion would include a 29,483 square foot pasteurizer building and an 8,750 square foot storage building. The existing structures include a 52,000 square foot storage/staging area building and a 241,000-gallon capacity water tank.

On-site operations will be year-round, five days a week from 7:00am to 4:00pm. Currently there are 17 employees working at the facility. The facility expects to have 20 to 25 employees at build out. An average of three to four delivery trucks per day would access the project site transporting walnuts and almonds. The facility is accessed via a paved driveway from Road 32.

**ORDINANCES/POLICIES:**

Madera County Code (Chapter 18.53.050) Use regulations of agricultural zones.

Madera County General Plan Part 1, Land Use Designations

Chapter 18.92 of the Madera County Zoning Ordinance outlines the procedures for the processing of Conditional Use Permits.

**ANALYSIS:**

The proposed project location is an ideal area for the proposed use. With the walnut and almond plant operations and surrounding secluded rural area, possible nuisances to residents are minimal. The project site sits on the southwest corner of the parcel approximately 1000' off Road 32. The adjacent parcels are agriculture in nature, so the proposed use is not expected to have a significant impact on the surrounding area.

The project site currently has a 52,000 square foot storage area and a 241,000-gallon water tank for fire suppression, both were permitted in 2018. Additionally, there is a 5,000-gallon tank on site for potable water that was permitted in 2019. A single-family residence, a manufactured home and three small outbuildings are also on site. The proposed expansion will include a 29,483 square foot pasteurizer building and additional 8,750 square foot building for additional storage.

The proposed facility will be an organic walnut and almond plant that processes nuts from their own farming operations. The nut meats will be hulled and shelled at offsite locations and then brought to the facility for grading, sorting, pasteurization, storage, and preparation for shipment to national and international locations. The facility expects to have 20 to 25 employees at build out and currently has paved parking with 30 spaces which exceeds the amount required by ordinance. Trips generated to the facility will include employees at the site and three to four delivery trucks per day, five days a week. On-site operations will be year-round, five days a week from 7:00am to 4:00pm. The previous storage of nuts produced onsite was allowed in the zone district, but addition of the pasteurization building requires a conditional use permit.

The pasteurization process utilizes steam with minimal water usage and does not generate wastewater. The proposed project will not include the hulling and shelling of the nuts as they are taken offsite for this process. The main water usage for the project is for personal use in the restroom and break room areas. Water sources will be supplied by an existing groundwater well. Comments were received from Central Valley Regional Water Board stating they had no concerns with the project and waste discharge requirements will not be required from their agency. The facility has an on-site septic tank, and a rollaway dumper is used for solid waste which is collected every two weeks.

The application was circulated to internal and external agencies for comments, including Native American tribes per Assembly Bill 52 requirements. Comments were received from Environmental Health, Fire Marshal, Public Works Engineering, California Department of Transportation (CALTRANS), Central Valley Regional Water Board and Table Mountain Rancheria. Standard comments from Environmental Health require all buildings or structures that generate liquid waste to have its own private sewage disposal system unless they are served by a community sewer system and solid waste collection. Fire Marshal's comment requested any building or fire permits shall be reviewed for compliance with current adopted codes. Public Works comment states at the time of applying for the building permits, the applicant/contractor is required to submit a grading plan along with drainage calculations, and erosion control plans for review and approval. CALTRANS has stated that the project is expected to have less than a significant impact to the state highway system. Table Mountain Rancheria had no concerns with the project.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,456.75 to cover the Notice of Determination (CEQA) filing

at the Madera County Clerks' office. The amount covers the \$2,406.75 Department of Fish and Wildlife fee that took effect January 1, 2020 and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit at the Board of Supervisors.

### **FINDINGS OF FACTS**

The Madera County Zoning Ordinance requires that the following findings of fact must be made by the Planning Commission to grant approval of this permit:

1. *The proposed project does not violate the spirit or intent of the Zoning Ordinance in that the applicant is requesting to expand and operate a plant for storing, grading and shipment preparation of walnuts and almonds on an ARE-40 (Agricultural, Rural, Exclusive-Forty Acre) zoned parcel. This is an appropriate request for establishment of an ag-oriented like facility.*

2. *The proposed project is not contrary to the public health, safety, or general welfare. No activities from the proposed project will have a significant impact with the public's health, safety, or general welfare. Conditions have been placed that the construction and ongoing operation must be done in a manner that shall not allow any type of public nuisances to occur and this must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances, and any other related State and/or Federal jurisdiction.*

3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors, in that the project must adhere to the conditions of approval as well as mitigation measures.*

4. *The proposed project will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties. Due to the surrounding agricultural land use and rural nature of the parcel, the proposed almond and walnut plant will not have a negative effect upon surrounding properties. The project request is common among large agriculturally zoned parcels.*

### **GENERAL PLAN CONSISTENCY:**

The General Plan is listed as AE (Agricultural Exclusive) which provides for agricultural uses, limited agricultural support service (e.g., wineries, cotton gins), timber production, mineral extraction, airstrips, public and commercial refuse disposal sites, recreational uses, public and quasi-public uses and similar and compatible uses. The property is zoned ARE-40 (Agricultural, Rural, Exclusive - Forty Acre) District which allows for agriculturally oriented services with a Conditional Use Permit. The zoning and general plan are all consistent with the proposed use.

### **RECOMMENDATION:**

Staff recommends approval of CUP #2020-013, Mitigated Negative Declaration #2020-09 and associated Mitigation Monitoring Program.

### **CONDITIONS:**

See attached conditions of approval.

AK

**ATTACHMENTS:**

1. Exhibit A. General Plan Map
2. Exhibit B. Zoning Map
3. Exhibit C. Assessor Map
4. Exhibit D-1. Site Plan
5. Exhibit D-2. Storage Building Floor Plan
6. Exhibit D-3. Pasteurizer Building Floor Plan
7. Exhibit D-4. Storage Building Elevation Map
8. Exhibit D-5. Pasteurizer Building Elevation Map
9. Exhibit E. Aerial Map
10. Exhibit F. Topographical Map
11. Exhibit G. Operational Statement
12. Exhibit H. CalTrans Comments
13. Exhibit I. Environmental Health Comments
14. Exhibit J. Public Works-Engineering Comments
15. Exhibit K. Central California Regional Water Control Comments
16. Exhibit L. Fire Marshal Comments
17. Exhibit M. Table Mountain Rancheria Comments
18. Exhibit N. Initial Study
19. Exhibit O. Mitigated Negative Declaration

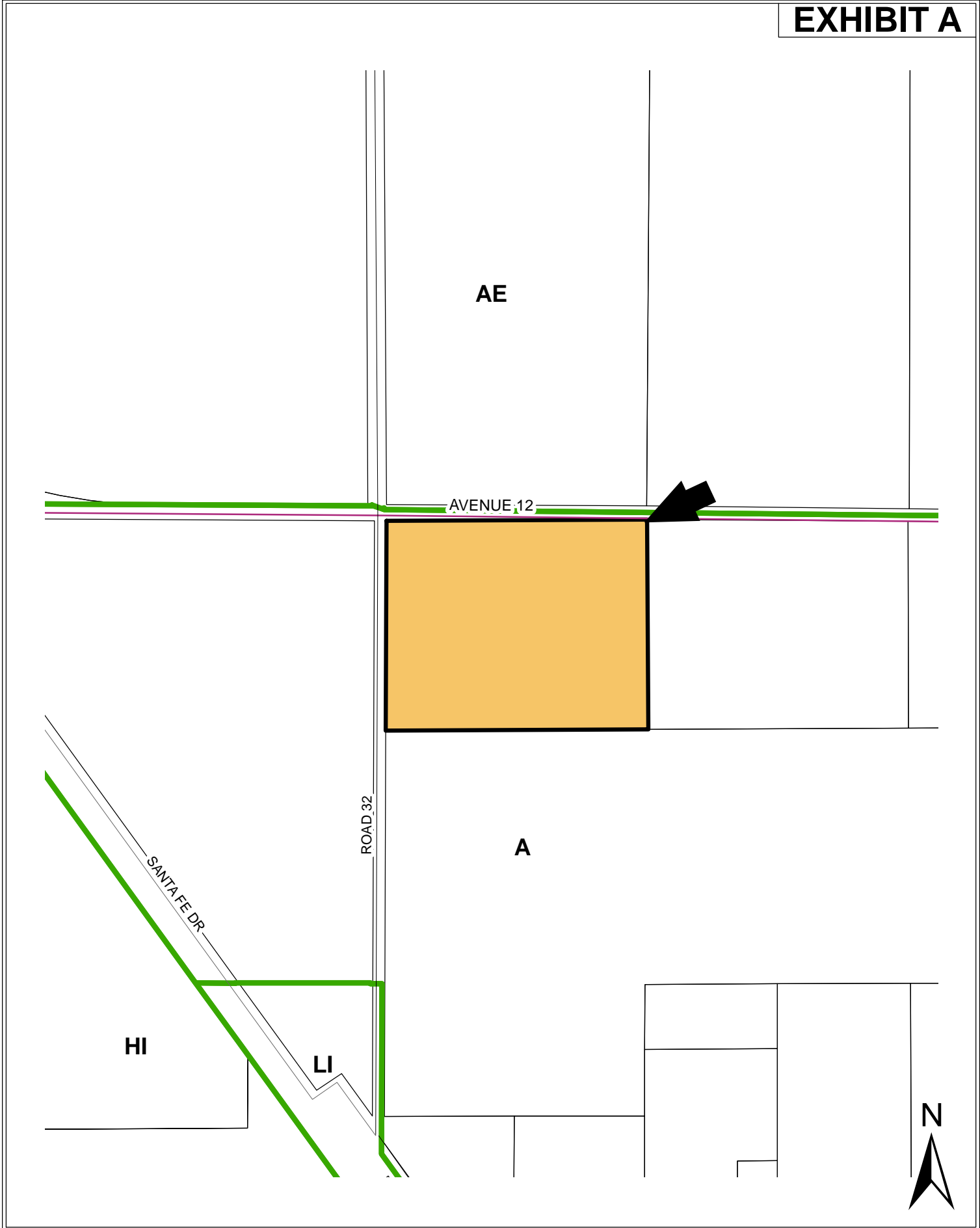
## CONDITIONS OF APPROVAL

<b>PROJECT NAME:</b>	Conditional Use Permit #2019-013, Style-Line Construction
<b>PROJECT LOCATION:</b>	on the southeast corner of Avenue 12 and Road 32 (32288 Avenue 12), Madera
<b>PROJECT DESCRIPTION:</b>	Request for a conditional use permit to allow expansion and recognition of an existing almond and walnut processing operation.

<b>APPLICANT:</b>	Style -Line Construction - Frank Rodriguez - (559) 251-1797
<b>CONTACT PERSON/TELEPHONE NUMBER:</b>	Annette Kephart - Madera County Planning (559) 675-7821

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Environmental Health Division</b>					
1	All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. Onsite Wastewater Treatment Systems must comply with Madera County Code (MCC) Title 13 and Madera County Local Agency Management Program (LAMP).				
2	If the property is located within 500 feet of an existing public water system, it shall connect [MCC 13.52]				
3	Proposed development may be classified as a Public Water System. Applicant will be required to complete a population determination form for Environmental Health review. Any new creation of a Public Water System applicant must comply with Senate Bill (SB) 1263.				
4	Solid waste collection with sorting for green, recycle, and garbage is required.				
5	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.				
<b>Fire Marshall Division</b>					
<b>Planning Division</b>					
1	Facility to operate in accordance with submitted Operational Statement and plans unless otherwise modified by conditions of approval and CEQA mitigation measures.				
2	The Williamson Act contract must expire by non renewal or the Contract must be cancelled prior to obtaining building permits.				
3	Lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
4	The project shall comply with the Madera County Water Efficient Landscaping Ordinance. A landscaping and irrigation plan shall be submitted to the Planning Department for review and approval prior to the release of the conditional use permit. The plan shall show the type of species to be planted, along with their size, location, spacing, etc. The landscaping and undeveloped portions of the parcel shall be kept viable and free of weeds and debris				
5	Any construction activity associated with this project will be limited limited to the hours of 7AM to 7PM Monday through Friday and 9AM to 5PM on Saturday. Construction activities will be prohibited on Sundays..				
6	If archeological evidence is noted on the site prior to the start of construction, no work shall start without first notifying the Planning Department and completion of a Phase 3 Archeological study.				
<b>Public Works DEPARTMENT</b>					
1	At the time of applying for the building permits, the applicant/contractor is required to submit a grading along with drainage calculations, and erosion control plans to the Public Works Department for review and approval. Grading permit must be obtained prior to performing any grading on site.				



**GENERAL PLAN MAP**

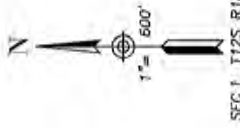




SEC. 1. T.12S. R.18E. M.D.B.&M.

47-14

Tax Area Code  
65-000



SEC 1 T12S R18E

SEE PAGES  
15 TO 17

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

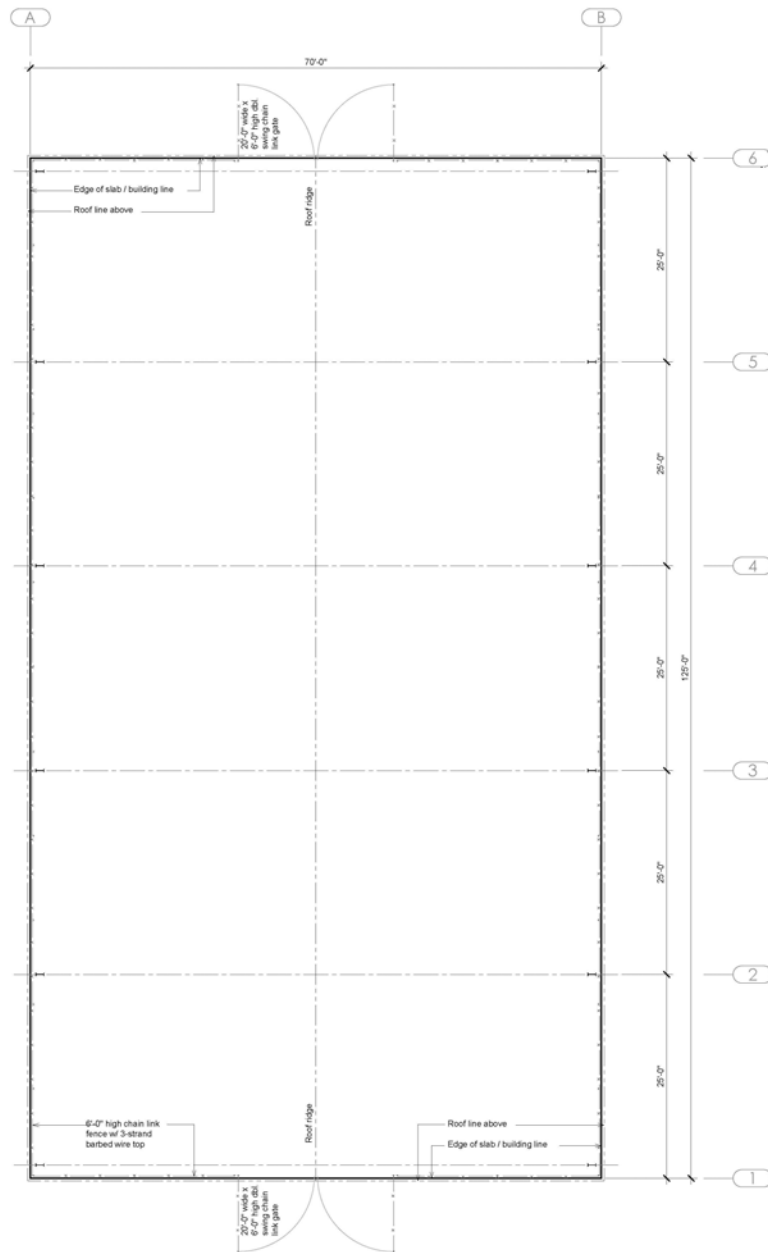
Assessor's Map No. 47-14  
Golden Valley Unified/Eastin Arcola  
County of Madera, Calif.  
1957

6000 Madera County Assessor, All Rights Reserved

1704-20 04

ORIGINAL





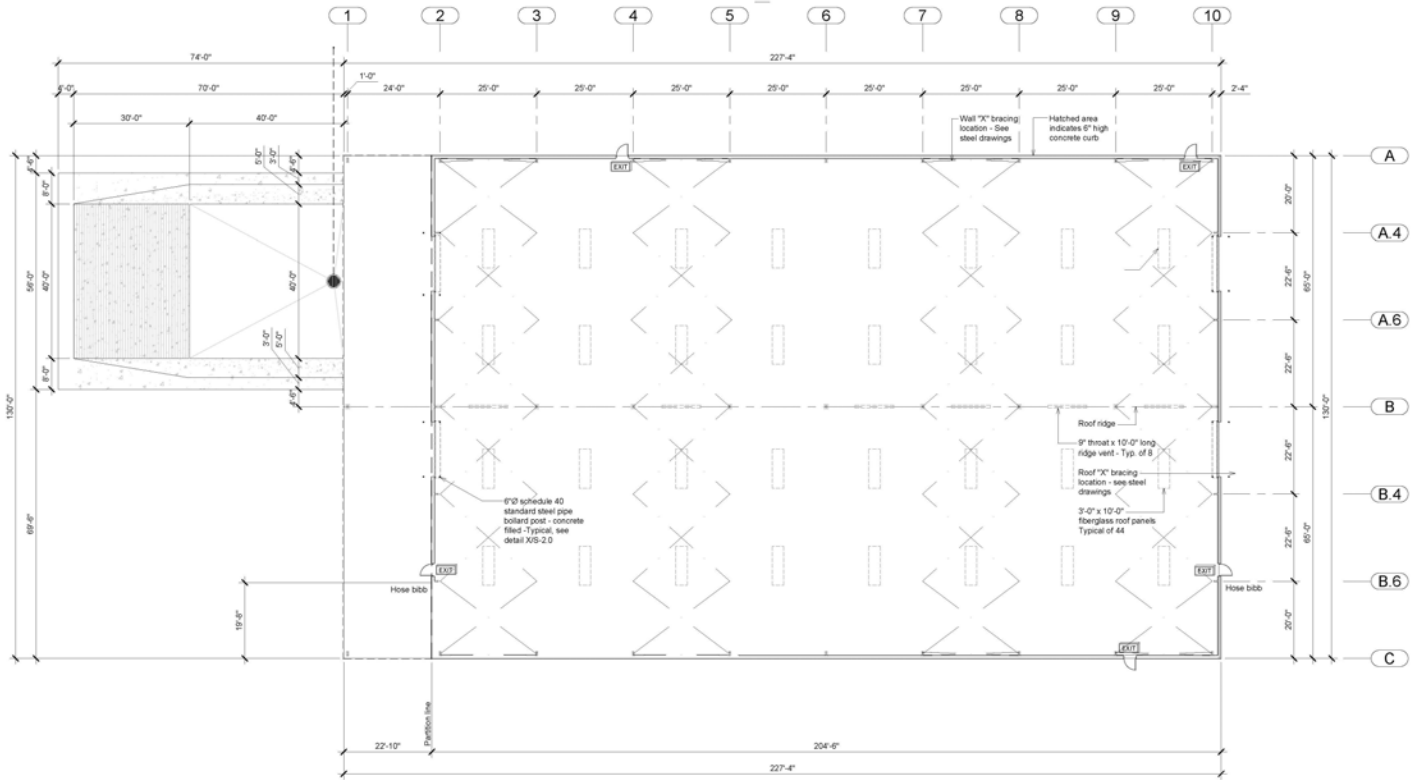
FLOOR PLAN

Scale: 1/8" = 1'-0"



32288 Avenue 12, Madera, Ca. 93636-8364 | Valley Pride Ag. Co. - 2020 Ag storage building

# STORAGE BUILDING FLOOR PLAN MAP



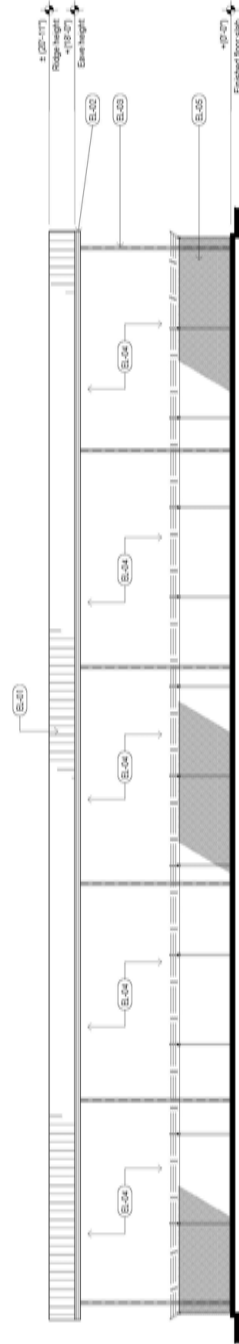
FLOOR PLAN - Pasturizing building

Scale: 1/16" = 1'-0"

32288 Avenue 12, Madera, Ca. 93636-8364

Valley Pride Ag. Co. - 2020 Pasturizer addition

**PASTURIZER BUILDING FLOOR PLAN MAP**



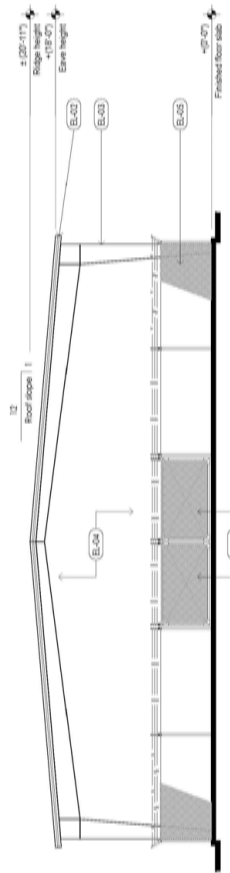
**WEST ELEVATION** NORTH ELEVATION MIRROR OPPOSITE

Scale: 1/8" = 1'-0"

**EXTERIOR ELEVATION LEGEND**

- BUILDING WIDTH : 70'-0"
- BUILDING LENGTH : 132'-0"
- EAVE HEIGHT : 18'-0"
- ROOF HEIGHT : ± (20'-11")
- ROOF SLOPE : 1 : 12

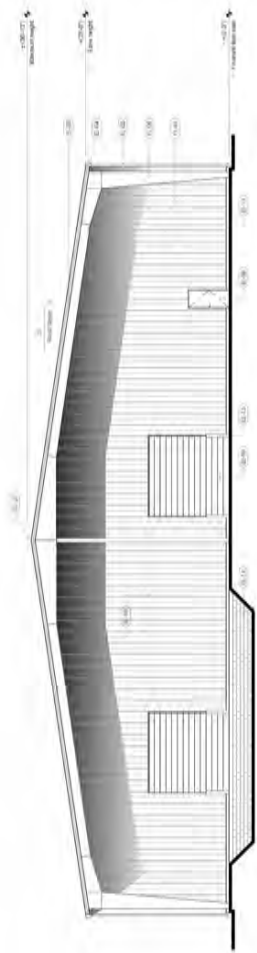
- (E-01) 24 GA. METAL ROOF PANELS  
COLOR: POLAR WHITE
- (E-02) METAL EAVE TRIM  
COLOR: HUNTER GREEN
- (E-03) RIDGE FRAME  
COLOR: RED PRIMER
- (E-04) OPEN BAY - ROOF ONLY
- (E-05) 6" HIGH CHANNEL SECURITY FENCE WITH 3 - STRAND BARBED WIRE
- (E-06) 6" HIGH 1.30-2" WIDE DOUBLE ENDING CHANNEL SECURITY GATES WITH 3 - STRAND BARBED WIRE AND SECURITY PAD LOCK



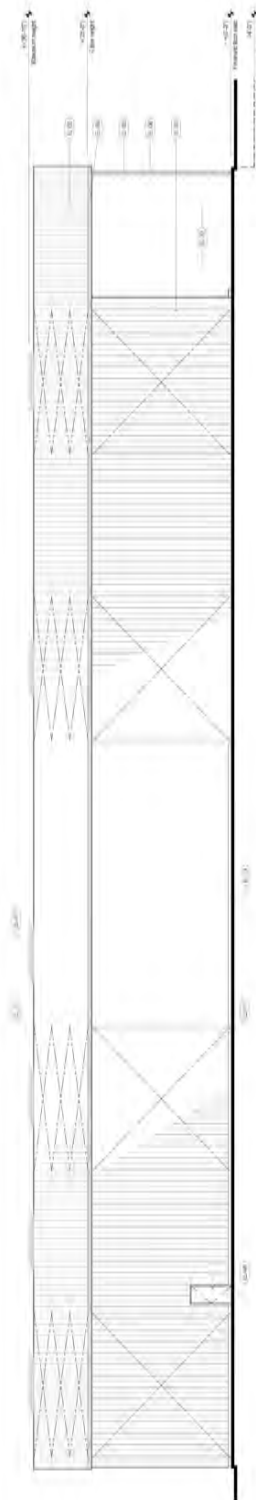
**SOUTH ELEVATION** NORTH ELEVATION MIRROR OPPOSITE

Scale: 1/8" = 1'-0"

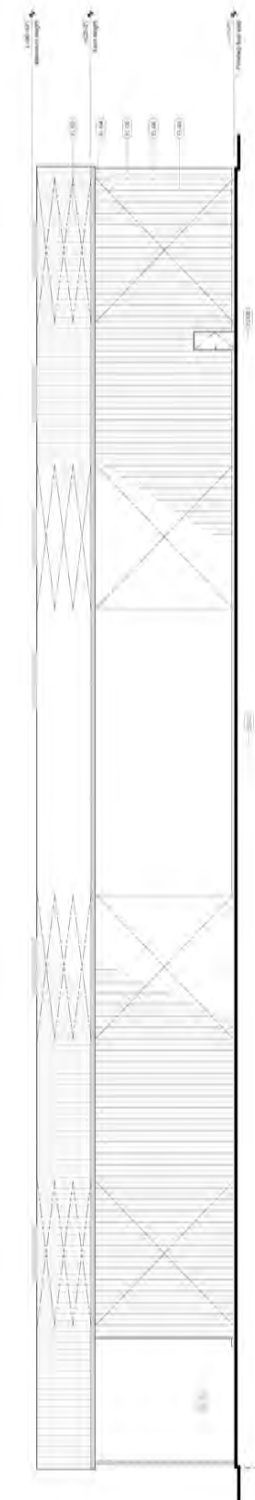
32288 Avenue 12, Madera, Ca. 93636-8364 | Valley Pride Ag. Co. - 2020 Ag storage building



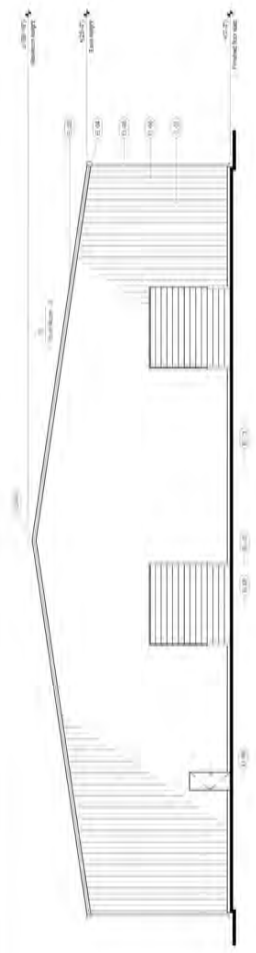
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

32288 Avenue 12, Madera, Ca. 93636-6344 | Valley Pride Ag. Co. - 2020 Pasturizer addition

PASTURIZER BUILDING  
ELEVATION MAP

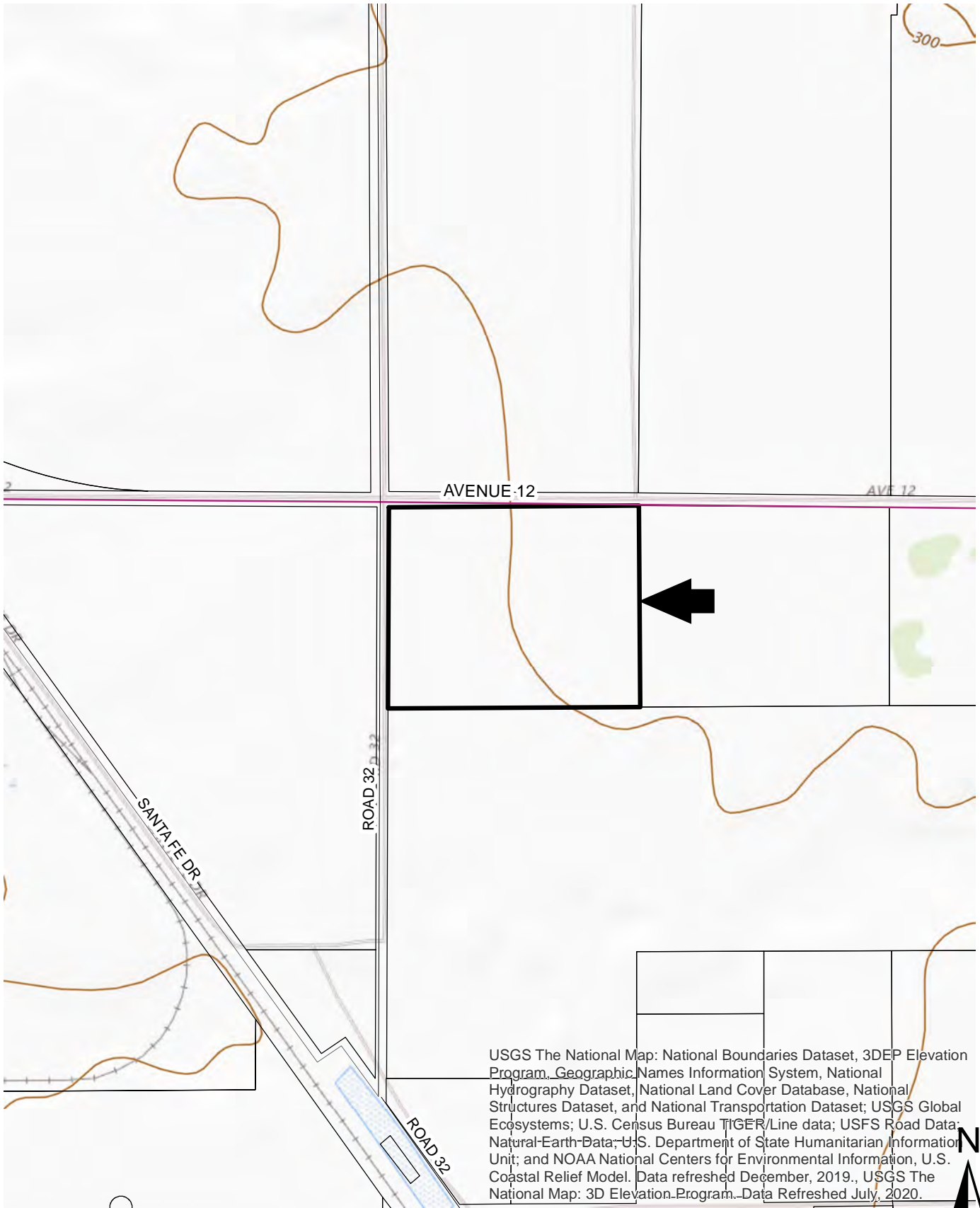


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**AERIAL MAP**





USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed December, 2019., USGS The National Map: 3D Elevation Program. Data Refreshed July, 2020.

**TOPOGRAPHICAL MAP**



**Community and Economic Development  
Planning Division**

Matthew Treber  
Director

• 200 W 4<sup>th</sup> Street  
• Suite 3100  
• Madera, CA 93637  
• (559) 675-7821  
• FAX (559) 675-8573  
• TDD (559) 675-8970  
• mc\_planning@madera-county.com

**OPERATIONAL/ENVIRONMENTAL STATEMENT  
CHECKLIST**

It is important that the operational/environmental statement provides for a complete understanding of your project proposal. Please be as detailed as possible.

1. Please provide the following information:

Assessor's Parcel Number: 047-140-001  
 Applicant's Name: Frank Rodriguez - Style-Line Construction, Inc. Rep.-Valley Pride Ag.,Co.  
 Address: 32288 Avenue 12  
 Phone Number: (559) 251-1797 Cell (559) 647-2108

2. Describe the nature of your proposal/operation.

Almond & WALNUT PROCESSING

3. What is the existing use of the property?

WE FARM ORGANIC WALNUTS & PROCESS PRODUCT FROM OUR OWN FARMING OPERATIONS

4. What products will be produced by the operation? Will they be produced onsite or at some other location? Are these products to be sold onsite?

ALMONDS & AND WALNUTS will be cleaned TO USDA SPEC. THEY WILL NOT BE SOLD ON-SITE

5. What are the proposed operational time limits?

Months (if seasonal): 12  
 Days per week: 5  
 Hours (from 7 to 4): Total Hours per day: 8

6. How many customers or visitors are expected?

Average number per day: 2  
 Maximum number per day: 5  
 What hours will customers/visitors be there? VARIES

7. How many employees will there be?

Current: 17  
 Future: 20 - 25  
 Hours they work: 7 - 4  
 Do any live onsite? If so, in what capacity (i.e. caretaker)? NO

8. What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.

Electrical/OPTICAL & mechanical sorting Equip

9. Will there be any service and delivery vehicles? Yes

Number: 3 PER DAY AVERAGE

Type: TRUCKS

Frequency: 5 DAYS PER WEEK

10. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.

Asphalt - 30 SPACES

11. How will access be provided to the property/project? (street name)

ROAD 32 ENTRANCE ON TO PAVED ACCESS ROAD LEADING TO THE PLANT

12. Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development.

20-25 PERSONAL VEHICLES (EMPLOYEES)

3-4 SEMI-TRUCKS WITH TRAILERS FOR PICK UP AND DELIVERY OF NUTS

13. Describe any proposed advertising, including size, appearance, and placement.

N/A

14. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) of will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if applicable.

Both existing & new as the business grows. SEE ATTACHED SITE PLAN FOR CLARITY OF EXISTING AND PROPOSED BUILDINGS

15. Is there any landscaping or fencing proposed? Describe type and location.

NO

16. What are the surrounding land uses to the north, south, east and west property boundaries?

All Farming

17. Will this operation or equipment used, generate noise above other existing parcels in the area?

NO

18. On a daily or annual basis, estimate how much water will be used by the proposed development, and how is water to be supplied to the proposed development (please be specific).

OUR PROCESSING USES VERY SMALL AMOUNT OF WATER. MAINLY CLEAN-UP MOST WATER USE IS FOR PERSONAL HYGIENE AND RESTROOMS. WE HAVE A WELL FOR ALL WATER USE

19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?

ONLY IN EMERGENCY (FIRE) TO A PAVING BASIN. DAILY BATHROOM USE GOES TO SEPTIC

20. On a daily or weekly basis, how much solid waste (garbage) will be generated by the proposed project and how will it be disposed of?

1 RAILWAY DUMPSTER EVERY 2 WEEKS

21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)

FUTURE CONSTRUCTION WOULD REQUIRE REMOVAL OF TREES & GRADING

22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.

NO

23. Locate and show all bodies of water on application plot plan or attached map.

N/A

24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.

NO

25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?

NO

26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)

NO

27. How do you see this development impacting the surrounding area?

MINIMALLY

28. How do you see this development impacting schools, parks, fire and police protection or special districts?

MINIMALLY

29. If your proposal is for commercial or industrial development, please complete the following; Proposed

Use(s): PROCESSING OF WALNUTS AND ALMONDS. SIZING, PACKAGING, SHIPPING

Square feet of building area(s): \_\_\_\_\_

Total number of employees: 20-25

Building Heights: 25'-30'

30. If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.

N/A

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**DEPARTMENT OF TRANSPORTATION****DISTRICT 6 OFFICE**

1352 WEST OLIVE AVENUE  
P.O. BOX 12616  
FRESNO, CA 93778-2616  
PHONE (559) 488-7396  
FAX (559) 488-4088  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life*

September 17, 2020

06-MAD-99-4.84  
ALMOND AND WALNUT PROCESSING PLANT  
CUP #2020-013

**SENT VIA EMAIL**

Annette Kephart, Planner I  
Community and Economic Development,  
Planning Division  
200 W. 4th Street, Suite 3100,  
Madera, CA 93637  
Dear Ms. Kephart:

Thank you for the opportunity to review Conditional Use Permit (CUP) #2020-13, proposing to develop multiple buildings ranging from 5,625 square feet to 52,000 square feet to expand an existing processing plant. The Project is located on the southeast corner of Avenue 12/ Road 32 intersection, approximately 3 miles east of the Avenue 12/State Route (SR) 99 interchange, in Madera County.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities.

1. The project application indicates that an estimated 20-25 trips, by employees, and 3-4 semi-trucks with trailers for pick up and delivery will be generated by the Project daily.
2. Caltrans anticipates the Project's new trip generation will cause less than a significant impact to our State Highway System, particularly Avenue 12/SR 99 interchange.
3. It is recommended that the County of Madera develop a Development Impact Fee Program to fund future major transportation projects in the area so that projects, such as this one, can pay into to mitigate their fair share.

If you have any other questions, please call or email Edgar Hernandez at (559) 488-4168 or [edgar.hernandez@dot.ca.gov](mailto:edgar.hernandez@dot.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "David Padilla".

David Padilla, Branch Chief  
Transportation Planning – North

# Community and Economic Development **EXHIBIT I**

## Environmental Health Division

Dexter Marr  
Deputy Director

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 661-5191
- FAX (559) 675-6573
- TDD (559) 675-8970

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### MEMORANDUM

TO: Annette Kephart  
FROM: Dexter Marr, Environmental Health Division  
DATE: October 13, 2020  
RE: Style-Line Construction Inc - Conditional Use Permit - Madera (047-140-001-000)

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#### Comments

TO: Planning Division  
FROM: Environmental Health Division  
DATE: September 29, 2020  
RE: Conditional Use Permit (CUP) #2020-013, Style-Line Construction, Madera APN 047-140-001

The Environmental Health Division Comments:

All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. Onsite Wastewater Treatment Systems must comply with Madera County Code (MCC) Title 13 and Madera County Local Agency Management Program (LAMP).

If the property is located within 500 feet of an existing public water system, it shall connect [MCC 13.52]

Proposed development may be classified as a Public Water System. Applicant will be required to complete a population determination form for Environmental Health review.

Any new creation of a Public Water System applicant must comply with Senate Bill (SB) 1263.

Solid waste collection with sorting for green, recycle, and garbage is required.

During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department.

The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.

For any questions contact Environmental Health at 559-675-7823.

**COUNTY OF MADERA**  
**DEPARTMENT OF PUBLIC WORKS**

**EXHIBIT J**

**AHMAD M. ALKHAYYAT**  
DIRECTOR

200 West 4th Street  
Madera, CA 93637-8720  
Main Line - (559) 675-7811  
Special districts - (559) 675-7820  
Fairmead Landfill - (559) 665-1310

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**MEMORANDUM**

**DATE:** October 13, 2020  
**TO:** Annette Kephart  
**FROM:** Madera County Public Works  
**SUBJECT:** Style-Line Construction Inc - Conditional Use Permit - Madera (047-140-001-000)

**Comments**

At the time of applying for the building permits, the applicant/contractor is required to submit a grading along with drainage calculations, and erosion control plans to the Public Works Department for review and approval. Grading permit must be obtained prior to performing any grading on site.



## EXHIBIT K

**From:** [Carpenter, Katie@Waterboards](mailto:Carpenter.Katie@Waterboards)  
**To:** [Frank Rodriguez](#); [Annette Kephart](#)  
**Cc:** ["James Blocker"](#); ["Sunny Toor"](#)  
**Subject:** Re: CUP # 2020-013 MADERA COUNTY  
**Date:** Thursday, October 15, 2020 2:33:21 PM

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Annette

The information provided by Frank Rodriguez with Style-Line Construction, satisfactorily answers our question regarding operations and water use for the Facility at 32288 Avenue 12 in Madera County and the proposed expansion described by Conditional Use Permit (CUP) #2020-013. Based on the information provided in the email below the Facility does not discharge wastewater from its processing operations. Therefore, they do not need to obtain Waste Discharge Requirements from us.

If you have any questions you can reach me by email at [Katie.Carpenter@waterboards.ca.gov](mailto:Katie.Carpenter@waterboards.ca.gov).

Katie Carpenter  
Central Valley Water Board  
Office (559) 445-5116

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**From:** Frank Rodriguez <[frank@style-line.net](mailto:frank@style-line.net)>  
**Sent:** Thursday, October 15, 2020 12:04 PM  
**To:** Carpenter, Katie@Waterboards <[Katie.Carpenter@waterboards.ca.gov](mailto:Katie.Carpenter@waterboards.ca.gov)>  
**Cc:** 'James Blocker' <[james@valleyprideag.org](mailto:james@valleyprideag.org)>; 'Sunny Toor' <[sunny@valleyprideag.org](mailto:sunny@valleyprideag.org)>  
**Subject:** CUP # 2020-013 MADERA COUNTY

EXTERNAL:

Good morning Katie and thanks for returning my call this morning. I was responding to your memo to the Madera County planning department dated 10/12/20 in regards to the water usage at this facility. The only water use at our plant involves water for personal use in the restroom and break room areas. We do not currently nor do we plan to use water for the actual processing of the nut "meats" which are hulled and shelled at outside locations then delivered to this site where we will be storing, grading, and preparing for shipment to various locations nationally and internationally.

Hope this clarifies our water use. Please feel free to call if any further questions.

Thank you,

Frank J. Rodriguez - President

**STYLE-LINE CONSTRUCTION, INC.**

1817 N. HELM AVE. SUITE #106 - FRESNO- CA - 93727

PH. (559)251-1797 - F. (559) 251-5920 - C. (559)647-2108

E-Mail: [frank@style-line.net](mailto:frank@style-line.net)

Website: [www.style-lineconstruction.com](http://www.style-lineconstruction.com)

**We Build Relationships!**

## EXHIBIT L

### Community and Economic Development

#### Fire Prevention Division

Deborah Mahler, Fire Marshal  
Deputy Director

• 200 W. Fourth St.  
• Suite 3100  
• Madera, CA 93637  
• TEL (559) 661-5191  
• FAX (559) 675-6573  
• TDD (559) 675-8970

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### MEMORANDUM

TO: Annette Kephart  
FROM: Deborah Mahler, Fire Marshal  
DATE: October 13, 2020  
RE: Style-Line Construction Inc - Conditional Use Permit - Madera (047-140-001-000)

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#### Conditions

At the time of application for a Building Permit, a more in-depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal. (CFC, Section 105)



**TABLE MOUNTAIN RANCHERIA**  
**TRIBAL GOVERNMENT OFFICE**

CERTIFIED 3675 3695

September 29, 2020

Brenda D. Lavell  
Tribal Chairperson

Beverly J. Hunter  
Tribal Vice-Chairperson

Jenna Gosselaar  
Tribal Secretary/Treasurer

Matthew W. Jones  
Tribal Council Member

Richard L. Jones  
Tribal Council Member

Annette Kephart, Planner  
Madera County  
200 W. 4<sup>th</sup> Street, Suite 3100  
Madera, Ca. 93637

RE: CUP #2020-013, Style-Line Construction Inc. Madera 047-140-001-000

Dear: Annette Kephart

This is in response to your letter dated, September 11, 2020, regarding, CUP #2020-013, Style-Line Construction Inc. Madera 047-140-001-000. Thank you for notifying us of the potential development and the request for consultation.

We decline participation at this time but would appreciate being notified in the unlikely event that cultural resources are identified.

Sincerely,

Robert Pennell  
Tribal Cultural Resources Director  
[rpennell@tmr.org](mailto:rpennell@tmr.org)  
559.325.0351

23736

Sky Harbour Road

Post Office

Box 410

Friant

California

93626

(559) 822-2587

Fax

(559) 822-2693

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

- 1. Project title:** CUP #2020-013 – Style-Line Construction, Inc
- 2. Lead agency name and address:** County of Madera  
Community and Economic Development Department  
200 West 4<sup>th</sup> Street, Suite 3100  
Madera, California 93637
- 3. Contact person and phone number:** Annette Kephart, Planner II  
559-675-7821  
Annette.kephart@maderacounty.com
- 4. Project Location & APN:** The project is located on the southeast corner of Avenue 12 and Road 32 (32288 Avenue 12), Madera.  
  
APN# 047-140-001
- 5. Project sponsor's name and address:** Style-Line Construction, Inc  
1817 N. Helm, Ste 106  
Fresno, CA 93727
- 6. General Plan Designation:** A (Agricultural) District
- 7. Zoning:** ARE-40 (Agricultural, Rural, Foothill - Forty Acres) District

**8. Description of project:**

An expansion and recognition of an existing almond and walnut processing operation. The expansion would include a 29,483 square foot Pasteurizer Building and an 8,750 square foot Storage Building. The existing structures include a 52,000 square foot Storage/Staging Area Building and a 241,000 Gallon Capacity Water tank.

Existing Conditions:

Land use in the surrounding area is predominantly agricultural including annual crops, vineyard orchards and other semi-agricultural uses or agricultural related infrastructure. Almonds, grapes and pistachios are the top crops.

This is an existing almond and walnut processing facility that process nuts grown on site. The current footprint is a 52,000 square foot building. The proposed structures would bring that to 161,625 square feet.

The site is 31.07 acres in size.

**9. Surrounding Land Uses and Setting:**

Agricultural

**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.?**

Table Mountain Rancheria has no concerns regarding the projects request.

### **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.

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

<b>DETERMINATION</b> (to be completed by Lead Agency)	
On the basis of this initial evaluation:	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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: *Shirley Kephart* Date: October 21, 2020

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b>				
Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 - c) No Impact.** There are no scenic vistas in the vicinity of this project site. There are no scenic resources on this property that will be damaged as a result of this project. Limited grading will take place on-site. The existing nut processing plant and future expansion will be surrounded by agricultural land which will fit the visual character of the surrounding area.

**(d) Less than Significant with Mitigation Incorporation.** Newly constructed buildings will include exterior lights attached to the structure for security and safety precautions. Light sources produced by this project should have a less than significant impact due to the proposed operation times. Mitigation has been placed for any proposed lighting associated with this project to be hooded and directed downward and away from adjoining parcels.

**General Information**

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

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

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



	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?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

**Responses:**

**(a) Less Than Significant Impact.** The Farmland Mapping and Monitoring Program of the California Resources Agency classifies the current parcel as Unique Farmland. The applicants current and proposed use consists of an agricultural oriented service that will utilize surrounding agricultural land for their operation. The proposed addition will not interfere with current farmland on the parcel.

**(b) Less Than Significant Impact with Mitigation Incorporation.** The project will be constructed on a parcel that is enrolled in the Williamson Act. The proposed project is an agricultural oriented service located on Unique Farmland and will not be consistent with the Williamson Act Contract. Building permits for the project will not be approved until the Williams Act Contract expires by not renewal or the Contract is cancelled.

**(c, d, e) No Impact.** There are no forest land, or zoning for forest land, in the vicinity of the project site.

**General Information**

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

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

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

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

**UNIQUE FARMLAND (U):** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include no irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

**FARMLAND OF LOCAL IMPORTANCE (L):** Land of importance to the local agricultural

economy as determined by each county's board of supervisors and a local advisory committee.

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

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

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

**VACANT OR DISTURBED LAND (V):** Open field areas that do not qualify as an agricultural category, mineral and oil extraction area, off road vehicle areas, electrical substations, channelized canals, and rural freeway interchanges.

\_\_\_\_\_

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## Responses:

**(a - b) No Impact.** No significant impacts have been identified as a result of this project. The proposed project will not obstruct implementation of any air quality plans. The project is consistent with the Air Quality Element of the General Plan.

**(c - d) Less Than Significant Impact.** There may be a less than significant impact due to the oncoming vehicles during construction phases, and delivery trucks operating during seasons. It is estimated there will be an average of 15 truck deliveries/pickups per week to the on-site processing plant.

The project was circulated to San Joaquin Valley Air Pollution Control District, no comments were received.

Sensitive receptors are facilities that “house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors.” (GAMAQI, 2002).

Due to the rural agricultural landscape surrounding the proposed project, there will not be a large number of sensitive receptors that could be effected by the proposed project. The project is consistent with the Air Quality Element of the General Plan and does not impact it at all.

## Global Climate Change

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

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**IV. BIOLOGICAL RESOURCES**

Would the project:

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery site?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Responses:**

**(a) Less Than Significant Impact.** While species have been identified as being potentially in the quadrangle of this project, no impacts to those species have been identified as a result of this project, directly or indirectly. These identified species in the quadrangle does not

necessarily mean they are actually located on the project site either in a habitat setting or migrating through.

**(b - c) No Impact.** No impacts on riparian habits or wetlands have been identified as a result of this project. There are no vernal pools or habitats identified on the project site, nor any that would be impacted directly or indirectly as a result of this project. There are no federally identified wetlands on the project site.

**(d) Less Than Significant Impact.** Ground disturbance and minimal impact to migration could result from the proposed project’s construction activities. There are no activities associated with this project off-site, therefore there will be no indirect impacts to habitats as a result.

**(e - f) No Impact.** No impacts have been identified as a result of this project.

There are no federally protected wetlands on or in the vicinity of this project. There are no streams or bodies of water of which migratory fish or other species that would use bodies of water would be impacted by this project.

While the list below shows species listed in the quadrangle in which this project is located, this does not necessarily mean that this species is actually located on the project site either in a habitat setting or migrating through. The CNDB only lists species in the quadrangle where the project is located, but this never is an indication of whether these species are or ever were on the project site. The Department of Fish and Wildlife was contacted in the early stages of the project for review and comment on the proposal. They did not provide any feedback as to whether there were any potential impacts on the site.

**General Information**

Special Status Species include:

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

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

Species	Federal Status	State Status	Dept. of Fish and Game Listing	CNPS Listing
California tiger salamander	Threatened	Threatened	WL	-
western spadefoot	None	None	SSC	-

Swainson's hawk	None	Threatened	-	-
vernal pool fairy shrimp	Threatened	None	-	-
California linderiella	None	None	-	-
American badger	None	None	SSC	-
Northern Hardpan Vernal Pool	None	None	-	-
Munz's tidy-tips	None	None	-	1B.2
succulent owl's-clover	Threatened	Endangered	-	1B.2
hairy Orcutt grass	Endangered	Endangered	-	1B.1

### **Gregg Quadrangle**

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

### **Ranking**

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

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

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

SSC Species of Special Concern

WL Watch List

Movement corridors are characterized by the regular movements of one or more species through relatively well defined landscape features. They are typically associated with ridgelines, wetland complexes, and well-developed riparian habitats.

The area surrounding the parcel site has been developed for agricultural purposes, and there are some industrial uses in the area, so the chances of habitats being present for nesting or migratory species are minimal.

### **General Information**

Effective January 1, 2007, Senate Bill 1535 took effect that has changed de minimis findings procedures. The Senate Bill takes the de minimis findings capabilities out of the Lead Agency hands and puts the process into the hands of the California Department of Fish and Wildlife (formally the California Department of Fish and Game). A Notice of Determination filing fee is due each time a NOD is filed at the jurisdictions Clerk's Office. The authority comes under Senate Bill 1535 (SB 1535) and Department of Fish and Wildlife Code 711.4. Each year the fee is evaluated and has the potential of increasing. For the most up-to-date fees, please refer to: [http://www.dfg.ca.gov/habcon/ceqa/ceqa\\_changes.html](http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html).

The Valley Elderberry Longhorn Beetle (VELB) was listed as a threatened species in 1980. Use of the elderberry bush by the beetle, a wood borer, is rarely apparent. Frequently, the

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

\_\_\_\_\_

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

**Responses:**

**(a - c) Less Than Significant Impact with Mitigation Incorporation.** The proposed project is not projected to have an adverse change in the significance historical or archaeological resource. Mitigation has been placed to halt construction if any archaeological resource or human remains are discovered.

**General Information**

Public Resource Code 5021.1(b) defines a historic resource as “any object building, structure, site, area or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” These resources are of such import, that it is codified in CEQA (PRC Section 21000) which prohibits actions that “disrupt, or adversely affect a prehistoric or historic archaeological site or a property of historical or cultural significance to a community or ethnic or social groups; or a paleontological site except as part of a scientific study.”

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

- Is associated with an event or person of recognized significance in California or American history or of recognized scientific importance in prehistory.
- Can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable



archaeological research questions.

- Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind.
- Is at least 100 years old and possesses substantial stratigraphic integrity (i.e. it is essentially undisturbed and intact).
- Involves important research questions that historic research has shown can be answered only with archaeological methods.

Reference CEQA Guidelines §15064.5 for definitions.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VI. ENERGY</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

**(a & b) Less Than Significant Impact.** A temporary increase in energy resources may result during the construction period. The projects construction phases will include grading, equipment delivery, and installation of buildings.

It is estimated there will be an average of 15 truck delivers/pickups per week to the on-site processing plant with 2 to 5 customers a day. The facility currently employees 17 with 20-25 estimated employees in the future and will operate 5 days a week from 7:00am to 4:00pm year-round.

Adopted federal vehicle fuel standards have continually improved since their original adoption in 1975 and assists in avoiding the inefficient, wasteful and unnecessary use of energy by vehicles.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) Strong seismic ground shaking?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) Seismic-related ground failure, including liquefaction?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Landslides?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Responses:**

**(a. i – iii) Less Than Significant Impact.** Madera County is divided into two major physiographic and geologic provinces: the Sierra Nevada Range and the Central Valley. The Sierra Nevada physiographic province in the northeastern portion of the county is underlain by metamorphic and igneous rock. It consists mainly of homogenous types of

granitic rocks, with several islands of older metamorphic rock. The central and western parts of the county are part of the Central Valley province, underlain by marine and non-marine sedimentary rocks.

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

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

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

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

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

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

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

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

Seismic ground shaking, however, is the primary seismic hazard in Madera County

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

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

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

**(a - iv) No Impact.** There are no known impacts that will occur as a direct or indirect result of this project. The area is topographically flat, so landslides are not as common.

**(b) Less Than Significant Impact.** The parcel is subject to potential erosion due to rain events. Due to the topographically flat nature of the project site, potential erosion is seen to be minimal.

**(c – f) No Impact.** There are no known impacts that will occur as a direct or indirect result of this project.

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

**Responses:**

**(a - b) Less than Significant Impact.** A slight increase in greenhouse gases generated will be from vehicular traffic by employees accessing the processing facility and general operation during peak season. It is estimated there will be an average of 15 truck

delivers/pickups per week to the on-site processing plant with 2 to 5 customers a day. The facility currently employees 17 with 20-25 estimated employees in the future and will operate 5 days a week from 7:00am to 4:00pm year-round.

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

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

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

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			Potential Significa nt Impact	Less Than Significant With Mitigation Incorporati on	Less Than Significa nt Impact	No Impac t
<b>IX. HAZARDS MATERIALS</b>	<b>AND</b>	<b>HAZARDOUS</b>				
Would the project:			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Create a significant hazard to the public or 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a – b) Less than Significant Impact.** The project proposal will not bring significant hazardous impact to the surrounding area. Nut processing generates primarily an organic waste stream during processing. Maintenance supplies for the facilities equipment will be regulated by governing agencies to reduce and/or prevent any hazardous impacts.

**(c – d) No Impact.** No impacts have been identified as a result of this project. The project is not listed a hazardous site nor is located with one-quarter mile of an existing school.

**(e - g) No Impact.** The project is not located within the vicinity of a private airstrip. No impacts have been identified as a result of this project

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. The California Code of Regulations (CCR) defines a hazardous material as a

substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed (CCR Title 22 Division 4.5 Chapter 10 Article 2 §66260.10).

Hazardous wastes are defined in the same manner. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated or are being stored prior to proper disposal. Hazardous materials and hazardous wastes are classified according to four properties: toxicity, ignitability, corrosively, and reactivity.

**General Information**

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

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

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

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

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>X. HYDROLOGY AND WATER QUALITY</b>				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a - b) Less Than Significant Impact.** The proposed project will have a less than significant impact on water usage. The proposed projects nut processing uses a small amount of water. Most of the water used will be for personal hygiene and restrooms. Water is provided by a well on site.

**(c i - iii) Less Than Significant Impact.** The project in and of itself is not anticipated to create or contribute to erosion or runoff. There is a ponding basin on site that would be used for wastewater only in an emergency such as a fire.

**(c - iv) No Impact.** No impacts have been identified as a result of this project.

**(d) No Impact.** 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.

**(e) Less Than Significant Impact.** Due to the nature of the project, it is potentially an impact to groundwater. It is potential a SWPPP and adherence to Regional Water Quality Control requirements will be in order.

Rainfall is unable to percolate into paving that is expected to be on each site (building pad, driveways, structures, etc.) and is converted almost entirely into storm run-off, often exceeding the capacity of existing drainage system, causing intermittent flooding, increased flooding and other adverse impacts. It is possible that the quality of storm water may be affected by pollution such as, but not limited to, oil, grease, fuel, dissolved metals from batteries, and glycols from automotive coolant or antifreeze. The applicant shall mitigate any impacts associated with storm water contamination caused by this project.

### **General Information**

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

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

A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami (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. As this property is not located near any bodies of water, no impacts are identified.

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

flood loss.

With mitigations, this impact will be maintained as less than significant.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XI. LAND USE AND PLANNING</b>				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a, b) No Impact.** No impacts identified as a result of this proposed project. The proposed project use is an appropriate request for the parcel(s) agricultural zone designation.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XII. MINERAL RESOURCES</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a - b) No Impact.** There are no known minerals in the vicinity of the project site.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a - b) Less than Significant Impact.** During construction phase, there will be a temporary increase in ambient noise produced on site. Daily operations may also increase the impact on noise levels. Conditions will be placed to monitor the timeframe of construction. Due to the rural agricultural setting surrounding the property, ambient noise generated by the facility will have cause minimal disturbance to the immediate area.

**(c) No Impact.** This project is not within proximity to an airstrip or airport. It is not within an airport/airspace overlay district. There will be no impacts as a result.

**General Discussion**

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

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

to more than 88 dBA for brief periods.

Short Term Noise

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

Long Term Noise

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

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

MAXIMUM ALLOWABLE NOISE EXPOSURE FOR  
NON-TRANSPORTATION NOISE SOURCES\*

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

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

AM = 7:00 AM to 10:00 PM  
PM = 10:00 PM to 7:00 AM

L = Light  
H = Heavy

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

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

<b>Reaction of People and Damage to Buildings from Continuous Vibration Levels</b>		
<b>Velocity Level, PPV (in/sec)</b>	<b>Human Reaction</b>	<b>Effect on Buildings</b>
0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings
0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings
0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations vibration	Architectural damage and possibly minor structural damage
Source: Whiffen and Leonard 1971		

With mitigations, this impact will be maintained as less than significant.

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

**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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Responses:**

**(a - c) No Impact.** No impacts identified as a result of this project.

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	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?         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) Police protection?      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Schools?               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv) Parks?                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Responses:**

**(a-i) Less Than Significant Impact.** The Madera County Fire Department exists through a contract between Madera County and CalFire (California Department of Forestry and Fire Prevention) and operates six stations for County responses in addition to the state-funded CALFIRE stations for state responsibility areas. Under an “Amador Plan” contract, the County also funds the wintertime staffing of four fire seasonal CALFIRE stations. In addition, there are ten paid-call (volunteer) fire companies that operate from their own

stations. The administrative, training, purchasing, warehouse, and other functions of the Department operate through a single management team with County Fire Administration.

The building construction will be governed by the requisite Building, Life, Safety and Fire Codes applicable at the time of construction. The mitigation tied to this finding is written in such a manner as to leave open as to what year the applicable codes will be enforced at the time of construction. This will ensure that the most current codes are followed instead of being tied to outdated codes. The facility will be conditioned to provide adequate water storage for the proposed and existing self-storage facility.

**(a - ii) No Impact.** Crime and emergency response is provided by the Madera County Sherriff's Department. There will be an incidental need for law enforcement in the events of theft and vandalism on the project site.

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

**(a-iii) No Impact.** No impacts are anticipated as a result of this project as it does not relate to any educational programs, or increase the surrounding population.

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

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

**(a - iv) No Impact.** No impacts are anticipated as a direct, indirect, short or long term impact as a result of this project.

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

**(a - v) No Impact.** No impacts identified as a result of this project.

Crime and emergency response is provided by the Madera County Sherriff's Department. There will be an incidental need for law enforcement in the events of theft and vandalism on the project site.

County Sherriff's Department personnel are strapped for resources as well. With new development, the potential for criminal activity (including but not limited to: home burglaries, assaults, auto thefts) increases.

Currently, the Madera County's Sherriff's Department provides law enforcement and patrols in the planning area, operating from substations in Oakhurst on Road 425B.

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

**XVI. RECREATION**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a - b) No Impact.** No impacts as a result of this project. The project does not include any recreational facilities.

**XVII. TRANSPORTATION**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



- 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 - b) Less than Significant Impact.** The proposed project is not anticipated to generate any additional traffic that could significantly impact the area. It is anticipated a maximum of 25 employees will access the site. A maximum 15 delivery trucks per week would access the facility and 3 to 4 semi-trucks for pick up daily. Access to the site is a primary paved entrance off Road 32.

In the area around the proposed project, opportunities for bicycles and pedestrians, especially as an alternative to the private automobile, are significantly limited by lack of developed shoulders, sidewalks or pavement width accommodating either mode. The condition is not uncommon in rural areas where distances between origins and destinations are long and the terrain is either rolling or mountainous. In the locations outside urbanized portions of the County, the number of non-recreational pedestrians/cyclists would likely be low, even if additional facilities were provided.

**(c - d) Less Than Significant Impact.** The proposed project does not propose any roadway changes or infrastructure. The applicant will be required to demonstrate and/or provide ways to get trucks in and out of the site main entrance/exit safely without causing any traffic hazards to the main flows.

As with most rural areas, Madera County is served by limited alternative transportation modes. Currently, only limited public transportation facilities or routes exist within the area. Volunteer systems such as the driver escort service, as well as the senior bus system, operate for special purpose activities and are administered by the Madera County Action Committee. The rural densities which are prevalent throughout the region have typically precluded successful public transit systems, which require more concentrated populations in order to gain sufficient ridership.

Local circulation is largely deficient with these same State Highways and County Roads composing the only existing network of through streets. Most local streets are dead-end drives, many not conforming to current County improvement standards. Existing traffic, particularly during peak hour and key intersections, already exhibits congestion.

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

Level of Service	Description	Average Control Delay (sec./car)
A	Little or no delay	0 – 10
B	Short traffic delay	>10 – 15
C	Medium traffic delay	> 15 – 25

D	Long traffic delay	> 25 – 35
E	Very long traffic delay	> 35 – 50
F	Excessive traffic delay	> 50

Unsignalized intersections.

Level of Service	Description	Average Control Delay (sec./car)
A	Uncongested operations, all queues clear in single cycle	< 10
B	Very light congestion, an occasional phase is fully utilized	>10 – 20
C	Light congestion; occasional queues on approach	> 20 – 35
D	Significant congestion on critical approaches, but intersection is functional. Vehicles required to wait through more than one cycle during short peaks. No long-standing queues formed.	> 35 – 55
E	Severe congestion with some long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	> 55-80
F	Total breakdown, significant queuing	> 80

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

Horizon Year	Total Population (thousands)	Employment (thousands)	Average Weekday VMT (millions)	Total Lane Miles
2010	175	49	5.4	2,157
2011	180	53	5.5	NA
2017	210	63	6.7	NA

2020	225	68	7.3	2,264
2030	281	85	8.8	2,277

Source: MCTC 2007 RTP

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

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach unhealthy levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather than regional level. Local CO concentrations at intersections projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

As this project is not within an airport/airspace overlay district, or in proximity to any airport or airstrip within the County, no impacts to airspace or air flight will occur as a result.

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p>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</p>  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| <p>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.</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Responses:**

**(a - b) No Impact.** Table Mountain Rancheria does not have any immediate interest to the project.

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<b>XIX. UTILITIES AND SERVICE SYSTEMS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<p>Would the project:</p>				
<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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:**

Water Quality Issues

Erosion and sedimentation/siltation are two potentially significant impacts related to development with the entire Oakhurst area. These impacts are generally proportional to the intensity of development which occurs in an area, including the amount of the clearing and grading which is necessary.

Rainfall is unable to percolate into the portions of each site that are paved over and is converted almost entirely into storm run-off, often exceeding the capacity of existing drainage system, causing intermittent flooding, increased flooding and other adverse impacts. Pollutants associated with parking lots (oil & grease predominately) will be found in high quantities after the first rain of the season. These pollutants have the potential of contaminating ground and surface water sources.

Groundwater availability issues

Groundwater within the area is generally limited and unpredictable as a result of geologic formation which characterizes the mountain and foothill regions of Madera County. These areas are generally underlain by impervious bedrock, and "groundwater" is available only through water bearing fractures within these formations. Within these "fracture" systems the ability to store and transmit water is solely dependent on the development of secondary openings such as faults, joints and exfoliation planes.

Due to these concerns regarding the uncertainty of groundwater, the Area Plan outlines the need to both understand groundwater availability for the area, and to examine opportunities to develop a source of surface water for the community. Several potential surface water sources for the greater eastern Madera County area have been evaluated over the years. Planning documents for the area beginning in the early 1960's identified the potential for a "Soquel" reservoir above Oakhurst within the Sierra National Forest. Later concepts included purchasing surface rights and delivering water from Bass Lake or the Fresno River. Most recently, the potential to purchase and deliver water from Redinger Lake has been studied. The development and implementation of a plan for surface water source been hindered by the presence of existing commitments for all surface water in the area. Additionally, environmental clearances, technical requirements, and the costs associated with developing a surface water source are significant. Despite these hurdles, the Area Plan notes that a surface water source must be viewed as the long-term solution and includes as a policy the initiation of a study to examine opportunities for a surface water source. The following Area Plan policies are proposed to address issues related to the provision of water.

## Wastewater Issues

The reliance on septic systems has generated concerns regarding potential impacts to both surface and ground water quality, particularly where septic systems are concentrated on individual lots. This project will have an on-site treatment facility.

## Solid Waste Issues

According to the Madera County General Plan Background report, all solid waste generated in the unincorporated area is currently disposed of at the Fairmead Landfill, which is owned by the County and operated by Madera Disposal Systems, Inc. The landfill facility is located on 48 acres at the southeast corner of Road 19 and Avenue 22. The landfill is expected to reach capacity in 2020. If additional waste can be diverted, the life of the expansion area could be increased. There is the potential for approximately 28 residential units' total that would be in need of disposing of residential related waste material to this landfill. Recycling measures are strongly encouraged. According to the California Integrated Waste Management Board, the generation rate per resident is 0.63 pounds per day of trash.

**(a) No Impact.** No impacts have been identified as a result of this project.

**(b) Less than Significant Impact.** The project currently has a 241,000 gallon bolted steel fire water storage tank.

**(c-e) No Impact.** No impacts have been identified as a result of this project.

## General Discussion

Madera County has 34 County Service Areas and Maintenance Districts that together operate 30 small water systems and 16 sewer systems. Fourteen of these special districts are located in the Valley Floor, and the remaining 20 special districts are in the Foothills and Mountains. MD-1 Hidden Lakes, Bass Lake (SA-2B and SA-2C) and SA-16 Sumner Hill have surface water treatment plants, with the remaining special districts relying solely on groundwater.

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

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

In areas of higher precipitation (Oakhurst, North Fork, and the topographically higher part of the Coarsegold Area), groundwater recharge is adequate for existing uses. However, some problems have been encountered in parts of these areas due to well interference and groundwater quality issues. In areas of lower precipitation (Raymond-Hensley Lake and

the lower part of the Coarsegold area), groundwater recharge is more limited, possibly requiring additional water supply from other sources to support future development.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XX. WILDFIRE</b>				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a, c – d) No Impact.** No impacts identified as a result of this project.

**(b) Less Than Significant Impact.** As previously discussed, there is no direct ignitions sources that could spark a wildfire in the area. However, loose chains or cables from incoming or outgoing equipment could inadvertently cause a spark that could trigger a wildfire. Additionally, overgrown grass could be proximate to hot engine blocks that could then erupt into wildfires. With current 241,000 gallon water tank on site this impact will be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

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.)

c) 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) Less Than Significant Impact.** While there have been some minimal impacts identified through this study, none are considered significant in and of themselves, and/or cumulative inducing enough to be considered significant. With appropriate mitigations, those impacts can be reduced to less than significant or not significant.

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### **Mitigation Measures**

See attached.

### **Bibliography**

California Department of Finance

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm) accessed October 31, 2008

California Department of Fish and Wildlife "California Natural Diversity Database" <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data#43018410-cnddb-quickview-tool>

Madera County Airport Land Use Compatibility Plan

Madera County Dairy Standards Environmental Impact Report

Madera County General Plan

Madera County Integrated Regional Water Management Plan

Madera County Department of Environmental Health

Madera County Fire Marshall's Office

Madera County Department of Public Works

Madera County Roads Department

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

MND 2020-17

1

October 21, 2020

**MITIGATED NEGATIVE DECLARATION****MND 2020-17****RE: Style-Line Construction, Inc – Conditional Use Permit #2020-013****LOCATION AND DESCRIPTION OF PROJECT:**

The subject property is located on the southeast corner of Avenue 12 and Road 32 (32288 Avenue 12), Madera. The project is a request to allow expansion and recognition of an existing almond and walnut processing operation.

**ENVIRONMENTAL IMPACT:**

No adverse environmental impact is anticipated from this project. The following mitigation measures are included to avoid any potential impacts.

**BASIS FOR NEGATIVE DECLARATION:**

1. Please see attached Mitigation Monitoring Report.

  
Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Community & Economic Development Department - Planning Division, 200 West 4<sup>th</sup> Street, Ste. #3100, Madera, California.

**DATED: October 21, 2020****FILED:****PROJECT APPROVED:**

# MITIGATION MONITORING REPORT

**MND # 2020-01**

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
<b>Aesthetics</b>								
	All exterior lighting shall be hooded and downwards, away from adjacent properties.	Construction	Madera County Planning Division	Madera County Planning Division				
<b>Agricultural Resources</b>								
	The Williamson Act contract must expire by non renewal or the Contract must be cancelled prior to obtaining building permits.	Prior to Building Permits	Planning	Madera County Planning Division				
<b>Air Quality</b>								
<b>Biological Resources</b>								
<b>Cultural Resources</b>								
	If during the grading or trenching work archeological evidence is found, all work is to stop and the Planning Department is to be notified within 24 hours, or on the first work day following for weekends and holidays.	Construction	Madera County Planning Division	Madera County Planning Division				
	If archeological evidence is noted on the site prior to the start of construction, no work shall start without first notifying the Planning Division and completion of a Phase 2 archaeological study.	Pre-construction	Madera County Planning Division	Madera County Planning Division				
	If any prehistoric resources or human remains are uncovered during construction, work shall stop immediately and a qualified archeologist shall be contacted to determine further mitigation which may be needed. The County Coroner shall be contacted if human remains are found.	Construction	Madera County Planning Division	Madera County Planning Division				
<b>Geology and Soils</b>								
<b>Hazards and Hazardous Materials</b>								
<b>Hydrology and Water Quality</b>								
<b>Land Use and Planning</b>								
<b>Mineral Resources</b>								
<b>Noise</b>								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
	<b>Population and Housing</b>							
	<b>Public Services</b>							
	<b>Recreation</b>							
	<b>Transportation and Traffic</b>							
	<b>Utilities and Service Systems</b>							