

# RESOURCE MANAGEMENT AGENCY PLANNING DEPARTMENT

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Madera, CA 93637  
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mc\_planning@madera-county.com

Norman L. Allinder, AICP  
Director *NLA*

**PLANNING COMMISSION DATE:** January 8, 2013

**AGENDA ITEM:** #1

<b>CUP</b>	<b>#2012-023</b>	<b>Conditional Use Permit to allow a church</b>
<b>APN</b>	<b># 054-450-005</b>	<b>Applicant: Andrew Padilla</b>
<b>CEQA</b>	<b>ND #2012-29</b>	<b>Owner: Huron Rescue Mission, Inc.</b>
		<b>Mitigated Negative Declaration</b>

**REQUEST:**

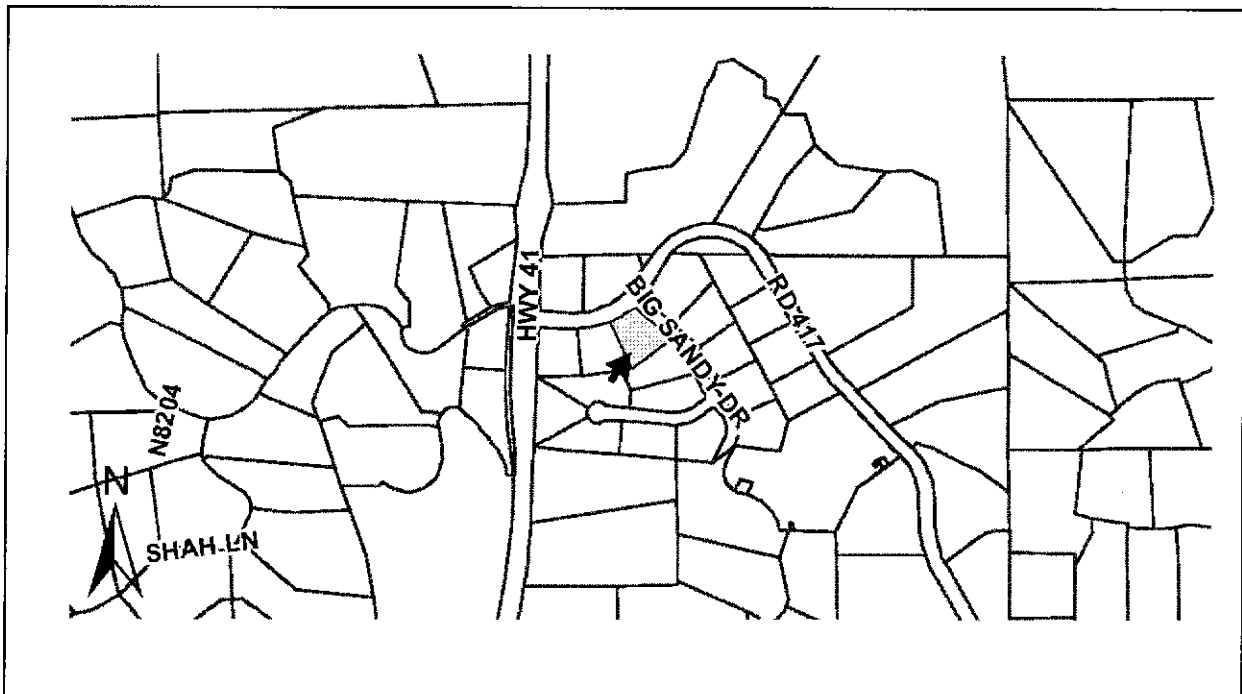
The applicant is requesting a conditional use permit to allow a church facility. The church will be a modular unit relocated from Huron to Coarsegold.

**LOCATION:**

The property is located on the southeast corner of Big Sandy Drive and Road 417(32320 Big Sandy Drive), Coarsegold

**ENVIRONMENTAL ASSESSMENT:**

A Mitigated Negative Declaration (ND #2012-29) and mitigation monitoring program has been prepared and is subject to approval by the Planning Commission.



**RECOMMENDATION:**

Approval of the conditional use permit (CUP 2012-023) and Mitigated Negative Declaration (ND 2012-29) subject to conditions and the mitigation monitoring program

**STAFF REPORT  
CUP #2012-023**

January 8, 2013

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

SITE: VLDR (Very Low Density Residential) Designation

SURROUNDING: VLDR (Very Low Density Residential) Designation

**ZONING (Exhibit B):**

SITE: RMS (Residential, Mountain, Single Family) District

SURROUNDING: RMS (Residential, Mountain, Single Family) District

**LAND USE:**

SITE: Residential

SURROUNDING: Residential

**SIZE OF PROPERTY:** 1 Acres

**ACCESS (Exhibit A):** Existing access to the parcel is provided via Big Sandy Drive

**BACKGROUND AND PRIOR ACTIONS:**

This parcel was developed through a subdivision and is a part of the Coarsegold Highlands subdivision.

**PROJECT DESCRIPTION:**

The project consists of a request to approve a conditional use permit for a church facility. The proposed facility will accommodate a total of 25 to 50 church members. The single story modular building will be relocated from Huron to Coarsegold. A four foot by eight foot sign is proposed to be located at the corner of Road 417 and Big Sandy Drive. The facility will operate from 10:00 a.m. to 12:00 p.m on Sundays and from 7:00 p.m. to 8:30 p.m. on Wednesdays.

Existing on the property is a mobile home, a 240 square foot storage building and a 700 square foot shop and storage building.

**ORDINANCES/POLICIES:**

Section 18.22.010 of the Zoning Ordinance lists the permitted uses within the RMS (Residential, Mountain, Single Family) zone district. Allowable uses include church facilities with a conditional use permit.

Section 18.92 of the Zoning Ordinance outlines the procedures for the processing and approval of conditional use permits.

Chapter 18.92 of the Madera County Zoning Ordinance outlines the procedures for the processing and approval of conditional use permits.

**ANALYSIS:**

The proposal is to allow the construction of a 960 square foot church facility to be located on a one acre parcel located on the southeast corner of Big Sandy Drive and Road 417(32320 Big Sandy Drive), Coarsegold.

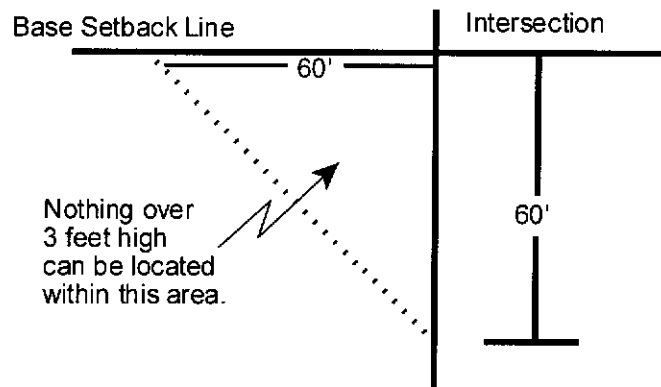
Both surrounding properties and the subject property are designated VLDR (Very Low Density Residential) by the General Plan and the Coarsegold Area Plan. The property is zoned RMS (Residential, Mountain, Single Family) district. All properties surrounding the subject parcel are zoned residential and are similar in size. These designations

allow for church uses with the approval of a conditional use permit. This proposal is consistent with the Plan. This parcel is not under Williamson Act Contract.

The project site has adequate space for onsite parking and is well suited for this use. There is no evidence that this proposed use on the property will create any negative impacts to the surrounding properties or the community.

A four foot by eight foot advertising sign is proposed to be located at the corner of Road 417 and Big Sandy Drive. The County Zoning Ordinance describes vision setbacks:

18.98.040(B) Vision setback lines-Established. Across each sector between intersecting streets or highways, one or more of which has an established width of one hundred feet or more, a vision setback line shall be established by a straight line connecting two points on the intersecting base setback lines, which points are located sixty feet distant from the intersection of the base setback lines. (Ord. 525M § 18(part), 2003; Ord. 525 § 1(part), 1989).



18.98.050 Vision setback area-Structures, vehicles prohibited. *In the vision setback area*, no disabled motor vehicle shall remain more than twenty-four hours and **no structure of any kind shall be permitted which exceeds a height of three feet above the elevation of the center point of the intersection**, except for necessary highway and traffic signs, public utility lines, and open fences through which there is clear vision, nor shall any plant material be permitted which obscures safe vision of the approaches to the intersection. (Ord. 525M § 18(part), 2003; Ord. 525 § 1(part), 1989).

Since the specific location of the proposed sign is not indicated on the site plan, staff recommends that a sign plan be submitted to the Planning Department for approval prior to permit issuance.

The operational statement indicates that no fence or landscaping is planned. Since the parcel abuts residential property on two sides, staff recommends that the screening in the form of landscaping be installed on property boundaries that abut residentially zoned parcels. Vines or shrubs should be planted to create a buffer between the residential properties and the church.

The project was circulated to outside agencies thought to be impacted or regulating the development of the proposed project. This included the Department of Fish and Game, Department of Water Resources, Regional Water Quality Control Board, the San Joaquin Air Pollution Control District. Comments were also received from the San Joaquin Air Pollution Control District.

General comments were received from the Engineering Department, Road Department, Environmental Health Department and Fire Department.

The Zoning Ordinance requires one space per every five permanent seats, or for every 40 square feet of gross floor area within the main auditorium or meeting hall, whichever provides the greater number of spaces. The proposed structure will be 24' x 40' or a total of 960 square feet would require 24 parking spaces. The site plan shows a total of 26 parking spaces.

Two letters have been received from James and Cynthia Hawkinberry and Donna Kemp expressing their concerns over the proposed church (Exhibit O).

**FINDINGS OF FACT:**

The following findings of fact must be made by the Planning Commission to approve this conditional use permit application. Should the Planning Commission vote to approve the project, Staff recommends that the Planning Commission concur with the following in light of the proposed conditions of approval.

1. *The proposed project does not violate the spirit or intent of the zoning ordinance in that the RMS (Residential, Mountain, Single Family) District allows for churches, synagogues and other buildings for religious assembly subject to an approved conditional use permit.*
2. *The proposed project is not contrary to the public health, safety, or general welfare. If the project is developed in compliance with the conditions of approval, there should be no negative impacts on the citizens of Madera County. If the site is going to serve more than 25 people for 60 days per year then a public water system is required.*
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 applicant must operate according to the operational statement and plans. To mitigate potential noise impacts due to on-site activities, daily hours of operation and special events shall be limited between the hours of 7:00 a.m. and 10:00 p.m.*
4. *The proposed project will not, for any reason, cause a substantial, adverse effect upon the property values and general desirability. The project site is located in a residential neighborhood. The church is very small and the parcel has adequate room for parking. Landscaping for screening purposes will be required.*

**WILLIAMSON ACT:**

The property is not subject to a Williamson Act contract.

**GENERAL PLAN CONSISTENCY:**

The General Plan designates the site as VLDR (Very Low Density Residential), which provides for public and quasi-public uses and similar and compatible facilities. The property is zoned RMS (Residential, Mountain, Single Family) district. With an approved conditional use permit, this zone district allows church facilities. Therefore, the proposed project is consistent with both the Zoning Ordinance and the goals of the General Plan.

**RECOMMENDATION:**

The analysis provided in this report supports approval of Mitigated Negative Declaration ND #2012-29 and Conditional Use Permit #2012-023 as presented subject to the following conditions and Mitigation Monitoring and Reporting Program.:

**CONDITIONS:**

**Engineering Department** (Exhibit H)

1. Prior to the start of any construction projects, the applicant shall secure a Building Permit from the Engineering Department. All construction shall meet the standards of all applicable Codes. All plans must be prepared by a licensed architect or registered civil engineer.

**Environmental Health Department** (Exhibit I)

1. The septic disposal system for the proposed facility must be designed for maximum occupancy/use by a registered Environmental Health Specialist, Civil Engineer, or Geologist acceptable to this department.
2. If the site is going to serve more than 25 people for 60 days per year then a public water system is required.
3. 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): Vector(s), Dust, Odor(s), Noise(s), Lighting and/or Litter accumulation to surrounding area uses. Adjacent occupied home owners are the most adversely affected by any nuisances caused by even the most routine business operations within this type of development and its particular location to populated areas. 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 requisite and/or as determined by the Local Enforcement Authority (LEA), which is the MCEHD and any other county or state regulatory agency having jurisdiction.5. The owner(s)/developer(s) of onsite operations, onsite facilities/equipment are required to ensure that all on-site persons are provided access to drinking water and/or onsite restrooms/toilets/urinals facilities that are acceptable to all State and Madera County requirements. If temporary portable toilets must be utilized on site, by any persons, at any time during any onsite activity then they must be properly maintained by a Madera County appropriately licensed company. Routine maintenance of these portable toilets must be adjusted according to their usage as to prevent an unhealthy human environment and/or nuisance of any kind, at all times while onsite.

**Fire Department** (Exhibit J)

1. A County Standard Dry Barrel Hydrant shall be installed within 400 feet of the furthest portion of the proposed buildings measured by way of drivable access. The hydrant location shall be approved by the Madera County Fire Marshal prior to installation of any portion of the system. (CFC, Section 508.5.1)

2. The minimum required fire flow for the proposed building is 1,500 gallons per minute (gpm) at 20-psi (pressure per square inch) residual for two hours. If the building construction type changes, the required fire flow may also change. (CFC, Section 508)
3. Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all weather driving capabilities. (CFC Section 503.2.3)
4. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. (CFC Section 503)

**Planning Department**

1. Comply with mitigation measures in Negative Declaration, ND #2012-29.
2. The project shall operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project.
3. A minimum of 24 paved parking spaces are required. A parking and circulation plan shall be prepared and submitted to the Planning Department for review and approval. The plan shall delineate individual parking spaces, parking isles, circulation paths, traffic patterns and/or traffic flow, turnaround areas, etc.
4. The applicant shall install a landscape screen along all property lines which abut residentially zoned parcels, and parcels on which a residence currently exists. A landscape plan shall be prepared and submitted for approval to the Planning Department prior to the release of the conditional use permit which shows the location, type, size, and spacing of trees and shrubs to be planted. Trees and other vegetation shall be selected based on the Madera County Water Efficient Landscape Ordinance. All landscaping shall be installed prior to occupancy of any church building.
5. A sign plan shall be prepared and submitted to the Planning Department for review and approval. The plan shall indicate size, color, and location of the sign.
6. To mitigate potential noise impacts due to on-site activities, daily hours of operation and special events shall be limited between the hours of 7:00 a.m. and 10:00 p.m.
7. If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner, by law, must be notified immediately.
8. Any outdoor lighting shall be hooded and directed away from surrounding properties and roadways.

**Road Department** (Exhibit K)

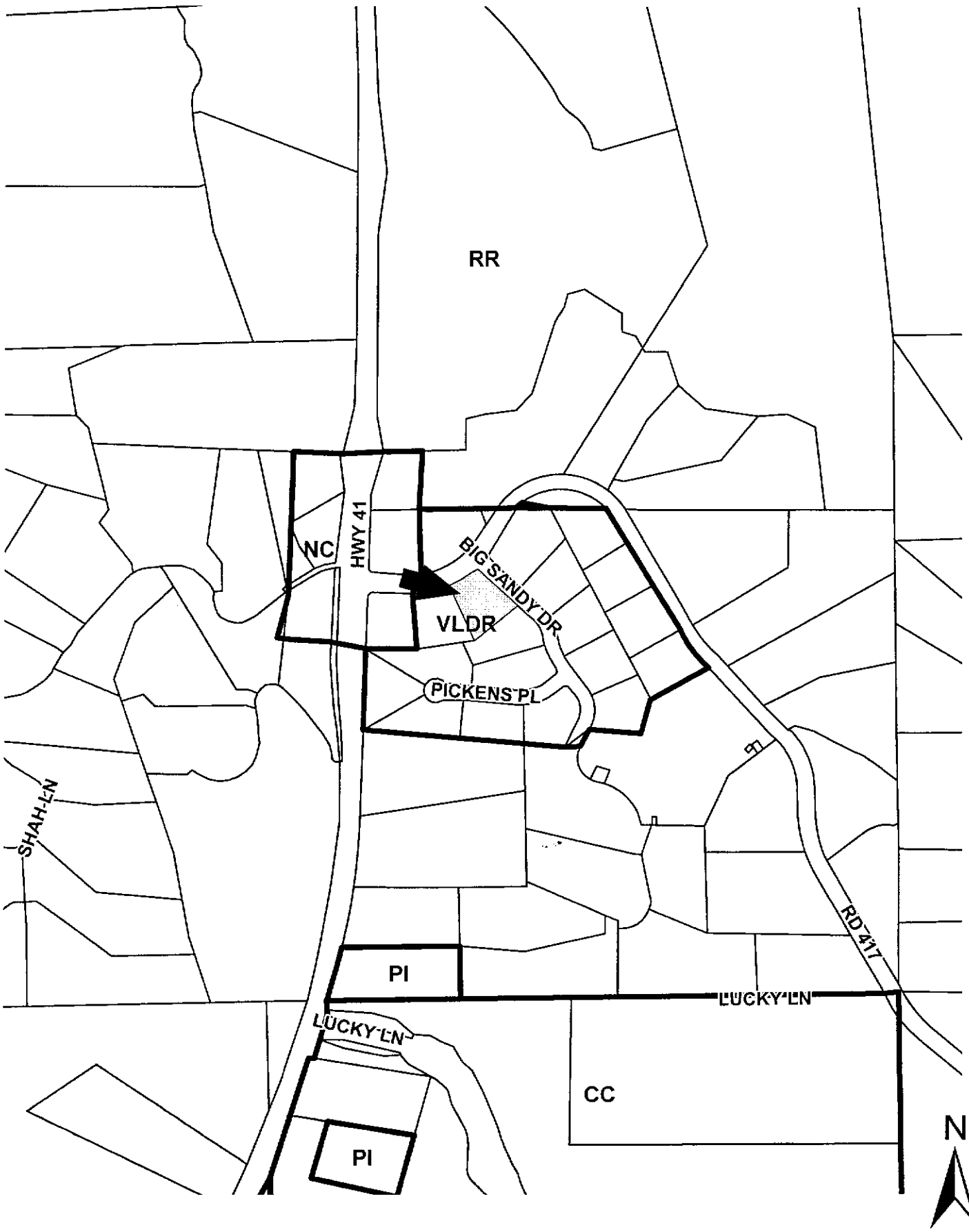
1. The driveway approaches shall be built to a Commercial County Standard.
2. Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction.

**San Joaquin Valley Air Pollution Control District** (Exhibit M)

1. Comply with San Joaquin Valley Air Pollution Control District conditions and regulations.

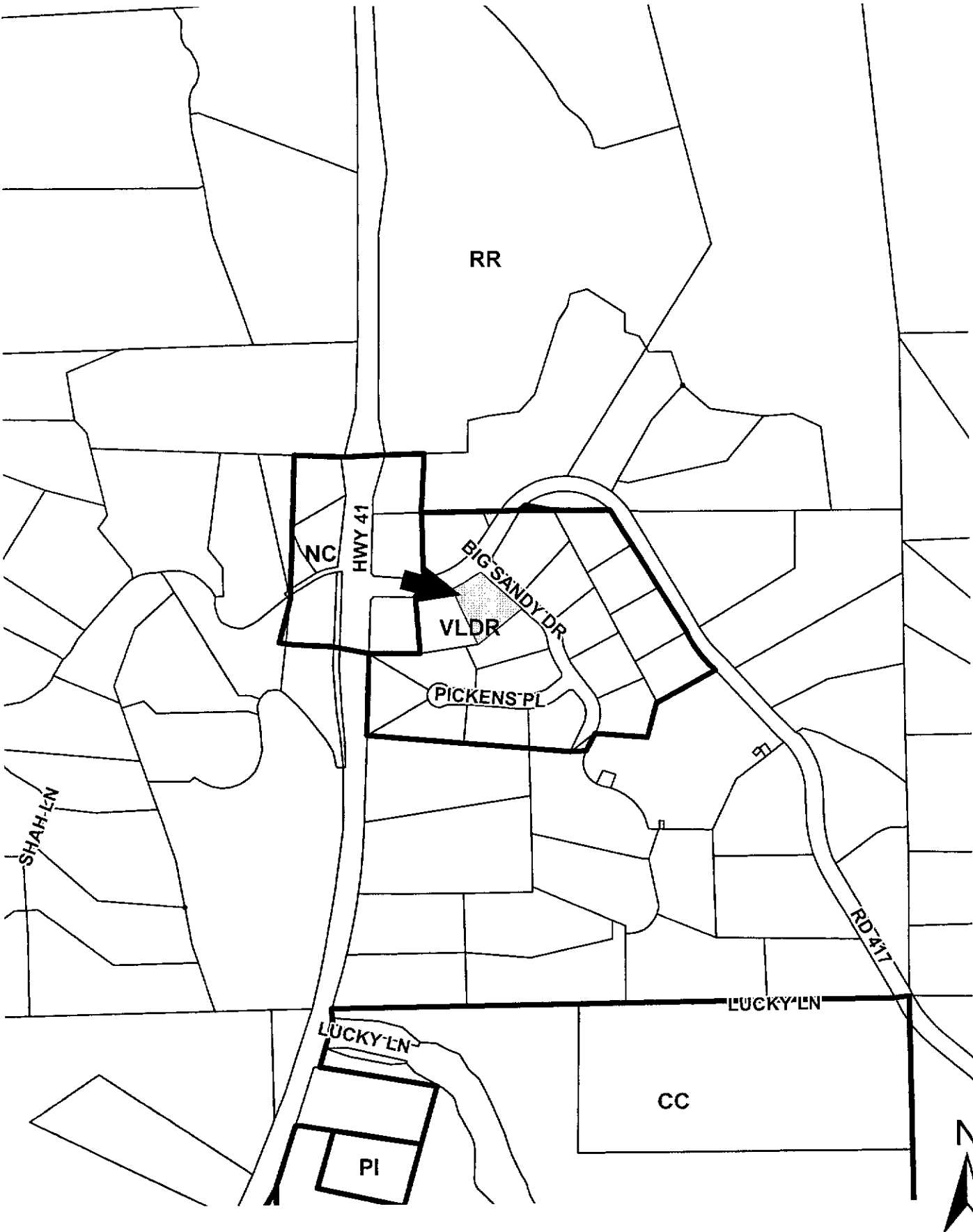
**ATTACHMENTS:**

1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3. Exhibit C, Assessor's Map
4. Exhibit D Site Plan Map
5. Exhibit E, Aerial Map
6. Exhibit F, Topographical Map
7. Exhibit G, Operational Statement
8. Exhibit H, Engineering and General Services Comments
9. Exhibit I, Environmental Health Department Comments
10. Exhibit J, Fire Department Comments
11. Exhibit K, Road Department Comments
12. Exhibit L, San Joaquin Valley Air Pollution Control District Comments
13. Exhibit M, CEQA Initial Study
14. Exhibit N, Mitigated Negative Declaration ND #2012-21
15. Exhibit O, Letter from James and Cynthia Hawkinberry

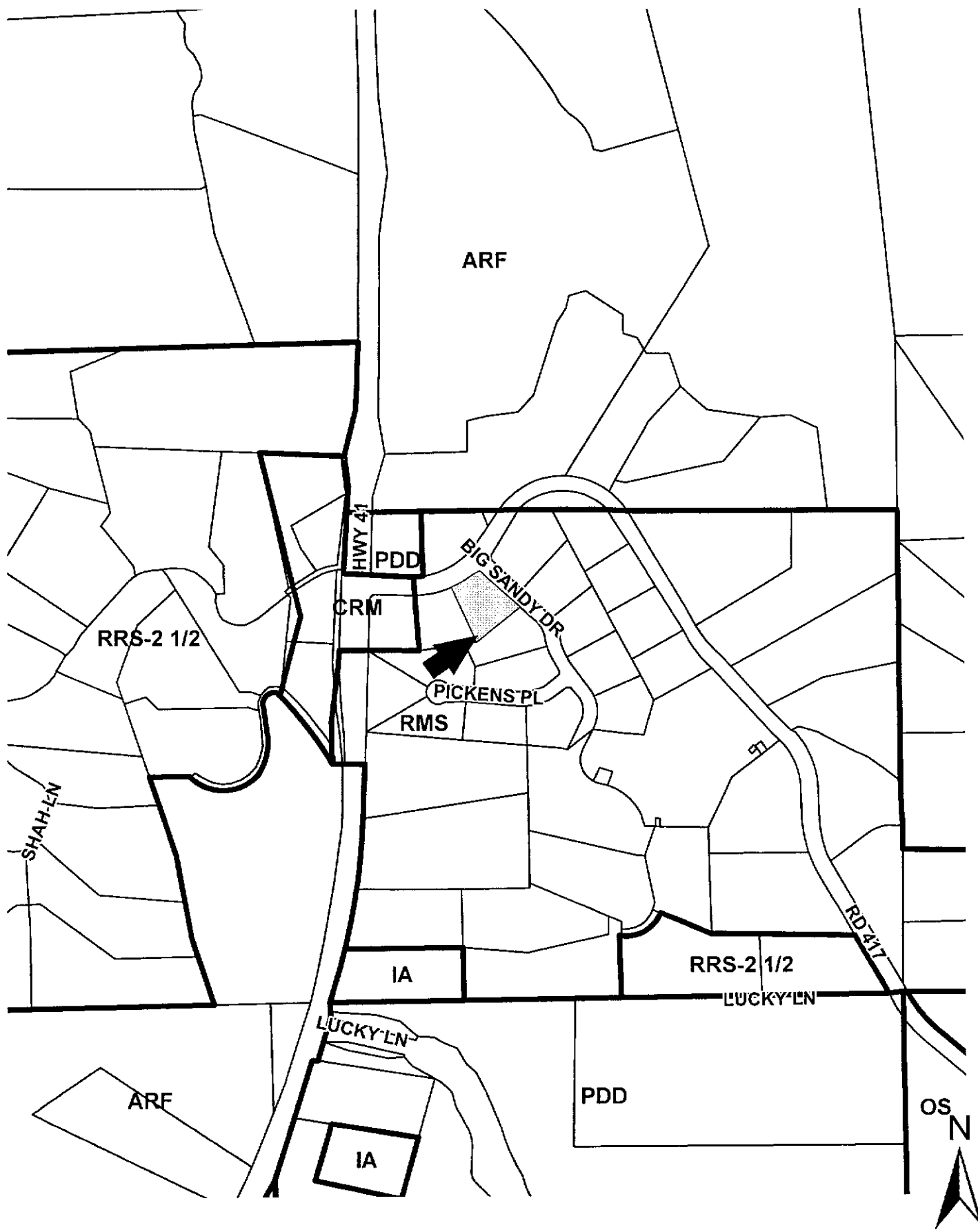


GENERAL PLAN MAP





COARSEGOLD AREA PLAN



ZONING MAP

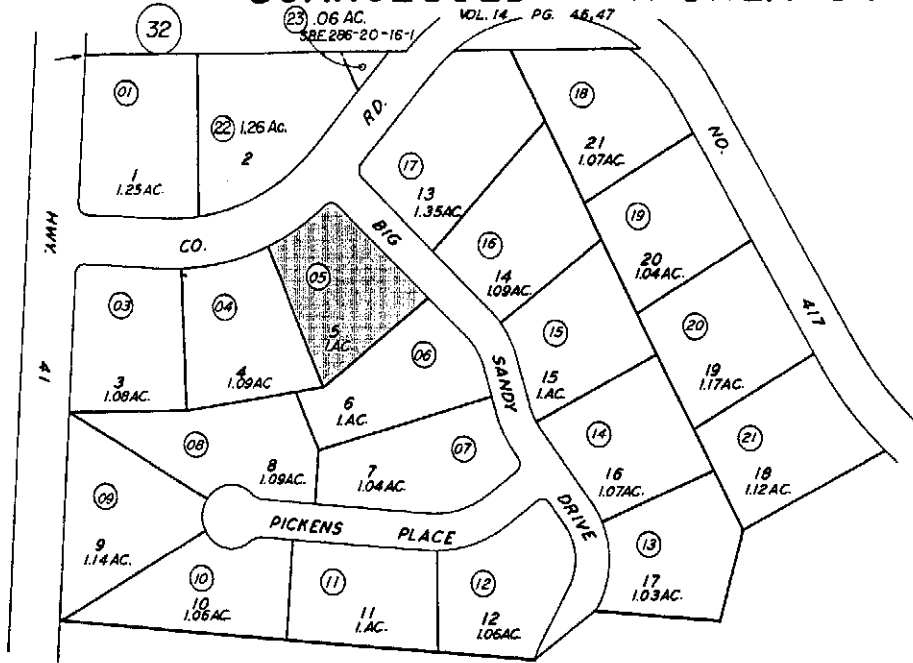
ASSESSOR'S MAP

COARSEGOLD HIGHLANDS

54-45

TAX AREA NO. 62 05

N 89° 38' E  
405.2'



SCALE 1"=200'

SEC. 20 T8S R21E

ASSESSOR'S MAP NO. 54-45  
COARSEGOLD  
COUNTY OF MADERA, CALIF.  
1967



EXHIBIT C

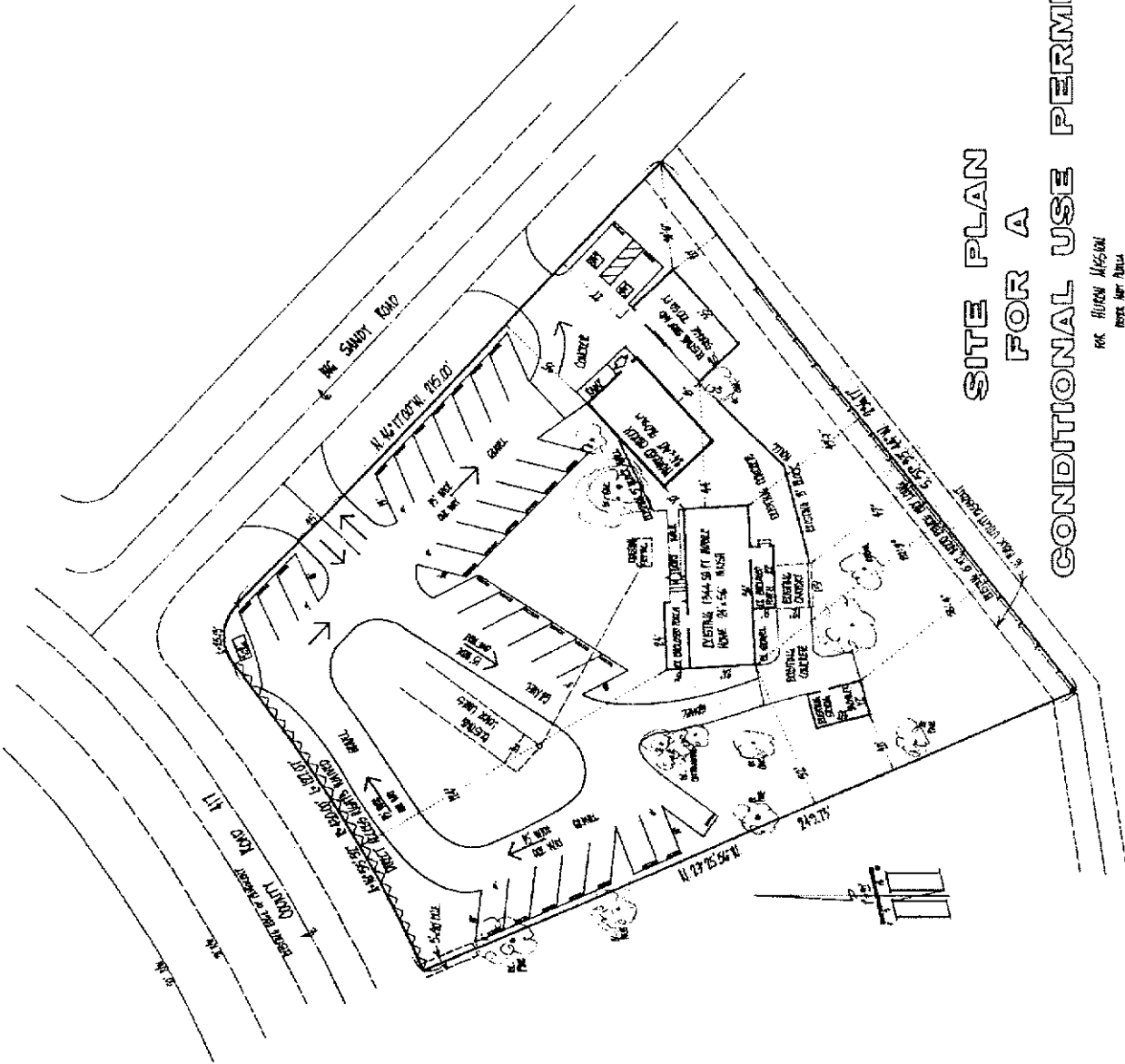
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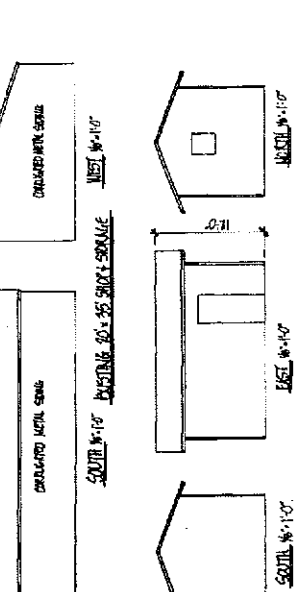
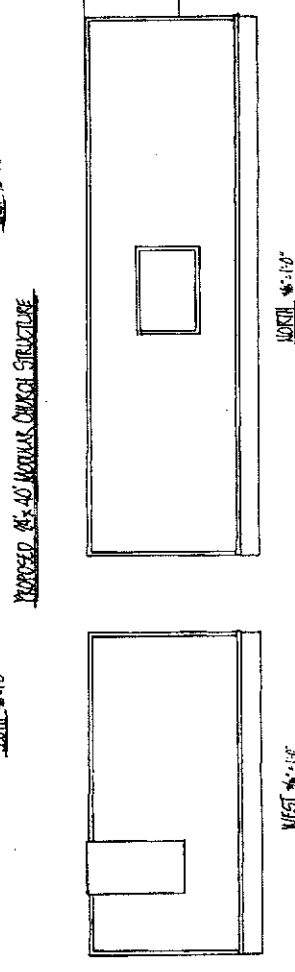
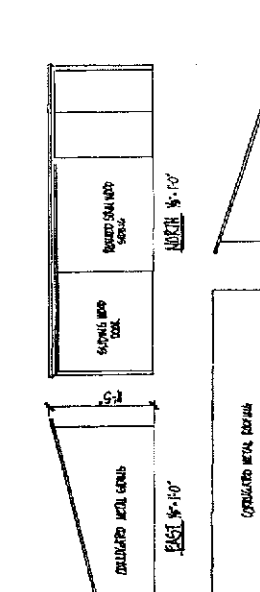
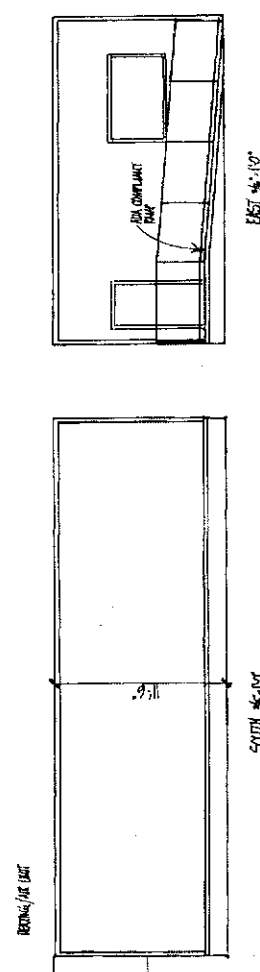
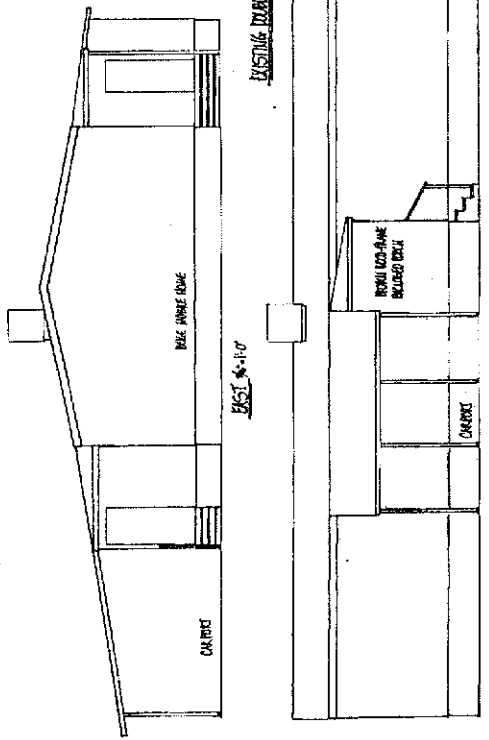
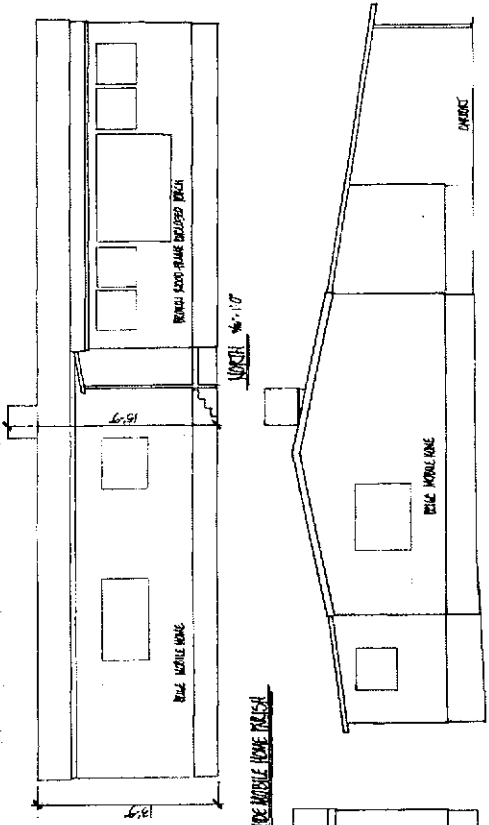
20 20 30

SITE PLAN  
FOR A  
CONDITIONAL USE PERMIT

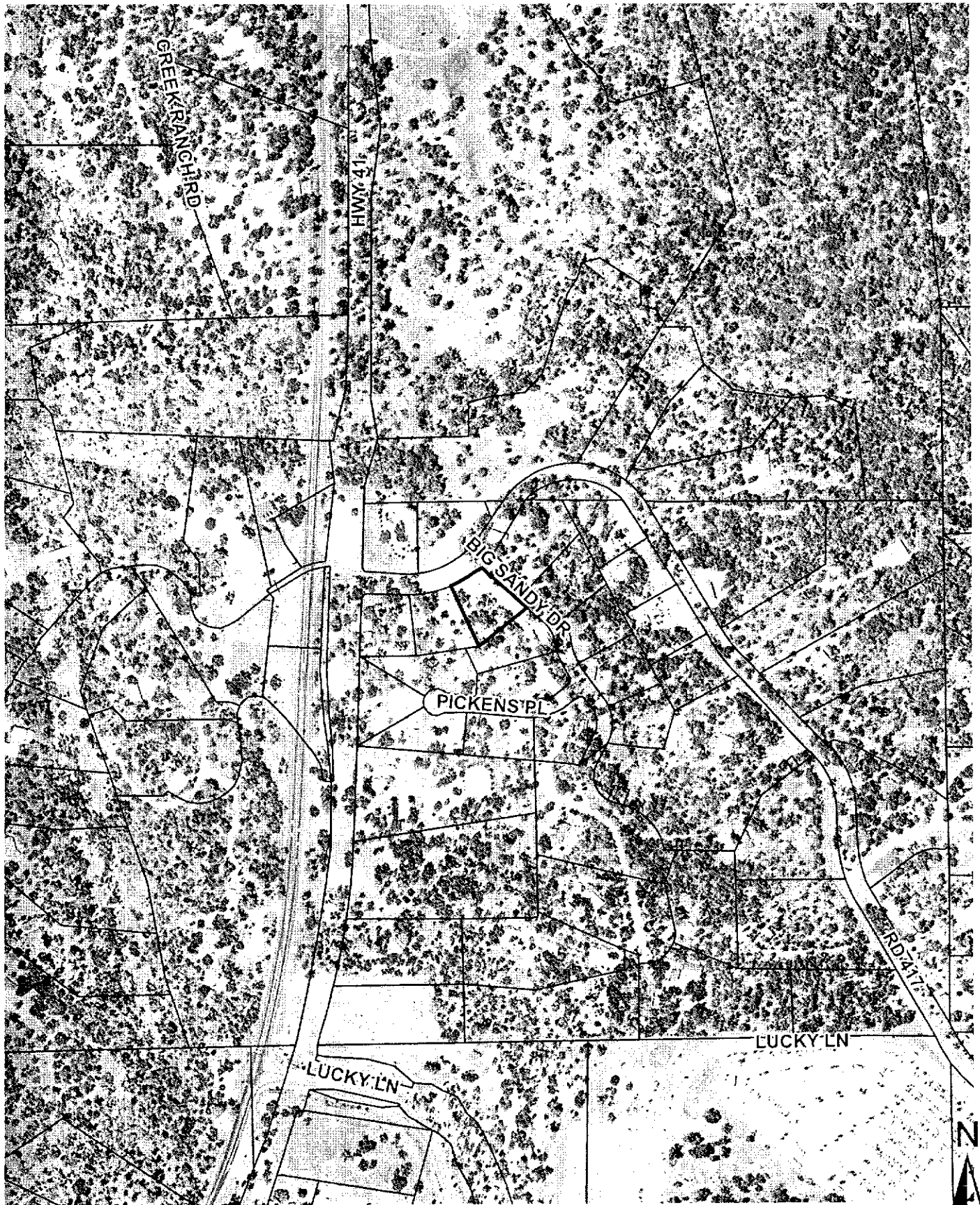
PKC HURON AP/504  
10750 HWY 10  
SANDY, MI 48134  
CONTRACT NO. 754  
7/1/76



SITE PLAN



**ELEVATIONS**



AERIAL MAP



OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

**It is important that the operational/environmental statement provides for a complete understanding of your proposal. Your operational/environmental statement must be typed or written in a legible manner on a separate sheet(s) of paper. DO NOT SUBMIT THIS CHECKLIST AS YOUR STATEMENT.**

1. Please provide the following information:  
Assessors Parcel Number  
Applicants Name  
Address  
Phone Number  
  
NOTE: Your response to this operation statement must include:  
1. Each question as it appears on the form.  
2. Your complete answer to each question. Incomplete or illegible responses will not be accepted.
2. Describe the nature of your proposal/operation (please be specific).
3. What is the existing use of the property?
4. What products will be produced by the operation? Will they be produced on-site or at some other location? Are these products to be sold on-site? Explain.
5. What are the proposed operational time limits?  
Months (if seasonal):  
Days per week:  
Hours (from \_\_\_\_ to \_\_\_\_):  
Total hours per day:
6. Will there be any special activities or events?  
Frequency:  
Hours:  
Are these activities indoors or outdoors?
7. How many customers or visitors are expected?  
Average number per day:  
Maximum number per day:  
What hours will customers/visitors be there?
8. How many employees will there be?  
Current:  
Future:  
Hours they work:  
Do any live on-site? If so, in what capacity (i.e., caretaker)?
9. What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.
10. Will there be any service and deliver vehicles?  
Number:  
Type:  
Frequency:
11. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.
12. How will access be provided to the property/project? (Street name)



13. Estimate the number and type (i.e., cars, trucks) of vehicular trips per day that will be generated by the proposed development.
14. Describe any proposed advertising including size, appearance, and placement.
15. 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 appropriate.
16. Is there any landscaping or fencing proposed? Describe type and location.
17. What are the surrounding land uses to the north, south, east, and west boundaries of the property?
18. Will this operation or equipment used generate noise above existing parcels in the area?
19. 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).
20. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?
21. 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?
22. Will there be any grading? Tree removal? (please state the purpose, i.e., for roads, building pads, drainage, etc.)
23. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.
24. Locate and show all bodies of water on application plot plan or attached map.
25. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.
26. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?
27. Will your proposal require use of any public services or facilities? (i.e., schools, parks, fire and police protection or special districts?)
28. How do you see this development impacting the surrounding area?
29. How do you see this development impacting schools, parks, fire and police protection or special districts?
30. If your proposal is for commercial or industrial development, please complete the following:
  - Proposed Use(s)
  - Square Feet of Building Area(s)
  - Total Number of Employees
  - Building Height(s)
31. If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.

1. APN 054-450-005  
Andrew Padilla, Pastor  
32320 Big Sandy Drive  
569-408-3600
2. For a church and related activities
3. Residence
4. NONE
5. 12 mo.  
Sunday and Wednesday  
10:00 to 12:00 AM - 7:00 to 8:30 PM  
2 hrs. 1 1/2 hrs.
6. Yes  
ONCE PER MONTH  
Sunday 6:00 PM to 7:00 PM  
INDOORS
7. Average 35  
Maximum 50
8. One
9. NONE
10. No
11. Per County Requirements
12. Big Sandy Drive
13. N/A
14. 4x8 sign
15. Modular Building, Wood, 11'6", match existing
16. Existing trees and fence, wood
17. North - Residence and Commercial  
South - Residence  
East - Residence  
West - Residence and Commercial

18. No

19. MINIMUM for Restroom only, Public Utility Co.

20. " " " "

21. Two CANS

22. MINIMAL grading for driveways and parking

23. NONE

24. N/A

25. N/A

26. No

27. NO

28. MINIMAL

29. MINIMAL, To fire only

30. N/A

31. N/A

Note: 1. Copy of Tract Map ATT

2. Floor plan and elevations of Modular Building Attached

3. Pictures of existing

Site APN 054-450-005 Total Project Sq. Ft. 2300 Date \_\_\_\_\_

Owners Name Huron Rescue Mission Address 32320 Big Sandy Drive

City Coarsegold State Ca Zip Code 93614 Phone (559) 408-3600

Applicant Name Andrew Yadilla (Pastor) Address 32320 Big Sandy Drive

City Coarsegold State Ca Zip Code 93614 Phone (559) 408-3600

Site Address 32320 Big Sandy Dr. City Coarsegold Ca Zip 93614

Description of work requested: Move a 24'x40' Modular Building To property with state + County approved Foundation. Construct a handicap unisex bathroom within Building hooked up to existing septic system. Provide code approved handicap ramp to entrance. Put in necessary handicap parking together with number of required parking spaces necessary for Building use. Provide proper traffic requirements.

Number of Proposed Water Closets: \_\_\_\_\_ Number of Bedrooms one(1)

Occupancy Group and Type:

Area Number	Occupancy Group	Construction Type	Area Usage	Area in Sq. Ft.
1	35 to 50	Wood	Church	960
2				
3				
4				
5				
6				

**\*\* Engineering Department Corr./Comments**

- 1) The identified parcel not located in a Flood Zone.
- 2) The subject property is not located in a Service Area or Maintenance District.
3. Prior to the start of any construction projects, the applicant shall secure a Building Permit from the Engineering Department. All construction shall meet the standards of all applicable Codes. All plans must be prepared by a licensed architect or registered civil engineer.

RESOURCE MANAGEMENT AGENCY

Environmental Health Department

Jill Yaeger, Director

• 2037 West Cleveland Avenue  
• Madera, CA 93637  
• (559) 675-7823

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MEMORANDUM

TO: Becky Beavers  
FROM: Madera County  
DATE: November 7, 2012  
RE: Padilla, Andrew - Conditional Use Permit - Coarsegold (054-450-005-000)

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Comments

The Environmental Health Department has reviewed the Conditional Use Permit (CUP)#2012-023 Andrew Padilla, located on APN: 054-450-005, within the Coarsegold area and has determined the following:

The septic disposal system for the proposed facility must be designed for maximum occupancy/use by a registered Environmental Health Specialist, Civil Engineer, or Geologist acceptable to this department.

If the site is going to serve more than 25 people for 60 days per year then a public water system is required.

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): Vector(s), Dust, Odor(s), Noise(s), Lighting and/or Litter accumulation to surrounding area uses. Adjacent occupied home owners are the most adversely affected by any nuisances caused by even the most routine business operations within this type of development and its particular location to populated areas. 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 requisite and/or as determined by the Local Enforcement Authority (LEA), which is the MCEHD and any other county or state regulatory agency having jurisdiction.

The owner/operator must obtain all the necessary Environmental Health Dept. permits prior to any construction activities on site.

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms and/or other required Environmental Health form please, feel free to contact the appropriate program specialist as indicated in the above comments or contact me within this department at (559) 675-7823, M-F, 8:00 AM to 5:00 PM.

# MADERA COUNTY FIRE DEPARTMENT EXHIBIT J

IN COOPERATION WITH  
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

2037 W. CLEVELAND  
MADERA, CALIFORNIA 93637  
(559) 661-6333  
(559) 675-6973 FAX

DEBORAH KEENAN  
MADERA COUNTY FIRE MARSHAL

## MEMORANDUM

TO: Becky Beavers  
FROM: Madera County  
DATE: November 6, 2012  
RE: Padilla, Andrew - Conditional Use Permit - Coarsegold (054-450-005-000)

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### Conditions

A County Standard Dry Barrel Hydrant shall be installed within 400 feet of the furthest portion of the proposed buildings measured by way of drivable access. The hydrant location shall be approved by the Madera County Fire Marshal prior to installation of any portion of the system. (CFC, Section 508.5.1)

The minimum required fire flow for the proposed building is 1,500 gallons per minute (gpm) at 20-psi (pressure per square inch) residual for two hours. If the building construction type changes, the required fire flow may also change. (CFC, Section 508)

Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all weather driving capabilities. (CFC Section 503.2.3)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. (CFC Section 503)

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 105.2)

**Note Type:**  
**Madera County Road Department**

**EXHIBIT K**

**CONDITIONS -**

Our department does not anticipate any significant impacts to the circulation or roadway from this proposal and recommends approval with the following conditions...

The project has access from Big Sandy Drive in the Coarsegold Highlands Subdivision. This roadway accesses from County Road 417, being near to State Highway 41. The roadway is designated as a Local road according to the General Plan. The required 60-foot width has been previously dedicated on Big Sandy Drive when the subdivision was created.

The roadways within the "Coarsegold Highlands Subdivision" are within the County Maintained System... along with being in Maintenance District No 23 (Coarsegold Highlands). The driveways shall be built to a Commercial County Standard, along with obtaining an Encroachment Permit for any work to be done within the public road right-of-way from the Road Department.

The department recommends that the proposal should possibly be reviewed by Caltrans for comments.

**THE ROAD DEPARTMENT HAS THE FOLLOWING RECOMMENDATIONS OF APPROVAL:**

1.  The driveway approaches shall be built to a Commercial County Standard.
2.  Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction.





October 23, 2012

Becky Beavers  
Madera County  
Planning Department  
2037 W. Cleveland Avenue  
Madera, CA 93637

**Project: CUP# 2012-023, Padilla, Andrew – Conditional Use Permit - Coarsegold**

**District CEQA Reference No: 20120666**

Dear Ms. Beavers:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of allowing an existing modular building for church services and construct a handicap unisex bathroom within building, provide handicap ramp to entrance, and provide necessary handicap parking spaces, located at 32320 Big Sandy Drive, in Coarsegold, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, the proposed project would not be subject to District Rule 9510 (Indirect Source Review).
3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small

**Seyed Sadredin**

Executive Director/Air Pollution Control Officer

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**Northern Region**

4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**

1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**

34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: 661-392-5500 FAX: 661-392-5585

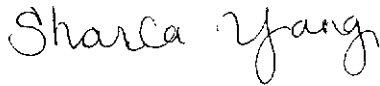
Business Assistance Office at (559) 230-5888. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).

4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Sharla Yang, at (559) 230-5934.

Sincerely,

David Warner  
Director of Permit Services



*Yf00*: Arnaud Marjollet  
Permit Services Manager

DW: sy

Cc: File

**Title of Proposal:** Padilla, Andrew - Conditional Use Permit - Coarsegold

**Date Checklist Submitted:** October 15, 2012

**Agency Requiring Checklist:** Madera County Planning Department

**Agency Contact** Becky Beavers, Senior Planner

**Phone:** (559) 675-7821

**Description of Project**

The request is for a Conditional Use Permit to allow a church. The plans are to relocate a modular church unit from Huron to this 1 acre parcel in Coarsegold.

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have significant effects on the environment. In the case of the proposed project, the Madera County Planning Department, acting as lead agency, will use the initial study to determine whether the project has a significant effect on the environment. In accordance with CEQA, Guidelines (Section 15063[a]), an environmental impact report (EIR) must be prepared if there is substantial evidence (such as results of the Initial Study) that a project may have significant effect on the environment. This is true regardless of whether the overall effect of the project would be adverse or beneficial. A negative declaration (ND) or mitigated negative declaration (MND) may be prepared if the lead agency determines that the project would have no potentially significant impacts or that revisions to the project, or measures agreed to by the applicant, mitigate the potentially significant impacts to a less-than-significant level.

The initial study considers and evaluates all aspects of the project which are necessary to support the proposal. The complete project description includes the site plan, operational statement, and other supporting materials which are available in the project file at the office of the Madera County Planning Department.

**Project Location:**

The project is located on the southeast corner of Big Sandy Drive and Road 417(32320 Big Sandy Drive), Coarsegold.

**Applicant Name and Address:**

Padilla, Andrew  
32320 Big Sandy Drive  
Coarsegold, CA 93614

**General Plan Designation:**

VLDR (Very Low Density Residential) Designation

**Zoning Designation:**

RMS (Residential Mountain Single Family) District

**Surrounding Land Uses and Setting:**

Rural Residential

**Other Public Agencies whose approval is required**

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <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/Traffic   | <input type="checkbox"/> Utilities / Service Systems        | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Becky Deavers  
Signature

11/30/12  
Date

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<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"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a) No Impact** - There are no official state-designated scenic routes or eligible state scenic highways in the area. The proposed facility is located on the corner of Road 417 and Big Sandy Drive.

**(b) No Impact** - There is not a designated scenic highway within the immediate vicinity of the project. The nearest scenic highway or potential scenic highway would be Highway 41 which is 400 feet from the project site.

**(c) Less than Significant** - The project proposes to relocate a modular unit from Huron to Coarsegold. The parcel is located on a corner. With a condition of screen between the church facility and residential lots, it will enhance the neighborhood.

**(d) No Impact** - Any lighting for the projects will be directed away from adjacent properties as to not create any sort of impact. The size of the improvement compared to the size of the parcel should also provide enough of a buffer to limit lighting or glare to neighboring areas or parcels.

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.

III. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
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Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

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

**Discussion:**

**a) No Impact.** As shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, this parcel is designated Urban and Built-up Land (D). This designation describes 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, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

**b) Less than Significant with Mitigation Incorporation.** The project parcel is not in the Williamson Act.

The Williamson Act was originally created to set forth a framework based on traditional contractual law whereby landowners within locally designated agricultural preserves may voluntarily place restrictions on agricultural lands in exchange for tax reductions and other incentives. The Williamson Act is estimated to save between 20 and 75 percent in property tax liability each year.

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

- III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:
- |   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Discussion:**

**(a - e) Less than Significant Impact** - The proposed project is subject to the standards of the San Joaquin Valley Air Pollution Control District standards. The project is below the requirements for District Rule 9510 for Indirect Source Emissions. However, individual development and construction of the parcel will be subject to various district rules such as Regulation VIII, 4102, 4601 and 4641. The operations of this project indicate that there will be approximately 2 average daily trips, with 1 vehicle arriving up twice daily as participant arrivals. There will be an average of 25 and a maximum of 50 people attending church each week. This would be a minimum of 10 cars.

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.

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.

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.

California Assembly Bill (AB) 1493 (Pavley) enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHG emitted by passenger vehicles and light duty trucks. Regulations adopted by CARB will apply to 2009 and later model year vehicles. CARB estimates that the regulation will reduce climate change

emissions from light duty passenger vehicle fleet by an estimated 18 percent by 2020 and by 27 percent in 2030 (CARB 2004a).

California Governor Arnold Schwarzenegger announced on June 1, 2005, through Executive Order S3-05, the following GHG emission targets: by 2010 reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions by 1990 levels; by 2050, reduce GHG emissions to 80 percent below 1990 levels.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<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 US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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 native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

**Discussion:**

**(a) Less than Significant Impact.** While the table below shows a listing of potential special status species, no special status plant or animal species, or unique habitat, is known to exist on the project site or surrounding area, and no impacts to biological resources would occur as a result of this project. No locally designated resources exist in this portion of the county and resources such as wetland habitat or migration corridors are not present. The project would not conflict with any local policies or ordinances protecting biological resources, and the project would not conflict with the provision of any conservation plans.

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 Game's databases for special status species have identified the following species:

Species	Federal Listing	State Listing	Dept. of Fish & Game Listing	CNPS Listing
California Tiger Salamander	Threatened	None	Species of Special Concern	None
Western Spadefoot	None	None	Species of Special Concern	None
Foothill Yellow-legged Frog	None	None	Species of Special Concern	None
American Badger	None	None	Species of Special Concern	None
Western Pond Turtle	None	None	Species of Special Concern	None

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

### **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)

**(b - f) No Impact.** The project does not contain any natural riparian habitat or designated wetlands. In addition, it is not redirecting, obstructing or change a wildlife corridor for native resident species. The project may impact any onsite oak trees however. The project does not reside within an existing habitat conservation plan.

### **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 Department of Fish and Game. The same Senate Bill also increases the associated fees for the Fish and Game; the current fees associated with a Mitigated Negative Declaration are \$2101.50, and the County Clerk filing fee is \$50.

In short, the applicant must either contact the California Department of Fish and Game and get them to issue a de minimis finding and fee exemption waiver, submit that with the County \$50 filing fee, **OR** submit a total of \$2,150.50 (on top of associated County Fees) to the County.

V. CULTURAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §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) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

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.

**(a - d) Less than Significant with Mitigation Incorporation.**

Policy 4.D.3 of the Madera County General Plan provides for that "(T]he County shall require that discretionary development projects identify and protect from damage, destruction and abuse, important historical, archaeological, paleontological and cultural sites and their contributing environment" Impacts on previously undiscovered cultural resources are potentially significant, but can be mitigated to a level that is less than significant through incorporation of the mitigation measure(s) stipulated in the Negative Declaration.

No known unique geological features in the vicinity of the project site exist. There are no known fossil bearing sediments on the project site. No impact has been identified.

Most of the archaeological survey work in the County has taken place in the foothills and mountains. This does not mean, however, that no sites exist in the western part of the County, but rather that this area has not been as

thoroughly studied. There are slightly more than 2,000 recorded archaeological sites in the County, most of which are located in the foothills and mountains. Recorded prehistoric artifacts include village sites, camp sites, bedrock milling stations, pictographs, petroglyphs, rock rings, sacred sites, and resource gathering areas. Madera County also contains a significant number of potentially historic sites, including homesteads and ranches, mining and logging sites and associated features (such as small camps, railroad beds, logging chutes, and trash dumps.

VI. GEOLOGY AND SOILS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to 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 Zoning 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 type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic 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 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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

(a i-iv) *No 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.

**(b - e) No Impact** – The project sits on a comparatively flat parcel of land. The soils of the area do lend themselves to development in a manner which would not pose a potential hazard. Other properties have been developed in a manner similar to the proposal. The development process will allow for plans to be reviewed by staff to make sure that they adhere to the proper codes and allow for any additional reports to be conducted in order to determine proper development areas. However, it is not anticipated that the development of the property would be affected by the type of soil present.

VII. GREENHOUSE GAS EMISSIONS - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>

**Discussion:**

(a) *Less than Significant Impact* - The Operational Statement for this project indicates that there will be an average of 25 to a maximum of 50 people attended church services. ITE Edition 8, indicates that 1.6 members are expected to ride in one car, totally 31.25 trips generated each week.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a - h) No Impact** - There are no hazardous materials, as is typically defined, which have been identified as being utilized for this project as a normal part of their operations. There will be some normal household cleaning materials at the site, which by nature may be considered hazardous, but if handled appropriately according to product instructions, are not considered significantly hazardous.

IX. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a) No Impact** - Any installation of facilities such as septic tanks would require permits and need to be properly setback from wells to prevent contamination. However, the development of this project should not substantially contribute to ground water contamination. A 960 square foot modular church is proposed to be installed on this

property. Church hours of operation will be from 10:00 a.m. to 12:00 p.m. Sunday morning and 7:00 p.m. to 8:30 p.m. Wednesday evening. Membership ranges from 25 to 50.

**(b) Less than Significant with Mitigation** – If the site is going to serve more than 25 people for 60 days per year, then a public water system is required. The project would be taking from local groundwater supplies in the area. The availability of water varies due to the geologic landscape of the area being scattered with decomposed granite which makes it increasingly difficult to project the availability of water. In addition, various environmental conditions such a drought, recharge and other development in the area could also affect the availability of water.

**(c - e) No Impact - Drainage** for the project is required to mitigated to the satisfaction of the Engineering Department. For the most part, natural drainage patterns run through the middle of the project. The applicant is also proposing small retention areas in order to offset runoff through development which exceeds current levels.

**(f) No Impact** - It is not anticipated that the proposed project would create any need to mitigate for additional degradation of water quality. The nature of the project does not typically have any sort of storage of materials which could cause water quality issues like an industrial or heavy commercial project would.

**(g - j) No Impact** - The project is not located within a flood zone or within the vicinity of a coastline or dam which would cause a need for mitigation of flooding.

X. LAND USE AND PLANNING – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a - c) No Impact** - The project location is outside what is considered the downtown core of the Town of Coarsegold and the development of the site would not create any divisions through the area.

The proposed project is in the Coarsegold Area Plan, and as proposed, would be consistent with the plan as well as the Madera County General Plan.

XI. MINERAL RESOURCES – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>

**Discussion:**

(a - c) *No Impact* - The project site does not have any known mineral resources and has not been identified a locally important recovery site by any plan.

XII. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 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"/>
f) For a project within the vicinity of a private airstrip, 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"/>

**Discussion:**

**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, 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, associated with the proposed operations 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.

**(a - d) Less than Significant Impact** - The proposed project will have some noise impacts as far as assembly of 25 to 50 people in one area. Those activities are subject to the Madera County Code in terms of defining times and levels of noise acceptable. That ordinance is enforced by the Environmental Health Department. Ambient noise levels would be raised above the current level because there currently is not anything present on the property. Appliances, electricity, cars are among the various sources which will now be present in the area to raise ambient levels. However, that level is not deemed to be significant.

**(e - f) No Impact** - The project is not within the vicinity of a private air strip.

XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) 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 housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a - c) No Impact.** - The project as mitigated would not result in substantial population growth, and would not displace existing housing or people.

The proposed project is not designed to induce population growth, and will not result in substantial direct or indirect growth inducement. No housing will be displaced as a result of the project. No people will be displaced as a result of the project.

According to the California Department of Finance, in October 2006, there were 59,400 jobs in Madera County. Of those, 23,800 jobs were in the cities of Madera and Chowchilla, and 23,800 were in the unincorporated areas. This leads to a jobs/housing ratio of 1.27:1 for the County and 1.19:1 for the unincorporated areas.

XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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"/>

**Discussion:**

**(a-i and ii) Less than Significant** - The proposed project site is within the jurisdiction of the Madera County Fire Department. Crime and emergency response is provided by the Madera County Sheriff's Department. The proposed project will have no impact on local parks and will not create demand for additional parks.

Madera County Fire Department provides fire protection services to all unincorporated areas of Madera County, which has an estimated 2000 population of 74,734 persons. MCFD is a full service fire department and is comprised of 15 fire stations, a fleet of approximately 50 fire apparatus and support vehicles, 19 full-time career fire suppression personnel and 185 paid on-call firefighters, and 11 support personnel. The career fire suppression personnel and department administration are provided through a contract with the California Department of Forestry and Fire Protection (CDF). Fire prevention, clerical, and automotive support personnel are County employees. Based on the estimated 2006 population the unincorporated portion of Madera County has a current fire protection personnel ratio of 2.52:1000 to the populations (2.52 full-time career and paid on-call personnel to 1000 residents).

The Federal Bureau of Investigations suggests a law enforcement officer to population ratio of 1.7 – 2.2 per thousand in rural counties.

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

County services such as fire and law enforcement continue to remain inadequate and seriously under-funded. While not normally an environmental concern, new development in the foothills represents a heightened potential for fire risks, risks that the County does not have the resources to counter.

There is no indication that this project will substantially increase the need for additional school facilities or park structures.

XV. 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"/>

**Discussion:**

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

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

(a - b) *Less than Significant with Mitigation* - The project has access from Big Sandy Drive in the Coarsegold Highlands Subdivision. This roadway accesses from County Road 417, being near to State Highway 41. The roadway is designated as a Local road according to the General Plan. The required 60-foot width has been previously dedicated on Big Sandy Drive when the subdivision was created.

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.

**(c - f) No Impact** - The project is not large enough to significantly affect air traffic patterns of the area. In addition, there are not an alternative transportation plans or policies in the area which would be affected. Emergency access will be enhanced by the project through the development of standards required by the Madera County Road Department.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a-g) No Impact.** - Facilities are not being built that would require any permitting through the Regional Water Quality Control Board. The septic disposal system for the proposed facility must be designed for maximum occupancy/use by a registered Environmental Health Specialist, Civil Engineer, or Geologist acceptable to this department. If the site is going to serve more than 25 people for 60 days per year then a public water system is required.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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, 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

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) No Impact.** The project does not have the potential to substantially degrade fish and wildlife, or their habitat, or to eliminate major periods of California history or prehistory.

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

The project will not generate significant environmental impacts. The incremental effect of the current project, when viewed in light of both existing development and reasonably foreseeable future projects, does not yield impacts which are cumulatively considerable.

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

**Documents/Organizations/Individuals Consulted  
In Preparation of this**

## Initial Study

Madera County General Plan

California Department of Finance

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Madera County Environmental Health

Madera County Roads Department

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 Game "California Natural Diversity Database" <http://www.dfg.ca.gov/biogeodata/cnddb/>

Coarsegold Area Plan

**MITIGATED NEGATIVE DECLARATION**

ND-2012-029

RE: Andrew Padilla - Conditional Use Permit - Coarsegold

**LOCATION AND DESCRIPTION OF PROJECT:**

The project consists of a request for a conditional use permit to allow church facility and is located on the southeast corner of Big Sandy Drive and Road 417(32320 Big Sandy Drive), Coarsegold. The property is zoned RMS (Residential, Mountain, Single Family) District. Size: 1 Acre. APN: 054-450-005.

**ENVIRONMENTAL IMPACT:**

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

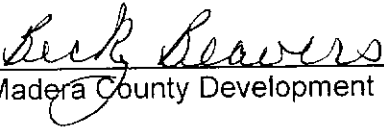
**BASIS FOR NEGATIVE DECLARATION:**

The following conditions and mitigation measures are specifically included as a part of the negative declaration:

1. Any lighting associated with this project shall be hooded and directed downwards.
2. The construction phase of the project is subject to District Regulation VIII, administered by the San Joaquin Valley Unified Air Pollution Control District, may be subject to the permitting requirements of the Air District. The applicant shall consult with the Air District to determine how this regulation will be implemented for the project.
3. If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner, by law, must be notified immediately.
4. To mitigate potential noise impacts due to on-site activities, daily hours of operation and special events shall be limited between the hours of 7:00 a.m. and 10:00 p.m.
5. A County Standard Dry Barrel Hydrant shall be installed within 400 feet of the furthest portion of the proposed buildings measured by way of drivable access. The hydrant location shall be approved by the Madera County Fire Marshal prior to installation of any portion of the system. (CFC, Section 508.5.1)
6. The minimum required fire flow for the proposed building is 1,500 gallons per minute (gpm) at 20-psi (pressure per square inch) residual for two hours. If the building construction type changes, the required fire flow may also change. (CFC, Section 508)
7. Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all weather driving capabilities. (CFC Section 503.2.3)

8. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. (CFC Section 503)

On the basis that no significant amounts of traffic, noise, dust, light, or glare will result from this development, that no biological or cultural resources will be degraded, and that no significant increase in the demand for public services or utilities will be generated by this proposal, the Madera County Development Review Committee has directed that this mitigated negative declaration be prepared.

  
Madera County Development Review Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 2037 West Cleveland Avenue, Madera, California.

DATED: November 30, 2012

FILED:

PROJECT APPROVED:



# CONDITIONS OF APPROVAL

**PROJECT NAME:**  
**PROJECT LOCATION:**  
**PROJECT DESCRIPTION:**

Padilla, Andrew - Conditional Use Permit - Coarsegold (054-450-005-000)  
 southeast corner of Big Sandy Drive and Road 417(32320 Big Sandy Drive),  
 relocate a Church from Huron to Coarsegold

**APPLICANT:**  
**CONTACT PERSON/TELEPHONE NUMBER:**

Andrew Padilla  
 (559) 408-3600

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Engineering</b>					
	Prior to the start of any construction projects, the applicant shall secure a Building Permit from the Engineering Department. All construction shall meet the standards of all applicable Codes. All plans must be prepared by a licensed architect or registered civil engineer.				
<b>Environmental Health</b>					
	The septic disposal system for the proposed facility must be designed for maximum occupancy/use by a registered Environmental Health Specialist, Civil Engineer, or Geologist acceptable to this department. If the site is going to serve more than 25 people for 60 days per year then a public water system is required.				
	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): Vector(s), Dust, Odor(s), Noise(s), Lighting and/or Litter accumulation to surrounding area uses. Adjacent occupied home owners are the most adversely affected by any nuisances caused by even the most routine business operations within this type of development and its particular location to populated areas. 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 requisite and/or as determined by the Local Enforcement Authority (LEA), which is the MCEHD and any other county or state regulatory agency having jurisdiction.				
<b>Fire</b>					
	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 105.2)				
<b>Planning</b>					

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
	The project shall operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project.				
	A minimum of 24 paved parking spaces are required. A parking and circulation plan shall be prepared and submitted to the Planning Department for review and approval. The plan shall delineate individual parking spaces, parking isles, circulation paths, traffic patterns and/or traffic flow, turnaround areas, etc.				
	The applicant shall install a landscape screen along all property lines which abut residentially zoned parcels, and parcels on which a residence currently exists. A landscape plan shall be prepared and submitted for approval to the Planning Department prior to the release of the conditional use permit which shows the location, type, size, and spacing of trees and shrubs to be planted. Trees and other vegetation shall be selected based on the Madera County Water Efficient Landscape Ordinance. All landscaping shall be installed prior to occupancy of any church building.				
	A sign plan shall be prepared and submitted to the Planning Department for review and approval. The plan shall indicate size, color, and location of the sign.				
	Comply with mitigation measures in Negative Declaration, MND #2012-29.				
	<b>Road</b>				
	The driveway approaches shall be built to a Commercial County Standard.				
	Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction.				

# MITIGATION MONITORING REPORT

**MND #**

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
<b>Aesthetics</b>								
	Any outdoor lighting shall be hooded and directed away from surrounding properties and roadways.							
<b>Agricultural Resources</b>								
<b>Air Quality</b>								
	The construction phase of the project is subject to District Regulation VIII, administered by the San Joaquin Valley Unified Air Pollution Control District, may be subject to the permitting requirements of the Air District. The applicant shall consult with the Air District to determine how this regulation will be implemented for the project.							
<b>Biological Resources</b>								
<b>Cultural Resources</b>								
	If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner, by law, must be notified immediately.							
<b>Geology and Soils</b>								
<b>Hazards and Hazardous Materials</b>								
<b>Hydrology and Water Quality</b>								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
	<b>Land Use and Planning</b>							
	<b>Mineral Resources</b>							
	<b>Noise</b>							
	To mitigate potential noise impacts due to on-site activities, daily hours of operation and special events shall be limited between the hours of 7:00 a.m. and 10:00 p.m.							
	<b>Population and Housing</b>							
	<b>Public Services</b>							
	A County Standard Dry Barrel Hydrant shall be installed within 400 feet of the furthest portion of the proposed buildings measured by way of drivable access. The hydrant location shall be approved by the Madera County Fire Marshal prior to installation of any portion of the system. (CFC, Section 508.5.1)							
	The minimum required fire flow for the proposed building is 1,500 gallons per minute (gpm) at 20-psi (pressure per square inch) residual for two hours. If the building construction type changes, the required fire flow may also change. (CFC, Section 508)							
	Fire apparatus roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all weather driving capabilities. (CFC Section 503.2.3)							
	Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. (CFC Section 503)							
	<b>Recreation</b>							

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

## CONDITIONS OF APPROVAL

PROJECT NAME:  
 PROJECT LOCATION:  
 PROJECT DESCRIPTION:

APPLICANT:  
 CONTACT PERSON/TELEPHONE NUMBER:

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Engineering</b>					
	Prior to the start of any construction projects, the applicant shall secure a Building Permit from the Engineering Department. All construction shall meet the standards of all applicable Codes. All plans must be prepared by a licensed architect or registered civil engineer.				
<b>Environmental Health</b>					
	The septic disposal system for the proposed facility must be designed for maximum occupancy/use by a registered Environmental Health Specialist, Civil Engineer, or Geologist acceptable to this department.				
	If the site is going to serve more than 25 people for 60 days per year then a public water system is required.				
	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): Vector(s), Dust, Odor(s), Noise(s), Lighting and/or Litter accumulation to surrounding area uses. Adjacent occupied home owners are the most adversely affected by any nuisances caused by even the most routine business operations within this type of development and its particular location to populated areas. 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 requisite and/or as determined by the Local Enforcement Authority (LEA), which is the MCEHD and any other county or state regulatory agency having jurisdiction.				
<b>Fire</b>					
	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 105.2)				
<b>Planning</b>					

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
	<p>The project shall operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project.</p> <p>A minimum of 24 paved parking spaces are required. A parking and circulation plan shall be prepared and submitted to the Planning Department for review and approval. The plan shall delineate individual parking spaces, parking isles, circulation paths, traffic patterns and/or traffic flow, turnaround areas, etc.</p> <p>The applicant shall install a landscape screen along all property lines which abut residentially zoned parcels, and parcels on which a residence currently exists. A landscape plan shall be prepared and submitted for approval to the Planning Department prior to the release of the conditional use permit which shows the location, type, size, and spacing of trees and shrubs to be planted. Trees and other vegetation shall be selected based on the Madera County Water Efficient Landscape Ordinance. All landscaping shall be installed prior to occupancy of any church building.</p> <p>A sign plan shall be prepared and submitted to the Planning Department for review and approval. The plan shall indicate size, color, and location of the sign.</p> <p>Comply with mitigation measures in Negative Declaration, MND #2012-29.</p>				
<b>Road</b>					
	<p>The driveway approaches shall be built to a Commercial County Standard.</p> <p>Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction.</p>				





Resource Management Agency  
Planning Department MS-G  
2037 W Cleveland Ave  
Madera, CA 93637-8720

Re: Mitigated Negative Declaration (MND #2012-29)  
Size: 1.0 acre  
APN: 054-450-005

Dear Sir or Madam:

We received your Notice of Public Hearing mailed by you dated December 10, 2012. Today is December 11, 2012.

We strongly oppose the proposed project to relocate the Huron Rescue Mission, Inc. church from Huron to Coarsegold, on the southeast corner of Big Sandy Drive and Road 417 (32320 Big Sandy Drive), Coarsegold.

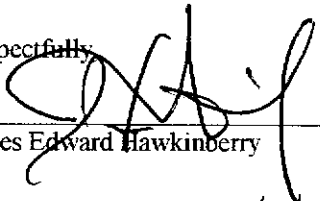
Our residential area cannot tolerate another facility where people loiter and loiter. This corner lot, 32320 Big Sandy Drive, has had multiple automobile accidents. We have had our mailboxes wiped out by drivers who do not obey the speed limit. We have juveniles under the age of 21 drinking and smoking, hiding in the trees and abandoned cars.

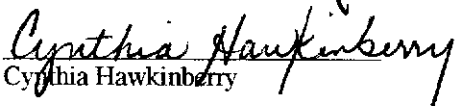
We take pride in our community. We have had to bear the added expense of cleaning up other people's trash along road 417, Picayune and Big Sandy.

Again, we emphatically oppose the relocation of the Huron Rescue Mission to the southeast corner of Big Sandy Drive and Road 417.

If you have any questions or require further clarification, please do not hesitate to contact us at (559) 658-5960.

Respectfully,

  
James Edward Hawkinberry

  
Cynthia Hawkinberry

Dated: December 11, 2012

054-450-017

**RECEIVED**

**DEC 13 2012**

MADERA COUNTY  
PLANNING DEPARTMENT



Cynthia Hawkinberry  
32323 Big Sandy Dr.  
Coarsegold, CA 93614-9740

12-17-12

To Madera County Planning  
regarding APN 054-450-005  
Haron Rescue Mission wants to put  
a church on a lot which  
has little room for a church  
a parking lot and a driveway.

There is almost no turn lane  
from Rd 417 into Big Sandy  
I don't know how many times  
I've almost most been hit from  
behind when trying to turn  
left on to Big Sandy.

My last concern is a "rescue"  
mission turning this into a half  
way house.

Please consider all these problems  
when letting this project go through.

RECEIVED

DEC 18 2012

MADERA COUNTY  
PLANNING DEPARTMENT

Thank you  
Donna Kemp  
Pickens Place 93614

Donna Kemp  
46187 Pickens Pl  
Coarsegold CA  
93614