

# RESOURCE MANAGEMENT AGENCY PLANNING DEPARTMENT

2037 W. Cleveland Avenue  
Madera, CA 93637  
(559) 675-7821  
FAX (559) 675-6573  
TDD (559) 675-8970  
mc\_planning@madera-county.com

Norman L. Allinder, AICP  
Director *NLA*

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

**AGENDA ITEM:** #3

<b>CUP</b>	<b>#2012-020</b>	<b>Conditional Use Permit to allow a water well and water storage tank</b>
<b>APN</b>	<b>#049-140-020</b>	<b>Applicant/Owner: Madera County/David McBrien</b>
<b>CEQA</b>	<b>ND #2012-26</b>	<b>Mitigated Negative Declaration</b>

**REQUEST:**

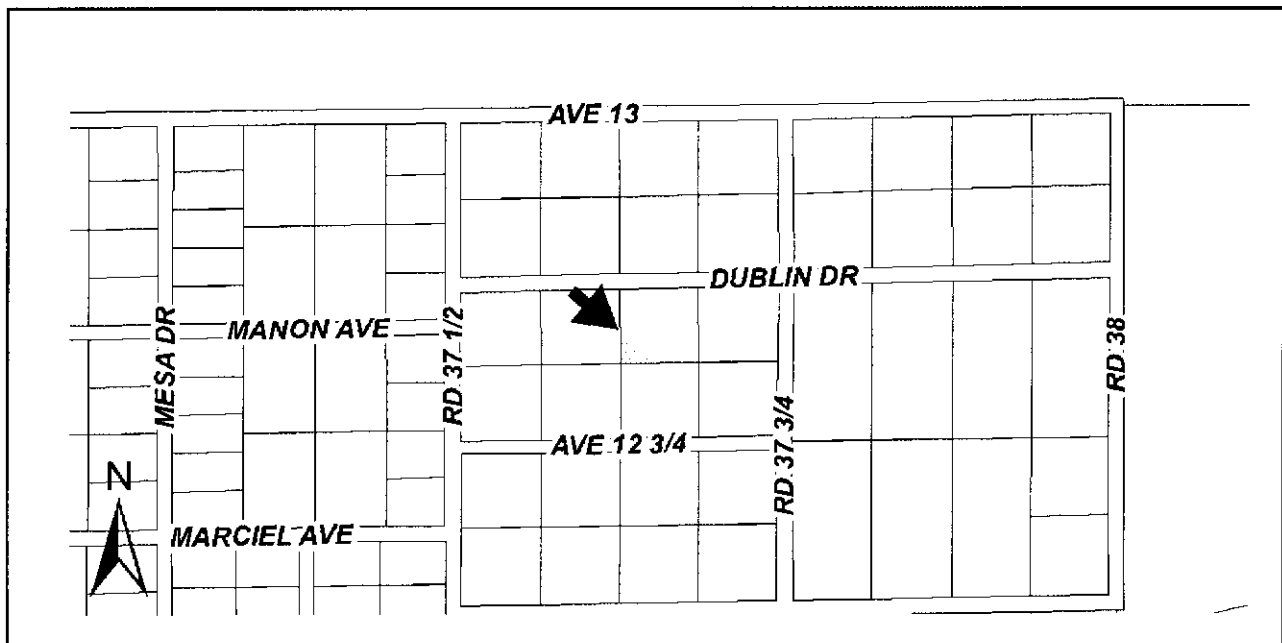
The application is for a conditional use permit to allow a community water well and a 1.25-1.5 million gallon storage tank for Maintenance District 10A in the Madera Ranchos.

**LOCATION:**

The project is located on the on the south side of Dublin Drive, approximately 360 feet west of its intersection with Road 37 3/4 (no situs) Madera.

**ENVIRONMENTAL ASSESSMENT:**

A Mitigated Negative Declaration (MND #2012-26) has been prepared and is subject to the review and approval of the Planning Commission.



**RECOMMENDATION:** Approval of Conditional Use Permit #2012-020, Mitigated Negative Declaration #2012-26, Mitigation Monitoring and Reporting Program, and Conditions of Approval.

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

SITE: VLDR (Very Low Density Residential) Designation

SURROUNDING: VLDR (Very Low Density Residential) Designation

**ZONING (EXHIBIT B)**

SITE: RRS-2/MHA (Residential Rural Single Family-2 Acre/Manufactured Housing Architectural Review Overlay) District

SURROUNDING: RRS-2/MHA (Residential Rural Single Family-2 Acre/Manufactured Housing Architectural Review Overlay) District

**LAND USE:**

SITE: Vacant

SURROUNDING: Residential

**SIZE OF PROPERTY (EXHIBIT C):** 2.18 acres

**ACCESS (EXHIBIT C):**

The property is accessed on Dublin Drive.

**WILLIAMSON ACT:**

The property involved in this proposal is not subject to a Williamson Act (Agricultural Preserve) contract.

**BACKGROUND AND PRIOR ACTIONS:**

No previous entitlements have been granted for this parcel.

**PROJECT DESCRIPTION:**

The application is for a conditional use permit to allow a water well and storage tank which will store approximately 1.5 million gallons of water. This well and water tank are to replace an existing well approximately 0.5 mile away.

**ORDINANCES/POLICIES:**

Madera County County Code 18.94.160 governs public facilities and emergency services requiring conditional use permits in any zone district.

Madera County County Code 18.92 governs the requirements for processing and reviewing conditional use permits.

**ANALYSIS:**

The application is for a conditional use permit to allow a water well and water storage tank for Maintenance District 10A in the Madera Ranchos. The water tank will hold approximately 1.2 to 1.5 million gallons of water. The well and storage tank will replace an existing well, located approximately 0.5 mile to the southwest on Fernwood Drive, that is currently on standby due to elevated levels of iron and manganese and requires permanent chlorination to produce potable water due to positive coliform bacteria tests. The current facility also lacks in the amount of water pressure needed to serve the existing homes in the district. To prevent low-pressure occurrences during high demand times, the new well which produces approximately 800-1200 gallons per minute (gpm) is proposed to be added to the system to improve conveyance to residences and businesses.

Maintenance District (MD) 10A includes 1,347 lots on approximately 1,363 acres. There are five existing production wells in the district including one well that is disconnected

from the system and another that is on standby (Fernwood Drive well). The three remaining active wells have a combined active well capacity of about 2,100 gpm. The water produced by the wells discharges directly to the distribution system after being pressurized via hydropneumatic tanks at the well sites. No water storage is provided in the distribution system other than within the hydropneumatic tanks. Fire hydrants placed throughout MD10A are supplied from the well supply via the distribution system.

The project site is located approximately 0.25 mile outside of the district boundaries. There are major concerns over the surrounding individual wells which will be impacted by this proposal. Mitigation measures have been implemented to compensate for damages including well replacement or connection to the maintenance district depending on the severity of the impact. District connections will require the maintenance district boundaries to be expanded; this will require Board of Supervisor approval.

The operational statement indicates that in addition to the well and water tank, a booster pump station, backup generator, and a hydro water pressure tank will be onsite as well. A sodium hypochlorite tank will also be located on site to dose the raw water. The tank is proposed to be stored in either a shed or outdoors with a shade structure. There currently is landscaping along both the western and eastern property lines and trees are proposed along the frontage of the lot. The perimeter of the lot is proposed to be fenced with vinyl slats.

Comments were received from the Engineering, Fire, Roads, and Environmental Health Departments, and the San Joaquin Valley Air Pollution Control District.

**GENERAL PLAN CONSISTENCY STATEMENT:**

The Conditional Use Permit to allow the water well and storage tank, if approved, would be consistent with the existing zoning ordinance section 18.94.160 requiring conditional use permits for public facilities in any zone district. The zone district of RRS-2 (Residential Rural Single Family-2 Acre) is consistent with the general plan designation of VLDR which allows for single family detached and attached homes, secondary residential units, bed-and-breakfast establishments, limited agricultural uses, public and quasi-public uses, and similar and compatible uses.

**FINDINGS**

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

1. *The proposed project does not violate the spirit or intent of the zoning ordinance.* The property is zoned RRS-2/MHA (Residential Rural Single Family-2 Acre/Manufactured Housing Architectural Review Overlay) District. The zone ordinance (section 18.94.160) allows for public facilities in any zone district with a conditional use permit.
2. *The proposed project (request) is not contrary to the public health, safety or general welfare.* With mitigation measures to properly handle the hazardous materials and compensate for damages to existing individual wells, the proposed project will not be contrary to the public health, safety or general welfare.
3. *The proposed project (request) is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar factors.* The proposal will involve hazardous materials; however, mitigation measures are in place requiring a hazardous materials reporting program through the

Environmental Health Department. No emissions of any kind will result. Minimal odors and noise will be produced from temporary construction of the storage tank.

4. *The proposed project (request) will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the neighborhood or of the County.* The proposal is consistent with the residential uses in the area as it will serve the residents within the maintenance district. There is the potential to expand the area of water service as a result of this proposal.

**RECOMMENDATION:**

Staff recommends approval of Conditional Use Permit #2012-020 subject to conditions, Negative Declaration #2012-26, and Mitigation Monitoring and Reporting Program.

**CONDITIONS:**

**Engineering Department - Exhibit I**

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 J**

1. The owner/operator must obtain all the necessary Environmental Health Dept. permits prior to any construction activities on site.
2. The water well and water tank must be constructed to meet the construction/specifications requirements of the Public Water/Well System Standards and then must be connected to an approved community water system. The water well must be installed with a well seal at a minimum depth of 50 feet at the time of well installation.
3. The owners/operators of this facility and/or shop must complete and submit a Business Activities Declaration Form with the CUPA Program within this department before onset of construction activities. This is to report storage of hazardous materials (like petroleum fuels or lubricants) onsite at this location. Other related permit(s) may be required due to the possible storage/handling of reportable quantities of hazardous materials (like petroleum fuels or lubricants) onsite or for the storage of any amount of hazardous waste onsite at any time prior to facility operation.

**Fire Department - Exhibit K**

1. 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)

**Planning Department:**

1. Comply with all Mitigation Measures.
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. Development shall be in accordance with the plan(s) as submitted by the applicant and/or as modified by the Planning Commission.

4. Any proposed lighting shall be hooded and directed away from surrounding properties and roadways. Any security lighting utilized around the perimeter of the project site must utilize motion detection systems that only operate the lights when movement is detected.
5. The color of paint used for the water tank shall blend in with the surrounding natural environment.

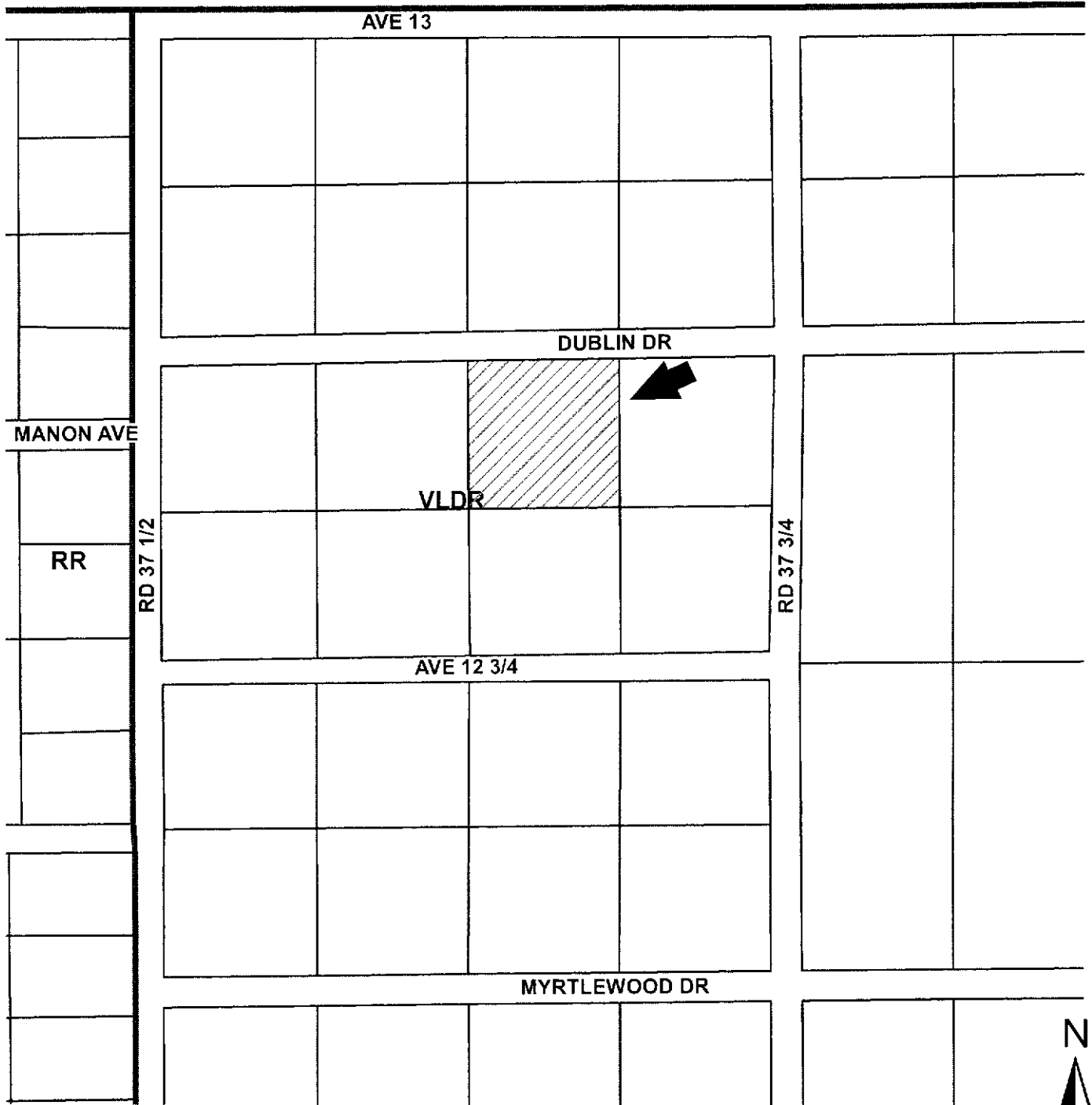
**Road Department - Exhibit L**

No Conditions

**ATTACHMENTS:**

1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3. Exhibit C, Assessor's Map
4. Exhibit D, Site Plan
5. Exhibit E, Aerial Map
6. Exhibit F, Topographical Map
7. Exhibit G, Operational Statement
9. Exhibit H, Engineering Department Comments
10. Exhibit I, Environmental Health Department Comments
11. Exhibit J, Fire Department Comments
12. Exhibit K, Road Department Comments
13. Exhibit L, SJVAPCD Comments
14. Exhibit M, Initial Study
15. Exhibit N, Negative Declaration #2012-26
16. Exhibit O, Conditions of Approval Monitoring and Reporting Program

AE



GENERAL PLAN MAP

**ARE-40**

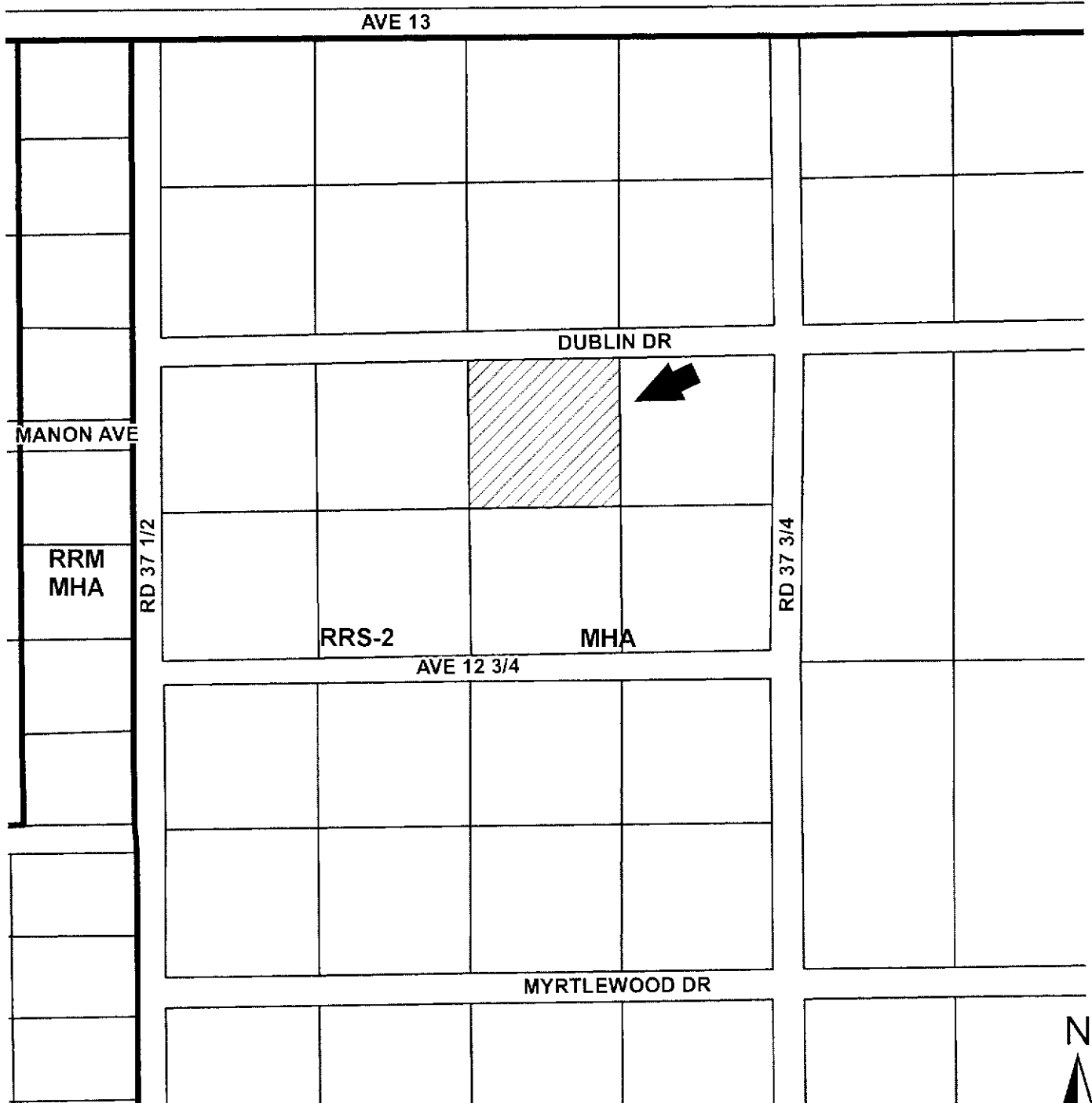


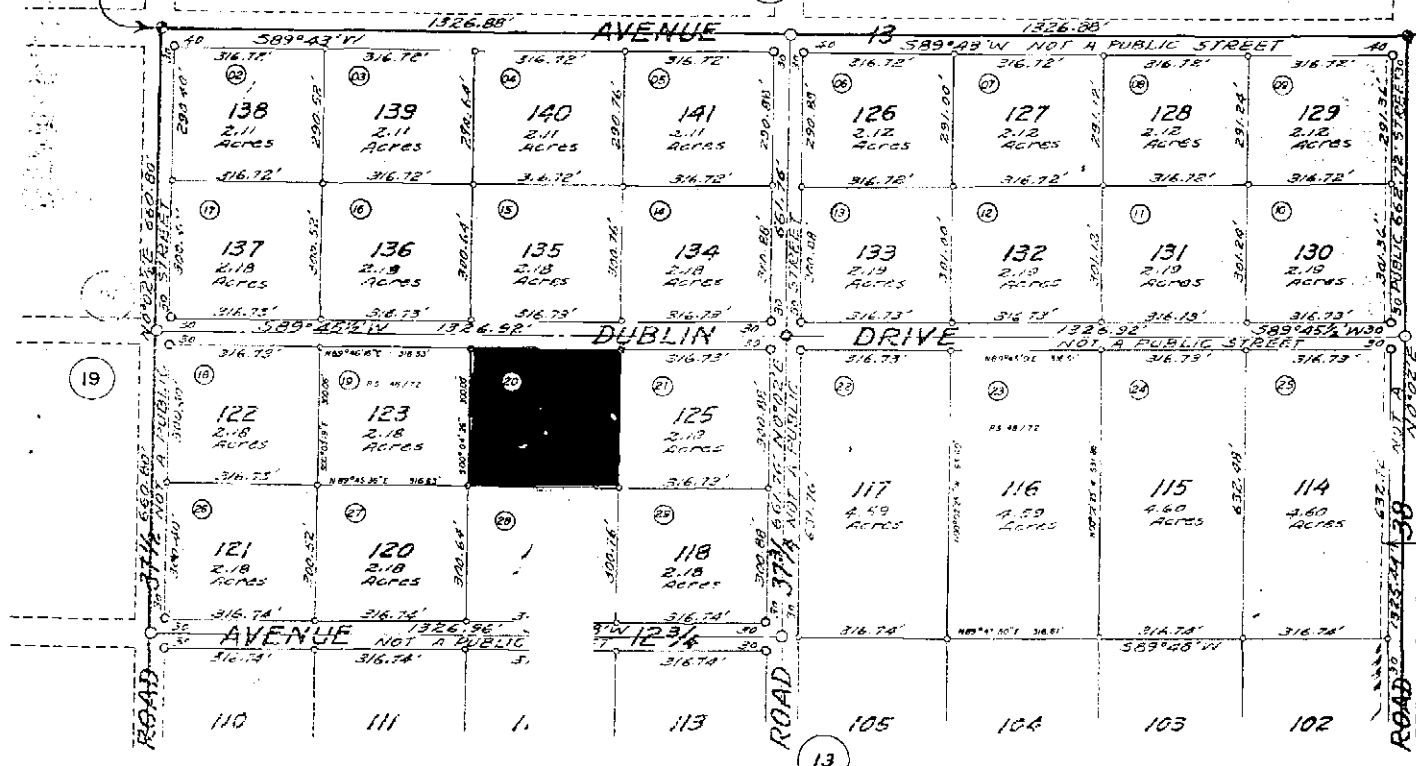
EXHIBIT C

MADERA RANCHOS SUB.

49-14

Tax Area No. 65-013

Sec. 35  
607  
20

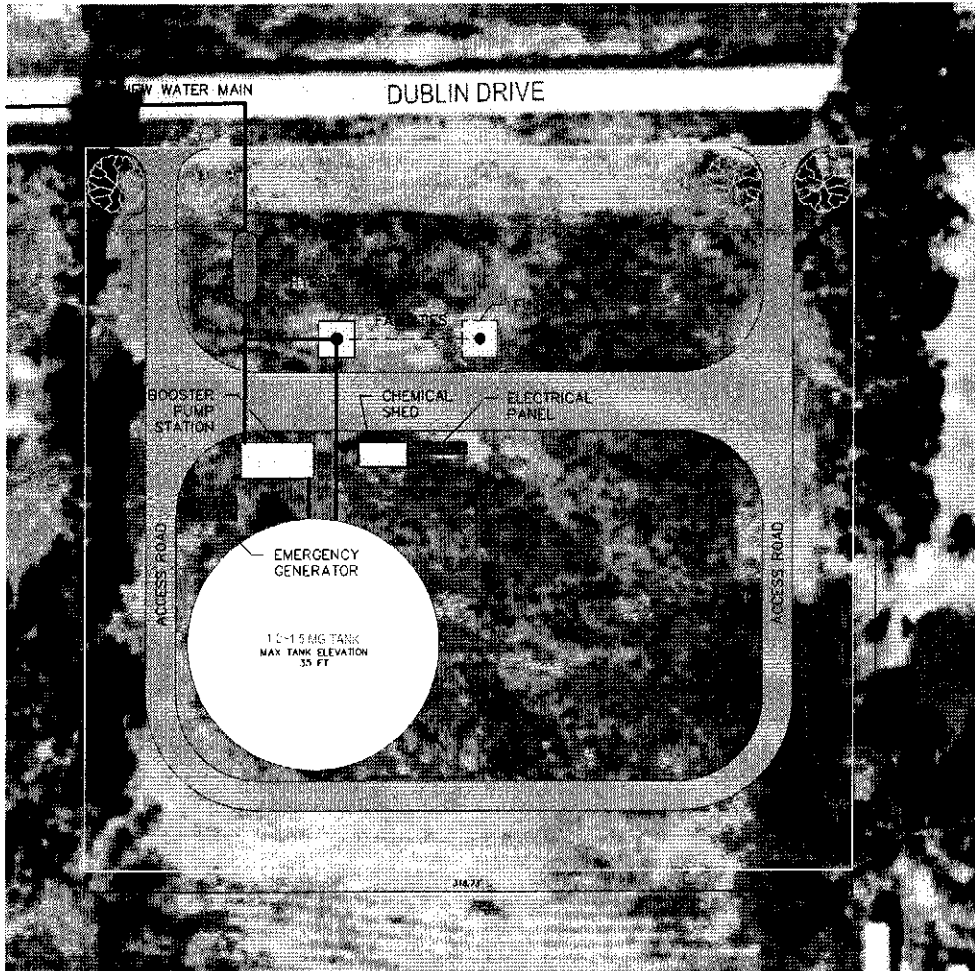
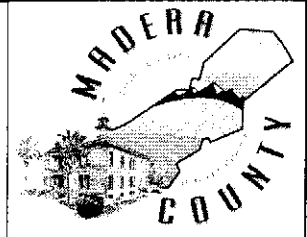


00075 - 29 H.C.

County of Madera, Calif.  
Assessor's Map No. 49-14  
1958  
GOLDEN VALLEY UNIFIED SCHOOL DISTRICT

ASSESSOR'S MAP





SCALE: HORIZ. 1"=50'

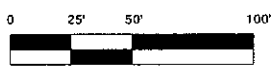
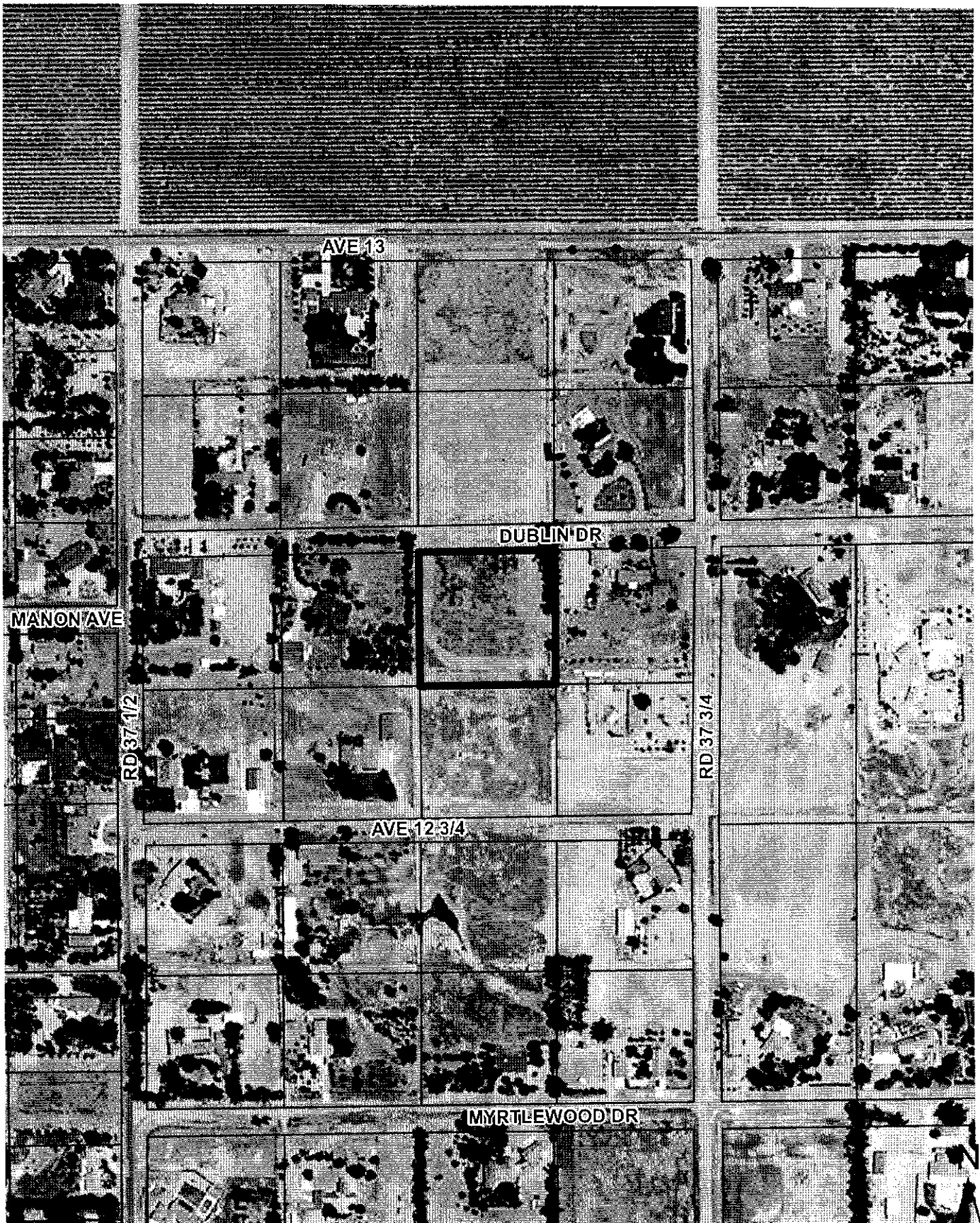


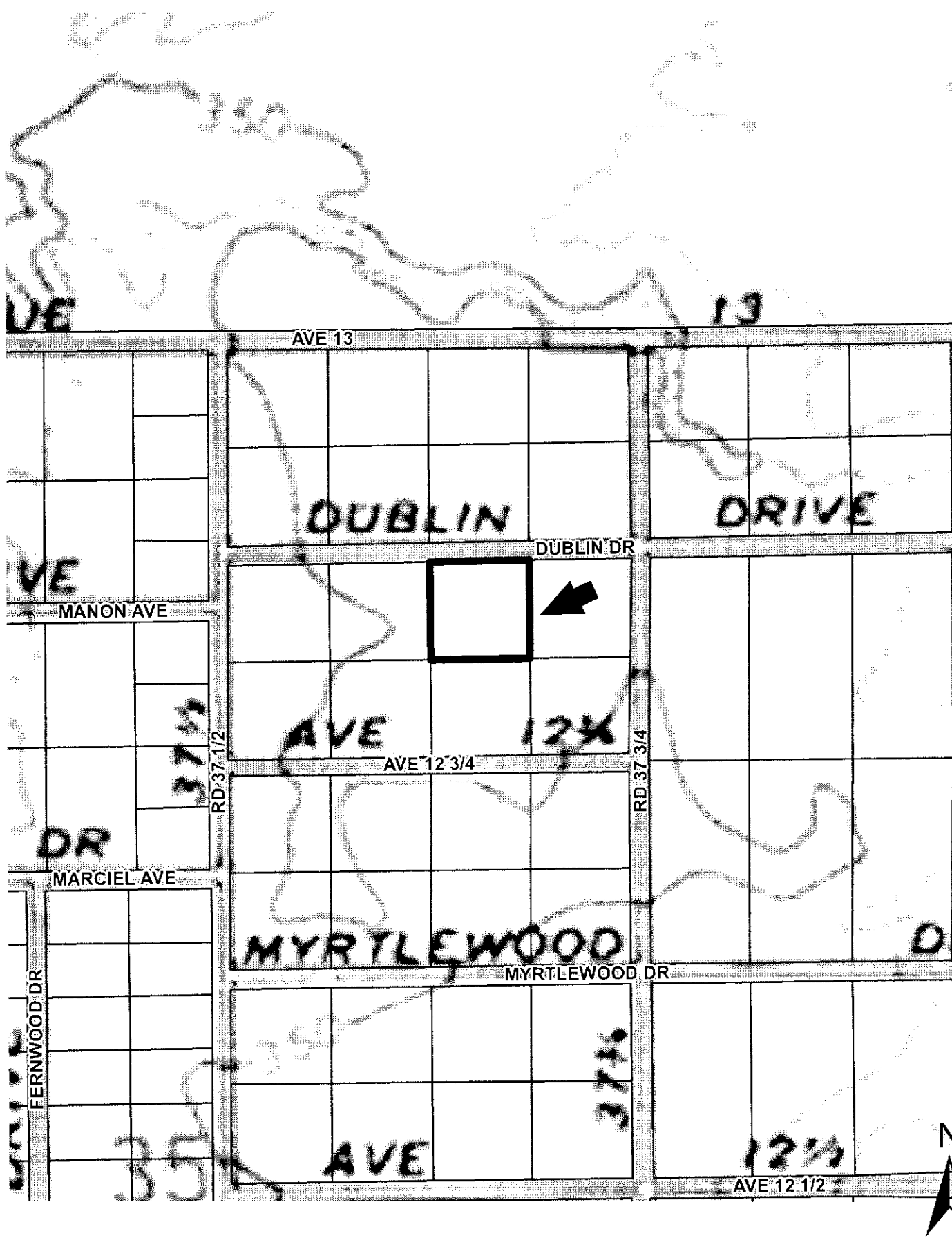
EXHIBIT SHEET

PRELIMINARY SITE LAYOUT MD-10A  
 PRODUCTION WELL SITE MADERA RANCHOS, CA  
**MADERA COUNTY RESOURCE  
 MANAGEMENT AGENCY**

APPROVED BY: GLE	SHEET: 1	OF: 1
DRAWN BY: ETM	SCALE:	
PLT DATE: 9/24/2012	REVISION:	
PROJECT NO: E11-025		



AERIAL MAP



TOPOGRAPHICAL MAP



Madera County Planning Department  
2037 W. Cleveland Avenue MS-G, Madera CA 93637

**OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST**

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

**1. Please provide the following information**

**Assessor's Parcel Number:** 049-140-020  
**Applicant's Name:** County of Madera  
**Address:** 2037 W. Cleveland Avenue Madera, Ca. 93637  
**Phone Number:** 1-559-675-7817

**2. Describe the nature of your proposal/operation.**

The vacant lot will be used for a community water well and a water storage tank.

**3. What is the existing use of the property?**

vacant lot

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

The community water well will produce drinking water for the community. Water rates will cover the operation and maintenance expenses for the site.

**5. What are the proposed operational time limits?**

**Months (if seasonal):**

**Days per week:**

**Hours (from \_\_\_ to \_\_\_):**

**Total Hours per day:** Well operation times will depend upon water demand by the community.

**6. Will there be any special activities or events?**

**Frequency:**

**Hours:**

**Are these activities indoors or outdoors:** No special activities or events.

**7. How many customers or visitors are expected?**

**Average number per day:**

**Maximum number per day:**

**What hours will customers/visitors be there?** No Customers on site.



By \_\_\_\_\_ how many employees will there be?

**Future:** As needed, but typically no one on site except to check on site and for maintenance tasks.

**Hours they work:** Typical hours of County staff are from 7:00 AM to 3:30 PM, but on call for emergencies at all hours

**Do any live onsite? If so, in what capacity (i.e. caretaker)?**

No.

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

The onsite equipment will be a water well, water storage tank, booster pump station, backup generator, and a hydro water pressure tank. A chemical, sodium hypochlorite, tank will also be located on site to dose the raw water. The chemical tank will either be stored in a shed or outdoors with a shade structure.

**10. Will there be any service and delivery vehicles?**

**Number:** As needed.

**Type:** Regular County Work Trucks, possible chemical delivery trucks

**Frequency:** On an as needed basis, not daily

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

No designated parking spaces, but the site will have plenty of space for parking. The site will have a gravel or decomposed granite driveway and parking areas.

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

The property site will be fenced and have locked access gates on Dublin Drive

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

The County staff already visits the community for other well sites and the addition of this lot and new well is not expected to increase the vehicular trips per day to the community.

**14. Describe any proposed advertising including size, appearance, and placement.**

No advertising.

**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 applicable.**

The current lot is vacant. There will be a small booster pump station located inside a shed building.

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

Proposed trees along frontage of lot and no landscaping is planned. The entire site will be fenced around the perimeter with chain link fence with vinyl slates.

**17.**

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

North, vacant lot. South, vacant lot. East and West are residential homes, 2 acre parcels all around.

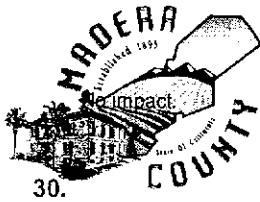
# EXHIBIT G



Will this operation or equipment used, generate noise above other existing parcels in the area?  
The well, booster pumps, and backup generator have the potential to generate a minimal amount of noise.

- 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).**  
The community well site will only use water to irrigate trees that will shield the site, otherwise, no water will be used by the site. The site will produce between 800 to 1200 gmp for the community as well as store approximately 1.2 million gallons in the proposed water storage tank.
- 20. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?**  
No wastewater is proposed for the site.
- 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?**  
No solid waste is proposed for the site.
- 22. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)**  
Site grading will be required to level and allow site to drain properly. The site has no existing trees, but the two lots east and west have trees with overhanging limbs that may require some trimming. A building pad may be required for the storage tank, and small shed building for the booster pump station. The roads will be graded but be gravel or decomposed granite.
- 23. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.**  
No.
- 24. Locate and show all bodies of water on application plot plan or attached map.**  
None.
- 25. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.**  
N/A
- 26. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?**  
None are expected.
- 27. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)**  
No.
- 28. How do you see this development impacting the surrounding area?**  
The project site will be a benefit to the surrounding community who is in need of additional water and water reserves for high peak demands.
- 29. How do you see this development impacting schools, parks, fire and police protection or special districts?**

# EXHIBIT G



30.

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

Proposed Use(s): N/A

Square feet of building area(s):

Total number of employees:

Building Heights:

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

N/A.

End

# Engineering and General Services

2037 West Cleveland  
Avenue  
Madera, CA 93637  
(559) 661-6333  
(559) 675-7639  
FAX  
(559) 675-8970  
TDD

Bass Lake Office  
40601 Road 274  
Bass Lake, CA  
93604  
(559) 642-3203  
(559) 658-6959  
FAX

engineering@madera-county.com

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## MEMORANDUM

TO: Jamie Bax  
FROM: Madera County  
DATE: December 20, 2012  
RE: County of Madera - Conditional Use Permit - Madera (049-140-020-000)

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### Comments

RE: CUP 2012-0210

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.

Property is not located in a Flood Zone.

Project is located within Maintenance District MD 10W Madera Ranchos. For more information please contact Julio Padilla with Special Districts at 559-675-7817.

For all other questions please contact Dario Dominguez iwth Engineering.

Dario Dominguez  
559-675-7817 ext 3322



# 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: Jamie Bax  
FROM: Madera County  
DATE: December 20, 2012  
RE: County of Madera - Conditional Use Permit - Madera (049-140-020-000)

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#### Comments

The Environmental Health Department has reviewed the Conditional Use Permit (CUP)# 2012-020 County of Madera, located on APN: 049-140-020, within the Madera area and has determined the following:

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

The water well and water tank must be constructed to meet the construction/specifications requirements of the Public Water/Well System Standards and then must be connected to an approved community water system. The water well must be installed with a well seal at a minimum depth of 50 feet at the time of well installation.

The owners/operators of this facility and/or shop must complete and submit a Business Activities Declaration Form with the CUPA Program within this department before onset of construction activities. This is to report storage of hazardous materials (like petroleum fuels or lubricants) onsite at this location. Other related permit(s) may be required due to the possible storage/handling of reportable quantities of hazardous materials (like petroleum fuels or lubricants) onsite or for the storage of any amount of hazardous waste onsite at any time prior to facility operation.

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**

IN COOPERATION WITH  
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

**EXHIBIT J**

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

DEBORAH KEENAN  
MADERA COUNTY FIRE MARSHAL

## **MEMORANDUM**

TO: Jamie Bax  
FROM: Madera County  
DATE: December 20, 2012  
RE: County of Madera - Conditional Use Permit - Madera (049-140-020-000)

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### **Comments**

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)



ROAD DEPARTMENT  
COUNTY OF  
MADERA

2037 WEST CLEVELAND AVENUE/MADERA, CALIFORNIA 93637  
(559) 675-7811 / FAX (559)675-7631

JOHANNES HOEVERTSZ  
Road Commissioner

**EXHIBIT K**

**MEMORANDUM**

TO: Jamie Bax  
FROM: Road Department  
DATE: December 20, 2012  
RE: County of Madera - Conditional Use Permit - Madera (049-140-020-000)

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No concerns...

Our department does not anticipate any significant impacts to the circulation or roadway from this proposal and recommends approval without having any concerns. The County is proposing to purchase this parcel from the current owner.



October 15, 2012

OCT 18 2012

Jamie Bax  
Madera County  
Planning Department  
2037 W. Cleveland Avenue  
Madera, CA 93637

**Project: CUP# 2012-020, County of Madera – Conditional Use Permit  
Madera (049-140-020-000)**

**District CEQA Reference No: 20120659**

Dear Ms. Bax:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a conditional use permit to allow lot to be used for a community water well and storage tank, located at 2037 W. Cleveland Avenue, in Madera, 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 require District permits. Prior to the start of construction the project proponent should contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required.
4. 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

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

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 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).

5. 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

*Sharla Yang*

*Ufo.* Arnaud Marjollet  
Permit Services Manager

DW: sy

Cc: File

**Title of Proposal:** Conditional Use Permit #2012-020, Madera County

**Date Checklist Submitted:** December 10, 2012

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

**Agency Contact:** Jamie Bax, Planner III

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

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**Description of Project:**

The proposal is an application by Madera County for a conditional use permit to allow for a water well and 1.2-1.5 million gallon storage tank for Maintenance District 10A in the Madera Ranchos.

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 south side of Dublin Drive, approximately 360 feet west of its intersection with Road 37 ¾ (no situs), Madera.

**Applicant Name and Address:**

Madera County  
Department of Engineering and General Services  
2037 W. Cleveland Avenue  
Madera, CA 93637

**General Plan Designation:**

VLDR (Very Low Density Residential)

**Zoning Designation:**

RRS-2/MHA (Residential Rural Single Family-2 Acre/Manufactured Housing Review Overlay)

**Surrounding Land Uses and Setting:**

The project site is currently vacant and surrounded by rural residential single family dwellings.

**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.

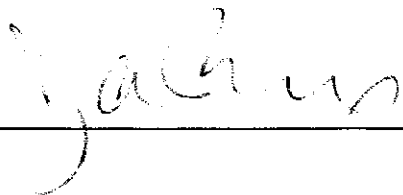
- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <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)

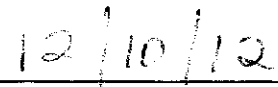
On the basis of this initial evaluation:

- 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.

Signature



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

**Discussion:**

(a) No Impact. There are no scenic resources in the vicinity of the project site.

(b) No Impact. The project site is not located in the vicinity of the state scenic highway.

(c) Less Than Significant with Mitigation Incorporation. The applicant has indicated trees are proposed along the frontage of the lot. The entire site is proposed to be fenced around the perimeter with chain link fence with vinyl slats. The color of the water tank and facilities shall be of a natural tone and shall blend into the surrounding natural environment.

(d) Less Than Significant with Mitigation Incorporation. Any lighting shall be hooded and directed away from neighboring residences.

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 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

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	---	------------------------------	-----------



and the Forest Legacy Assessment project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest land?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

(a - e) No Impact. The project site is zoned for agricultural and residential use. There will be no impacts to agricultural or forest land areas.

- |   |                                |   |                                     |                          |
|---|--------------------------------|---|-------------------------------------|--------------------------|
| 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. The proposed project will involve temporary construction of the facility and the occasional County service vehicle to perform maintenance. The amount of new pollution will be negligible and temporary for the most part.

## 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 type="checkbox"/>	<input checked="" 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, 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) No Impact. The proposed project is located on a parcel in an established subdivision. Surrounding parcels to the east and west are developed. Parcels to the north and south are vacant but zoned for single family development.

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 and Game Listing	CNPS Listing
California tiger salamander	Threatened	Threatened	SSC	
Western spadefoot	None	None	SSC	
Burrowing owl	None	None	SSC	
California horned lark	None	None	WL	
Hardhead	None	None	SSC	
San Joaquin pocket mouse	None	None		
Northern Hardpan Vernal pool	None	None		
Northern Claypan Vernal pool	None	None		
Great Valley Mixed Riparian Forest	None	None		
Vernal pool fairy shrimp	Threatened	None		
California linderiella	None	None		
Valley elderberry longhorn beetle	Threatened	None		
Molestan blister beetle	None	None		
Spiny-sepaled button-celery	None	None		1B.2
Succulent owl's-clover	Threatened	Endangered		1B.2
Hairy Orcutt grass	Endangered	Endangered		1B.1
San Joaquin Valley Orcutt grass	Threatened	Endangered		1B.1

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

**Ranking**

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

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

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

The Valley elderberry longhorn beetle was listed as a threatened species in 1980. Use of the elderberry bush by the beetle, a wood borer, is rarely apparent. Frequently, the only exterior evidence of the elderberry's use by the beetle is an exit hole created by the larva just prior to the pupal stage. According to the USFWWS, the Valley Elderberry Longhorn Beetle habitat is primarily in communities of clustered Elderberry plants located within riparian habitat. The USFWS stated that VELB habitat does not include every Elderberry plant in the Central Valley, such as isolated, individual plants, plants with stems that are less than one inch in basal diameter or plants located in upland habitat.

**(b - f)** No Impact. The proposed project is located on a parcel in an established subdivision. Surrounding

parcels to the east and west are developed. Parcels to the north and south are vacant but zoned for single family development.

**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 \$2,156.25, 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 \$2,206.25 (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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) No Impact.** The project site is located in an established residential subdivision.

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-e) No Impact.** The proposed project is located in an established residential subdivision.

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.

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

**Discussion:**

(a) Less Than Significant Impact. The proposed project will require maintenance vehicles to access the property. However, the number of trips will be less than the average household per day.

(b) Less Than Significant with Mitigation Incorporation. Emissions from construction will be minor and temporary. The applicant shall comply with San Joaquin Valley Air Pollution Control District requirements.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 - b)** Less Than Significant Impact with Mitigation Incorporation. The owners/operators of this facility and/or shop must complete and submit a Business Activities Declaration Form with the CUPA Program within the Environmental Health Department before onset of construction activities. This is to report storage of hazardous materials (like petroleum fuels or lubricants) onsite at this location. Other related permit(s) may be required due to the possible storage/handling of reportable quantities of hazardous materials (like petroleum fuels or lubricants) onsite or for the storage of any amount of hazardous waste onsite at any time prior to facility operation.

**(c)** No Impact. The project site is not located within one-quarter mile of a school.

**(d – f)** No Impact. The proposed project is not located in an area included on a list of hazardous materials sites, nor is it located near an airstrip.

**(g)** No Impact. The proposed project is located on a residential lot in an established subdivision. Traffic patterns will not be altered as a result of the project.

**(h)** No Impact. The proposed project is not located in an area affected by wildland fires.

**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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/>                 | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, 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) Less Than Significant.** The water well and water tank must be constructed to meet the construction/specifications requirements of the Public Water/Well System Standards and then must be connected to an approved community water system.

**(b) Less Than Significant with Mitigation Incorporation.** Parcels directly adjacent to the project site will be impacted by the new well. These parcels have individual wells are not served by the maintenance district. Once the new well is constructed, a monitoring program will be implemented to document groundwater levels at the well site and in neighboring domestic wells during pump testing of the well. With a groundwater level decline of five feet or less will require no mitigation. A decline of over five feet, but not significant enough to affect the operation of the well will require a one time compensation for increased energy costs. An impact that affects the ability of the well to provide water for the resident will require lowering of the pump (if feasible), well replacement, or connection to the water distribution system.

**(c - f) No Impact.** The proposed project is on a residentially zoned parcel in an established subdivision.

**(g-j) No Impact.** The proposed project is not located in a flood zone, nor is it located near an area which could be affected by seiche, tsunami, or mudflow.

A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami is an unusually large sea wave produced by seaquake or undersea volcanic eruption (from the Japanese language, roughly translated as "harbor wave"). According to the California Division of Mines and Geology, there are no active or potentially active faults of major historic significance within Madera County. As this property is not located near any bodies of water, no impacts are identified.

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?

**Discussion:**

(a - c) No Impact. The proposed use is located on a parcel in an established residential subdivision. No new parcels will be created as a part of this proposal.

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 proposed use is located on a parcel in an established residential subdivision.

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 include the construction of an approximately one million gallon water tank. The construction will be temporary and may result in ground vibrations and normal levels of construction noise.

**(e-f) No Impact.** The project site is not located within two miles of an airport or within the vicinity of a private airstrip.

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

**Discussion:**

**(a-i and ii) Discussion** - 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)**

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

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

**(a-iv)**

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

**(a – v)** No Impact. The proposed well and water tank will take the place of an existing well within the maintenance district.

**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 population growth will occur as a result of this project. The water storage tank is meant to serve the existing residences.

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

**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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

**Discussion:**

(a - f) No Impact. No additional traffic will result as a part of this proposal. Maintenance trucks will visit the site occasional for routine maintenance; however, the amount of trips will be less than the residential uses in the vicinity.

According to the Institute of Traffic Engineers (7<sup>th</sup> Edition, pg. 268-9) the trips per day for one single-family residence are 9.57.

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

Level of Service	Description	Average Control Delay (sec./car)
A	Little or no delay	0 – 10
B	Short traffic delay	>10 – 15
C	Medium traffic delay	> 15 – 25
D	Long traffic delay	> 25 – 35
E	Very long traffic delay	> 35 – 50
F	Excessive traffic delay	> 50

Unsignalized intersections.

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

Signalized intersections.

Level service	of	Freeways	Two-lane rural highway	Multi-lane rural highway	Expressway	Arterial	Collector
---------------	----	----------	------------------------	--------------------------	------------	----------	-----------

A	700	120	470	720	450	300
B	1,100	240	945	840	525	350
C	1,550	395	1,285	960	600	400
D	1,850	675	1,585	1,080	675	450
E	2,000	1,145	1,800	1,200	750	500

Capacity per hour per lane for various highway facilities

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.

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, b, e) No Impact. No wastewater will be produced as a result of this project.

(e - g) No Impact. No wastewater or solid waste will be produced as a result of this project.



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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 proposed project is located on a parcel in an established residential subdivision.

**(b) Less Than Significant Impact with Mitigation.** This proposal is meant to replace an existing public facility and enhance the current level of service. Mitigation measures are in place (Section IX, Hydrology and Water Quality) to alleviate the impacts to the water levels in the area, to decrease the impact of light and glare and also the façade of the water tank (Section I, Aesthetics). With mitigation measures to comply with Air District standards, the impact to Air Quality will be decreased.

**(c) Less Than Significant Impact with Mitigation.** As mitigated, this project will have effects that are less than significant regarding water resources, light pollution, and air quality.

**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/>

Regional Water Quality Control Board, Sacramento Office.

Raymond Project Biological Assessment - ESR, dated June 8, 2006

Pumping Tests and Water Availability Report - Secor, dated May 21, 2007

Raymond Project - Traffic Impact Analysis, Alex Georgevich Consulting, dated June 2006

**MITIGATED NEGATIVE DECLARATION****MND****RE: Conditional Use Permit #2012-020 – Madera County****LOCATION AND DESCRIPTION OF PROJECT:**

The application for conditional use permit is to allow a lot to be used for a community water well and an approximately one million gallon storage tank.

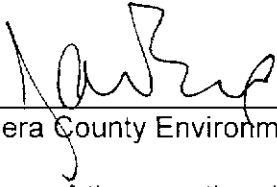
The proposal is located on the on the south side of Dublin Drive, approximately 363 feet west of its intersection with Road 37 3/4 (no situs), Madera.

**ENVIRONMENTAL IMPACT:**

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

**BASIS FOR NEGATIVE DECLARATION:**

1. The color of the water tank and facilities shall be of a natural tone and shall blend into the surrounding natural environment.
2. Any lighting shall be hooded and directed away from neighboring residences.
3. The applicant shall comply with San Joaquin Air Pollution Control District requirements.
4. The owners/operators of this facility and/or shop must complete and submit a Business Activities Declaration Form with the CUPA Program within the Environmental Health Department before onset of construction activities. This is to report storage of hazardous materials (like petroleum fuels or lubricants) onsite at this location.
5. Once the new well is constructed, a monitoring program will be implemented to document groundwater levels at the well site and in neighboring domestic wells during pump testing of the well. With a groundwater level decline of five feet or less will require no mitigation. A decline of over five feet, but not significant enough to affect the operation of the well will require a one time compensation for increased energy costs. An impact that affects the ability of the well to provide water for the resident will require lowering of the pump (if feasible), well replacement, or connection to the water distribution system.

A handwritten signature in black ink, appearing to be "N. B. R.", written over a horizontal line.

Madera County Environmental 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:

FILED:

PROJECT APPROVED:

## CONDITIONS OF APPROVAL

**PROJECT NAME:**

County of Madera - Conditional Use Permit - Madera (049-140-020-000)

**PROJECT LOCATION:**

on the south side of Dublin Drive, approximately 363 feet west of its intersection with Road 37 3/4 (no situs) Madera Ranchos

**PROJECT DESCRIPTION:**

lot to be used for a community water well and storage tank

**APPLICANT:**

County of Madera

**CONTACT PERSON/TELEPHONE NUMBER:**

(559) 675-7811

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Engineering</b>					
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.				
<b>Environmental Health</b>					
1	The owner/operator must obtain all the necessary Environmental Health Dept. permits prior to any construction activities on site.				
2	The water well and water tank must be constructed to meet the construction/specifications requirements of the Public Water/Well System Standards and then must be connected to an approved community water system. The water well must be installed with a well seal at a minimum depth of 50 feet at the time of well installation.				
3	The owners/operators of this facility and/or shop must complete and submit a Business Activities Declaration Form with the CUPA Program within this department before onset of construction activities. This is to report storage of hazardous materials (like petroleum fuels or lubricants) onsite at this location. Other related permit(s) may be required due to the possible storage/handling of reportable quantities of hazardous materials (like petroleum fuels or lubricants) onsite or for the storage of any amount of hazardous waste onsite at any time prior to facility operation.				
<b>Fire</b>					
1	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)				





# 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>								
	The color of the water tank and facilities shall be of a natural tone and shall blend into the surrounding natural environment.  Any lighting shall be hooded and directed away from neighboring residences.							
<b>Agricultural Resources</b>								
<b>Air Quality</b>								
	The applicant shall comply with San Joaquin Air Pollution Control District requirements.							
<b>Biological Resources</b>								
<b>Cultural Resources</b>								
<b>Geology and Soils</b>								
<b>Hazards and Hazardous Materials</b>								
	The owners/operators of this facility and/or shop must complete and submit a Business Activities Declaration Form with the CUPA Program within the Environmental Health Department before onset of construction activities. This is to report storage of hazardous materials (like petroleum fuels or lubricants) onsite at this location.							
<b>Hydrology and Water Quality</b>								



No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
	Once the new well is constructed, a monitoring program will be implemented to document groundwater levels at the well site and in neighboring domestic wells during pump testing of the well. With a groundwater level decline of five feet or less will require no mitigation. A decline of over five feet, but not significant enough to affect the operation of the well will require a one time compensation for increased energy costs. An impact that affects the ability of the well to provide water for the resident will require lowering of the pump (if feasible), well replacement, or connection to the water distribution system.							
	<b>Land Use and Planning</b>							
	<b>Mineral Resources</b>							
	<b>Noise</b>							
	<b>Population and Housing</b>							
	<b>Public Services</b>							
	<b>Recreation</b>							
	<b>Transportation and Traffic</b>							
	<b>Utilities and Service Systems</b>							