



# RESOURCE MANAGEMENT AGENCY

Community and Economic Development  
Department of Planning and Building

Norman L. Allinder, AICP  
Director

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**PLANNING COMMISSION DATE:** March 4, 2014

**AGENDA ITEM:** #5

<b>CUP</b>	<b>#2013-027</b>	<b>Conditional Use Permit to allow for an expansion of an existing Church</b>
<b>APN</b>	<b>#038-020-022</b>	<b>Applicant/Owner: Silviano Gonzalez</b>
<b>CEQA</b>	<b>MND #2014-03</b>	<b>Mitigated Negative Declaration</b>

**REQUEST:**

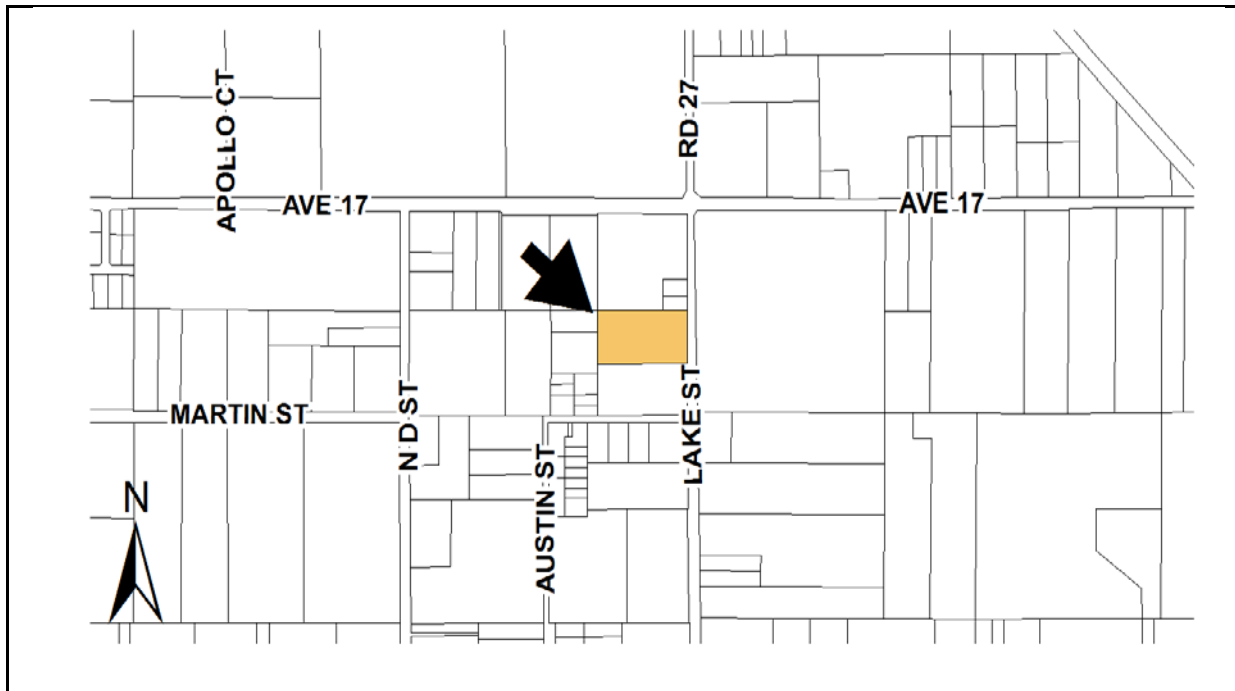
The applicant is requesting a Conditional Use Permit to allow for the expansion of a church facility.

**LOCATION:**

The subject property is located on the west side of North Lake Street, approximately 500 feet north of its intersection with Martin Street (16760 N Lake Street), Madera

**ENVIRONMENTAL ASSESSMENT:**

A Mitigated Negative Declaration (MND #2014-03) (Exhibit O) has been prepared and is subject to approval by the Planning Commission.



**RECOMMENDATION:** Staff recommends approval of Conditional Use Permit #2013-027 subject to conditions and Mitigated Negative Declaration MND #2014-03 and Mitigation Monitoring Program.

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

SITE: LDR (Low Density Residential) Designation

SURROUNDING: LDR (Low Density Residential) Designation

**ZONING (Exhibit B):**

SITE: AR-5 (Agricultural Rural – 5 Acre) District

SURROUNDING: AR-5 (Agricultural Rural – 5 Acre) District; RRS-2 (Rural Residential Single Family – 2 Acre) District

**LAND USE:**

SITE: Church

SURROUNDING: North, South, and West: Residential; East: Vacant land

**SIZE OF PROPERTY:** 4.69 acres

**ACCESS (Exhibit A):** Access to the site is via North Lake Street

**BACKGROUND AND PRIOR ACTIONS:**

Conditional Use Permit #96-15 was approved by the Planning Commission on May 21, 1996 to allow for a 160 seat church, potential outbuilding, and conversion of existing dwelling for use as a parsonage or youth meeting facility.

**PROJECT DESCRIPTION:**

Conditional Use Permit to allow for an expansion of 2,925 square feet to an existing Church. The expansion is to include an indoor worship area and stage (2,327 square feet for the worship area and 598 square feet for the stage). This is to be added to the existing 2,099 square foot church facilities. Construction materials will be similar to those of the existing Church facility.

**ORDINANCES/POLICIES:**

Section 18.54 of the Madera County Zoning Ordinance outlines the uses and regulations of the AR-5 (Agricultural Rural – 5 Acre) District.

Section 18.78 of the Madera County Zoning Ordinance outlines the Airport/Airspace Overlay Regulations

Section 18.92 of the Madera County Zoning Ordinance outlines the procedures for obtaining Conditional Use Permits.

Section 18.102 of the Madera County Zoning Ordinance outlines the parking requirements.

**ANALYSIS:**

This is a request to allow for a 2,925 square foot expansion of an existing Church facility. The expansion is to include a worship area and stage (2,327 square feet for the worship area and 598 square feet for the stage). Construction will be similar to those of the existing Church facility. The stage will be utilized for worship services and other activities related to the Church, and the auditorium area is designed to accommodate the pews.

The Church operates year round, with specific days where events tend to occur. These days and times indicated by the applicant are: Mondays 6 – 10 PM, Tuesdays 5 – 8 PM, Wednesdays 6 – 10 PM, Fridays 7 – 10 PM, Saturdays 6 – 10 PM, and all day Sundays. It is expected that between 100 and 200 people are expected to be in attendance at any one time, depending on the activity.

The General Plan designates the parcel as LDR (Low Density Residential) which provides for limited agricultural related uses, single family attached and detached homes, secondary residential units, bed-and-breakfast establishments, public and quasi-public uses, and similar and compatible uses. The subject parcel is zoned AR-5 (Agricultural Rural – 5 Acre) district which allows for Churches with a Conditional Use Permit. The Zoning and General Plan designations for this parcel are consistent with one another and the church facility, and its expansion, is considered a public use (a structure principally of an institutional nature and/or serving a public need).

The applicant has indicated that there are 74 existing graveled type parking stalls to serve the Church. One space per every 5 permanent seats, or for every 40 square feet of gross floor area within the main auditorium or meeting hall, whichever provides the greater number of spaces, is allowed by ordinance. Based on 2,925 square feet of the auditorium, 73 spaces are need and 74 are being provided. If additional spaces are needed in the future, there is space available on the parcel, north of the current parking area as well as to the west side of the building, south of the ponding basin indicated on the site map.

According to the Madera County Transportation Commission (MCTC), the traffic counts for the area, covering Avenue 17 at Road 27, range from 2,421 vehicles east bound and 2,455 vehicles westbound as of the 2013 counts. There has been insignificant changes to the counts since 2010 (slightly down in east bound direction, and slightly up in the west bound direction). The applicant has indicated that there will be a minimum of 100 persons and a maximum of 200 persons at the facility at any one point in time. Assuming a minimum of two persons per car, that averages to 50 to 100 vehicles to and from the site at any of the days and times indicated earlier.

**CUP #2013-027  
STAFF REPORT**

**March 4, 2014**

Water usage and wastewater generation is not expected to be increased significantly with the expansion, the new structure does not include water using facilities and is tied into the already existing facilities. There is no new trash being generated from this expansion.

There are a few trees currently on site, predominately in the area now being used as parking for the facility. No trees are planned to be removed as a result of the expansion.

The project has been routed to Department of Fish and Wildlife, Sheriff's Office, City of Madera Planning Department and Resource Management Agency Departments for comment. The City of Madera was included because the site is within ½ mile of the City limits.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,231.25 to cover the Notice of Determination (CEQA) filing at the Clerks' office. The amount covers the current \$2,181.25 Department of Fish and Wildlife fee and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit.

**FINDINGS OF FACT:**

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

1. *The proposed project does not violate the spirit or intent of the zoning ordinance* in that pursuant to Section 18.54.010 of the Madera County Zoning Ordinance, the proposed use is allowed in the AR-5 (Agricultural Rural – 5 acre) Zone District subject to a conditional use permit for a Church facility. The proposed expansion to the Church is within guidelines for the zoning designation. The inclusion of the expansion will not change the underlying operation of the Church. The existing Church was permitted by an earlier Conditional Use Permit.
2. *The proposed project is not contrary to the public health, safety, or general welfare* in that the facility will adhere to all conditions of approval and mitigations as approved as they relate to the operations. The facility is a gathering place for religious and social functions that in and of themselves do not contribute negatively to public health, safety or general welfare.

3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors, in that the project must adhere to local and state health and building codes. In addition, any potential environmental impacts have been mitigated to a level of less than significant through mitigation measures as outlined by the mitigated negative declaration and conditions of approval for the conditional use permit.*
  
4. *The proposed project will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties. The proposed project is compatible with the nature of adjacent uses. The property is separated from residential parcels, and is designed to be similar in construction to surrounding businesses.*

**WILLIAMSON ACT:**

The property is not subject to a Williamson Act contract.

**GENERAL PLAN CONSISTENCY:**

The General Plan designates the site as LDR (Low Density Residential) which allows for similar uses as to that being proposed. The property is zoned AR-5 (Agricultural Rural – 5 acre) District. The proposed project is consistent with the designations.

**RECOMMENDATION:**

The analysis provided in this report supports approval of Conditional Use Permit (CUP #2013-027), Mitigated Negative Declaration (MND #2014-03) and the Mitigation Measure Monitoring Program as presented.

**CONDITIONS**

See attached.

**ATTACHMENTS:**

1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3. Exhibit C, Assessor's Map
4. Exhibit D, Site Plan Map
5. Exhibit D-1, Floor Plan
6. Exhibit D-2, Elevations
7. Exhibit E, Aerial Map
8. Exhibit F, Topographical Map
9. Exhibit G, Operational Statement
10. Exhibit H, Engineering Department Comments
11. Exhibit I, Environmental Department Comments
12. Exhibit J, Fire Department Comments
13. Exhibit K, Planning Department Comments

**CUP #2013-027**  
**STAFF REPORT**

**March 4, 2014**

14. Exhibit L, Roads Department Comments
15. Exhibit M, Caltrans Comments
16. Exhibit N, Initial Study
17. Exhibit O, Mitigated Negative Declaration #2014-03

## CONDITIONS OF APPROVAL

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

CUP #2013-027 Gonzalez Church  
 west side of Lake Street, approximately 500 feet north of the intersection  
 of Martin Street (16760 N. Lake Street), Madera

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

Silviano Gonzalez  
 559-706-6132

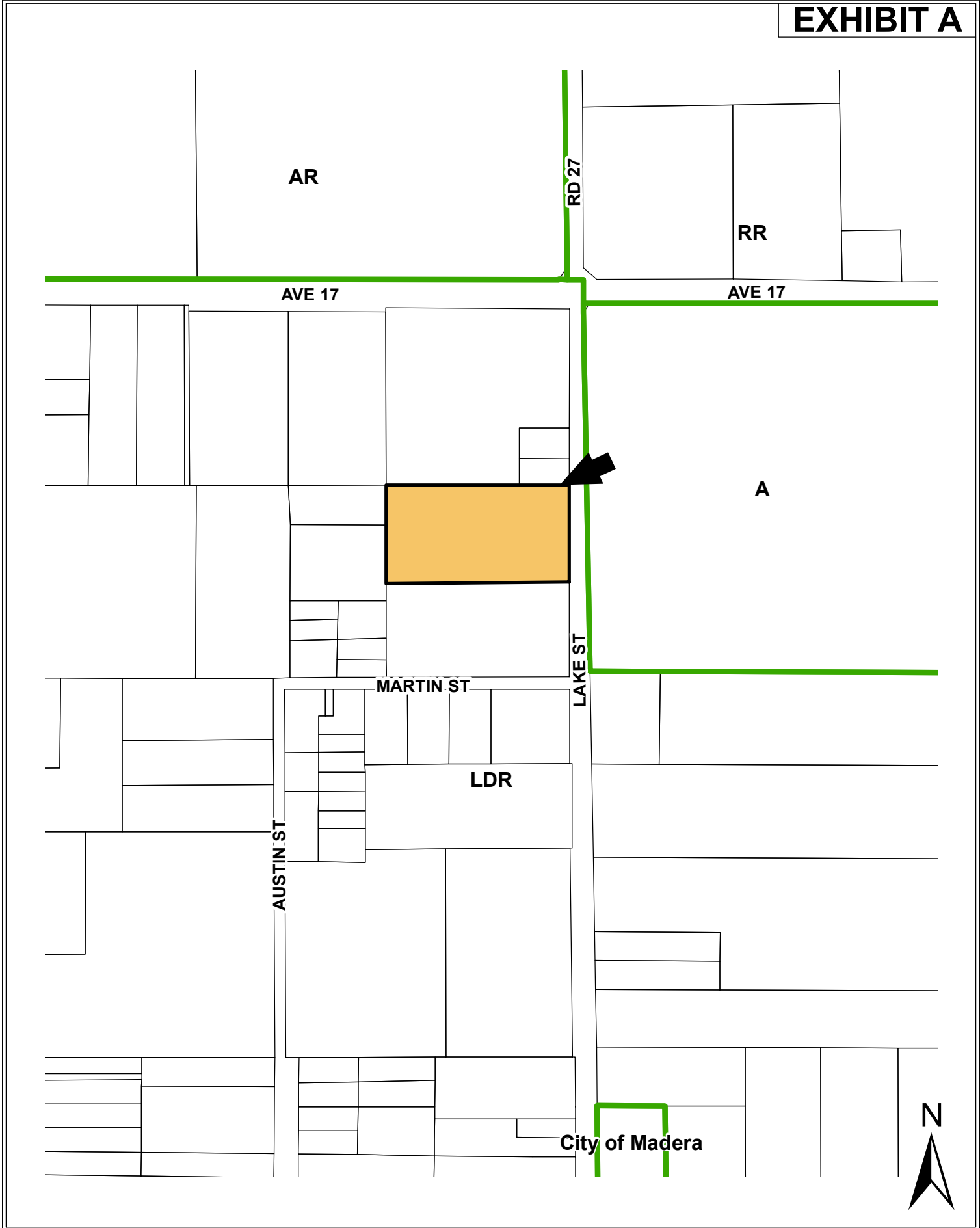
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Engineering</b>					
1	Prior to the start of any construction, the applicant shall secure a Building Permit from the Building Department. All construction shall meet the most current standards and all applicable codes. All plans must be prepared by a licensed architect or registered civil engineer.	Engineering			
2	The applicant shall submit a grading, drainage and erosion control plan to the Engineering Department. This plan shall identify onsite retention for any increase in storm water runoff generated by the project. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer.	Engineering			
3	All projects containing 1 acre or more of soil disturbance are required to submit a Storm Water Pollution Prevention Plan (SWPPP) and report.	Engineering			
<b>Environmental Health</b>					
1	The owner/operator must obtain the necessary Environmental Health Dept. permits prior to any grading earthwork or other construction activities on this location.	Env. Hlth			
2	The subject property is not within a Maintenance District or Service Area administered by Madera County. An approved Public Water System and appropriately constructed and sized septic disposal system must be provided and maintained for this project by this EH department.	Env. Hlth			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
3	The water system providing drinking water for this public facility must meet county and state Public Water System standards and be an approved Public Water System by the MCEHD, Water Program. If there are any water wells currently located at this location and utilized for this project their construction must comply with required the state Public Well Standards. Any existing water well(s) proposed for the operation of the required Public Water System for this facility operation, a 50 ft. well seal is required to be in place within the existing utilized water well(s). Please contact the Water Program within this department at, (559) 675-7823, for specific questions regarding this process.	Env. Hlth			
4	The sewer treatment system and onsite wastewater treatment for this development must comply with the Madera County Environmental Health Department and Regional Water Quality Control Board requirements. The septic disposal system for the proposed expansion must be designated for maximum occupancy by a Registered: Environmental Health Specialist, Geologist, or Civil Engineer and is acceptable to this Department. Contact a Liquid Waste Program Specialist within this department at (559) 675-7823 for specific questions regarding this process	Env. Hlth			
5	The construction activities and also the ongoing facility operation must be accomplished in a manner that shall not allow any type of the following public nuisance(s) to affect the surrounding neighborhood including, but not limited to: Lighting, Litter accumulation, Noise(s), Dust, Vector(s), and/or Odor(s). The adjacent occupied home owners are the most adversely affected by any nuisances caused by even the most routine social gatherings at this type of project development and its particular location to populated living areas. Due to the projects sites proposed construction and operation dust control measures must be identified and mitigated to prevent any off site nuisance. Refuse accumulation is required to be removed routinely to prevent nuisances as well and the facility lighting and parking lot lighting must be addressed to prevent this type of nuisance from affecting the surrounding populated neighborhood areas. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances, as determined by the Madera county Local Enforcement Authority (LEA), other related State and/or Federal requisite having jurisdiction	Env. Hlth			
6	All necessary specific Program Permits from the MCEHD, (i.e. Septic Construction Permits, Water System Permits, or Water Well Permits ect.) must be obtained prior to any grading earthwork or other any construction activities for this project	Env. Hlth			
7	When the owner/operator submits the application(s) for the required county permits, this department will conduct a more detailed review of this proposed projects compliance with all current Local, State & Federal requirements. The owner/operator of this property/facility must submit an application for all required MCEHD permits prior to any grading earthwork or any other type of construction activities on this location.	Env. Hlth			

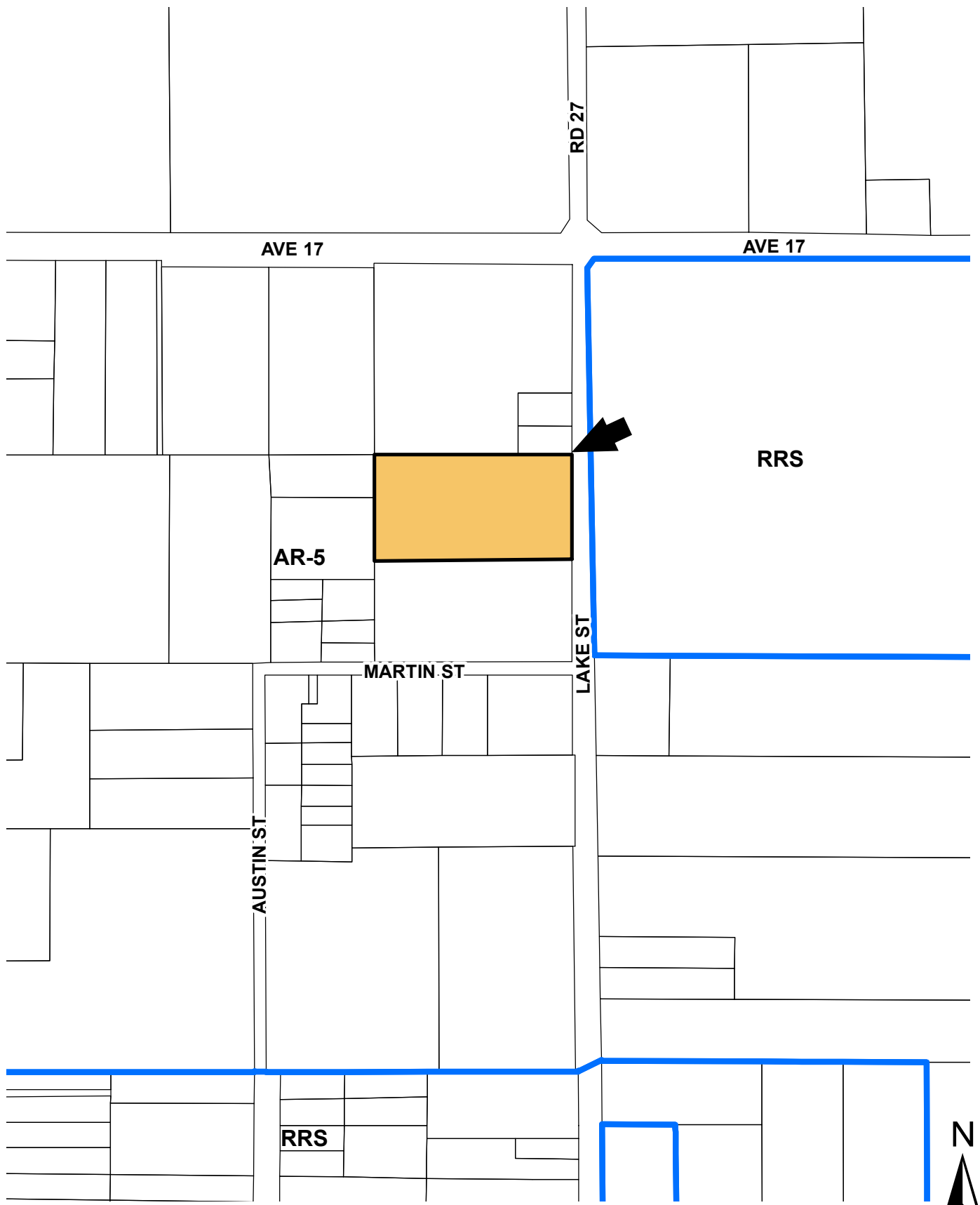


No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Fire</b>					
1	The Building will need to be protected by a Fire Alarm system meeting the standards of NFPA 72.	Fire			
2	No hydrant or fire suppression water information is provided. 1,500 gallons a minute at 20 psi for 3 hours is required for the proposed building. Hydrants shall be within 400 feet of all portions of the buildings as measured by driveable access.	Fire			
3	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)	Fire			
<b>Planning</b>					
1	The project shall operate in accordance with the operational statement and plans submitted for this project except as modified by the conditions of approval of this conditional use permit and associated mitigation measures as required for this project.	Planning			
2	Facility noise levels shall conform to Madera County Noise Ordinance standards.	Planning			
3	The applicant shall install a landscape screen along all property lines which abut residentially zoned or used parcels. A landscape plan shall be prepared and submitted to the Planning Department prior to release of the conditional use permit which shows the location, type, size and spacing of trees and shrubs to be planted. Trees and other vegetation shall be selected based on the Madera County Water Efficient Landscape Ordinance. All landscaping shall be installed prior to occupancy of any facility.	Planning			
<b>Road</b>					
1	Prior to approval of the CUP, the applicant is required to grant deed a strip of land 10 feet in width contiguous to Road 27 along the project parcel (APN 038-020-022). This is to be used for road purposes (MCC § 17.32.010).				
2	As a condition of this Conditional Use Permit, the applicant shall construct the driveway approach to a commercial standard.				
3	Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction (ST-24B, ST-25, 26 and 27).				





**GENERAL PLAN MAP**



**ZONING MAP**

POR. OF N 1/2 OF NE 1/4 SEC 12 T11S R17E M.D.B.&M.

38-02

Tax Area Code  
61-004



IN BLUE ORIGINAL

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

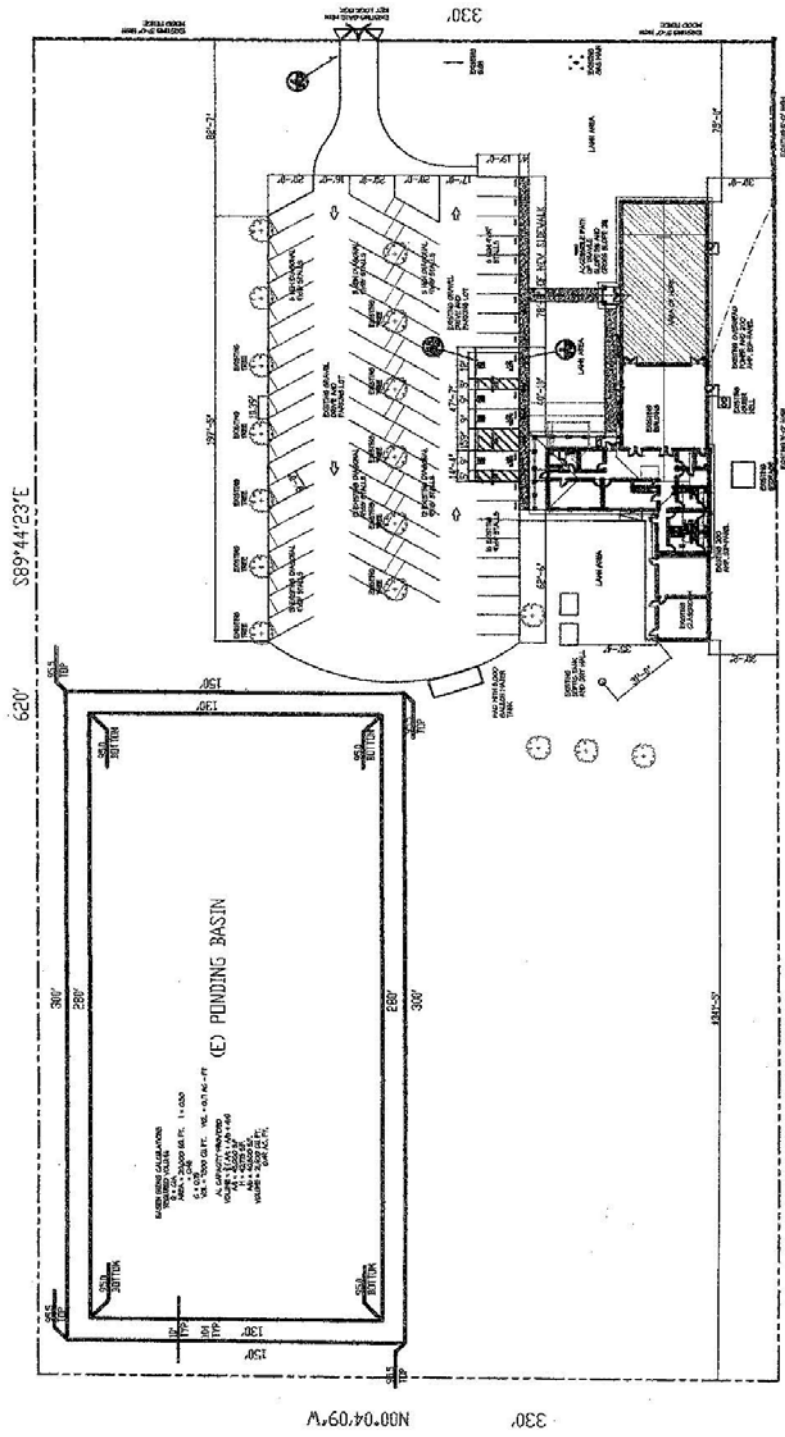
Assessor's Map No. 38-02  
Madera Unified  
Madera Outside  
County of Madera, Calif.  
1973

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01351-0-25 BLK

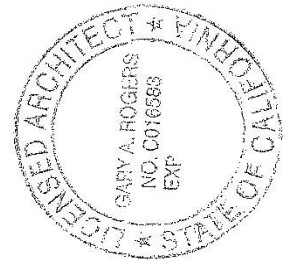
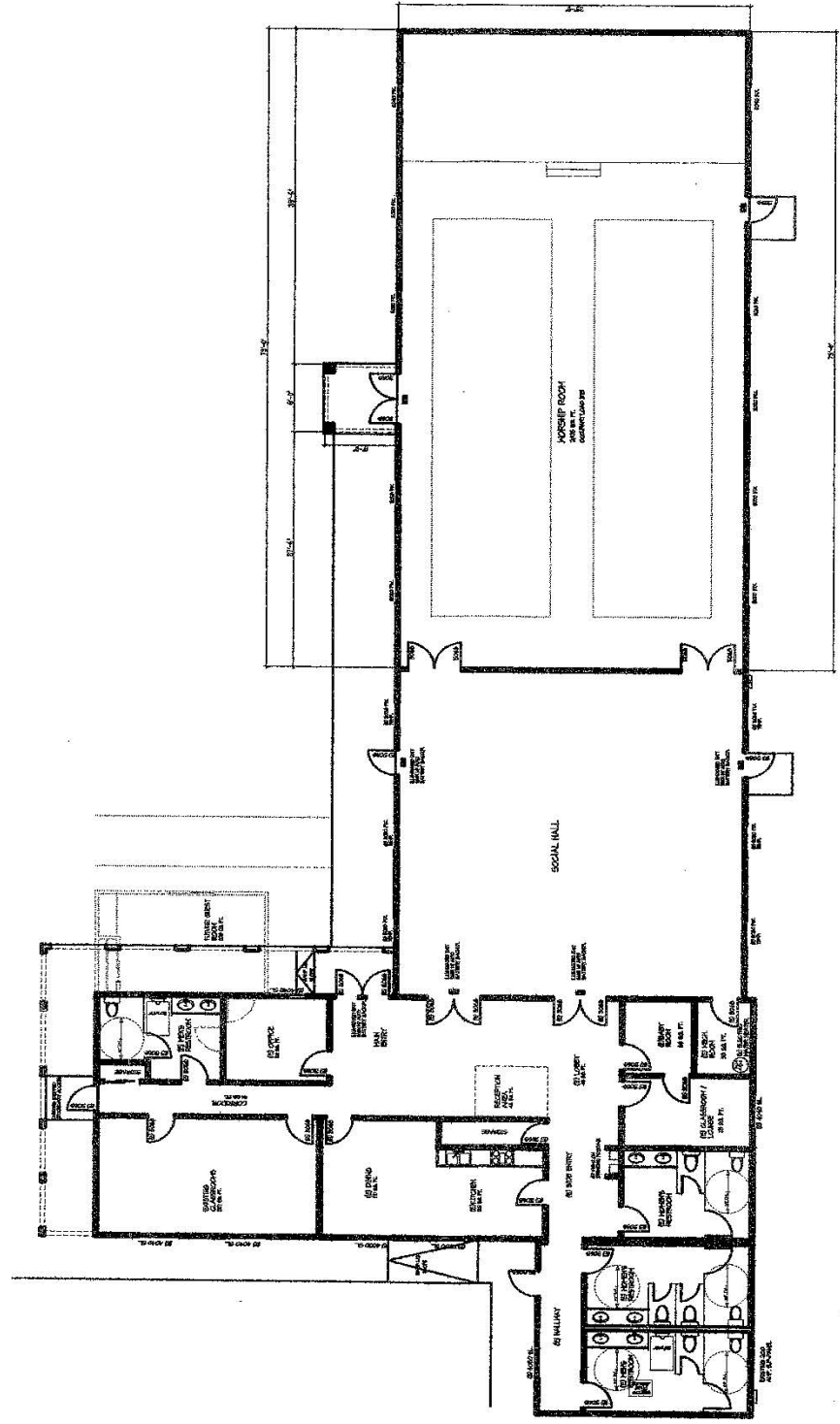
# ASSESSOR'S MAP

16760 N. LAKE ST.



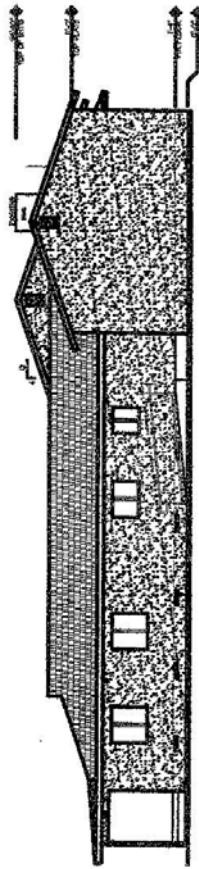
Existing Site Plan  
SCALE 1/8" = 1'-0"

SITE PLAN

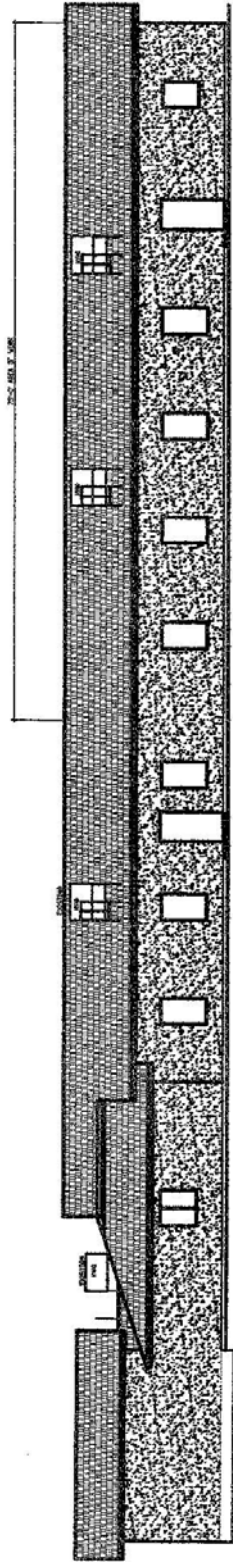


 Floor Plan Addition  
SCALE: 1/8" = 1'-0"

FLOOR PLAN



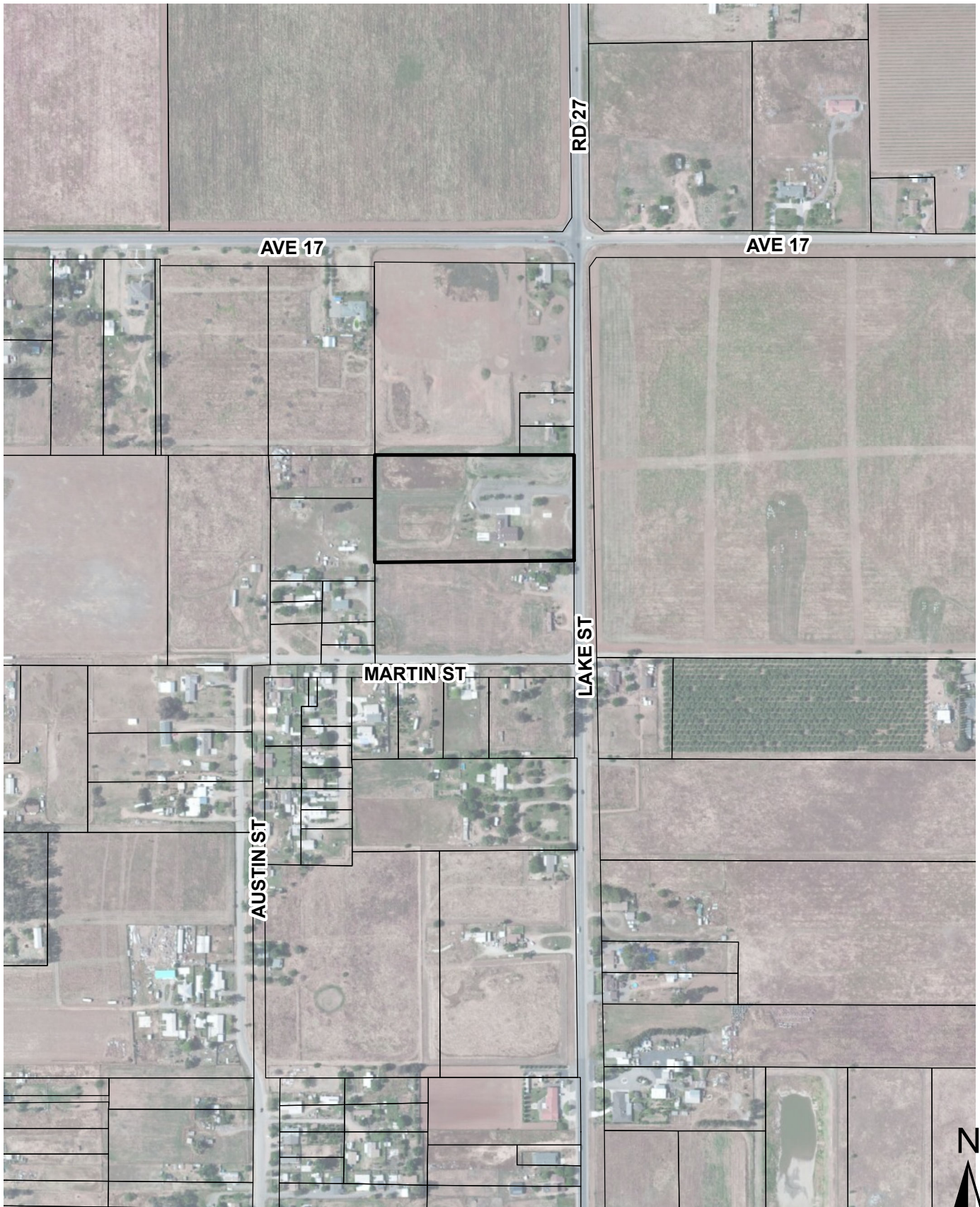
West Elevation



South Elevation







**AERIAL MAP**



**TOPOGRAPHICAL MAP**

**MADERA COUNTY RESOURCE MANAGEMENT AGENCY  
PLANNING DEPARTMENT**

2037 W. CLEVELAND AVENUE, MADERA CA 93637

OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

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

1. Please provide the following information:

Assessors Parcel Number 038-020-020  
Applicants Name SILVIANO R. GONZALEZ  
Address 16760 N Lake St.  
Phone Number (559) 706-6170

NOTE: Your response to this operation statement must include:

1. Each question as it appears on the form.
2. Your complete answer to each question. Incomplete or illegible responses will not be accepted.

2. Describe the nature of your proposal/operation (please be specific).

Church worship/reunions

3. What is the existing use of the property?

worship/reunions/social gatherings

4. What products will be produced by the operation? Will they be produced on-site or at some other location? Are these products to be sold on-site? Explain. None

5. What are the proposed operational time limits?

Months (if seasonal):            All year

Days per week: Mon. Tues. Wed. Fri. Sat. Sun

Hours (from            to           ): Mon: 6-10pm Tues: 5-8pm Wed: 6-10pm Fri: 7-10pm Sat: 6-10pm Sun: All day

Total hours per day:           

6. Will there be any special activities or events?

Frequency: Twice a Month

Hours: 5 hrs.

Are these activities indoors or outdoors? Both

7. How many customers or visitors are expected?

Average number per day: 100

Maximum number per day: 200

What hours will customers/visitors be there? about 3 hours, it depends

8. How many employees will there be?  1

Current:

Future:

Hours they work:

Do any live on-site? 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. None

10. Will there be any service and deliver vehicles? no

Number:

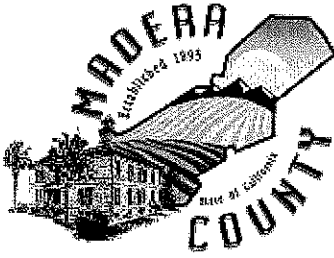
Type:

Frequency:

11. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area. 74 stalls - Gravel



12. How will access be provided to the property/project? (Street name) *Lake St.*
13. Estimate the number and type (i.e., cars, trucks) of vehicular trips per day that will be generated by the proposed development. *N/A*
14. Describe any proposed advertising including size, appearance, and placement. *N/A*
15. Will existing buildings be used or will new buildings be constructed? Indicate which building(s) or portion(s) of will be utilized and describe the type of construction materials, height, color, etc. Provide floor plan and elevations, if appropriate.
16. Is there any landscaping or fencing proposed? Describe type and location. *Some trees in parking area - to match existing trees.*
17. What are the surrounding land uses to the north, south, east, and west boundaries of the property?
18. Will this operation or equipment used generate noise above existing parcels in the area? *NO*
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). *ON WATER WELL*
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 ADDITIONAL STRUCTURES*
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? *TWO CANS PICKED UP WEEKLY*
22. Will there be any grading? Tree removal? (please state the purpose, i.e., for roads, building pads, drainage, etc.)  
*N/A*
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.
25. Show any ravines, gullies, and natural drainage courses on the property on the plot plan. *NONE*
26. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of? *NO*
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? *IT WILL NOT*
29. How do you see this development impacting schools, parks, fire and police protection or special districts? *IT WILL NOT*
30. If your proposal is for commercial or industrial development, please complete the following:
- Proposed Use(s) *A-3 Church*  
 Square Feet of Building Area(s) *7,961*  
 Total Number of Employees  
 Building Height(s) *16'-10"*
31. If your proposal is for a land division(s), show any slopes over 10% on the map or on an attached map.



## 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](mailto:engineering@madera-county.com)

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### MEMORANDUM

TO: Robert Mansfield  
FROM: Engineering Department  
DATE: January 13, 2014  
RE: Gonzalez, Silvano - Conditional Use Permit - Madera (038-020-022-000)

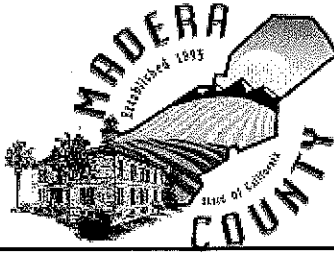
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#### Comments

SUBJECTCUP 2013-027

- 1) The proposed project is not within the flood plain.
- 2) The subject property is not located in a County Service Area or Maintenance District.
3. Prior to the start of any construction, the applicant shall secure a Building Permit from the Building Department. All construction shall meet the most current standards and all applicable codes. All plans must be prepared by a licensed architect or registered civil engineer.
4. The applicant shall submit a grading, drainage and erosion control plan to the Engineering Department. This plan shall identify onsite retention for any increase in storm water runoff generated by the project. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer.
5. All projects containing 1 acre or more of soil disturbance are required to submit a Storm Water Pollution Prevention Plan (SWPPP) and report.

If you have any questions please contact Dario Dominguez at 559-675-7817 ext 3322.



# RESOURCE MANAGEMENT AGENCY

## Environmental Health Department

Jill Yaeger, Director

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

### MEMORANDUM

TO: Robert Mansfield

FROM: Environmental Health Department

DATE: January 13, 2014

RE: Gonzalez, Silviano - Conditional Use Permit - Madera (038-020-022-000)

#### Conditions

The Madera County Environmental Health Department (MCEHD) has reviewed the proposed project building addition through the submitted, Conditional Use Permit (CUP) #2013-027 Silviano, Gonzalez, for the religious/social gatherings located on APN: 038-020-022, located within the rural Madera area and has determined the following:

1. The owner/operator must obtain the necessary Environmental Health Dept. permits prior to any grading earthwork or other construction activities on this location.
2. The subject property is not within a Maintenance District or Service Area administered by Madera County. An approved Public Water System and appropriately constructed and sized septic disposal system must be provided and maintained for this project by this EH department.
3. The water system providing drinking water for this public facility must meet county and state Public Water System standards and be an approved Public Water System by the MCEHD, Water Program. If there are any water wells currently located at this location and utilized for this project their construction must comply with required the state Public Well Standards. Any existing water well(s) proposed for the operation of the required Public Water System for this facility operation, a 50 ft. well seal is required to be in place within the existing utilized water well(s). Please contact the Water Program within this department at, (559) 675-7823, for specific questions regarding this process.
4. The sewer treatment system and onsite wastewater treatment for this development must comply with the Madera County Environmental Health Department and Regional Water Quality Control Board requirements. The septic disposal system for the proposed expansion must be designated for maximum occupancy by a Registered: Environmental Health Specialist, Geologist, or Civil Engineer and is acceptable to this Department. Contact a Liquid Waste Program Specialist within this department at (559) 675-7823 for specific questions regarding this process.
5. The construction activities and also the ongoing facility operation must be accomplished in a manner that shall not allow any type of the following public nuisance(s) to affect the surrounding neighborhood including, but not limited to: Lighting, Litter accumulation, Noise(s), Dust, Vector(s), and/or Odor(s). The adjacent occupied home owners are the most adversely affected by any nuisances caused by even the most routine social gatherings at this type of project development and its particular location to populated living areas. Due to the projects sites proposed construction and operation dust control measures must be identified and mitigated to prevent any off site nuisance. Refuse accumulation is required to be removed routinely to prevent nuisances as well and the facility lighting and parking lot lighting must be addressed to prevent this type of nuisance from affecting the surrounding populated neighborhood areas. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the

be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances, as determined by the Madera county Local Enforcement Authority (LEA), other related State and/or Federal requisite having jurisdiction.

6. All necessary specific Program Permits from the MCEHD, (i.e. Septic Construction Permits, Water System Permits, or Water Well Permits ect.) must be obtained prior to any grading earthwork or other any construction activities for this project.

When the owner/operator submits the application(s) for the required county permits, this department will conduct a more detailed review of this proposed projects compliance with all current Local, State & Federal requirements. The owner/operator of this property/facility must submit an application for all required MCEHD permits prior to any grading earthwork or any other type of construction activities on this location.

Please feel free to contact the previously indicated appropriate Environmental Health Dept. Program(s) and discuss with any of the Program Specialist(s) or please contact me regarding any questions about any of these requirements, for copies of required Environmental Health Dept. forms/documents at, (559) 675-7823, on Mon-Fri., from 8:00 AM to 5:00 PM.

**MADERA COUNTY FIRE DEPARTMENT**

IN COOPERATION WITH  
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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

DEBORAH KEENAN  
MADERA COUNTY FIRE MARCHAL

**MEMORANDUM**

TO: Robert Mansfield  
FROM: Madera County  
DATE: January 13, 2014  
RE: Gonzalez, Silvano - Conditional Use Permit - Madera (038-020-022-000)

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**Conditions**

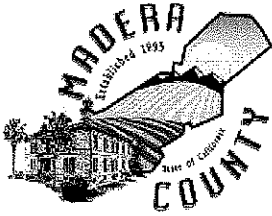
The proposed building size and use will require the building to be protected by an Automatic Engineered Fire Sprinkler System meeting the minimum standards of NFPA 13.

The Building will need to be protected by a Fire Alarm system meeting the standards of NFPA 72.

No hydrant or fire suppression water information is provided. 1,500 gallons a minute at 20 psi for 3 hours is required for the proposed building. Hydrants shall be within 400 feet of all portions of the buildings as measured by driveable access.

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)





# RESOURCE MANAGEMENT AGENCY

# EXHIBIT K

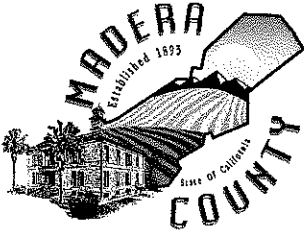
Community and Economic Development  
Department of Planning and Building

Norman L. Allinder, AICP  
Director

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

DATE: January 7, 2014  
TO: Development Review Committee  
FROM: Robert Mansfield, Planning Department  
RE: Gonzalez, Silvano - Conditional Use Permit - Madera (CUP #2013-027)  
(038-020-022-000)

1. The project shall operate in accordance with the operational statement and plans submitted for this project except as modified by the conditions of approval of this conditional use permit and associated mitigation measures as required for this project.
2. All driveways and parking associated with this project are to be constructed and maintained in a manner to provide for a dust free environment.
3. Facility noise levels shall conform to Madera County Noise Ordinance standards.
4. All lighting shall be hooded and directed away from adjoining parcels and roadways.
6. The applicant shall install a landscape screen along all property lines which abut residentially zoned or used parcels. A landscape plan shall be prepared and submitted to the Planning Department prior to release of the conditional use permit which shows the location, type, size and spacing of trees and shrubs to be planted. Trees and other vegetation shall be selected based on the Madera County Water Efficient Landscape Ordinance. All landscaping shall be installed prior to occupancy of any facility.



# RESOURCE MANAGEMENT AGENCY


## Road Department

2037 W. Cleveland Avenue  
 Mail Stop 'D'  
 Madera, CA 93637-8720  
 (559) 675-7811  
 FAX (559) 675-7631  
 jhoevertsz2@madera-county.com

Johannes J. Hoevertsz, Road Commissioner

### MEMORANDUM

**TO:** Robert Mansfield – Planning Department

**FROM:** Jason Chandler – Road Department 

**DATE:** January 6, 2014

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 2013-027 / GONZALEZ**

The Road Department has reviewed the above-noted project to build additional space for religious and social gatherings. The proposed project is located on Road 27, approximately 700 feet south of Avenue 17. The proposed project has access onto County Road 27 which is designated as a Arterial road (*General Plan Policy Document*) requiring a minimum road right-of-way of width of 100 feet. The existing road right-of-way at the project location has an 80 foot minimum width. The parcel has only a 40 foot right-of-way width along their frontage and requires an additional 10 feet to meet the amount stated in Madera County Code. This road is within the County Maintained Mileage System. There are no special districts within this vicinity providing road maintenance.

The driveway approach (existing) shall be constructed to a commercial standard approach along Road 27. Construction in the road right-of-way will require the applicant to apply for and obtain an Encroachment Permit through the Road Department.

#### THE ROAD DEPARTMENT RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL:

1. Prior to approval of the CUP, the applicant is required to grant deed a strip of land 10 feet in width contiguous to Road 27 along the project parcel (APN 038-020-022). This is to be used for road purposes (*MCC § 17.32.010*).
2. As a condition of this Conditional Use Permit, the applicant shall construct the driveway approach to a commercial standard.
3. Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction (*ST-24B, ST-25, 26 and 27*).

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2013-027

Return to: Robert Mansfield, Planning Department

Gonzalez, Silviano

Responding Agency: Caltrans

Date: 1/6/2014

Respondent's Signature: [Handwritten Signature]

06MAD145-PM10.949

1. Does your Agency or Department have a recommendation regarding the approval or denial of this project?

Approve

Deny

If your Agency or Department recommends denial of this project, please list the reasons below.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. If the project is approved, what conditions of approval are recommended?

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Please identify any existing regulations, standards, or routine processing procedures which would mitigate the potential impacts?

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2013-027

Return to: Robert Mansfield, Planning Department

Gonzalez, Silviano

Responding Agency: Caltrans

Contact Person.: David Padilla Signature: [Signature]

Telephone No.: 444-2493 Date: 1/6/2014

ENVIRONMENTAL REVIEW:

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project?

Yes

No, the following information is needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. What potential impacts will the project result in (e.g. change in traffic volumes, water quality, land use, soils air quality, etc.)? Be as precise as possible and answer only for your area of expertise.

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Are the potential impacts identified in Question 2, significant enough to warrant the preparation of an EIR?

Yes

No

## Environmental Checklist Form

**Title of Proposal:** CUP #2013-027 Gonzalez, Silviano

**Date Checklist Submitted:** January 29, 2014

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

**Agency Contact:** Robert Mansfield, AICP

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

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**Description of Initial Study/Requirement**

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.

**Description of Project:**

To allow for an expansion of 2,925 square feet to an existing Church. The expansion is to include a worship area and stage (2,327 square feet for the worship area and 598 square feet for the stage). This is to be added to the existing 2,099 square foot church facilities. Construction materials will be similar to those already existing.

**Project Location:**

The subject property is located on the west side of North Lake Street, approximately 500 feet north of its intersection with Martin Street (16760 N Lake Street), Madera

**Applicant Name and Address:**

Gonzalez, Silviano  
16760 N. Lake Street  
Madera, CA 93638

**General Plan Designation:**

LDR (Low Density Residential)

**Zoning Designation:**

AR-5 (Agricultural, Rural – 5 Acre) District

**Surrounding Land Uses and Setting:**

North, South, and West: Residential; East: Vacant land

**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.

\_\_\_\_\_  
Prior EIR or ND/MND Number

Signature



January 29, 2014

Date

I. AESTHETICS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**(a - b) No Impact.** There are no scenic vistas in the vicinity of this project site. The closest areas that are being considered as scenic highways by the California Department of Transportation (CALTRANS) are Highways 41 and 49 north of Oakhurst.

There are no scenic resources on or near these parcels that will be damaged as a result of this project.

The surrounding area is predominately residential and vacant land. This is a year-round facility, and the purpose of this particular project is to expand the existing facility.

**(c) No Impact.** The surrounding area is residential and vacant land. The Church already exists and was permitted via Conditional Use Permit back in 1996.

**(d) Less than Significant Impact.** There is no parking lighting on the parcel right now. There is a small sign identifying the facility at the road side, but the lighting on it is minimal.

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.

II. **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 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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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 area surrounding this parcel is agriculturally zoned. The parcel across North Lake Street is zoned residentially. The parcel is not in the Williamson Act and the area does not appear to have been agriculturally used for some time. The site obtained a Conditional Use Permit in 1996 to allow for the Church. No farmland or forestry uses will be impacted as a result of this project.

### **General Information**

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

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

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

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

**UNIQUE FARMLAND (U):** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

**FARMLAND OF LOCAL IMPORTANCE (L):** Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee.

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

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

**OTHER LAND (X):** Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies

smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

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

**(b - e) Less Than Significant Impact with Mitigation Incorporation.** During the construction phase of this project, fugitive dust emissions and vehicular emissions from construction related vehicles are expected to occur. These, however, are expected to be for a short duration of time in light of the whole and will only be for the period of construction.

During the operations of the Church, it will be visited in accordance with Church related functions. This is not expected to generate significant amounts of dust emissions or vehicular emissions. The parking area is graveled.

There may be a minor increase in emissions from vehicles during the period in time when the expansion is being constructed and put in to use, but the overall operations will not increase air emissions impacts significantly in the vicinity.

There are residences and a school in the vicinity, and the entire area is sparsely populated. No odors are anticipated as a factor of normal operations of the Church. There may be exhaust emissions that are objectionable to some people during construction, but that will only be temporary in nature. Any odors potentially generated as a result of this project will dissipate.

Sensitive receptors are facilities that "house or attract children, the elderly, people with illnesses, or

others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors.” (GAMAQI, 2002). There are no significant numbers of residential units in the vicinity; no schools or hospitals are located within the vicinity. With the distances between existing residential units in the area being significant, any emissions that will cause odor will have dissipated.

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.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

**(a) Less Than Significant Impact.** While there are species indicated as threatened or endangered in the quadrangle this project is located in, due to the fact that in large part the surrounding parcels are agriculturally oriented and disturbed, and the parcel itself has previously been disturbed, the chances of any impact are less than significant. The species identified for this quadrangle are noted in the chart below.

**(b – f) No Impact.** There are no wetlands on the parcels involved with this project. The Chowchilla Canal is in proximity to the project site, but is not directly or indirectly involved with the site or the proposed actions.

There are no habitats identified on this parcel, so no modifications are expected as a result. While there are candidate species identified in the quadrangle in which this project is located, given the development that has occurred in the area over the years, the chances of any of the listed species being on the parcel are less than likely.

There are no known riparian habitats in the immediate vicinity of the project site.

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

No migratory patterns are expected to be impacted as a direct or indirect result of this project for the long term. During construction, there is the potential that some migratory species may avoid the area, but this is considered typical and natural as most species tend to avoid areas where they perceive potential harm. Once construction is completed, the migratory species will return to normal, if not near normal, migratory patterns once they have determined that there is no danger to them. This is an instinctive action found throughout nature.

While the list below shows a significant number of species listed in the quadrangle in which this project is located, this does not necessarily mean that these species are actually located on the project site either in a habitat setting or migrating through. As mentioned, given the development in the immediate area, the chances of disturbing any species is considerably minimal.

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	None
Burrowing Owl	None	None	SSC	None
Hoary Bat	None	None	None	None
Blunt-nosed Leopard Lizard	Endangered	Endangered	FP	None
Northern Hardpan Vernal Pool	None	None	None	None
Molestan Blister Beetle	None	None	None	None
Madera Leptosiphon	None	None	None	1B.2
Hairy Orcutt Grass	Endangered	Endangered	None	1B.1

**Madera Quadrangle**

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

**Ranking**

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

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

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

SSC Species of Special Concern

WL Watch List

FP Fully Protected

A brief description of the threatened and endangered species:

California Tiger Salamander: Frequents grassland, oak savanna, and edges of mixed woodland and lower elevation coniferous forest.

The historic range of this species is not well known because it has been fragmented, but they were probably distributed throughout most of the Central Valley where there was suitable vernal pool and grassland habitat, from Tulare County north to at least Yolo County, and in the south coast ranges from San Luis Obispo County north to Monterey Bay and north, east of the Bay Area. Isolated populations now occur in the Sacramento Valley at Gray Lodge National Wildlife Refuge and near Dunnigan. Two other populations have been isolated from the rest of the range long enough that they may constitute two unique species - one in Sonoma County near Santa Rosa, and another in Santa Barbara County.

Currently, most populations in the Central Valley have been eliminated, and the remainders are found in the surrounding foothills.

Burrowing Owl: The burrowing owl is a pint-sized bird that lives in open, treeless areas. The burrowing owl spends most of its time on the ground, where its sandy brown plumage provides camouflage from potential predators. One of Florida's smallest owls, it averages nine inches in height with a wingspan of 21 inches. The burrowing owl lacks the ear tufts of the more familiar woodland owls. Bright yellow eyes and a white chin accent the face. Unusually long legs provide additional height for a better view from its typical ground-level perch.

The Florida burrowing owl occurs throughout the state although its distribution is considered local and spotty. The presence of burrowing owls is primarily dependent upon habitat. Humans have created new habitat for burrowing owls by clearing forests and draining wetlands. Burrowing owls inhabit open native prairies and cleared areas that offer short groundcover including pastures, agricultural fields, golf courses, airports, and vacant lots in residential areas. Historically, the burrowing owl occupied the prairies of central Florida. Recently, these populations have decreased because of disappearing habitat while populations in south Florida coastal areas have increased due to modification of habitat by humans.

Burrowing owls live as single breeding pairs or in loose colonies consisting of two or more families. Unlike most owls, burrowing owls are active during both day and night. During the day, they are usually seen standing erect at the mouth of the burrow or on a nearby post. When disturbed, the owl bobs in agitation and utters a chattering or clucking call. In flight, burrowing owls typically undulate as if they are flying an invisible obstacle course. They also can hover in midair, a technique effective for capturing food.

Burrowing owls use burrows year-round; for roosting during the winter and for raising young during the breeding season (Feb - July). Florida's owls typically dig their own burrows but will use gopher tortoise or armadillo burrows. Burrows extend 4 to 8 feet underground and are lined with materials such as grass clippings, feathers, paper, and manure.

Hoary Bat: Authorities disagree as to the bat's preference for coniferous versus broadleaf trees. Hoary bats are thought to prefer trees at the edge of clearings, but have been found in trees in heavy forests, open wooded glades, and shade trees along urban streets and in city parks. They are rare in most of the eastern United States and northern Rockies and common in the Pacific Northwest and prairie states. They are abundant in California, Arizona, and New Mexico, where they winter. They winter in southern California, southeastern United States, Mexico, and Guatemala, but have also been found in Michigan, New York and Connecticut during December and in Indiana during January.

Blunt Nosed Leopard Lizard: This lizard is found in association with other burrowing animals. It prefers burrows in sparsely vegetated areas. It is known to occur in valley and foothill grassland, salt brush scrubland, iodine bush grassland, and Sueda flats communities.

Northern Hardpan Vernal Pool: This type of vernal pool occurs on old alluvial fans along the eastern margins of California's Central Valley, where acidic, iron-silica cemented soils form a hardpan where water pools seasonally. Evaporation, and not runoff, empties the pools in the spring. When rising spring temperatures evaporate the seasonal pools, concentric bands of colorful vegetation and blooms circle the pools, sometimes called 'rim blooms'. Conditions lending themselves to this type of habitat often occur over continuous areas, rather than in isolated spots, so vernal pools in the Central Valley tend to occur in clusters called "complexes". Within these complexes, pools may be fed or connected by low drainage pathways called "swales".

### **General Information**

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

The Valley elderberry longhorn beetle 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 USFWS, 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.



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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**(a - d) Less Than Significant Impact.** While the County is known to potentially have historical and archaeological resources, due to the development of the site and the uses of surrounding properties, the chances of finding any archaeological or paleontological resources are less than likely.

While there are no known paleontological resources in the area, there is still the potential of buried unknown sources. As such, there is the potential of discovering previously unknown paleontological resources.

There are no known human remains located in the vicinity of this project, and there is no proposed construction associated with this project that could potentially uncover previously unknown human resources. The chances, though, are very minimal in that the surrounding area has been developed over the years, and there are no records of any significant finds.

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).

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.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a				

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

**(a i - iii) Less than Significant Impact.** Madera County is divided into two major physiographic and geologic provinces: the Sierra Nevada Range and the Central Valley. The Sierra Nevada physiographic province in the northeastern portion of the county is underlain by metamorphic and igneous rock. It consists mainly of homogenous types of granitic rocks, with several islands of older metamorphic rock. The central and western parts of the county are part of the Central Valley province, underlain by marine and non-marine sedimentary rocks.

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

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

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

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

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

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

The *Draft Environmental Impact Report* for the state prison project near Fairmead identified faults within a 100 mile radius of the project site. Since Fairmead is centrally located along Highway 99 within the county, this information provides a good indicator of the potential seismic activity which might be felt within the County. Fifteen active faults (including the San Andreas and Owens Valley

Fault Group) were identified in the *Preliminary Geotechnical Investigation*. Four of the faults lie along the eastern portion of the Sierra Nevada Range, approximately 75 miles to the northeast of Fairmead. These are the Parker Lake, Hartley Springs, Hilton Creek and Mono Valley Faults. The remaining faults are in the western portion of the San Joaquin Valley, as well as within the Coast Range, approximately 47 miles west of Fairmead. Most of the remaining 11 faults are associated with the San Andreas, Calaveras, Hayward and Rinconada Fault Systems which collectively form the tectonic plate boundary of the Central Valley.

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

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

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

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

**(a – iv) No Impact.** The parcel involved with this project is topographically not conducive to landslides.

**(b) Less than Significant Impact.** The parcel in which this project is being introduced has been developed for use as a church facility. The grading and construction related to this project has changed erosion patterns in the area due to impervious soils and structures. This project has the potential of adding to erosion potential else where on site, but not to significant levels.

**(c - e) No impact.** There are no known impacts that will occur as a direct or indirect result of this project.

VII.	GREENHOUSE GAS EMISSIONS - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
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- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**Discussion:**

**(a) Less Than Significant Impact.** Emission rates from project construction are expected. Daily emissions would vary throughout the construction period depending on the equipment being utilized and duration of use.

Operationally, the amount of potential greenhouse gases being generated by this project is minimal. Vehicular traffic will be the primary source (exhaust emissions), and based on the operational time frames, the impact will be minimal.

**(b) No Impact.** There is no anticipated impact as a result of this project.

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

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

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

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

**Discussion:**

**(a) Less Than Significant Impact.** The use of hazardous materials during project construction is not expected. Hazardous materials associated with construction may include gasoline, diesel fuel, hydraulic oils, equipment coolants, and generated wastes that may include these materials. These materials are considered hazardous because they are flammable and/or contain toxic compounds,

such as volatile organic compounds and heavy metals. Waste considered hazardous by the State of California would be transported and disposed of according to applicable federal, state and local regulations. Fueling and routine maintenance of equipment and vehicles would be performed off-site to the greatest extent feasible.

No hazardous materials are expected directly or indirectly as a result of operational use of the project site.

**(b) Less Than Significant Impact.** Reasonably foreseeable upset and accident conditions that could involve the release of hazardous materials would include the spill of petroleum hydrocarbons or other hazardous fluids associated with vehicle and equipment operation during construction of the proposed project. Given the limited nature of the construction, this is not foreseeable in this instance.

**(c) No Impact.** While there is the potential of spills and emissions as a course of construction (from construction related vehicles), there are no schools within  $\frac{1}{4}$  of a mile from this project site.

**(d) No Impact.** According to the Department of Toxic Substance Control (DTSC), there are no sites on or near this project site that is or are hazardous waste sites.

**(e – f) Less than Significant Impact.** The project site is within approximately 1.7 miles of the Madera Municipal Airport and is in the Overlay District associated with that airport. While construction of this type of use typically do not pose any danger to the airport or flight patterns, consideration still needs to be considered given the proximity to the airport.

**(g) Less Than Significant Impact.** During construction, there will be periods of time in which the local road network may traffic related to the workers associated with the project. This could potentially have an impact to emergency response vehicles and personnel. Given the size of the project, the overall impact is not expected to be significant.

During normal operations of the Church, there will be no impact to traffic or circulation unless there is an emergency situation that would impact the Church and closing lanes in the vicinity would be a necessity to protect lives and property.

**(h) Less Than Significant.** The project is not located in an area known for wildfires. However, equipment used during construction could create sparks and cause fires in the agricultural areas that surround the project site. Other potential fire hazards include worker behavior such as smoking and disposing of cigarettes or parking vehicles on dry vegetation.

Normal operations of the Church will not pose significant risk of fire.

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

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

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

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

IX. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?
- 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?
- j) Inundation by seiche, tsunami, or mudflow?

**Discussion:**

**(a - j) No Impact.** There are no impacts identified as a result of this project.

In light of the whole, given other construction on site, this expansion will not significantly alter the course of any rainfall. While impervious surfaces and buildings exist on site and are currently causing a change in drainage patterns on the property, there is no alteration of the course of a stream or river as a result. Through the existing impervious surfaces, this project site could contribute to runoff of storm water from rainfall.

The site is not near any creeks or streams or bodies of water in which runoff could have an impact to water quality. With best management practices during business operations in place, this impact will be insignificant.

No new housing structures are planned as a result of this project. The site is not within a special flood zone indicating 100-year floods.

**General Information**

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

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

A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami 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.

The flood hazard areas of the County of Madera are subject to periodic inundation which results in

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a & c) No Impact.** This project will not physically divide an existing community or be an impact on habitat conservation plans.

**(b) Less Than Significant.** The General Plan and Zoning Designation for the parcel on which this expansion is being placed is agricultural in nature. These designations are designed to protect the general welfare of the agricultural community from encroachments of non-related agricultural uses. However, this expansion is being built to accommodate the needs of the existing Church which was previously approved through the entitlement process; therefore technically this project would not be considered an encroachment.

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

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:**

**(a - d) Less Than Significant Impact.** Construction activities have the potential of creating noise levels and groundborne vibrations for the duration of construction related activities. The area in which this activity is occurring is largely agricultural in nature, thus will be less than significant in impacts.

Operations of the Church are not expected to increase noise levels substantially. It is acknowledged that traffic in and out of the facilities parking lot will generate minimal noise levels during ingress and egress.

Ambient noise levels are expected to increase only minimally as they relate to the Church operations. There are no known noise complaints as they relate to the facility or its' operations.

**(e – f) No Impact.** This project is not within proximity to an airstrip or airport (approximately 1.7 miles distance). It is within an airport/airspace overlay district. With mitigations incorporated, there will be no impacts as a result.

### General Discussion

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

Construction noise typically occurs intermittently and varies depending upon the nature or phase of construction (e.g. demolition/land clearing, grading and excavation, erection). The United States Environmental Protection Agency has found that the average noise levels associated with construction activities typically range from approximately 76 dBA to 84 dBA Leq, with intermittent individual equipment noise levels ranging from approximately 75 dBA to more than 88 dBA for brief periods.

### Short Term Noise

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

### Long Term Noise

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

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

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

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

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

AM = 7:00 AM to 10:00 PM

PM = 10:00 PM to 7:00 AM

L = Light

H = Heavy

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

Sensitive Noise Receptors include residential areas, hospitals, schools, performance spaces, businesses, and religious congregations.

Vibrating objects in contact with the ground radiate energy through the ground. Vibrations from large and/or powerful objects are perceptible by humans and animals. Vibrations can be generated by construction equipment and activities. Vibrations attenuate depending on soil characteristics and distance. Vibration perception threshold: The minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion velocity of one-tenth (0.1) inches per second over the range of one to one hundred Hz.

<b>Reaction of People and Damage to Buildings from Continuous Vibration Levels</b>		
<b>Velocity Level, PPV (in/sec)</b>	<b>Human Reaction</b>	<b>Effect on Buildings</b>
0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected

0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings
0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings
0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations vibration	Architectural damage and possibly minor structural damage

Source: Whiffen and Leonard 1971

XIII. POPULATION AND HOUSING -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a - c) No Impact.** The construction of the expansion and operation of the Church will not have an impact on housing or population needs for the County or the area specifically.

According to the California Department of Finance, in January of 2012, the County wide population was 152,074 with a total of 49,334 housing units. This works out to an average of 3.33 persons per housing unit. The vacancy rate was 11.84%.

XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a-i and ii) Less than Significant Impact.** While there is going to be an increase in floor area for the Church, the overall need for additional fire suppression is not expected to be significant.

The Madera County Fire Department exists through a contract between Madera County and the CALFIRE (California Department of Forestry and Fire Prevention) and operates six stations for County responses in addition to the state-funded CALFIRE stations for state responsibility areas. Under an "Amador Plan" contract, the County also funds the wintertime staffing of four fire seasonal CALFIRE stations. In addition, there are ten paid-call (volunteer) fire companies that operate from their own stations. The administrative, training, purchasing, warehouse, and other functions of the Department operate through a single management team with County Fire Administration.

The proposed project in and of itself would not result in any additional demands for police protection with the exception of ancillary need for potential events of vandalism and theft.

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

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

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

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

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

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

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

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

**XV. RECREATION**

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

**Discussion:**

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

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
Conflict with an applicable plan, ordinance or				



- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:**

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

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

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

During the period of construction of the Church expansion, it is expected that there will be construction related vehicles coming and going as needed. However, given the small amount of work being proposed in light of the whole, the impact is not considered significant.

During operations of the Church, there will be minimal traffic and only during Church events as outlined in their Operational Statement.

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	> 80

	queuing	
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Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

Horizon Year	Total Population (thousands)	Employment (thousands)	Average Weekday VMT (millions)	Total Lane Miles
2010	175	49	5.4	2,157
2011	180	53	5.5	NA
2017	210	63	6.7	NA
2020	225	68	7.3	2,264
2030	281	85	8.8	2,277

Source: MCTC 2007 RTP

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

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

**(c) No Impact.** As this project is within an airport/airspace overlay district, and is not proximity to

any airport or airstrip (closest airport is 1.7 miles), no significant impacts to airspace or air flight will occur as a result.

**(d - e) Less Than Significant Impact.** During the period of construction, there may be increased traffic into and out of the project site. This however is anticipated to be minimal and not expected to cause any detours or road closures.

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

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

**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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

project's solid waste disposal needs?

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

**Discussion:**

**(a) Less Than Significant.** During construction of the expansion, minimal amounts of wastewater would be generated. The overall operations is not expected to increase the amount of water usage or wastewater generation.

**(b & e) Less Than Significant Impact.** Wastewater generated by the construction phase of this project is limited to that required by portable sanitary facilities in place for the construction workers on the project. This will be a temporary requirement for the duration of the construction phase of the project.

No new water or wastewater systems will be required as a result of this project.

**(c) No Impact.** As this project is being located on an existing developed parcel, stormwater drainage will utilize existing facilities related to the Church. The site does have a pre-existing drainage basin as a result of previous construction.

**(d) Less than Significant Impact.** It is expected that water will be used for dust control during construction phase of the project. This will be of short duration and only during periods of dry weather. Operationally, no new water will be needed.

**(f) Less Than Significant.** There may be scrap construction materials generated as a result of this project. No new trash is expected to be generated as a result of this project.

**(g) No Impact.** Any waste material from the construction phase of this project will be disposed of in accordance with Local, State and Federal Guidelines.

There is no new waste generation expected from normal operations.

The project's solid waste will be collected weekly and shipped to the County's landfill at Fairmead.

**General Discussion**

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

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

management.

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

In areas of higher precipitation (Oakhurst, North Fork, and the topographically higher part of the Coarsegold Area), groundwater recharge is adequate for existing uses. However, some problems have been encountered in parts of these areas due to well interference and groundwater quality issues. In areas of lower precipitation (Raymond-Hensley Lake and the lower part of the Coarsegold area), groundwater recharge is more limited, possibly requiring additional water supply from other sources to support future development.

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

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

indirectly?

**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) Less Than Significant Impact.** Construction of the project would not substantially degrade the quality of the environment or reduce the habitat of fish or wildlife species. There are no wetlands identified, so impacts would not occur. The proposed project would not cause population numbers of any special status species to drop below self-sustaining levels or threaten to eliminate a plant or animal community. The construction will not reduce the number or restrict the range of a rare plant or animal.

**(b) Less Than Significant.** Overall construction of this project will be minimal in light of the whole. The construction phase for this expansion will not be considerable in time, so the impacts will not continue for any length of time.

**(c) No Impact.** The project would not adversely affect human beings either directly or indirectly. Environmental parameters with potential to impact human health would include impacts from changes in air quality and existing hazards and hazardous materials use. Potential impacts from hazards and hazardous materials or air quality, and other environmental resources that could affect human beings, would be reduced to a less than significant level with the implementation of mitigation measures identified in this document.

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

Madera County General Plan

California Department of Finance

California Department of Toxic Substance Control (DTSC) <http://dtsc.ca.gov/database/index.cfm>

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

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

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

Madera County Integrated Regional Water Management Plan

Madera County Roads Department

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



MND 2013-03

1

January 29, 2014

## MITIGATED NEGATIVE DECLARATION

MND

RE: CUP #2013-027 GonzalezLOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the west side of North Lake Street, approximately 500 feet north of its intersection with Martin Street (16760 N Lake Street), Madera.

To allow for an expansion of 2,925 square feet to an existing Church. The expansion is to include a worship area and stage (2,327 square feet for the worship area and 598 square feet for the stage). This is to be added to the existing 2,099 square foot church facilities. Construction materials will be similar to those already existing.

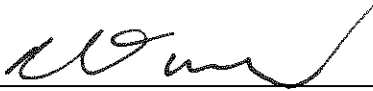
ENVIRONMENTAL IMPACT:

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. Any lighting associated with this project will be hooded and directed away from adjoin parcels.
2. All driveways and parking stalls associated with this project will be constructed and maintained in such a manner so as to be dust free.
3. If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner, by law, must be notified immediately.
4. No idling of vehicles related to construction or operations of facility for longer than 10 minutes.
5. Any dirt or debris piles on site during construction will be covered in such a fashion as to not create any airborne particulate matter.
6. As this project is in an Airport/Airspace overlay district, no construction or use of the property shall interfere with communications or guidance devices by aircraft or ground control. No construction or operation shall produce glare,

smoke, dust or similar factors that could interfere with flight operations.

A handwritten signature in black ink, appearing to be 'W. M.', 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: January 29, 2014

FILED:

PROJECT APPROVED:

## MITIGATION MONITORING REPORT

**MND # 2014-03**

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
<b>Aesthetics</b>								
	Any lighting associated with this project will be hooded and directed away from adjoin parcels	Construction	Planning	Planning				
	As this project is in an Airport/Airspace overlay district, no construction or use of the property shall interfere with communications or guidance devices by aircraft or ground control. No construction or operation shall produce glare, smoke, dust or similar factors that could interfere with flight operations	Construction	Planning	Planning				
<b>Agricultural Resources</b>								
<b>Air Quality</b>								
	All driveways and parking stalls associated with this project will be constructed and maintained in such a manner so as to be dust free	Construction and operations	Planning	Planning				
	No idling of vehicles related to construction or operations of facility for longer than 10 minutes	Construction	Env. Hlth	Cointractor				
	Any dirt or debris piles on site during construction will be covered in such a fashion as to not create any airborne particulate matter	Construction	Bldg.	Bldg.				
<b>Biological Resources</b>								
<b>Cultural Resources</b>								
	If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner, by law, must be notified immediately	Construction	Planning	Contractor				
<b>Geology and Soils</b>								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
<b>Hazards and Hazardous Materials</b>								
<b>Hydrology and Water Quality</b>								
<b>Land Use and Planning</b>								
<b>Mineral Resources</b>								
<b>Noise</b>								
<b>Population and Housing</b>								
<b>Public Services</b>								
<b>Recreation</b>								
<b>Transportation and Traffic</b>								
<b>Utilities and Service Systems</b>								