



## RESOURCE MANAGEMENT AGENCY

Community and Economic Development  
Department of Planning and Building

Norman L. Allinder, AICP *BB*  
Director

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**PLANNING COMMISSION DATE:** July 1, 2014

**AGENDA ITEM:** #5

<b>CUP</b>	<b>#2014-004</b>	<b>Conditional Use Permit to allow for the expansion of an existing almond processing facility</b>
<b>APN</b>	<b>#028-030-012</b>	<b>Applicant: Elk Ridge Almonds Owner: William and Jane Pitman</b>
<b>CEQA</b>	<b>MND #2014-13</b>	<b>Mitigated Negative Declaration</b>

**REQUEST:**

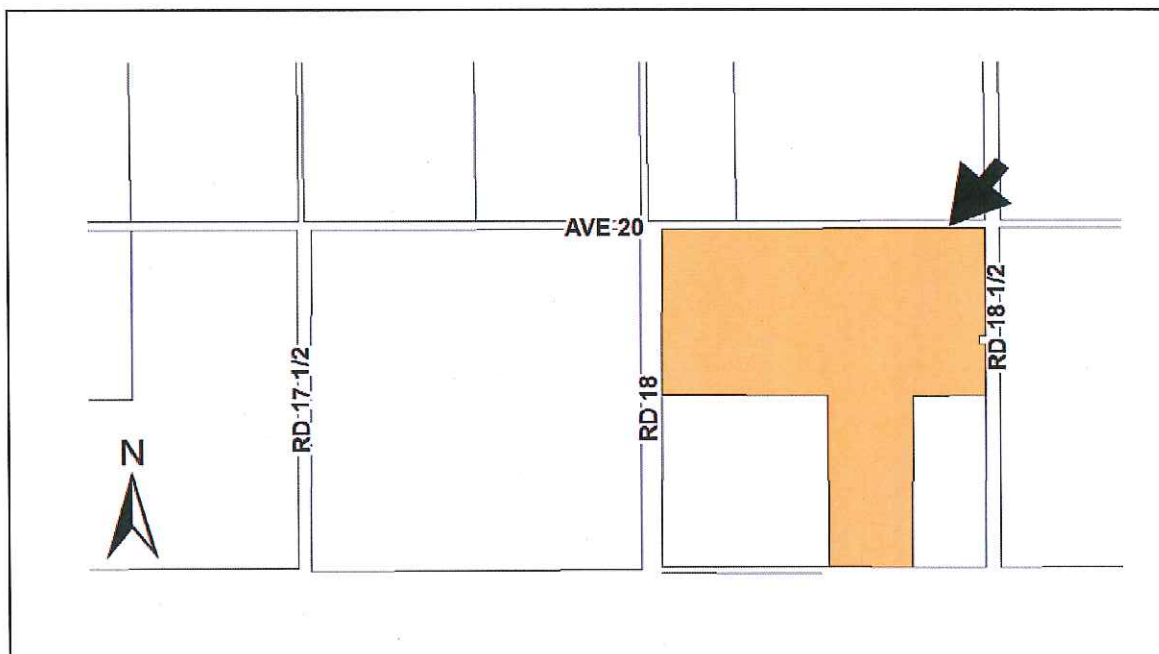
The applicant is requesting a Conditional Use Permit to allow for the expansion of an existing almond facility to include a Research and Development facility.

**LOCATION:**

The subject property is located on the south side of Avenue 20 between its intersection with and Road 18 and Road 18 1/2 (18252 Avenue 20) Madera

**ENVIRONMENTAL ASSESSMENT:**

A Mitigated Negative Declaration (MND #2014-13) (Exhibit O) has been prepared and is subject to approval by the Planning Commission.



**RECOMMENDATION:** Staff recommends approval of CUP #2014-004 subject to conditions and Mitigated Negative Declaration MND #2014-13 and Mitigation Monitoring Program.

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

**SITE:** AE (Agricultural Exclusive) Designation

**SURROUNDING:** AE (Agricultural Exclusive) Designation

**ZONING (Exhibit B):**

**SITE:** ARE-40 (Agricultural Rural Exclusive – 40 Acre) District

**SURROUNDING:** ARE-40 (Agricultural Rural Exclusive – 40 Acre) District; OS (Open Space) District

**LAND USE:**

**SITE:** Elk Ridge Almond Processing

**SURROUNDING:** North: cattle grazing and dry land farming; South, East and West: Agriculture

**SIZE OF PROPERTY:** 93.53 acres

**ACCESS (Exhibit A):** Access to the site is via Avenue 20

**BACKGROUND AND PRIOR ACTIONS:**

Zoning Permit #92-63 was approved for a second home for employee housing.

Conditional Use Permit #2003-003 was approved to recognize an existing 8,000 square foot facility and allow for the expansion of approximately 18,000 square feet of facilities.

Conditional Use Permit #2008-001 was approved to expand operations to year round processing and to include cold storage.

**PROJECT DESCRIPTION:**

The project is to allow for expansion of the facility to include a Research and Development facility. The R & D facility is for the developing of new opportunities which will optimize the processes on site and the enhancement of food safety practices. The Research and Development structure being proposed is approximately 15,000 square feet in size. Additionally, a separate structure of approximately 18,000 square feet will be utilized for storage, assembly and lab purposes.

Currently there are seven employees at the facility, with a planned expansion of up to 150 employees at build-out. The hours of operation will be 6:30 am to 10:30 pm five to six days a week, year round. No on-site sales will be conducted, and the only visitors expected are current venders, prospective customers and

**CUP #2014-002  
STAFF REPORT**

**July 1, 2014**

venders. The prospective customers indicated are those who will potentially be using the sites' services. Site plans submitted for the project indicate 16 truck stalls, and 272 automobile stalls throughout the site.

**ORDINANCES/POLICIES:**

Section 9.58 of the Madera County Code outlines the County's noise regulations.

Section 18.04.025 of the Madera County Code defines Agriculturally Oriented Services.

Section 18.58 of the Madera County Zoning Ordinance outlines the uses and regulations of the ARE-40 (Agricultural Rural Exclusive – 40 Acre) District.

Section 18.90 of the Madera County Zoning Ordinance outlines the regulations pertaining to signs.

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.

Section 5A of the Madera County General Plan outlines the Agricultural goals of the County.

**ANALYSIS:**

Elk Ridge Almonds is an almond handler which process brown-skinned almonds. In addition, the company currently pasteurizes and roasts almonds and pasteurizes pistachios. There is a home on site for the manager of the facility. Nothing will be sold to walk-on customers, and all products will be sent off-site for sales.

The project is to allow for expansion of the facility to include a Research and Development facility. The R & D facility is for the developing of new opportunities which will optimize the processes on site and the enhancement of food safety practices. The Research and Development structure being proposed is approximately 15,000 square feet in size. Additionally, a separate structure of approximately 18,000 square feet will be utilized for storage, assembly and lab purposes.

For the use, the Parking Ordinance requires one parking stall per scheduled employee based on the highest number of employees scheduled to work on any given day, and one delivery truck stall to be provided. The applicant has indicated that there are approximately 272 automobile stalls provided. There are also 16 truck stalls for those trucks making deliveries and pick-ups.

According to the Madera County Transportation Commission (MCTC), the traffic counts for the area range from 278 east bound and 221 west bound vehicles along Avenue 20 at Road 16, just west of the project site, as of 2011. The applicant is anticipating roughly 12 service vehicle trips per day. At its' peak, it is anticipated that there will be approximately 150 employee vehicular trips in and out of the site and 30 truck trips per day at the peak season (September to January) five to six days a week. During the off-peak season, the number of truck trips is anticipated to drop to approximately 15 per day.

Water will be supplied by two existing agricultural wells for the use of restrooms, drinking water, a pasteurizer and a blanching process. It is anticipated that about 2,000 gallons of water will be used on a daily basis. Wastewater generation is anticipated to be approximately the same. Solid waste is expected to be approximately 12 to 20 yards per week, to be hauled off weekly by an established hauler.

The zoning is ARE-40 (Agricultural Rural Exclusive – 40 Acre) District which allows agricultural uses by right, and agriculturally oriented services with a Conditional Use Permit. The proposed project includes a Research & Development component, which can be considered a laboratory for testing, analytical and experimental purposes. The general plan designation is AE (Agricultural Exclusive) Designation, which allows for agricultural uses, agriculturally oriented services and similar uses. The zoning and general plan designations are consistent with the proposed use.

The project is on a parcel that is under the Williamson Act contract. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the parcel. This is just to expand the current operations, which is providing an agriculturally oriented service. Uses that significantly displace agricultural operations on the subject parcel may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject parcel, including activities such as harvesting, processing, or shipping.

This project was circulated to the Engineering, Fire, Environmental Health and Road Departments of the County for comments and conditions. It was also circulated to outside agencies, including the Department of Fish and Wildlife (formally the Department of Fish and Game), San Joaquin Valley Air Pollution Control, Regional Water Pollution Control, and the Department of Conservation.

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. 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 18.58.010 of the Madera County Zoning Ordinance, the proposed use is allowed in the ARE-40 (Agricultural Rural Exclusive – 40 acre) Zone District subject to a conditional use permit for an agriculturally oriented service operation. The proposed agriculturally oriented service is within guidelines for the zoning designation. The processing of almonds as proposed is consistent with allowed agricultural uses in the zone district.
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 surrounding land uses in the area are similar in nature and use and is sparsely populated. The operations of the facility are designed and will be operated in accordance to federal, state and local laws.
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 the subject parcel as well as the adjacent uses. The area is sparsely populated and is agriculturally oriented. The operation has been at this location for several years already.

**WILLIAMSON ACT:**

The property is subject to a Williamson Act contract. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the parcel.

**GENERAL PLAN CONSISTENCY:**

The General Plan designates the site AE (Agricultural Exclusive) which allows for similar uses as to that being proposed. The property is zoned ARE-40 (Agricultural Rural Exclusive – 40 Acre) District. The proposed project is consistent with the designations.

**RECOMMENDATION:**

The analysis provided in this report supports approval of the Conditional Use Permit (CUP #2014-004), Mitigated Negative Declaration (MND #2014-13) 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
5. Exhibit D-2, Site plan close-up
6. Exhibit D-3, Elevations of house and Finish Product Plant
7. Exhibit D-4, Elevations of Building C (Storage and Sizer) and Building D (Storage and Refrigeration)
8. Exhibit E, Aerial Map
9. Exhibit F, Topographical Map
10. Exhibit G, Operational Statement
11. Exhibit H, Engineering Department Comments
12. Exhibit I, Environmental Department Comments
13. Exhibit J, Fire Department Comments
14. Exhibit K, Planning Department Comments
15. Exhibit L, Roads Department Comments
16. Exhibit M, Air District Comments
17. Exhibit N, Initial Study
18. Exhibit O, Mitigated Negative Declaration

# CONDITIONS OF APPROVAL

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

CUP #2014-004 Elk Ridge Almonds  
 South side of Avenue 20, between Road 18 and Road 18 1/2  
 with Highway 99

**PROJECT DESCRIPTION:**

To allow for expansion of existing almond facility

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

William Pitman  
 559-871-4000

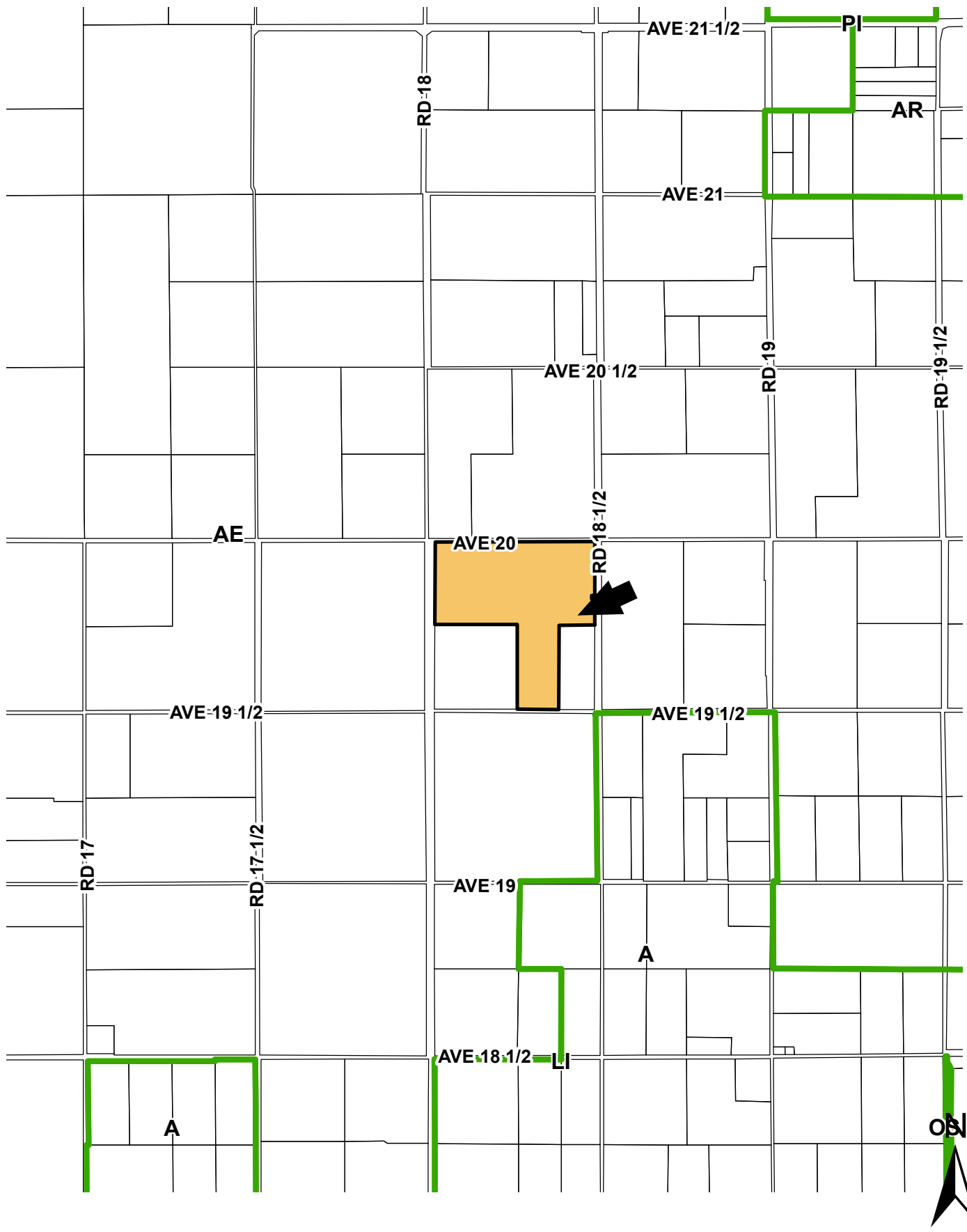
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Engineering</b>					
1	Prior to the start of any construction, the applicant shall secure a Building Permit from the Building Department. All construction shall meet the most current standards and all applicable 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	As identified within the Operational Statement, due to the anticipated increase in waste water discharge the applicant must contact the Central Valley Regional Water Quality Control Board (RWQCB) to amend their existing Report of Waste Discharge (RWD) to reflect the proposed operation. This discharge requirement is regulated by the Regional Water Quality Control Board (RWQCB) for this project. This facility operation(s) wastewater treatment system(s) shall comply with all required State and County regulations. Submit a copy of RWD report to Madera County Environmental Health Department.	Environmental Health			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
2	If any additional liquid waste water is anticipated for the onsite private sewage disposal system the applicant is required to provide a septic certification outlining the type of system that is being utilized at this time and whether it can accommodate the additional liquid waste water flow. An engineered septic design system may be required if the project does not meet the minimum standard septic system. The design requirements shall be based on the maximum potential use of the proposed septic system as identified in the California Plumbing Code Appendix K and Madera County Code Chapter 14.20.	Environmental Health			
3	The water well(s) to be used on site for this project, shall be approved and permitted by this department and may be subject to regulations as a Public Water System. "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program (DWP) Standards.	Environmental Health			
4	If your facility handles/store any hazardous materials on-site or generates hazardous waste you may be subject to permitting requirements through our department. As of January 2013 all Certified Unified Program Agency (CUPA) regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at <a href="http://www.cers.calepa.ca.gov">www.cers.calepa.ca.gov</a> . Contact the CUPA program if you have any questions at (559) 675-7823.	Environmental Health			
5	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s): Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	Environmental Health			
6	During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.	Environmental Health			
<b>Fire</b>					
1	Fire Suppression water storage information has not been provided, and will need to be increased and the system updated prior to the issuance of any building permits.	Fire			
2	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			

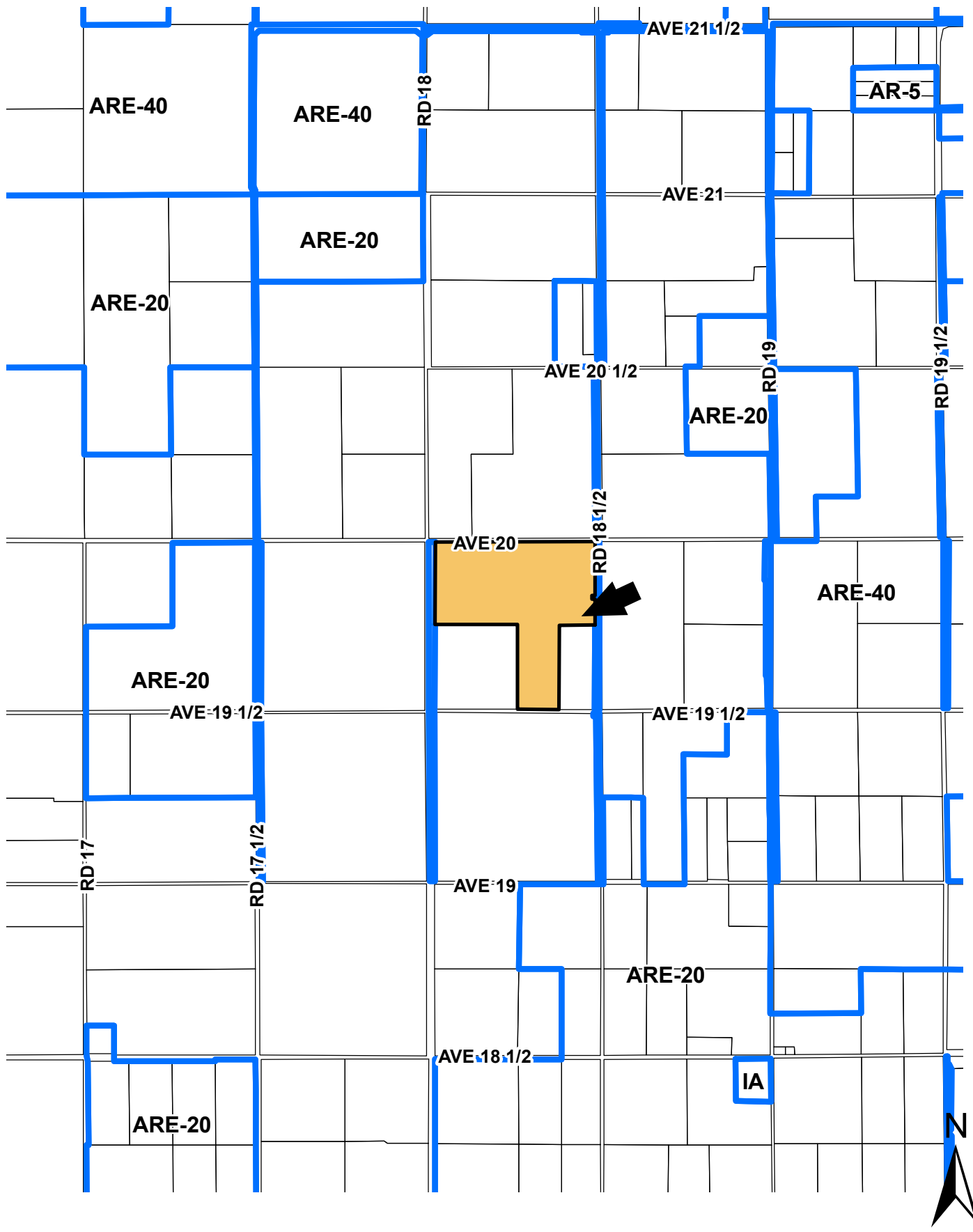


No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Planning</b>					
1	The project shall operate in accordance with the operational statement and plans submitted for this project except as modified by the conditions of approval of this conditional use permit and associated mitigation measures as required for this project	Planning			
2	All driveways and parking associated with this project are to be constructed and maintained in a manner to provide for a dust free environment	Planning			
3	Facility noise levels shall conform to Madera County Noise Ordinance standards.	Planning			
4	All lighting shall be hooded and directed away from adjoining parcels and roadways.	Planning			
5	All hulls, shells and related products and byproducts remaining on site after processing shall be covered in such a manner so as to not allow for material to become airborne during high wind events.	Planning			
6	All products brought to the facility that are left outside shall be covered in such a manner as to not become airborne during high wind events..	Planning			
7	Provide landscaping around facility.	Planning			
8	All signs shall comply with the regulations of the Madera County Zoning Ordinance and shall be approved by the Planning Department prior to placement.	Planning			
9	Conditions of approval from CUP #2008-001 and 2003-003 remain in effect.	Planning			
<b>Road</b>					
1	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 the permit is secured, the applicant may commence with construction (ST-24B, ST-25, 26 and 27)	Roads			
<b>Air District</b>					
1	Comply with all requirements of the Air District	Air District			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks



GENERAL PLAN MAP



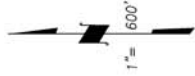
**ZONING MAP**

28-03

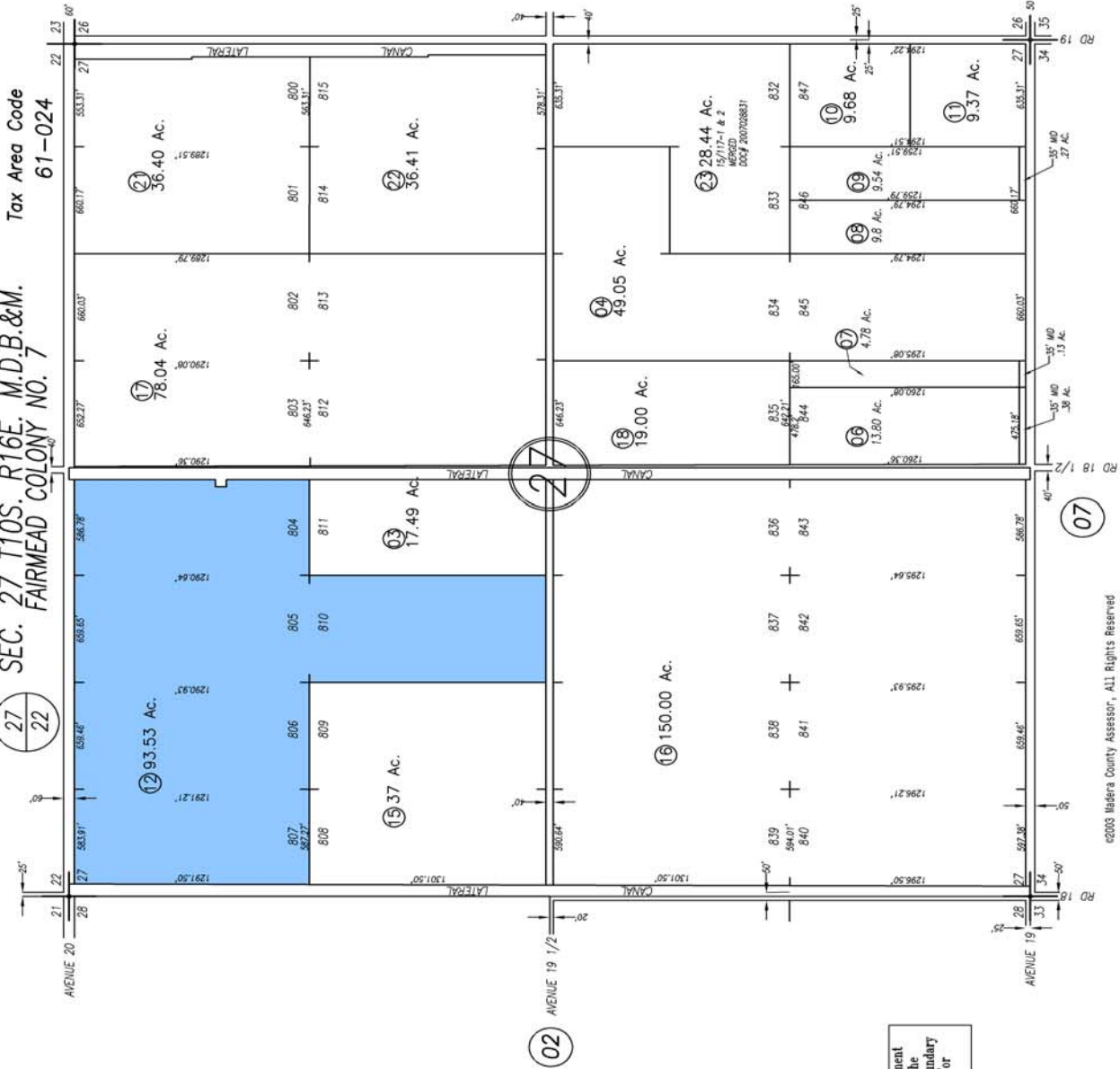
Tax Area Code  
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SEC. 27 T10S. R16E. M.D.B.&M.  
FAIRMEAD COLONY NO. 7

27  
22



SEC 27 T10S R16E



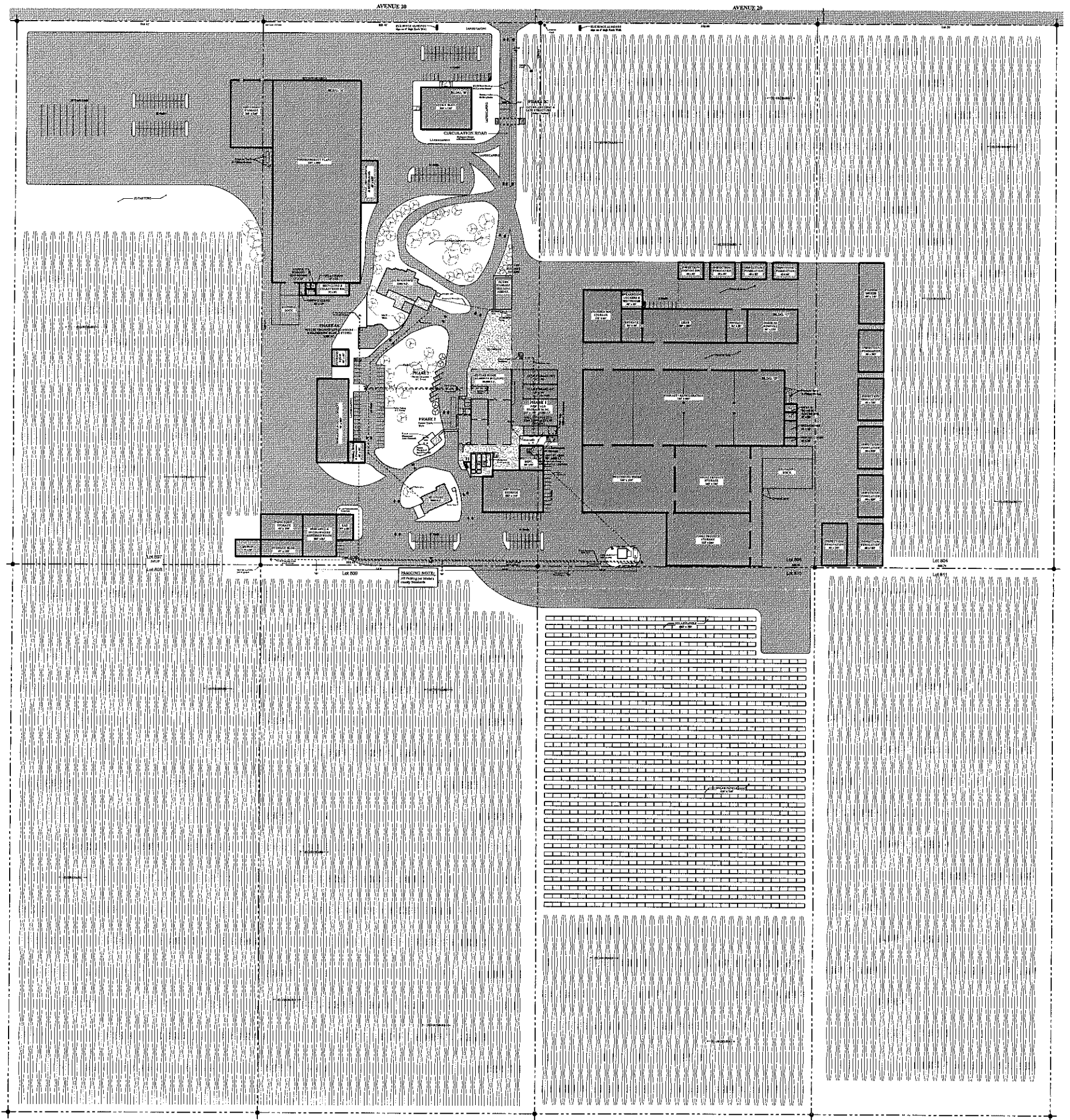
Assessor's Map No. 28-03  
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County of Madera, Calif.  
1954

IN BLUE ORIGINAL

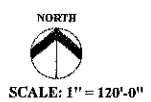
NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

07351-0-23 B/W

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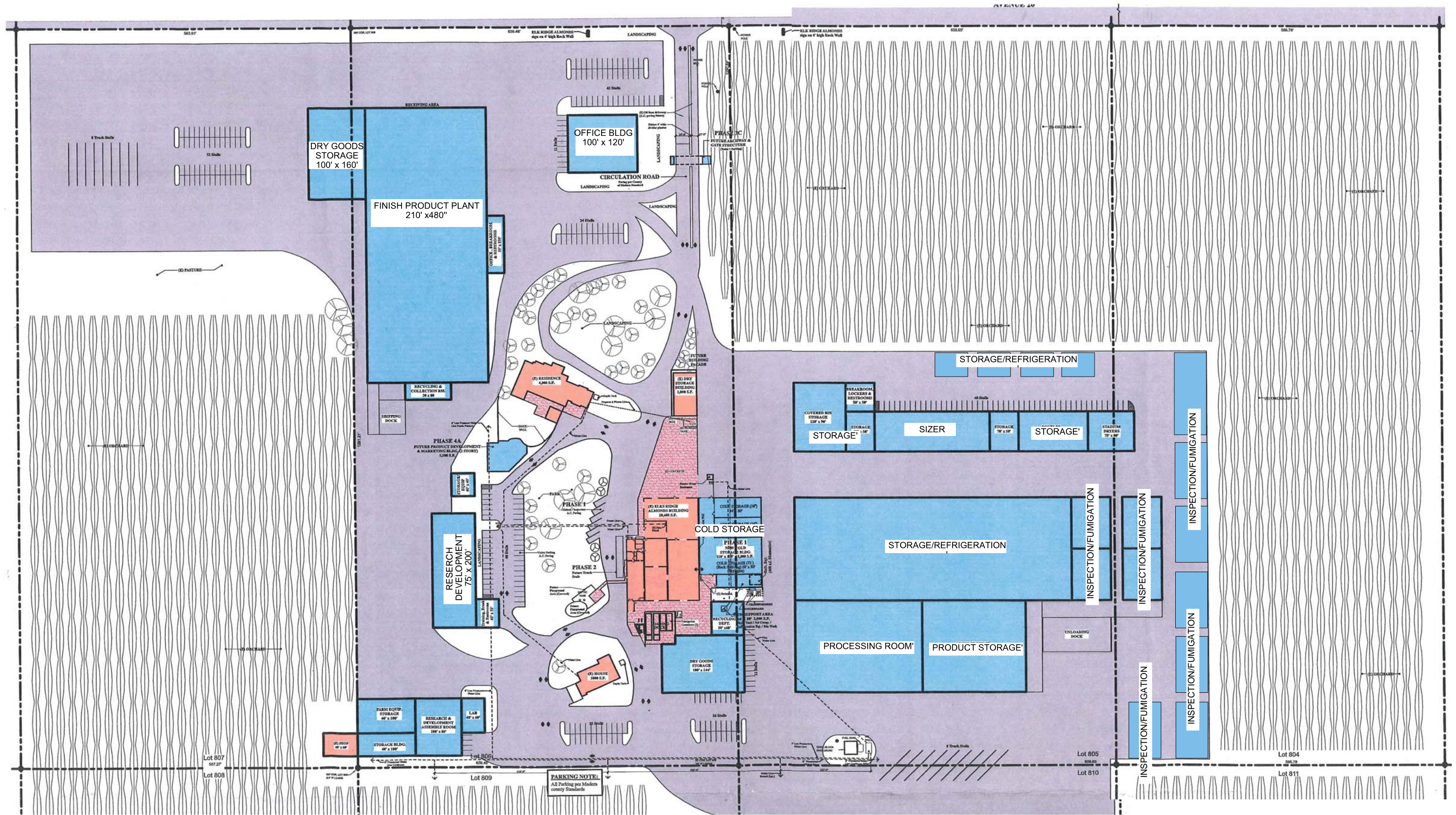


**ELK RIDGE ALMONDS MASTER PLAN**  
**BILL PITMAN 18252 AVENUE 20 MADERA, CALIFORNIA 93638**



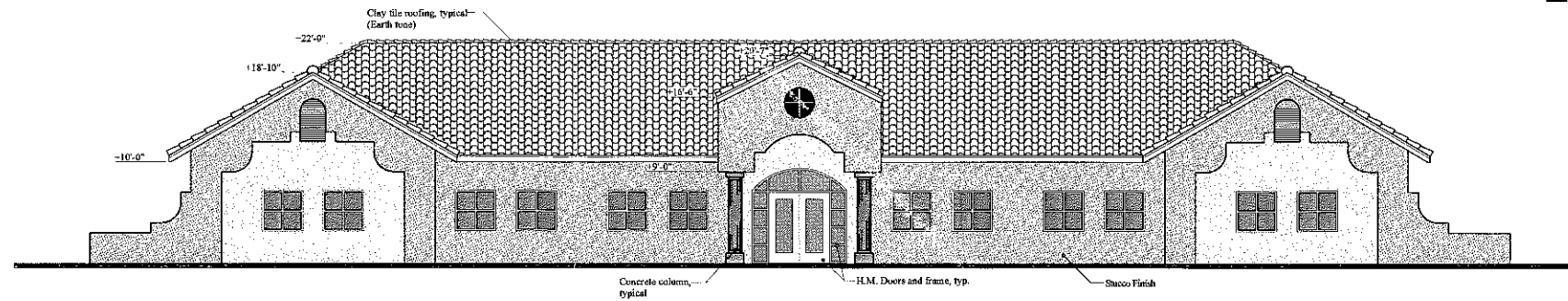
	<p>PITMAN MASTER PLAN          ELK RIDGE ALMONDS INC.          18252 AVE. 20          MADERA, CA 93638</p>	<h1 style="margin: 0;">GONZALEZ ARCHITECTS</h1> <p style="margin: 0;">ARCHITECTURE PLANNING          JUAN M. GONZALEZ, A.I.A.</p>	<p>DATE: _____          AC: _____          FLS: _____          SS: _____</p>	
<p>7545 N. DEL MAR AVENUE, SUITE 203 FRESNO CALIFORNIA 93711 TEL: 559-497-1542 FAX: 559-497-1549</p>		<p>Vector/Company/Location/Architect/Map/Drawn/Project/409 Hill View/ Master Plan/05-26-11/Madera.jn</p>		



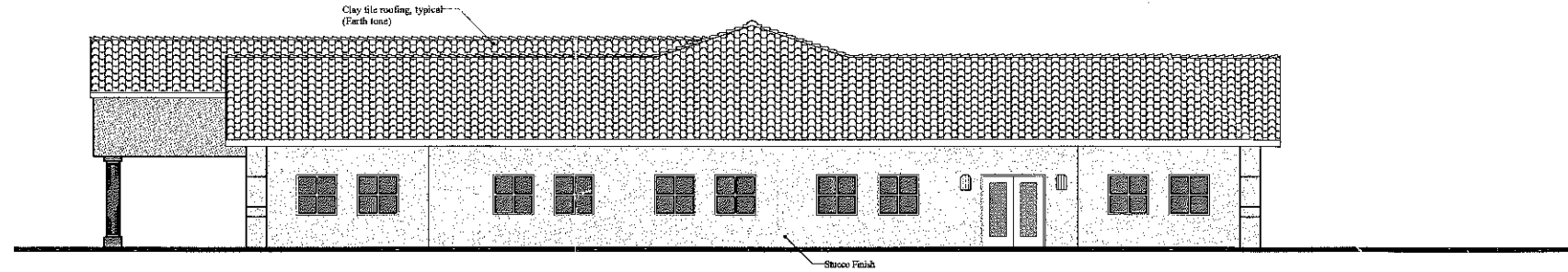


**PARKING NOTE:**  
All Parking per Modesto  
county Standards

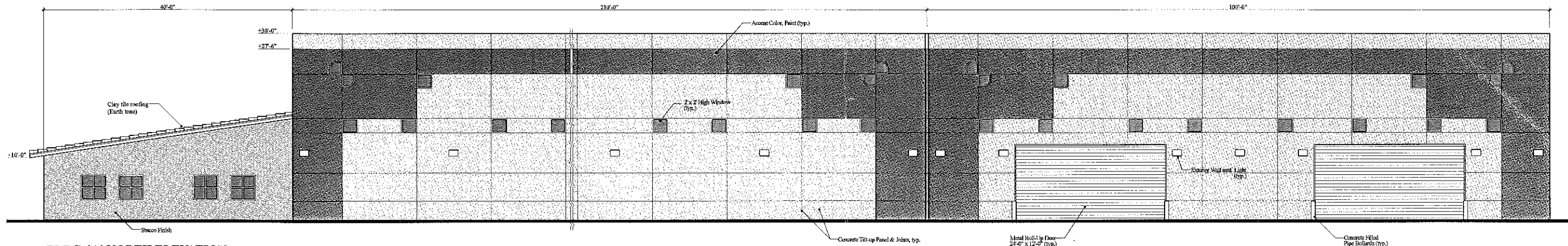




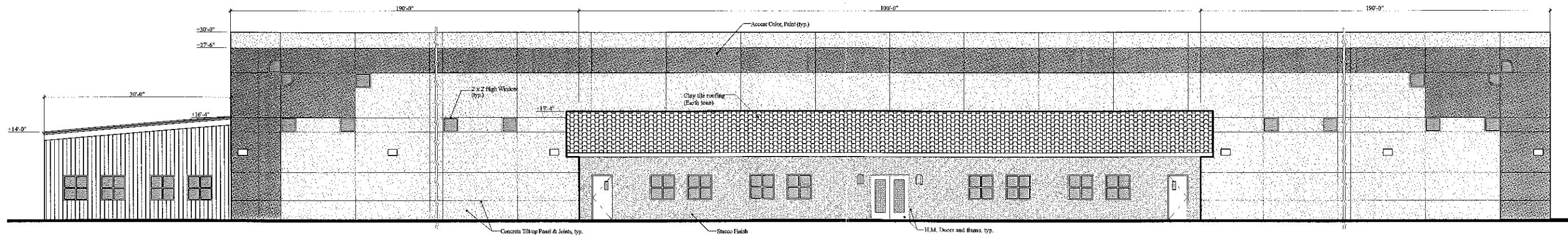
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**BLDG. 'B' WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**BLDG. 'A' NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**BLDG. 'A' EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATIONS**

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



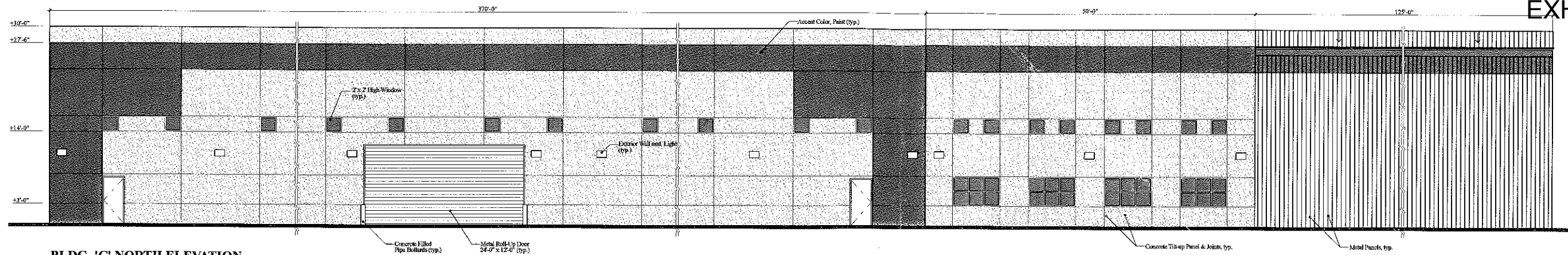
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DIV. OF THE STATE ARCHITECT  
OFFICE OF REGULATORY SERVICES  
AC: \_\_\_\_\_ PL: \_\_\_\_\_ SS: \_\_\_\_\_  
DATE: \_\_\_\_\_

PITMAN MASTER PLAN  
 ELK RIDGE ALMOUNDS INC.  
 18252 AVE. 20  
 MADERA, CA 93638  
**JUAN M. GONZALEZ ARCHITECTS**  
 ARCHITECTURE PLANNING  
 JUAN M. GONZALEZ, A.I.A.  
 7545 N. DEL MAR AVENUE, SUITE 203 FRESNO CALIFORNIA 93711  
 TEL: 559-497-1542 FAX: 559-497-1549

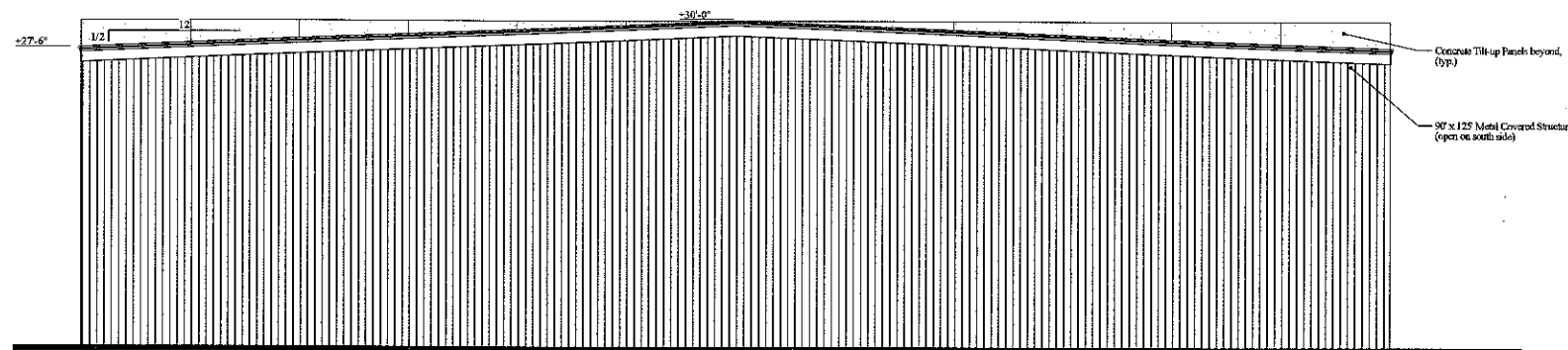


Date: 4/23/14  
Project No. 1409  
A2

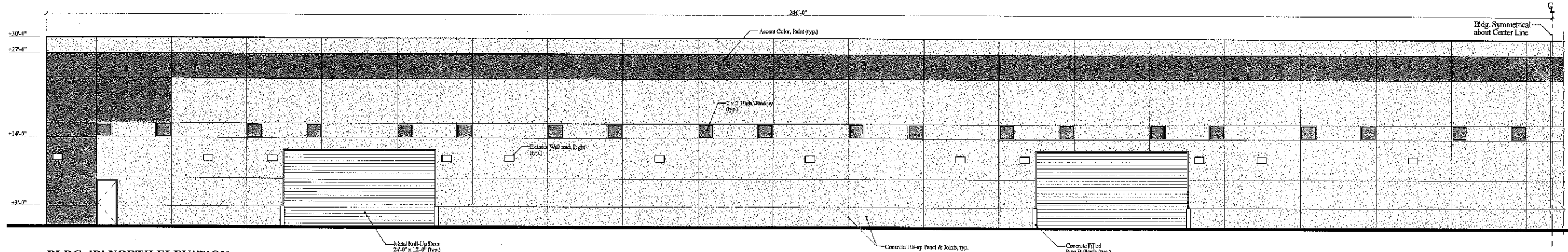




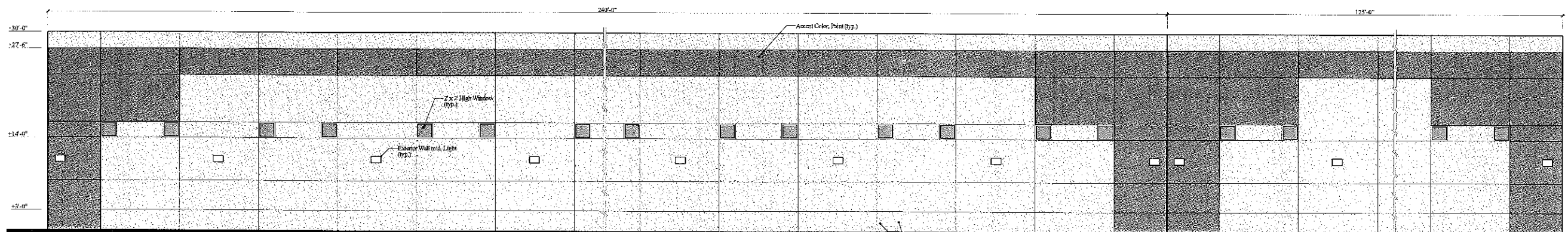
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**BLDG. 'C' WEST ELEVATION**  
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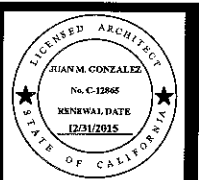
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**BLDG. 'D' WEST ELEVATION**  
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**EXTERIOR ELEVATIONS**

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



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DIV. OF THE STATE ARCHITECT  
OFFICE OF REGULATORY SERVICES

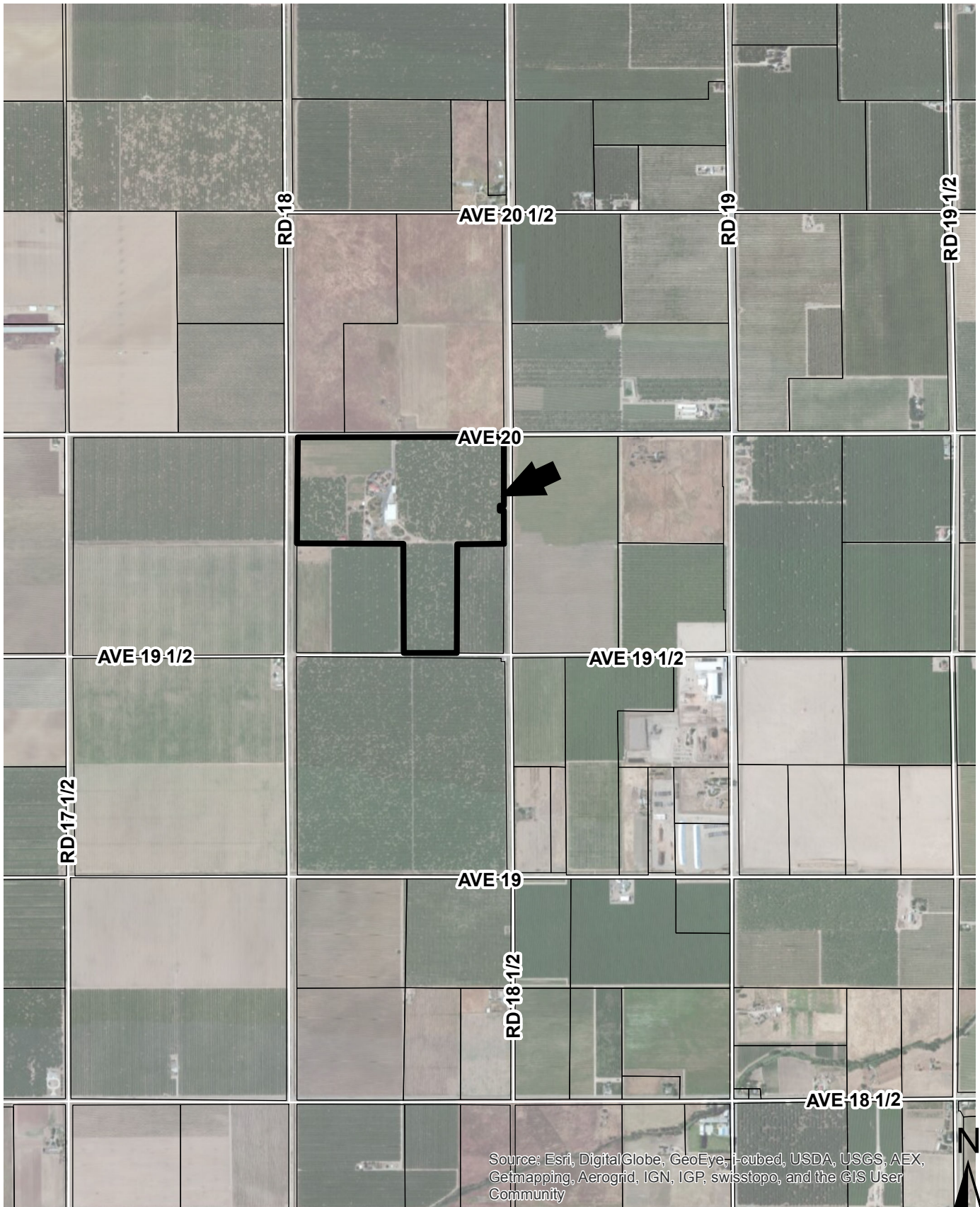
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**GONZALEZ ARCHITECTS**  
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 FRESNO CALIFORNIA 93711

PITMAN MASTER PLAN  
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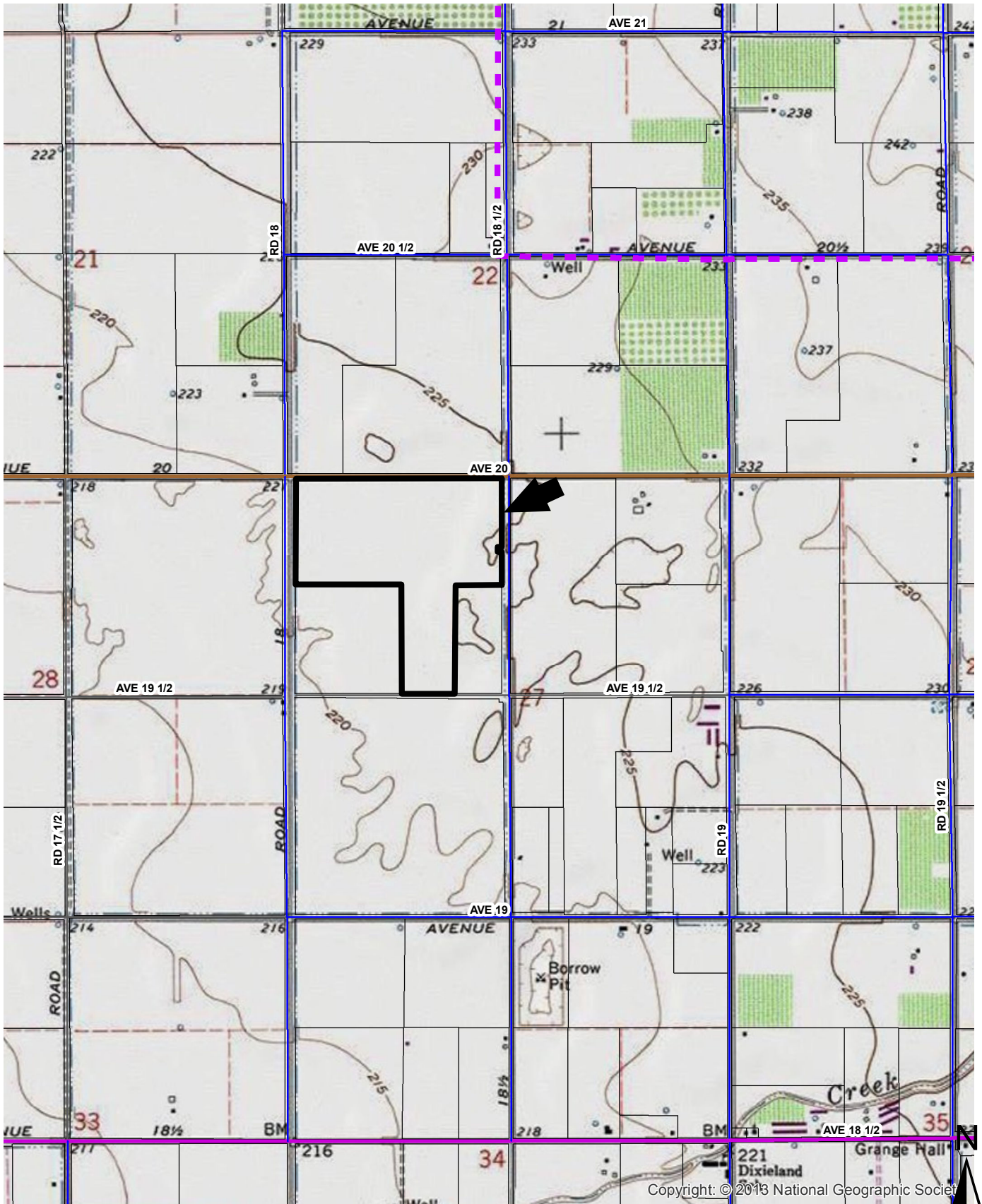


Date: 4/23/14  
Project No. 1409  
A3



**AERIAL MAP**





TOPOGRAPHICAL MAP

**OPERATIONAL/ENVIRONMENTAL STATEMENT**  
**CHECKLIST**

**1. Please provide the following information:**

**Assessor's Parcel Number:** 028-030-012  
**Applicant's Name:** William B. Pitman, President of Elk Ridge Almonds, Inc.  
**Address:** 18252 Avenue 20 Madera, CA 93637  
**Phone Number:** Office (559) 664-0800 Cell (559) 871-4000

Cell (559) 871-4932

William Mask

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

To expand the current size of Elk Ridge Almonds, Inc. This expansion will include the construction of a Research and Development facility, for developing new opportunities, which optimize our processes for the enhancement of food safety practices.

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

Elk Ridge Almonds, Inc. is an almond handler which processes brown-skinned almonds. In addition, our company currently pasteurizes and roasts almonds and pasteurizes pistachios. It is also the home for the manager of our company. It is currently operating under the Conditional Use Permit issued in 2008 (2008-001) and another previous Conditional Use Permit issued in 2003 (2203-003).

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

Elk Ridge Almonds, Inc. will pasteurize, blanch, and roast different varieties of almonds. On occasion, we will also pasteurize pistachios. All items previously mentioned will be produced on-site. Nothing will be sold on-site to walk-in customers. In fact, all items will leave the facility on board trucks that will be delivered to customers around the globe.

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

**Days per week:** Some employees working 5 days a week and others working 6 days per week  
**Hours** (from 6:30am to 10:30pm)  
**Total Hours per day:** 16 hours per day

**6. How many customers or visitors are expected? If we do have visitors it will either be customers, representatives from vendors, or growers that do business with us, or prospects for future business relationships.**

**Average number per day?** 5 visitors  
**Maximum per day?** 12 visitors  
**What hours will customers/visitors be there?** 1-4 hours

**7. How many employees will there be?**

**Current:** 7 employees  
**Future:** 150 employees  
**Hours they work:** 40-50 hours per week  
**Do any live on-site? If so, in what capacity** 2 employees- owner and caretaker

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

Including our current equipment, and then with the addition of additional machinery, Elk Ridge Almonds, Inc. will possess pasteurizing equipment, nut sizer machine, hand sorting, auto sorting machines, box making equipment, forklifts, blanching machinery, slicing and dicing equipment and packaging, conveyors, and the necessary hand tools for repairs and fabrications. Each of the aforementioned pieces of equipment will be stored in secured buildings at all times.

**9. Will there be any service or delivery vehicles?**

**Number:** 12  
**Type:** local trucks, sets of doubles and single trailers  
**Frequency:** Approximately one to three trips to local almond hullers each day during the harvest season

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

There is currently enough room for 20 employees to park near the production facility. Oiled roads, asphalt, or concrete surfaces are provided for all parking spaces. There is also enough space for all delivery and service vehicles that visit our company. In the future we will possess enough parking stalls for more than 150 employees and space for all trucks and service vehicles that are either loading or unloading product.

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

Access is easily achieved into our facility by using Avenue 20 and the present entry located at 18252 Avenue 20.

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

At the completion of the proposed development there will be approximately 150 passenger vehicles, 30 trucks per day at peak season (peak season runs from September until January 15 each year) making trips to our company five to six days per week. After peak season, the number of trucks will drop to approximately 15 per day for the balance of the season.

**13. Describe any proposed advertising. Include size, appearance, and placement.**

There will be two signs at the entry of 18252 Avenue 20 to help visitors, or delivery trucks, locate the entry of our facility. One will be facing west and the other to the east, so that traffic from either direction may easily locate our entrance. The signs will be made of a metal and rock combination with lighting.

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

All existing buildings will remain intact and producing on a daily basis, beginning in the fall of 2014. New facilities will be constructed (see attached layout of future Elk Ridge Almond, Inc. structures for number of buildings and their corresponding sizes), consisting of either metal buildings, tilt-up concrete, and/or structures composed of stucco and tile roofing.

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

In reference to fencing, we are anticipating that there will be no fences installed during the first phase of expansion. However, as later additions are added/completed, security fences will be added. Landscaping will occur with some of the new additions.

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

In all directions, except to the North, the facility is, and will continue to be, surrounded by almond orchards. The northern portion of the property is open land for cattle grazing and/or dry land farming.

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

The noise levels shall continue to be minimal. Our nearest neighbors cannot hear the ongoing use of the facility.

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

The plan is to use our two water wells for any and all water that the facility uses. In reference to water usage, the only large consumption of water will come from restrooms, drinking water, our pasteurizer, and a blanching process. When we reach full capacity of 150 employees, we estimate use 2000 gallons of water on a daily basis.

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

Early estimates of wastewater, when completed, will be approximately 2000 gallons per day.

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

On a weekly basis our estimate of solid waste (garbage) will be 12 to 20 yards per week for 11 months each year. We will continue to use our present supplier, Red Rock, using dumpsters for weekly pickup. Therefore, we will increase the number of waste receptacles, from our current one dumpster to approximately 3, for weekly pick-up.

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

Any grading or tree removal that takes place will be for construction pads and roadways around the property. Other than minimal work, the property will remain in the state that it currently stands.

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

None

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

None

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

None

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

Yes, due to the growth of the company our wastes will grow as we increase in size. However, we still continue to use all proper disposal means through licensed contractors. Our present hazardous waste disposal is registered with Madera County. In addition, we will recycle all materials with any reusable qualities.

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

No

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

The only issue will be the increased traffic to and from our facility.

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

This development can, and will, have a positive effect on local schools. We can have local students visit our facility to learn of manufacturing practices, food safety, and experience future employment opportunities. In addition, as we grow, employment opportunities for the constituents of our county will increase and the tax revenues raised for county schools will simultaneously increase.

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

**Proposed Uses:**

Private Use

**Square feet of building area(s):**

**Total number of employees:**

150 employees during our peak months of production

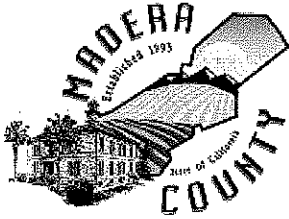
**Building Heights:**

Buildings will range from 20-30 feet in height. Each building will serve a specific purpose that will simultaneously determine its height.

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

This project is not for land division. Nor do we have any significant slopes in the land that are worthy of noting.





RESOURCE MANAGEMENT AGENCY  
ENGINEERING DEPARTMENT

2037 West Cleveland Avenue  
Madera, CA 93637-8720  
(559) 675-7817  
FAX (559) 675-7639  
Kheng.Vang@co.madera.ca.gov

Ken Vang PE, County Engineer

MEMORANDUM

**DATE:** April 28, 2014  
**TO:** Robert Mansfield  
**FROM:** Madera County  
**SUBJECT:** Elk Ridge Almonds, Inc. - Conditional Use Permit - Madera (028-030-012-000)

Comments

April 24, 2014

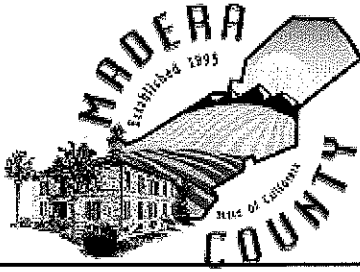
Planning Department

Dario Dominguez, Engineering Department

SUBJECTCUP 2014-004

- 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. The proposed project will have private sewer and water facilities.
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: April 24, 2014

RE: Elk Ridge Almonds, Inc. - Conditional Use Permit - Madera (028-030-012-000)

#### Comments

The Environmental Health Department Comments:

As identified within the Operational Statement, due to the anticipated increase in waste water discharge the applicant must contact the Central Valley Regional Water Quality Control Board (RWCQB) to amend their existing Report of Waste Discharge (RWD) to reflect the proposed operation. This discharge requirement is regulated by the Regional Water Quality Control Board (RWQCB) for this project. This facility operation(s) wastewater treatment system(s) shall comply with all required State and County regulations. Submit a copy of RWD report to Madera County Environmental Health Department.

If any additional liquid waste water is anticipated for the onsite private sewage disposal system the applicant is required to provide a septic certification outlining the type of system that is being utilized at this time and whether it can accommodate the additional liquid waste water flow. An engineered septic design system may be required if the project does not meet the minimum standard septic system. The design requirements shall be based on the maximum potential use of the proposed septic system as identified in the California Plumbing Code Appendix K and Madera County Code Chapter 14.20.

The water well(s) to be used on site for this project, shall be approved and permitted by this department and may be subject to regulations as a Public Water System. "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program (DWP) Standards.

If your facility handles/store any hazardous materials on-site or generates hazardous waste you may be subject to permitting requirements through our department. As of January 2013 all Certified Unified Program Agency (CUPA) regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at [www.cers.calepa.ca.gov](http://www.cers.calepa.ca.gov). Contact the CUPA program if you have any questions at (559) 675-7823.

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

During the application process for required County permits, a more detailed review of the proposed

During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.

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

**MADERA COUNTY FIRE DEPARTMENT**

IN COOPERATION WITH  
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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

DEBORAH KEENAN  
MADERA COUNTY FIRE MARSHAL

**MEMORANDUM**

TO: Robert Mansfield  
FROM: Deborah Keenan, Fire Marshal  
DATE: April 24, 2014  
RE: Elk Ridge Almonds, Inc. - Conditional Use Permit - Madera (028-030-012-000)

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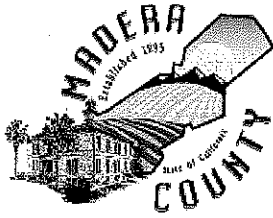
**Comments**

No site plan showing existing versus proposed buildings have been provided for review.

**Conditions**

Fire Suppression water storage information has not been provided, and will need to be increased and the system updated prior to the issuance of any building permits.

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

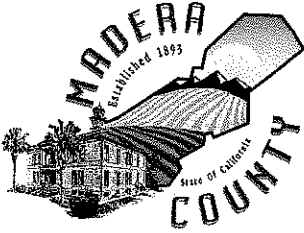
Community and Economic Development  
Department of Planning and Building

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: April 24, 2014  
TO: Development Review Committee  
FROM: Robert Mansfield, Planning Department  
RE: Elk Ridge Almonds, Inc. - Conditional Use Permit - Madera (CUP #2014-004)  
(028-030-012-000)

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.
5. All hulls, shells and related products and byproducts remaining on site after processing shall be covered in such a manner so as to not allow for material to become airborne during high wind events.
6. All products brought to the facility that are left outside shall be covered in such a manner as to not become airborne during high wind events..
7. Provide landscaping around facility.
8. All signs shall comply with the regulations of the Madera County Zoning Ordinance and shall be approved by the Planning Department prior to placement.
9. Conditions of approval from CUP #2008-001 and 2003-003 remain in effect.



# RESOURCE MANAGEMENT AGENCY Road Department

Johannes J. Hoevertsz, Road Commissioner

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

## MEMORANDUM

**TO:** Robert Mansfield – Planning Department

**FROM:** Jason Chandler – Road Department *JC*

**DATE:** April 24, 2014

**SUBJECT:** **CONDITIONAL USE PERMIT NO. 2014-004 / PITMAN**

There are two previous CUP's for this APN 028-030-012. Under previously approved CUP 2003-003 we are currently processing the Grant Deed of 10 feet as one of the conditions and CUP 2008-001 has met all conditions.

The Road Department has reviewed the above-noted project to build additional space for research and development. The proposed project is located on the south side of Avenue 20 between Road 18 and Road 18 1/2. The proposed project has access onto Avenue 20 which is designated as a Collector road (*General Plan Policy Document*) requiring a minimum road right-of-way of width of 80 feet. The existing road right-of-way at the project location has a 40 foot minimum width. This road is within the County Maintained Mileage System. There are no special districts within this vicinity providing road maintenance.

The driveway approach (existing) is constructed to a commercial standard approach along Avenue 20.

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

1. 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*).



# San Joaquin Valley

AIR POLLUTION CONTROL DISTRICT



May 6, 2014

Robert Mansfield  
County of Madera  
Planning & Building Department  
2037 W. Cleveland Avenue  
Madera, CA 93637

RECEIVED

MAY 06 2014

MADERA COUNTY  
PLANNING DEPARTMENT

**Project: CUP #2014-004, Elk ridge Almonds, Inc.**

**District CEQA Reference No: 20140222**

Dear Mr. Mansfield:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referral for the project referenced above consisting of the construction of a Research and Development facility, located at the existing Elk Ridge Almonds facility at 18252 Avenue 20, in Madera, California. The District offers the following comments:

### Emissions Analysis

1. The project will be subject to District permit requirements, thus the District serves as a Responsible Agency for this project. As a Responsible Agency the District complies with CEQA by considering the environmental document prepared by the Lead Agency, and by reaching its own conclusion on whether and how to approve the project involved (CEQA Guidelines §15096). The project referral lacks sufficient technical detail for the District to adequately assess the project's potential impact on air quality. The District offers the following recommendations for the discussion on criteria pollutant emissions to be included in the Air Quality section of the environmental document being prepared.
  - a. The following project related criteria pollutant emissions should be identified and quantified: construction emissions; pre- and post-project stationary source emissions; and pre- and post-project mobile source emissions.
  - b. The District's thresholds of significance for criteria pollutant emissions are: 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), or 15 tons per year particulate matter of 10 microns or less in size (PM10).

**Sayed Sadreedin**  
Executive Director/Air Pollution Control Officer

**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95386-0718  
Tel: (209) 567-6400 FAX: (209) 567-8476

**Central Region (State Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93728-0244  
Tel: (559) 230-6000 FAX: (559) 230-8081

**Southern Region**  
34848 Flyover Court  
Bakersfield, CA 93308-8725  
Tel: 801-382-5600 FAX: 801-382-5686

District CEQA Reference No. 20140222

- c. The project would be considered to have a short-term significant impact on air quality if, after implementation of mitigation measures, construction related criteria pollutant emissions would exceed the thresholds identified above.
  - d. The project would be considered to have a long-term significant impact on air quality if, after implementation of mitigation measures, operational criteria pollutant emissions would exceed the thresholds identified above.
2. As a Responsible Agency the District relies on information in the Lead Agency's environmental document to evaluate a project's potential impacts to health risks resulting from sources that are not within the District's permitting authority. Toxic Air Contaminants (TACs) are defined as air pollutants which may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health. The most common source of TACs can be attributed to diesel exhaust fumes that are emitted from both stationary and mobile sources. The project referral lacks sufficient technical detail for the District to adequately assess the project's potential health risks resulting from project related mobile sources (truck emissions). Therefore, the District recommends that the Air Quality section of the environmental document being prepared include characterization of potential health risks.

More information on TACs and various health screening and assessment protocols can be obtained by:

- Contacting District Technical Services staff by phone at (559) 230-5900; or
- E-mailing inquiries to: [hramodeler@valleyair.org](mailto:hramodeler@valleyair.org); or
- Visiting the District's website at:  
[http://www.valleyair.org/busind/pto/Tox\\_Resources/AirQualityMonitoring.htm](http://www.valleyair.org/busind/pto/Tox_Resources/AirQualityMonitoring.htm).

### **District Rules and Regulations**

3. Based on the information provided to the District, existing and proposed nut processing operations are subject to District Rule 2201 (New and Modified Stationary Source Review) and may be require an Authority to Construct and Permit to Operate. The District recommends that the County include a condition of project approval requiring the applicant to demonstrate that they have consulted with the District regarding the applicability of District rules and permitting requirements prior to project approval and the issuance of County permits. To obtain information about District permit requirements, the applicant should contact the District's Small Business Assistance Office at (559) 230-5888.
4. Pursuant to Section 4.4.3 of District Rule 9510 (Indirect Source Review), any project on a facility whose primary functions are subject to District Rule 2201 is exempt from the requirements of District Rule 9510. Therefore, the District concludes that the proposed project is not subject to District Rule 9510.



District CEQA Reference No. 20140222

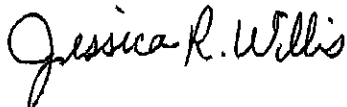
5. The proposed project may be subject to additional District rules and regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. More information regarding compliance with District rules and regulations can be obtained by:

- Contacting the District's Small Business Assistance Office by phone at (559) 230-5888;
- Visiting the District's website at <http://www.valleyair.org/rules/1ruleslist.htm> for a complete listing of all current District rules and regulation;
- Visiting the District's website at [http://www.valleyair.org/busind/comply/PM10/compliance\\_PM10.htm](http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm) for information on controlling fugitive dust emissions; and

The District recommends that a copy of the District's comments be provided to the project proponent. If you have any questions or require further information, please contact Jessica Willis by phone at (559) 230-5818, or by email at [jessica.willis@valleyair.org](mailto:jessica.willis@valleyair.org).

Sincerely,

Arnaud Marjollet  
Director of Permit Services



For: Chay Thao  
Permit Services Manager

AM:jw

Cc: File

## Environmental Checklist Form

**Title of Proposal:** CUP #2014-004 Elk Ridge Almonds

**Date Checklist Submitted:** May 13, 2014

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

**Agency Contact:** Robert Mansfield, AICP

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

---

**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:**

The applicant is requesting a Conditional Use Permit to allow for the expansion of an existing almond facility to include a Research and Development facility. The R & D facility is for the developing of new opportunities which will optimize the processes on site and the enhancement of food safety practices. The Research and Development structure being proposed is approximately 15,000 square feet in size. Additionally, a separate structure of approximately 18,000 square feet will be utilized for storage, assembly and lab purposes.

Currently there are seven employees at the facility, with a planned expansion of up to 150 employees at build-out. The hours of operation will be 6:30am to 10:30pm five to six days a week, year round. No on-site sales will be conducted, and the only visitors expected are current vendors, prospective customers and vendors. Site plans submitted for the project indicate 16 truck stalls, and 272 automobile stalls throughout the site. There are residences on site for the owner and one caretaker of the site.

**Project Location:**

The subject property is located on the south side of Avenue 20 between its intersection with and Road 18 and Road 18 1/2 (18252 Avenue 20) Madera

**Applicant Name and Address:**

Elk Ridge Almonds, Inc.  
18252 Avenue 20  
Madera, CA 93637

**General Plan Designation:**

AE (Agricultural Exclusive)

**Zoning Designation:**

ARE-40 (Agricultural, Rural, Exclusive – 40 Acre) District

**Surrounding Land Uses and Setting:**

North: cattle grazing and dry land farming; South, East and West: Agriculture

**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



May 13, 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.

**(c) No Impact.** The area surrounding this property is agriculturally oriented.

**(d) Less than Significant Impact.** There will be new lights as a result of this project, thus increasing, even slightly, the "light pollution" of the area. It will not be significant in light of the whole, however with mitigations and conditions of approval associated with this project, the impact can be lessened and/or maintained to less than significant.

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 subset 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 checked="" type="checkbox"/>	<input 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, c - e) No Impact.** The area surrounding this parcel is agriculturally zoned. While in a Williamson Act Contract, no farmland or Williamson Act land will be affected directly or indirectly as a result of this project. There is no forest land, or zoning indicating forest land, in the vicinity of the project site.

The property is considered Farmland of Local Importance (Land of importance to the local agricultural

economy as determined by each county's board of supervisors and a local advisory committee) and Prime Farmland (Farmland with the best combination of physical and chemical features able to sustain long term agricultural production), and Unique Farmland (Farmland of lesser quality soils used for the production of the state's leading agricultural crops) under the Farmland Mapping and Monitoring Program of the California Resources Agency. The definition for this type of land is that it is farmland of lesser quality soils used for the production of the state's leading agricultural crops. The land is usually irrigated, but may include nonirrigated orchards or vineyards as found in some climatic zones in California. The land must have been cropped at some time during the four years prior to the mapping date.

The project will not violate the intent of the zoning ordinance in that the proposal is consistent with the requirements of the zone. It is proposing an agricultural use (a by-right activity), an agriculturally oriented service (the packaging of agricultural products) – which is required to have an approved Conditional Use Permit in place prior to operations.

**(b) Less than Significant Impact.** While the parcel is listed as being under the Williamson Act, the applicant is not intending to convert the property in any fashion. A previous project consisting of expansion was reviewed by the Department of Conservation and was determined to not be in conflict of the Williamson Act provisions. The DOC was again notified via review packet for this project to determine if there were to be any issues.

The project is on a parcel that is enrolled in the Williamson Act. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the parcel. This is just to expand the current operations, which is providing an agriculturally oriented service. Uses that significantly displace agricultural operations on the subject parcel may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject parcel, including activities such as harvesting, processing, or shipping.

### **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) produce 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



number of people?

**Discussion:**

**(a) Less Than Significant Impact.** Almond processing does involve emissions, most notable being dust particulates. The quantity of particulate matter emitted is dependent on the type of facility, harvest method, trash content, climate, production rate, and the type and number of controls used by the facility. In its' singularity, the facility will not significantly emit particulates, but taken in light of the whole (neighboring agricultural uses, contributing factors County wide, etc.), the facility will be a contributing factor.

**(b - c) Less Than Significant Impact with Mitigation Incorporation.** During the construction phase of the project, it is anticipated that there will be air quality issues generated. These issues include particulates generated by vehicular traffic on and off site and vehicular emissions from construction equipment and vehicles. These emissions are expected to be temporary in nature as they relate to the construction phase of the project.

Per the operational statement for the project, there can be anywhere from 20 to 30 trucks visiting the site during the peak of operations, which is seasonally. Additionally, there is an anticipated additional maximum of 150 employee vehicles at full development. During the off-season, the number of truck trips is anticipated to drop to approximately 15 per day. This will be occurring throughout the life of the project, thus will have a long-term effect on air quality. While this would not be considered considerable, it is cumulative.

Almond processing does involve emissions, most notable being dust particulates. The quantity of particulate matter emitted is dependent on the type of facility, harvest method, trash content, climate, production rate, and the type and number of controls used by the facility. In its' singularity, the facility will not significantly emit particulates, but taken in light of the whole (neighboring agricultural uses, contributing factors County wide, etc.), the facility will be a contributing factor.

In the final processing operation, almond roasting is a potential source of volatile organic compounds (VOCs), emissions. However, no chemical characterization data are available to hypothesize what compounds might be emitted, and no emission source test data are available to quantify these potential emissions.

**(d - e) Less than Significant Impact.** Odors can be very unpleasant leading to considerable distress among the public and often generating citizen complaints to local governments and Air District. Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, there is no quantitative or formulaic methodologies to determine if potential odors would have a significant impact.

During the construction phase of the project, there is the potential for diesel exhaust generation from construction vehicles. This is expected to be temporary for the duration of construction.

There are no sensitive receptors such as hospitals, schools or residences in the vicinity of this project. Objectionable odors are likely to be localized and given the limited population in the area and the distances accorded thereto, any odor generation impacts are expected to be minimal and temporary in nature.

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). The area surrounding this facility is sparsely populated, and there are no known schools, hospitals or areas where sensitive receptors are known to congregate.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Discussion:**

**(a - c) No Impact.** While species have been identified as being potentially in the quadrangle of this project, no impacts identified as a result of this project, directly or indirectly. There are no vernal pools or habitats identified on the project site, nor any that would be impacted directly or indirectly as a result of this project. There are no federally identified wetlands on the project site. The site itself has been developed and in use for a considerable amount of time.

**(d) Less Than Significant Impact.** As there are no streams or rivers in the vicinity of this project, no fish migration will be impacted. While the project itself may not interfere with the migration of wildlife species, the construction of it will have a temporary effect on the migratory habits of species. This is due to the fact that most animals tend to shy away from areas that they perceive to be dangerous or hazardous. With loud noise and heavy equipment involved, this type of situation will be in effect during construction of the project. This will be temporary in nature for the duration of the construction. Operationally, it is not anticipated to be an issue.

**(e - f) No 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 developed agriculturally, and this specific parcel has already had some development done, the chances of impacting the species are minimal.

There are no wetlands, federally listed or otherwise, on the parcels involved with this project. There are no riparian areas on the parcel. 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.

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.

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 are 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
Swainson’s Hawk	None	Threatened	None	None
Vernal Pool Fairy Shrimp	Threatened	Non	None	None
Heartscale	None	None	None	1B.2
Lesser Saltscale	None	None	None	1B.1
Succulent Owl’s Clover	Threatened	Endangered	None	1B.2

**Brenda 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

**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.

There is development on this site at this point. The likelihood of finding any culturally relevant resources is remote. There is, however, still chances that previously unknown resources may be found.

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 flat and not conducive to landslides. There may be erosion issues, but erosion is not considered landslides by strict definition.

**(b) Less than Significant Impact.** The parcel in which this project is being introduced has been previously developed agriculturally. While there are some impervious surfaces proposed as a result, the overall erosion capability is minimal given the topographically flat nature of the parcel.

**(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
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**(a - b) Less Than Significant Impact.** Greenhouse gases are a worldwide issue because of their association with global warming. Two greenhouse gases produced by almond production and processing are carbon dioxide and nitrous oxide. Although more carbon dioxide is likely produced, nitrous oxide is about 300 times more effective at trapping heat in the atmosphere. On- and off-site (power stations) combustion of fossil fuels is a major carbon dioxide source.

Nitrous oxide emissions can increase when nitrogen fertilizers are applied. Microbes in the soil convert a portion of the nitrogen into nitrous oxides. Just how much is converted and under what soil conditions is the subject of ongoing research. The property does have almond trees planted on it, and according to a previous Conditional Use Permit analysis, are a part of the operations.

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. During the peak seasons, emissions may be seen as high given the number of vehicular trips in and out, while during off seasons it will be less with the fewer trips.

Almond orchards and surrounding landscapes offset at least some greenhouse gas emissions by sequestering carbon in plant tissues and soil.

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.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a) Less Than Significant Impact with Mitigation Incorporation.** The use of hazardous materials during project construction is not expected directly with the facility. Hazardous materials associated with construction may include gasoline, diesel fuel, hydraulic oils, equipment coolants, and generated wastes that may include these materials and are associated with the construction

equipment being used. These materials are considered hazardous because they are flammable and/or contain toxic compounds, such as volatile organic compounds and heavy metals. Fueling and routine maintenance of equipment and vehicles would be performed off-site to the greatest extent feasible.

Operationally, given the nature of the business, pesticides and fumigants are expected as a normal part of the process. While the applicant did not specify exact materials to be used, they did indicate use would increase with the expansion. Proper handling, storage and disposal methods per most current federal, state and local regulations will minimize the potential risk.

**(b) Less Than Significant Impact with Mitigation Incorporation.** 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, and spills pesticides and fumigants are potential as a part of operations.

Operationally, there are fungicides and related materials that will be utilized. Accidental release could potentially happen, even through normal operations. Operational protocols can reduce this impact to less than significant.

**(c) Less than Significant Impact.** There are no schools within the vicinity of this project. There is a residence associated with the project on-site, and surrounding parcels are agriculturally oriented with very few residences.

**(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) No Impact.** The project is not located within the vicinity of known airstrips and is not within the airport/airspace overlay districts of the county. No impacts have been identified.

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

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

IX. HYDROLOGY AND WATER QUALITY – Would the project:

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

dam?

- j) Inundation by seiche, tsunami, or mudflow?

**Discussion:**

**(a) Less than Significant Impact.** The facility has been in operation for several years and there have been no reports of violations. Given the orchard on-site, and the nature of the operations as a whole, there is still the potential of impacts, though minimal.

**(b) Less than Significant Impact with Mitigation Incorporation.** This is an agriculturally oriented business which by nature uses considerable amounts of water for irrigation. It is anticipated that approximately 2,000 gallons of water per day will be utilized for agricultural irrigation and approximately 250 gallons per day in wash down procedures during any processing operations.

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.

**(c – d) Less than Significant Impact.** There will be no streams or rivers altered as a result of this project. There may be slight changes in erosion patterns as a result of new structures and impervious surfaces being created as a result of this project.

**(e) Less than Significant Impact with Mitigation Incorporation.** Additional impervious surfaces are anticipated as a result of this project. This will increase the amount of runoff from the project site as a result of development. While the area is topographically flat, runoff will be altered due to the new impervious surface to areas where such impacts were either non-existent or minimal previously.

**(f) Less than Significant Impact.** With agricultural applications and operations, there is the chance of water quality degradation to some scale.

**(g - i) No Impact.** This project is not in a known flood area. There is only one caretaker facility proposed as a result of this project. While there may be localized flooding, it would have to be a severe rain type event to cause significant amounts of flooding.

**(j) No Impact.** There are no impacts associated with this project anticipated as a result of the



installation of facility. 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.

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

general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**Discussion:**

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

**(b) No Impact.** The General Plan and Zoning Designations for this parcel are agricultural. The use is consistent with these designations.

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 checked="" type="checkbox"/>	<input 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?
- d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?
- 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?
- 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?

**Discussion:**

**(a) Less than Significant Impact with Mitigation Incorporation.** There will be a minor, temporary increase in overall noise generation during the period of construction of facilities. This will last for the duration of construction.

Operationally, there may be a slight increase in background noise with truck traffic during off-season operations. This will increase during peak seasons when more truck traffic occurs. While the operations is in a sparsely populated area of the County, they are still regulated by the Noise Ordinance of the County.

Noise from localized point sources (sources that can be identified and are at a fixed location) typically decreases by approximately 6 dBA (decibels attenuated) with each doubling of distance from the source.

**(b) Less than Significant Impact.** With the exception of construction related activities which will be temporary in nature for the duration of the construction, there is no known instance of groundborne vibrations related to this project.

**(c - d) Less Than Significant Impact.** There will be a temporary increase to ambient noise levels as a result of construction operations on site. Operationally, there is the potential for on-going ambient noise increases as a result, however given the sparse population of the area, the overall impact will be less than significant.

**(e – f) No Impact.** The project is not within proximity to a known airport or airstrip. However, the project is in an Airport/Airspace Overlay district in which the project will need to operate in such a fashion as to not interfere with flight operations in the area.

**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
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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 facility will not have an impact on housing or population needs for the County or the area specifically. There is housing on site, but is geared towards a caretaker and the property owner. The surrounding area is predominately agriculture and sparsely populated.

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 checked="" type="checkbox"/>	<input 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) Less than Significant with Mitigation Incorporation.** 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 facility is not near any fire station. It will need to be constructed pursuant to most current building and life safety codes at time of construction.

**(a - ii) Less than Significant Impact.** The operations will need to comply with existing fire and life safety code requirements for the type of occupancy.

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 - v) 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

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.

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
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 project, it is expected that there will be some construction related vehicles. During operations of the facility, there will be an increase in traffic and only during facility hours as outlined in the 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	> 55-80

	critical approach(es)	
F	Total breakdown, significant queuing	> 80

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

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

**(c) No Impact.** As this project is not within the vicinity of known airports or airstrips, no impacts have been identified.

**(d) No Impact.** No impacts have been identified.

**(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. Normal operations would not impact emergency access to the site.

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

demand in addition to the provider's existing commitments?

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- g) Comply with federal, state, and local statutes and regulations related to solid waste?

**Discussion:**

**(a - b) Less Than Significant Impact.** During construction of the expansion, minimal amounts of wastewater would be generated.

Most of the water usage anticipated is designated for the agricultural base of the operations, at 2,000 gallons per day. The water is being drawn by an agricultural well on-site.

The applicant is anticipating approximately 2,000 gallons per day as "wastewater," consisting of mainly debris from the harvesting process. The applicant has indicated that there is a storm basin that will be used to collect this debris laden water.

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

**(d) Less than Significant Impact.** As indicated above, the site is anticipating the use of approximately 2,000 gallons per day of water, supplied by on-site wells. This usage, according to the operational statement, is mostly for the use of processing and employee use. While there are orchards on-site, there is no indication of what water source will be utilized. The facility itself is in the processing business and does not indicate any on-site growing.

**(e) Less Than Significant Impact.** During construction, wastewater generation is not expected to be significant if any produced at all. The operational statement indicates the same amount of wastewater generation as it takes water in. No significant impacts are anticipated as a result.

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

**General Discussion**

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

The major wastewater treatment plants in the County are operated in the incorporated cities of

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

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

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

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

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



effects of probable future projects)?

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

**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. Construction of the hulling facility is continuing at this time, so there may be occasional occurrence of impacts being cumulative. However, again, the construction phase for this substation 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 Department of Engineering and General Services

Madera County Environmental Health Department

Madera County Fire Marshall's Department

Madera County Integrated Regional Water Management Plan

Madera County Roads Department

San Joaquin Valley Air Pollution Control District

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 2014-13

1

May 13, 2014

## MITIGATED NEGATIVE DECLARATION

MND

RE: CUP #2014-004 Elk RidgeLOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the south side of Avenue 20 between its intersection with and Road 18 and Road 18 1/2 (18252 Avenue 20) Madera

The applicant is requesting a Conditional Use Permit to allow for the expansion of an existing almond facility to include an Research and Development facility.

The project is to allow for expansion of the facility to include a Research and Development facility. The R & D facility is for the developing of new opportunities which will optimize the processes on site and the enhancement of food safety practices.

The Research and Development structure being proposed is approximately 15,000 square feet in size. Additionally, a separate structure of approximately 18,000 square feet will be utilized for storage, assembly and lab purposes.

Currently there are seven employees at the facility, with a planned expansion of up to 150 employees at build-out. The hours of operation will be 6:30am to 10:30pm five to six days a week, year round. No on-site sales will be conducted, and the only visitors expected are current venders, prospective customers and venders. Site plans submitted for the project indicate 16 truck stalls, and 272 automobile stalls throughout the site.

ENVIRONMENTAL IMPACT:

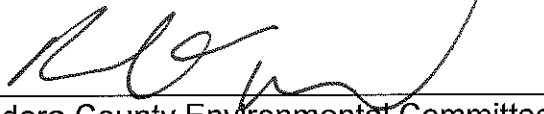
No adverse environmental impact is anticipated from this project. The following mitigation measures are included to avoid any potential impacts.

BASIS FOR NEGATIVE DECLARATION:

1. 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 must be notified immediately.
2. No idling of vehicles related to construction or operations of facility for longer than 10 minutes.
3. Handle all hazardous materials and hazardous wastes in accordance with EPA and DTSC standards.
4. Implement water efficiency programs to reduce amount of water utilized in

processes at the site.

5. Noise levels shall not exceed County standards.
6. Construction of facilities shall incorporate current building and life safety codes.
7. Installation of cyclons, baghouses, or other similar dust control devices in production facilities is required for particulate matter control.

A handwritten signature in black ink, appearing to be 'R. G. ...', 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: May 13, 2014

FILED:

PROJECT APPROVED:

# MITIGATION MONITORING REPORT

MND # 2014-13

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
<b>Aesthetics</b>								
<b>Agricultural Resources</b>								
<b>Air Quality</b>								
1	No idling of vehicles related to construction or operations of facility for longer than 10 minutes.	Construction	Planning	Planning				
2	Installation of cyclons, baghouses, or other similar dust control devices in production facilities is required for particulate matter control	Construction	Planning	Planning				
<b>Biological Resources</b>								
<b>Cultural Resources</b>								
1	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 must be notified immediately.	Construction	Planning	Planning				
<b>Geology and Soils</b>								
<b>Hazards and Hazardous Materials</b>								
1	Handle all hazardous materials and hazardous wastes in accordance with EPA and DTSC standards	Operations	Env. Hlth.	Env. Hlth.				
<b>Hydrology and Water Quality</b>								
1	Implement water efficiency programs to reduce amount of water utilized in processes at the site	Operations	Planning	Planning				
<b>Land Use and Planning</b>								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
<b>Mineral Resources</b>								
<b>Noise</b>								
1	Noise levels shall not exceed County standards	Operations	Planning	Planning				
<b>Population and Housing</b>								
<b>Public Services</b>								
1	Construction of facilities shall incorporate current building and life safety codes	Construction	Building	Building				
<b>Recreation</b>								
<b>Transportation and Traffic</b>								
<b>Utilities and Service Systems</b>								