



RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building

Norman L. Allinder, AICP
Director *NLA*

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- mc_planning@madera-county.com

PLANNING COMMISSION DATE: August 5, 2014

AGENDA ITEM: # 2

CUP	#2014-008	Conditional Use Permit to allow the installation of a 150 foot tall cell tower
APN:	#023-080-015	Applicant/Owner: SAC Wireless
CEQA	MND #2014-019	Mitigated Negative Declaration

REQUEST:

The application is for a conditional use permit to allow an installation of a 150 foot tall lattice style cell tower, equipment shelter and standby diesel generator.

LOCATION:

The project is located on the south side of Avenue 18 1/2, approximately 630 feet west of its intersection with Road 12 (11596 Avenue 18 1/2), Chowchilla.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND#2014-019) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Approval of the Conditional Use Permit (CUP 2014-008) and Mitigated Negative Declaration (MND 2014-019) subject to conditions and the mitigation monitoring program.

BG

GENERAL PLAN DESIGNATION:

SITE: AE (Agricultural Exclusive) Designation

SURROUNDING: AE (Agricultural Exclusive) Designation

ZONING:

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

SURROUNDING: ARE-40 (Agricultural, Rural, Exclusive, 40-acres) District

LAND USE:

SITE: Agriculture

SURROUNDING: Rural Residential and Orchards

SIZE OF PROPERTY: 38.94 acres

ACCESS: The property is accessed by Avenue 18 ½.

BACKGROUND AND PRIOR ACTIONS: None

ORDINANCES/POLICIES:

Madera County Code 18.58 outlines allowed uses within the ARE-40 (Agricultural, Rural, Exclusive, 40-acres) zone district.

Madera County General Plan Policy Document (page 7) outlines the allowable uses within the AE (Agricultural Exclusive) designation.

PROJECT DESCRIPTION:

The project proposal is for a conditional use permit to allow the installation of a 150 foot tall lattice style cell tower, equipment shelter and standby diesel generator. The project site consists of 38.94 acres.

ANALYSIS:

This proposal is a request for a conditional use permit to allow the installation of a 150 foot tall lattice style cell tower, equipment shelter and standby diesel generator. The subject property is designated AE (Agricultural Exclusive) by the General Plan. The property is zoned ARE-40 (Agricultural, Rural, Exclusive - 40 Acre) district. The properties surrounding the subject parcel are zoned ARE- 40 (Agricultural, Rural, Exclusive - 40 Acre). The AE designation provides for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), agriculturally-oriented services (e.g., wineries, cotton gins), timber production, mineral extraction, airstrips, public and commercial refuse disposal sites, recreational uses, public and quasi public uses, and similar and compatible uses. The minimum parcel size shall be 36 to 640 acres. The Madera County Zoning Ordinance states that with an approved conditional use permit, the ARE-40 zone district allows a communication/wireless tower.

Wireless providers are expanding wireless communication services in Madera County to provide wireless access and reliability to an expanded market. This section of Madera County currently suffers from poor signal strength and limited service due to its proximity to existing wireless towers. There are cell towers surrounding this location at varying distances. A tower is located approximately 4.7 miles and 1.3 miles to the northwest, and 3.2 miles to the southeast. The installation of the tower and related equipment will help alleviate the strain due to high usage and cell tower distance in the southwestern portion of the county.

The wireless tower will be unstaffed as part of its normal operation. For maintenance purposes the tower will be visited once a month. The proposed tower will not be using water, wastewater, or generate any trash as a result of its operation. No noise will be generated from the tower, nor will ambient noise levels increase as a direct or indirect result of the project. Lighting on the tower will be minimal to none. If the Federal Aviation Commission does not require the tower to be lit, then it will not be. Per the operational statement, a small section of vineyard will be removed to accommodate the tower. Minimal grading will occur for the installation of the tower. The generator, which is part of the equipment plan, is considered standard equipment for all cell towers in the event of primary power failure.

Per the Airport Land Use Compatibility Plan, any cell tower structure over 150 feet in height from ground level to peak of tower would be under the Airport Land Use Commission (ALUC) purview of compatibility (ALUC Policy 1.3.3(d)). This height measurement is independent of elevation at ground level. As this lattice style tower is 150 feet at its peak height, this project would not fall under the ALUC purview. Any changes in height to the structure will require an amendment to this Conditional Use Permit and potentially review by the Airport Land Use Commission.

Since a Mitigated Negative Declaration has been authorized for this project under the provisions of Section 711.4(c) of the Fish and Game Code, an "Environmental Document Application/Filing Fee" is required in conjunction with the processing of this project and the filing of the required Notice of Determination. In addition, a fifty dollar (\$50.00) "County Administrative Fee" must be included. A single check made payable to the County of Madera is required. (The fee is to be submitted to the Planning Department.) State law (Section 21089(b) of the Public Resources Code) provides that project approval is not operative or final until these Fish and Game fees are paid.

The project was routed to all parties thought to be impacted from the installation of the lattice style cell tower and attached diesel generator. Comments were received from the Road, Fire, Engineering, and Environmental Health Departments.

FINDINGS OF FACT:

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

1. *The proposed project does not violate the spirit or intent of the zoning ordinance.* The property is zoned ARE-40 (Agricultural, Rural, Exclusive -40 Acre). Per Section 18.58.010 of the Madera County Code, this zone district allows, an installation of 150 foot lattice style cell tower, equipment shelter and standby diesel generator with an approved Conditional Use Permit.
2. *The proposed project (request) is not contrary to the public health, safety or general welfare in that the proposed 150 foot lattice style cell tower, equipment shelter and standby diesel generator will not be detrimental to surrounding properties. The tower and its normal operations will adhere to all conditions of approval and mitigations as approved as they relate to the operations.*
3. *The proposed project (request) is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar factors.* The proposal 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 mitigations measures as outlined by the mitigated negative declaration. Conditions of approval for the conditional use permit have been outlined to address these issues such as temporary noise levels generated with this project shall be in accordance with the Madera County Noise Element and that the driveway shall be constructed to a commercial standard.
4. *The proposed project (request) will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the neighborhood or of the County.* The proposal is consistent with uses allowed with a conditional use permit. The proposed use is not considered a use that will significantly impact adjacent properties or generate large amount of trips that could affect other properties.

WILLIAMSON ACT:

The subject property is under the Williamson Act contract and is, with the exception of the small portion on which the tower is located on, used for agricultural purposes. The cell tower and related support equipment will take only a small section of the property when viewed in light of the total acreage. Based on the lack of the impact to the agricultural operation, there will be no conflicts with the Williamson Act as a result of this project. Any increases to the footprint of the tower site will require an evaluation of the impact of the Williamson Act at the time of the footprint increase.

GENERAL PLAN CONSISTENCY STATEMENT:

The Conditional Use Permit to allow the installation of a 150 foot lattice cell tower, equipment shelter and standby diesel generator, if approved, would be consistent with the existing zone district of ARE-40 (Agricultural Rural Exclusive-40 Acre). The zone district is consistent with the general plan designation of AE which allows for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), agriculturally- oriented services (e.g., wineries, cotton gins), timber production, mineral extraction, airstrips, public and commercial refuse disposal sites, recreational uses, public and quasi public uses, and similar and compatible uses. The ARE-40 zone district allows communication and wireless towers

with approval of a conditional use permit. Therefore, the proposal is consistent with the general plan.

RECOMMENDATION:

The analysis provided in this report supports approval of Mitigated Negative Declaration MND #2014-019 and Conditional Use Permit #2014-008 as presented subject to the following conditions and Mitigation Monitoring and Reporting Program.

CONDITIONS: *(See attached Conditions of Approval/ Mitigation Monitoring Program)*

ATTACHMENTS:

1. Conditions of Approval
2. Exhibit A, General Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Parcel Map
5. Exhibit D1, Title Sheet
6. Exhibit D2, Site Survey
7. Exhibit D3, Site Survey C-2
8. Exhibit D4, Overall Site Plan
9. Exhibit D5, Equipment and Antenna
10. Exhibit D6, South and West Elevations
11. Exhibit D7, North and East Elevations
12. Exhibit D8, Current Voice Data Coverage
13. Exhibit D9, Data Coverage Area Met
14. Exhibit D10, Vicinity Map
15. Exhibit D11, Photo Simulation View 1
16. Exhibit D12, Photo Simulation View 2
17. Exhibit D13, Photo Simulation View 3
18. Exhibit E, Aerial Map
19. Exhibit F, Topographical Map
20. Exhibit G, Existing Communication/Cell Towers
21. Exhibit H, Operational Statement/Project Support Statement
22. Exhibit I, Engineering Department Comments
23. Exhibit J, Environmental Health Department Comments
24. Exhibit K, Fire Department Comments
25. Exhibit L, Road Department Comments
26. Exhibit M, CEQA Initial Study
27. Exhibit N, Mitigated Negative Declaration #2014-019

CUP#2014-008
STAFF REPORT

August 5, 2014

CONDITIONS OF APPROVAL

PROJECT NAME: CUP #2014-008, SAC Wireless, Communications/Cell Tower

PROJECT LOCATION: south side of Avenue 18 1/2, approximately 630 feet west of its intersection with Road 12 (11596 Avenue 18 1/2), Chowchilla.

PROJECT DESCRIPTION: The application for conditional use permit is to allow an installation of 150 foot lattice style cell tower, equipment shelter and standby diesel generator.

LEAD AGENCY: Madera County

CONTACT PERSON/PHONE NUMBER: Brenton Gibbons, (559)675-7821

APPLICANT: SAC Wireless, Rebekah Anderson

CONTACT PERSON/TELEPHONE NUMBER: (916)-205-3100

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Engineering					
1	The proposed project is located within Flood Zone A. Equipment must be elevated to the Base Flood Elevation. Base Flood Elevation is to be determined by a licensed professional Engineer or Land Surveyor.	Madera County Engineering Department			
2	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.	Madera County Engineering Department			
3	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.	Madera County Engineering Department			
4	All projects containing 1 acre or more of soil disturbance are required to submit a Storm Water Pollution Prevention Plan (SWPPP) and report.	Madera County Engineering Department			
Environmental Health					
1	The facility will be regulated under the Hazardous Material Business Plan and or Waste Generator depending on the type and/or amount of hazardous material on-site. (Article I, Chapter 6.95, of the California Health & Safety Code)	Madera County Environmental Health Department			
3	If facility is already regulated by this department the applicant must update their Hazardous Material Business Plan if the hazardous material storage location or hazardous material quantity(s) has changed.	Madera County Environmental Health Department			
4	As of January 2013 all CUPA regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at: www.cers.calepa.ca.gov	Madera County Environmental Health Department			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
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.	Madera County Environmental Health Department			
Fire					
1	All access to the project site shall meet minimum driveway standards: Driveway shall be a minimum of 10 feet wide with an approved all weather surfacing, driveways in excess of 150 ft require a turnout at midpoint or every 400 feet if 800 feet long or greater. Turnouts shall be 10 feet wide for 30 feet of length with 25 foot tapers at each end Driveway improvements shall be completed prior to final inspection. Driveways 300 foot long or greater require a 42 foot radius turnaround or hammer head within 50 feet of the proposed structure. A minimum of 15 feet or vertical clearance above the driveway is required.	Madera County Fire Department			
2	All gated access shall be provided with a KNOX Box emergency access device.	Madera County Fire Department			
Planning					
1	Facility to operate in accordance with submitted operational statement and site plans except as modified or conditioned by the Conditional Use Permit and associated Mitigated Negative Declaration and Mitigation Monitoring Program.	Madera County Planning Department			
2	Noise levels generated with this project shall be in accordance with the Madera County Noise Element.	Madera County Planning Department			
3	All lighting related to this project is to be hooded and directed downwards so as not to be an impact to the surrounding parcels	Madera County Planning Department			
4	A light meeting the standards and requirements of the FAA must be added to the top of the wireless cell tower for safety purposes	Madera County Planning Department			
5	The construction phase of the project may be subject to Air District Regulations, administered by the San Joaquin Unified Air Pollution Control District, and may be subject to permitting requirements of the Air District. The applicant shall consult with the Air District to determine how the regulations will be implemented for this project.	Madera County Planning Department			
6	Construction related activities shall be limited from 7:00am to 7:00pm Monday through Friday, and 8:00am-5:00pm Saturdays.	Madera County Planning Department			
7	If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities should be halted and a professional archaeologist brought in to determine the culture of the deposits.	Madera County Planning Department			
8	The project shall operate in accordance with submitted operational statement and supporting documentation, except where modified by conditions of approval and mitigation measures required by this project	Madera County Planning Department			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Road					
1	As a condition of this Conditional Use Permit, the applicant shall construct the driveway approach to a commercial standard.	Madera County Roads Department			
2	Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction (ST-24B, ST-25, 26 and 27).	Madera County Roads Department			

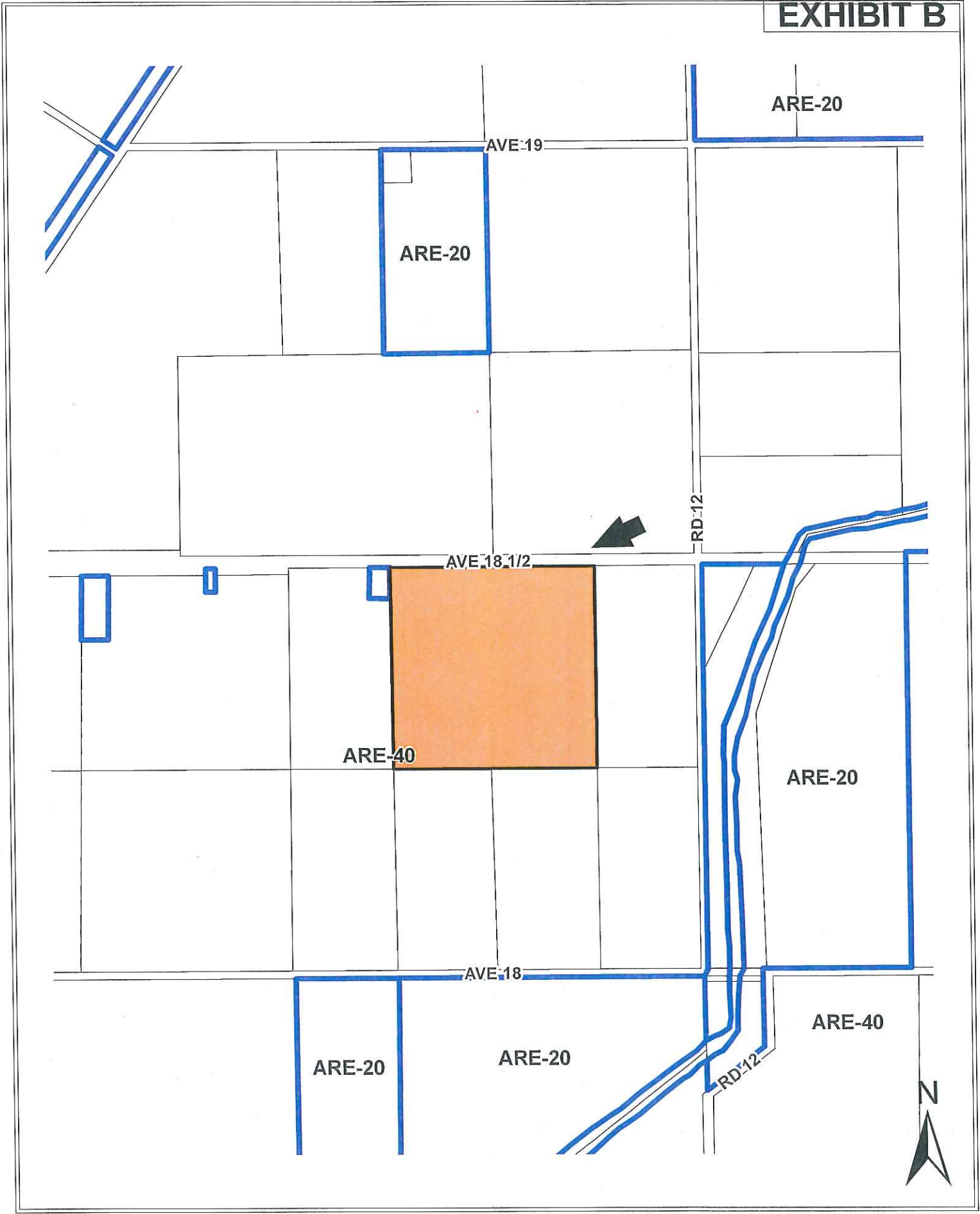
No.	Condition	Department/A gency	Verification of Compliance		
			Initials	Date	Remarks

EXHIBIT A



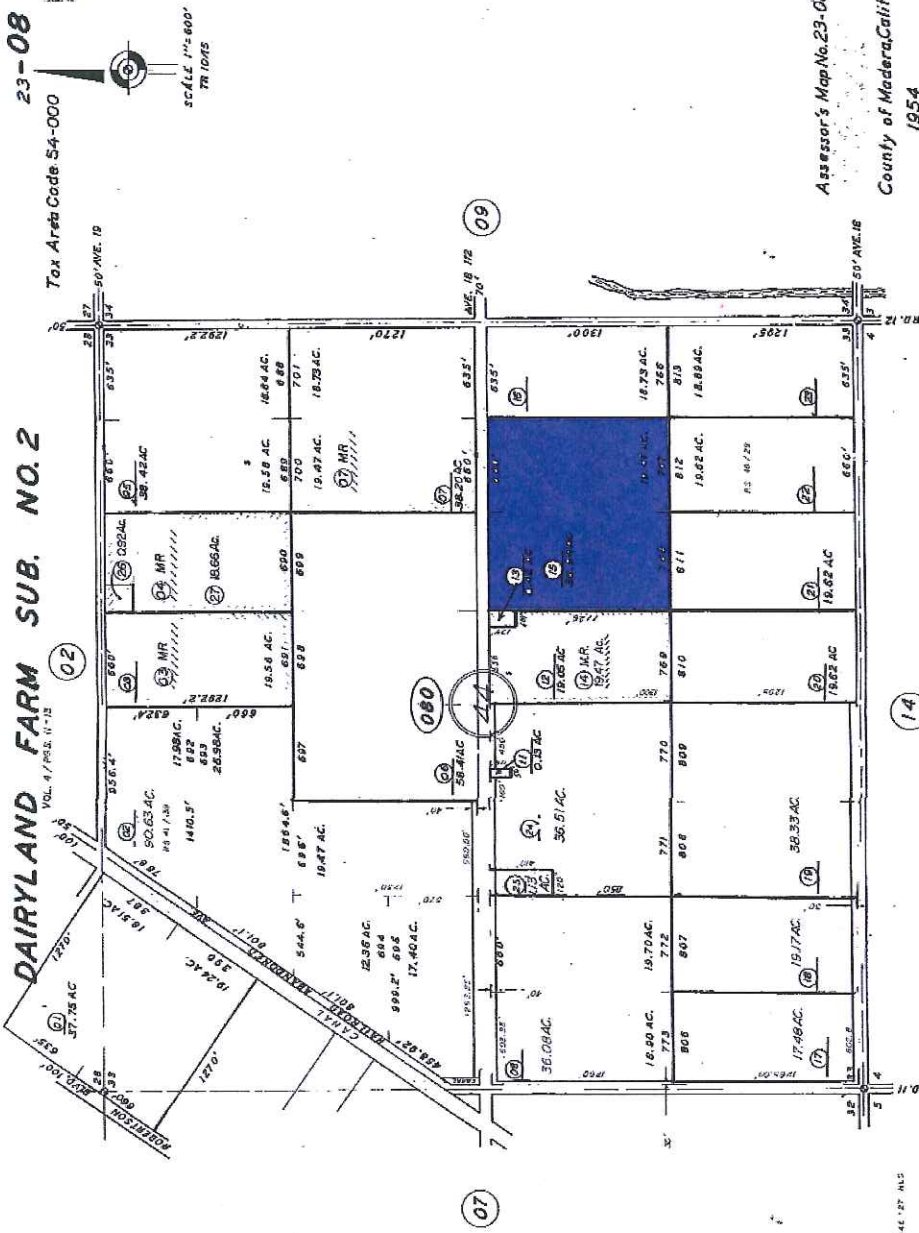
GENERAL PLAN MAP

EXHIBIT B



ZONING MAP

EXHIBIT C



ASSESSOR'S MAP

NOTES

OWNER(S): L. D. MCREE AND BETTY J. MCREE

APN: 023-080-015

THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY OF ANY PARCEL OF LAND, NOR DOES IT IMPLY OR INFER THAT A BOUNDARY SURVEY WAS PERFORMED. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION. PROPERTY LINES AND LINES OF TITLE WERE NEITHER INVESTIGATED NOR SURVEYED AND SHALL BE CONSIDERED APPROXIMATE ONLY. NO PROPERTY MONUMENTS WERE SET.

THE EASEMENTS (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN PLOTTED BASED SOLELY ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT BY: LAWYERS TITLE COMPANY, FILE NO. 09308321, DATED DECEMBER 20, 2013. WITHIN SAID TITLE REPORT THERE ARE TWELVE (12) EXCEPTIONS LISTED, ONE (1) OF WHICH IS AN EASEMENT, AND NONE (0) OF WHICH CANNOT BE PLOTTED.

THE UNDERGROUND UTILITIES (IF ANY) THAT APPEAR ON THIS MAP HAVE BEEN LOCATED BY FIELD OBSERVATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE MAP FOR COMMUNITY NO. 06039C, PANEL NO. 0875E, DATED SEPTEMBER 26, 2008, SHOWS THAT THE LOCATION OF THIS SITE FALLS WITHIN ZONE A, WHICH ARE SPECIAL FLOOD HAZARD AREAS NO BASE FLOOD ELEVATION DETERMINED.

THE LATITUDE AND LONGITUDE AT THE LOCATION AS SHOWN WAS DETERMINED BY GPS OBSERVATIONS.

LAT. 37°01'00.3" N. NAD 83
LONG. 120°20'06.7" W. NAD 83
ELEV. 166.6' NAVD 88 (BASIS OF DRAWING)

The information shown above meets or exceeds the requirements set forth in FAA order 8260.19D for 1-A accuracy ($\pm 20'$ horizontally and $\pm 3'$ vertically). The horizontal datum (coordinates) are expressed as degrees, minutes and seconds, to the nearest hundredth of a second. The vertical datum (heights) are expressed in feet and decimals thereof and are determined to the nearest 0.1 foot.

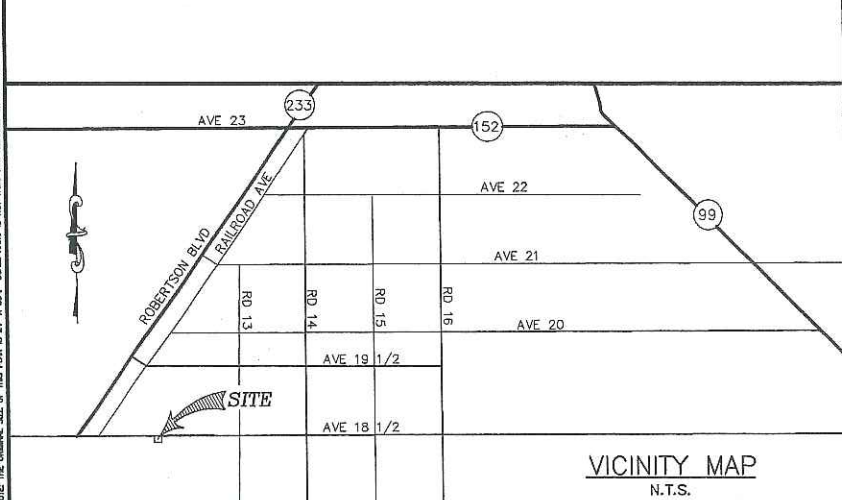
LEGAL DESCRIPTION (PER TITLE REPORT):

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF MADERA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

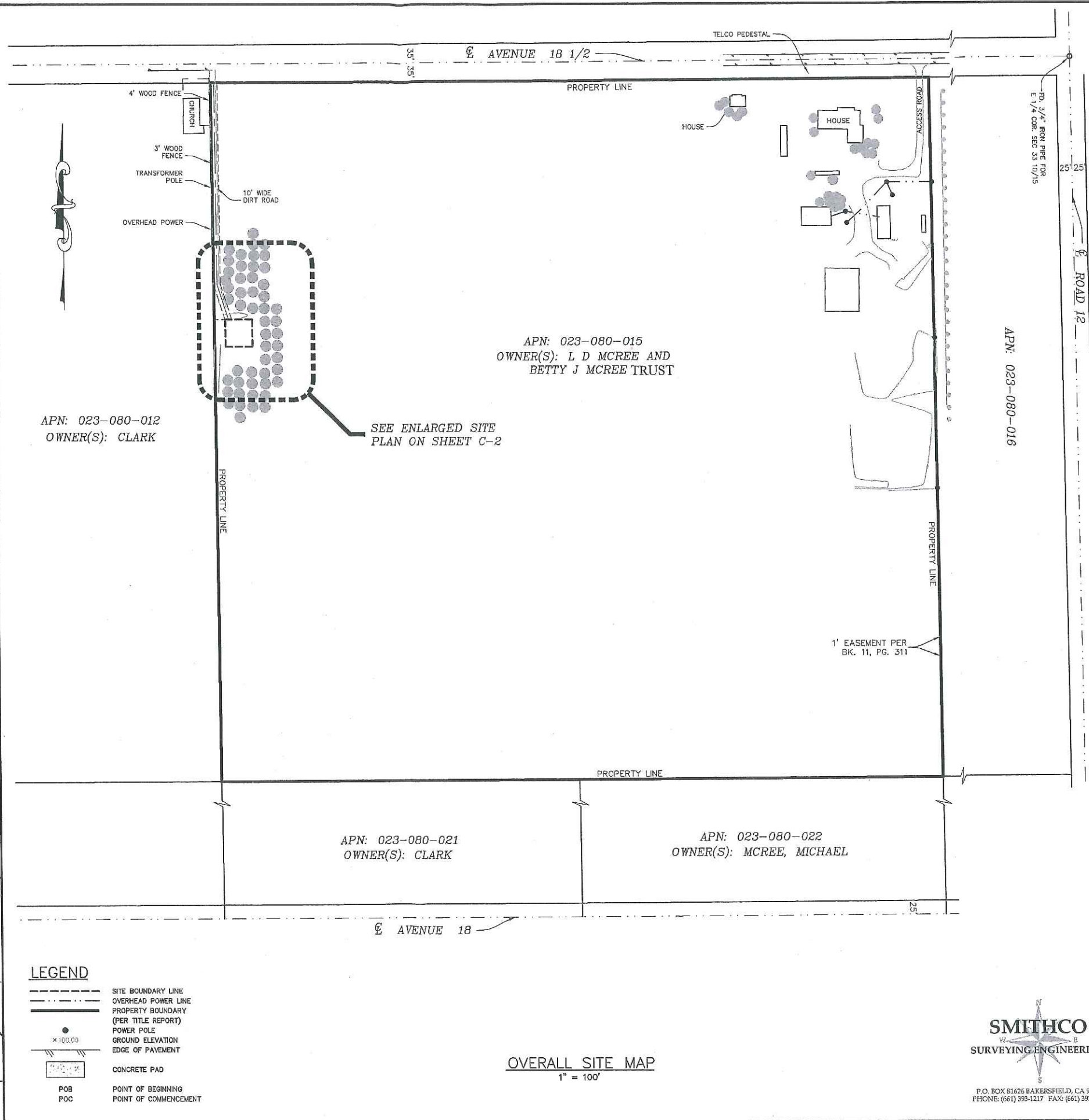
LOTS 767 AND 768 IN BLOCK 44 OF DAIRYLAND FARMS SUBDIVISION NO. 2, ACCORDING TO MAP ENTITLED "MAP OF DAIRYLAND FARMS SUBDIVISION NO. 2", FILED AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MADERA, STATE OF CALIFORNIA, JULY 8, 1914 IN BOOK 4 OF MAPS, AT PAGES 11, 12, AND 13.

EASEMENT(S) (PER TITLE REPORT):

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE SAN JOAQUIN LIGHT AND POWER CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDING DATE: OCTOBER 8, 1921
RECORDED: IN BOOK 11, PAGE 311, OF COVENANTS
AFFECTS: LOT 767
*** PLOTTED AS SHOWN HEREON ***



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE HEREIN IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES



APN: 023-080-012
OWNER(S): CLARK

SEE ENLARGED SITE
PLAN ON SHEET C-2

APN: 023-080-015
OWNER(S): L D MCREE AND
BETTY J MCREE TRUST

APN: 023-080-021
OWNER(S): CLARK

APN: 023-080-022
OWNER(S): MCREE, MICHAEL

LEGEND

- SITE BOUNDARY LINE
- OVERHEAD POWER LINE
- PROPERTY BOUNDARY (PER TITLE REPORT)
- POWER POLE
- GROUND ELEVATION
- EDGE OF PAVEMENT
- CONCRETE PAD
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

OVERALL SITE MAP
1" = 100'

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
0	04/03/13	PRELIMINARY	DL
1	07/11/13	TITLE REVIEW	FAA
2	01/15/14	TITLE UPDATE	DA
3	01/15/14	ADD EX. EASEMENT	DA
4	01/23/14	ADD UTILITY EASEMENT	SL
5	03/14/14	ADD TOPO FOR NEW SITE	DL
6	05/07/14	LEASE/ACCESS/UTILITY	SL
7	05/28/14	SITE NAME CHANGE	SL

SMITHCO JOB NO.: 82-183

SMITHCO
WIRELESS
5865 AVENIDA ENCINAS, SUITE 142B,
CARLSBAD, CA 92008
Office (760) 795-5230
Fax (760) 931-0908

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.
ANY USE OR INCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

260242
DAIRYLAND

11596 AVE 18 1/2
CHOWCHILLA, CA
93610
MADERA COUNTY

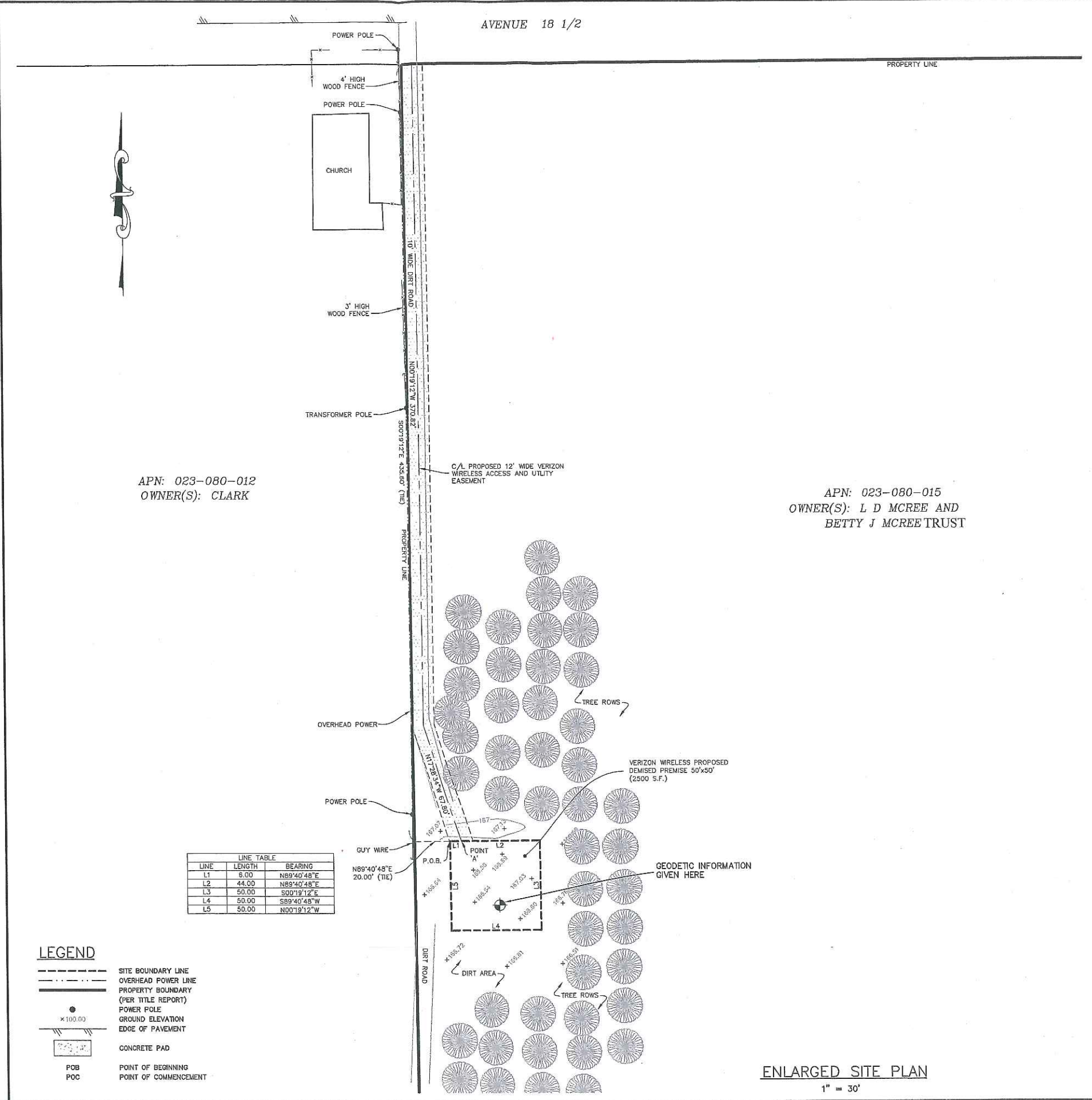
SHEET TITLE:
SITE SURVEY
FOR EXAMINATION ONLY

C-1

SMITHCO
SURVEYING ENGINEERING
P.O. BOX 81626 BAKERSFIELD, CA 93380
PHONE: (661) 393-1217 FAX: (661) 393-1218

PROPOSED VERIZON DEMISED PREMISE DESCRIPTION:
 ALL THAT PORTION OF THE HEREON DESCRIBED LESSOR'S PROPERTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWESTERLY MOST CORNER OF SAID PROPERTY; THENCE S 00°19'12" E, A DISTANCE OF 435.60 FEET; THENCE N 89°40'48" E, A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE 1) CONTINUING N 89°40'48" E, A DISTANCE OF 6.00 FEET TO POINT 'A';
 THENCE 2) CONTINUING N 89°40'48" E, A DISTANCE OF 44.00 FEET;
 THENCE 3) S 00°19'12" E, A DISTANCE OF 50.00 FEET;
 THENCE 4) S 89°40'48" W, A DISTANCE OF 50.00 FEET;
 THENCE 5) N 00°19'12" W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.
 CONTAINING 2,500 SQUARE FEET, MORE OR LESS.

PROPOSED VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:
 A 12.00 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT THE HEREINBEFORE DESCRIBED POINT 'A';
 THENCE 1) N 17°28'34" W, A DISTANCE OF 67.80 FEET;
 THENCE 2) N 00°19'12" W, A DISTANCE OF 370.82 FEET TO THE SOUTH LINE OF AVENUE 18 1/2 THE TERMINUS OF THIS DESCRIPTION.



APN: 023-080-012
 OWNER(S): CLARK

APN: 023-080-015
 OWNER(S): L D MCREE AND
 BETTY J MCREE TRUST

LINE	LENGTH	BEARING
L1	6.00	N89°40'48"E
L2	44.00	N89°40'48"E
L3	50.00	S00°19'12"E
L4	50.00	S89°40'48"W
L5	50.00	N00°19'12"W

- LEGEND**
- SITE BOUNDARY LINE
 - OVERHEAD POWER LINE
 - PROPERTY BOUNDARY (PER TITLE REPORT)
 - POWER POLE
 - GROUND ELEVATION
 - EDGE OF PAVEMENT
 - CONCRETE PAD
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT

REV	DATE	DESCRIPTION	BY
0	04/03/13	PRELIMINARY	DL
1	07/11/13	TITLE REVIEW	FAA
2	01/15/14	TITLE UPDATE	DA
3	01/15/14	ADD EX. EASEMENT	DA
4	01/23/14	ADD UTILITY EASEMENT	SL
5	03/14/14	ADD TOPO FOR NEW SITE	DL
6	05/07/14	LEASE/ACCESS/UTILITY	SL
7	05/28/14	SITE NAME CHANGE	SL

SMITHCO JOB NO.: 82-183

WIRELESS
 5685 AVENIDA ENCINAS, SUITE 142B,
 CARLSBAD, CA 92008
 Office (760) 795-5200
 Fax (760) 931-0808

PROPRIETARY INFORMATION
 THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO VERIZON WIRELESS.
 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED.

verizon
 2785 MITCHELL DRIVE, BLDG 9
 WALNUT CREEK, CA 94598

260242

DAIRYLAND

11596 AVE 18 1/2
 CHOWCHILLA, CA
 93610

MADERA COUNTY

SHEET TITLE:
SITE SURVEY
 FOR EXAMINATION ONLY

C-2

ENLARGED SITE PLAN
 1" = 30'

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE AND/OR IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SMITHCO
 SURVEYING ENGINEERING
 P.O. BOX 81626 BAKERSFIELD, CA 93380
 PHONE: (661) 393-1217 FAX: (661) 393-1218

REV	DATE	DESCRIPTION	BY
6	04/01/14	90% ZD RELOCATION	FR
7	05/15/14	95% ZONING	OM
8	05/28/14	100% ZONING	OM



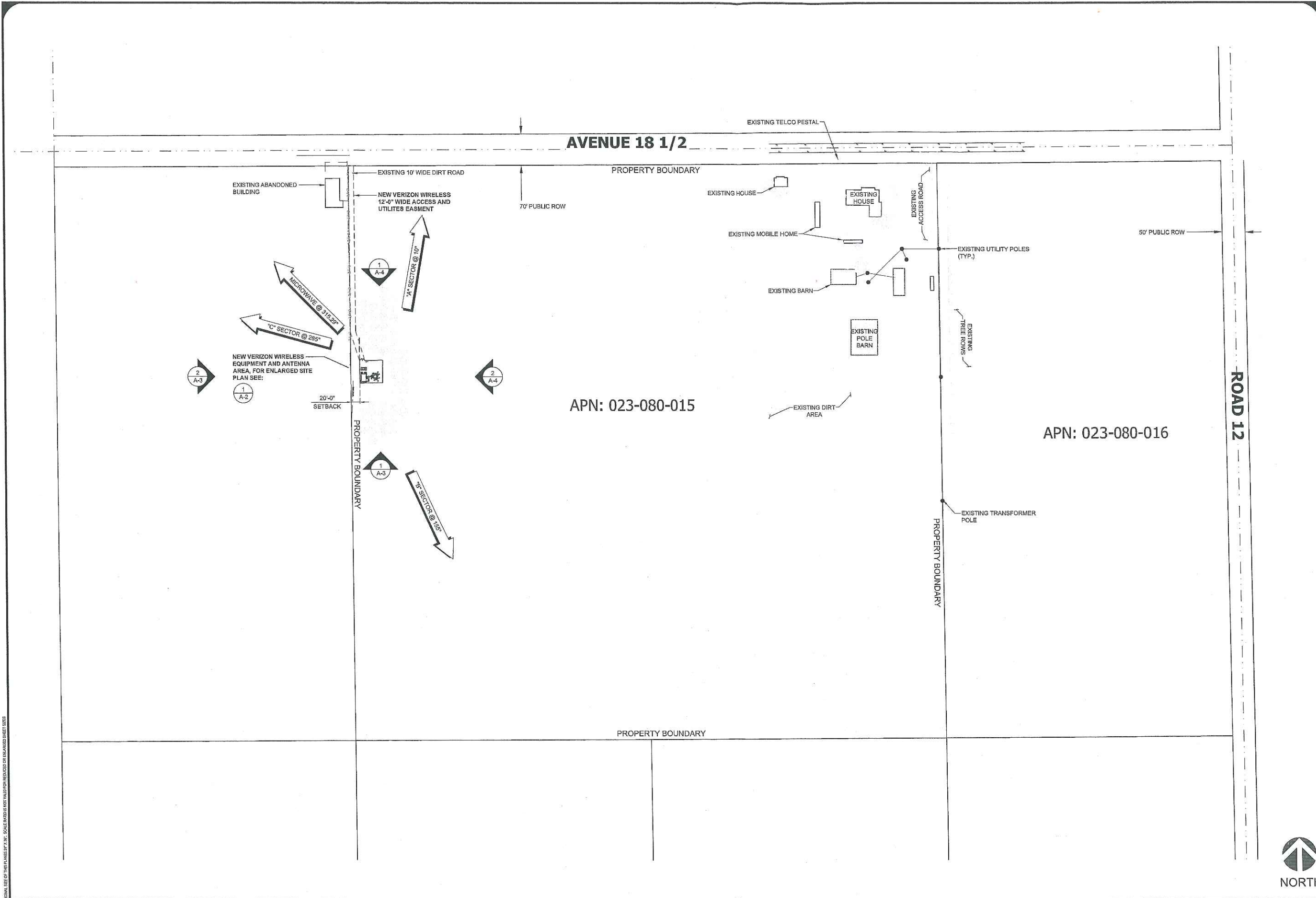
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 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



DAIRYLAND
PSL # 260242
 11596 AVE. 18 1/2
 CHOWCHILLA, CA 93610

SHEET TITLE:
OVERALL SITE PLAN

A-1



OVERALL SITE PLAN

100' 0 50' 100' SCALE: 1" = 100'-0" (24x36)
 (OR) 1/2" = 100'-0" (11x17) **1**



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS PLY. SOME DIMENSIONS MAY VARY FROM REDUCED OR ENLARGED SHEET SIZES

ISSUE STATUS

REV	DATE	DESCRIPTION	BY
6	04/01/14	90% ZD RELOCATION	FR
7	05/15/14	95% ZONING	OM
8	05/28/14	100% ZONING	OM



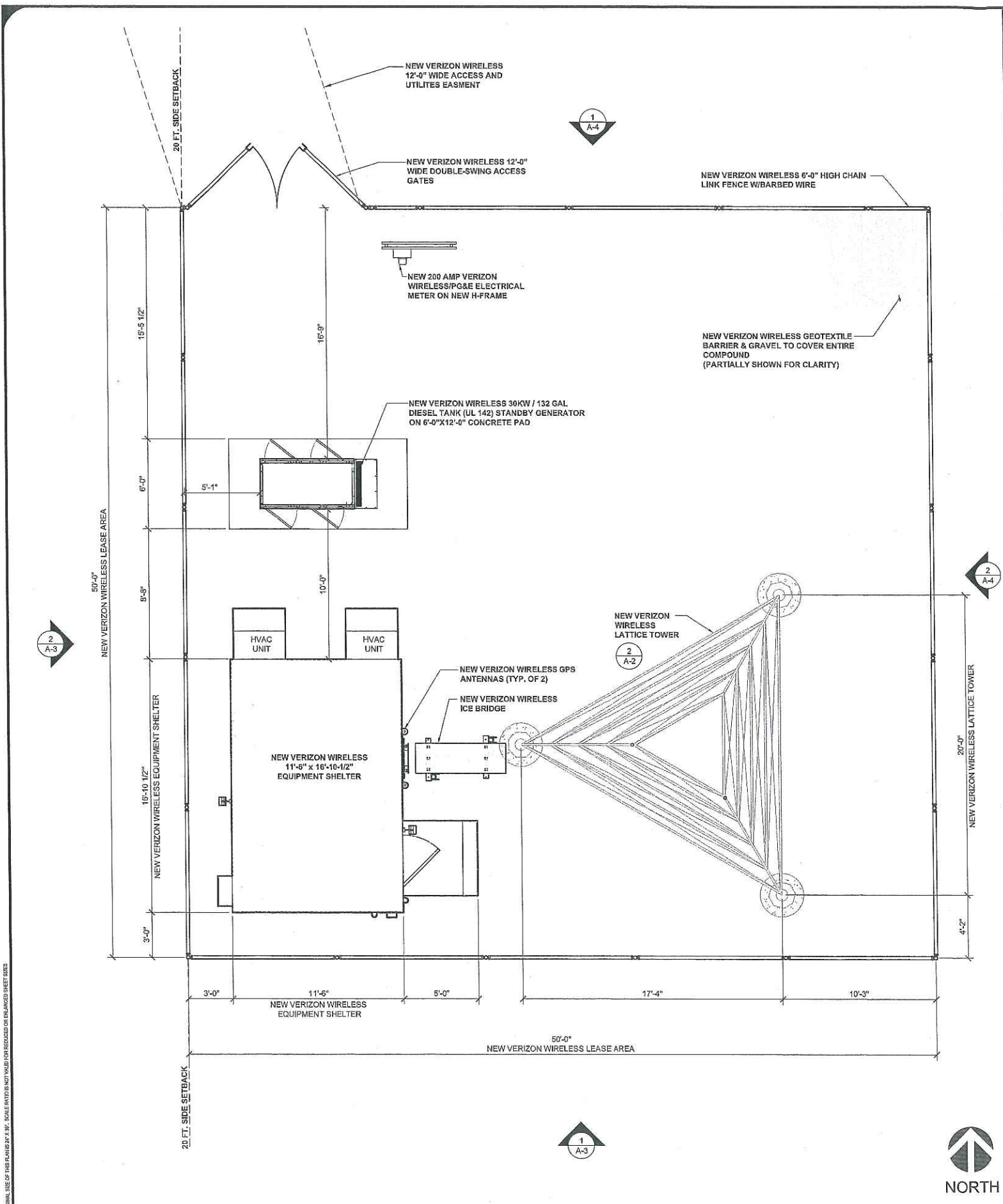
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 ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED



DAIRYLAND
PSL # 260242
 11596 AVE. 18 1/2
 CHOWCHILLA, CA 93610

SHEET TITLE:
 EQUIPMENT &
 ANTENNA LAYOUT

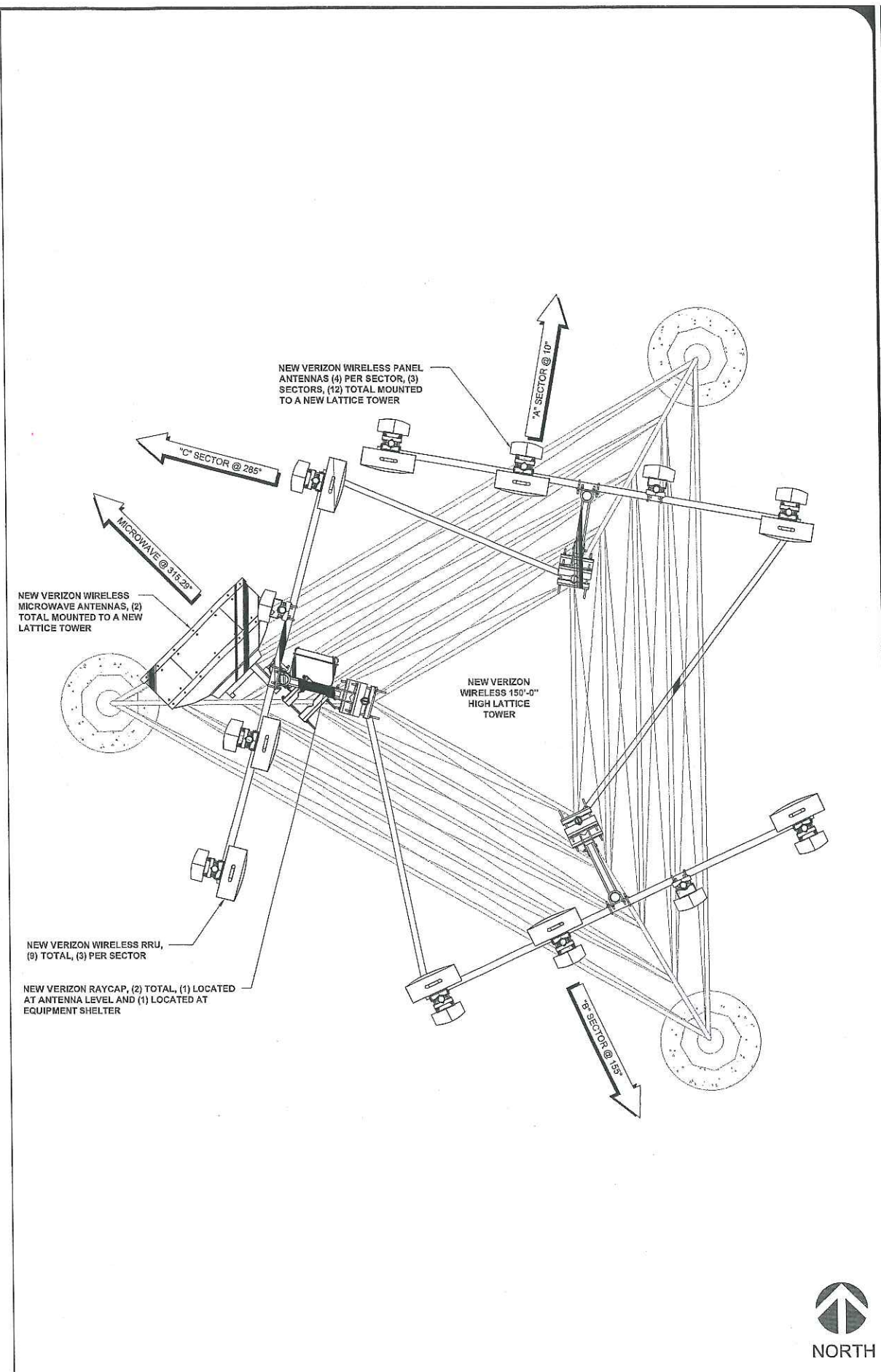
A-2



EQUIPMENT LAYOUT

SCALE: 1/4" = 1'-0" (24x36)
 (OR) 1/8" = 1'-0" (11x17)

1

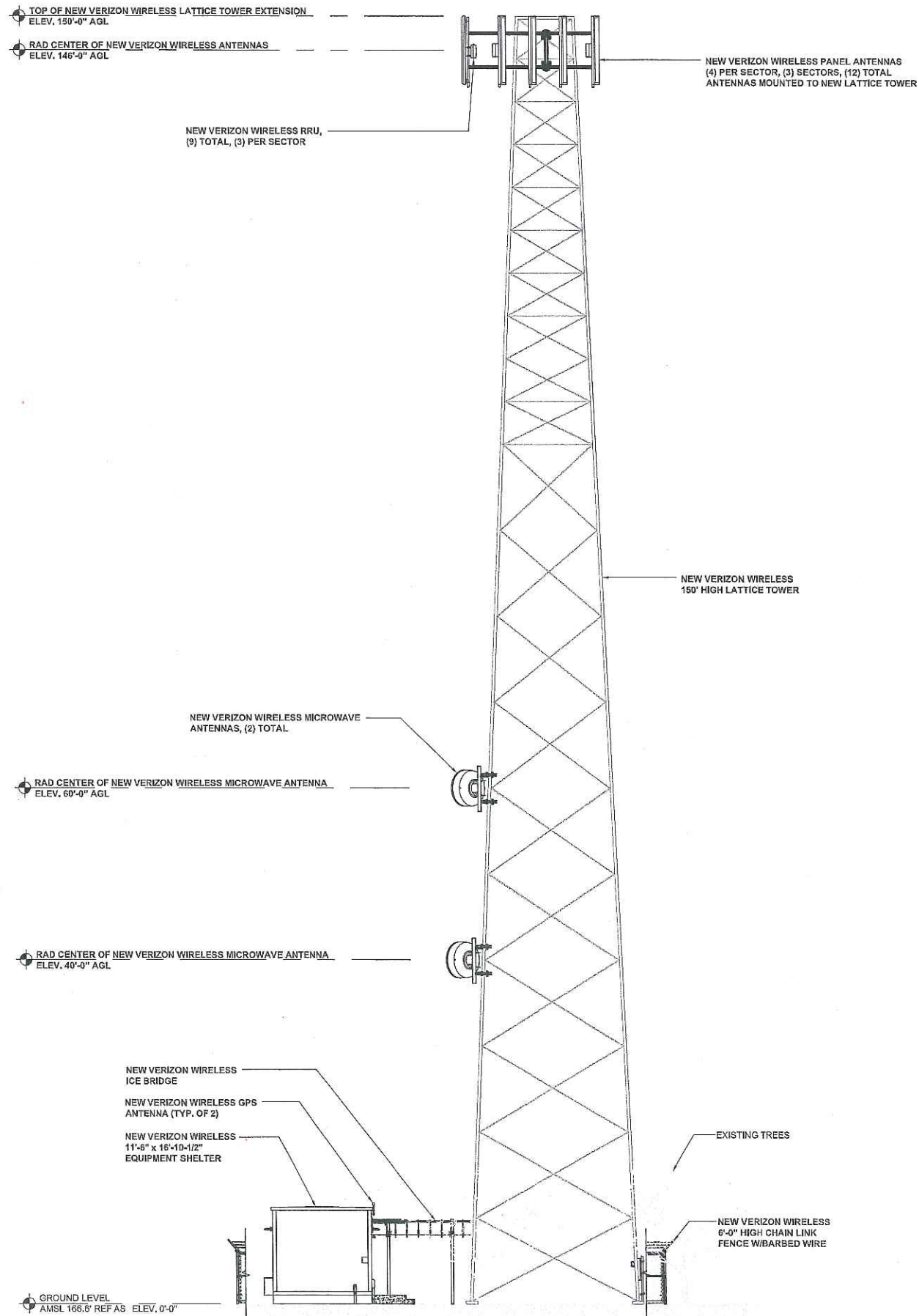


ANTENNA LAYOUT

SCALE: 1/2" = 1'-0" (24x36)
 (OR) 1/4" = 1'-0" (11x17)

2

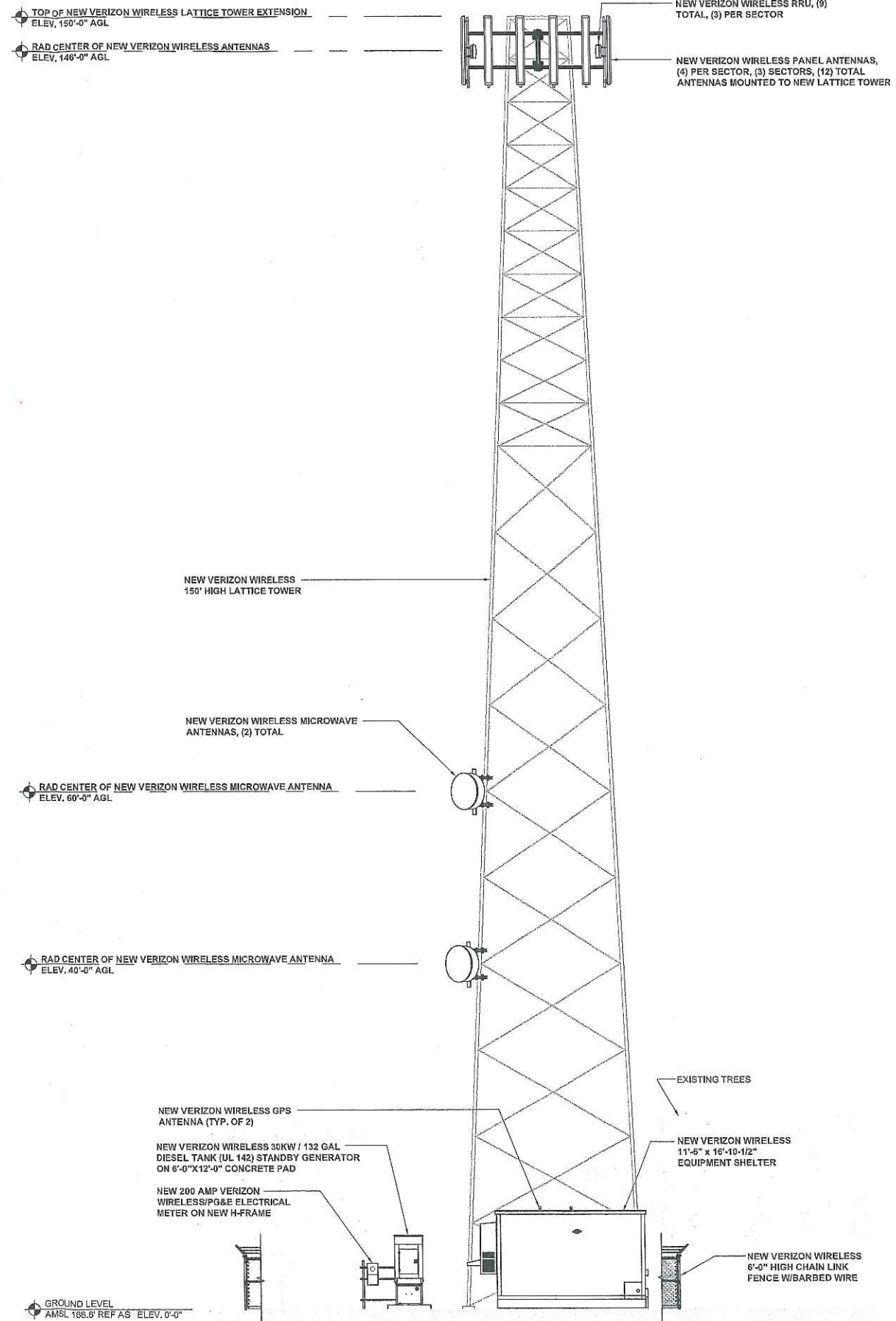
NOTE: THE ORIGINAL SIZE OF THIS DRAWING IS 24" X 36". SCALE MATRIS IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



SOUTH ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

1



WEST ELEVATION

0 2' 4' 8'
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

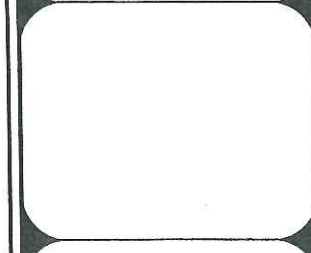
2

REV	DATE	DESCRIPTION	BY
6	04/01/14	90% ZD RELOCATION	FR
7	05/15/14	95% ZONING	OM
8	05/28/14	100% ZONING	OM

SAC
WIRELESS
ENGINEERING GROUP
5665 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO
VERIZON WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES
TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizonwireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598

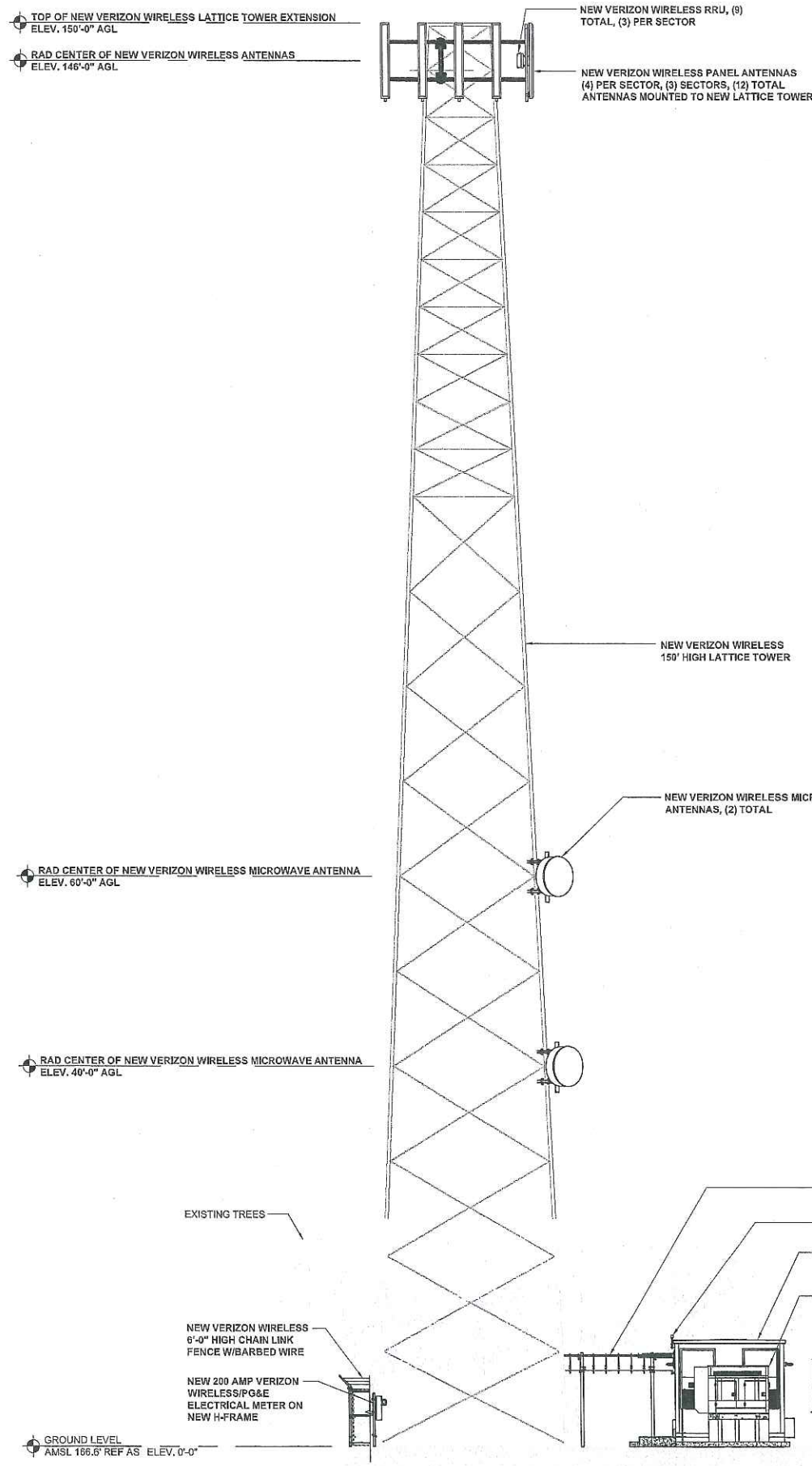


DAIRYLAND
PSL # 260242
11596 AVE. 18 1/2
CHOWCHILLA, CA 93610

SHEET TITLE:
SOUTH & WEST
ELEVATIONS

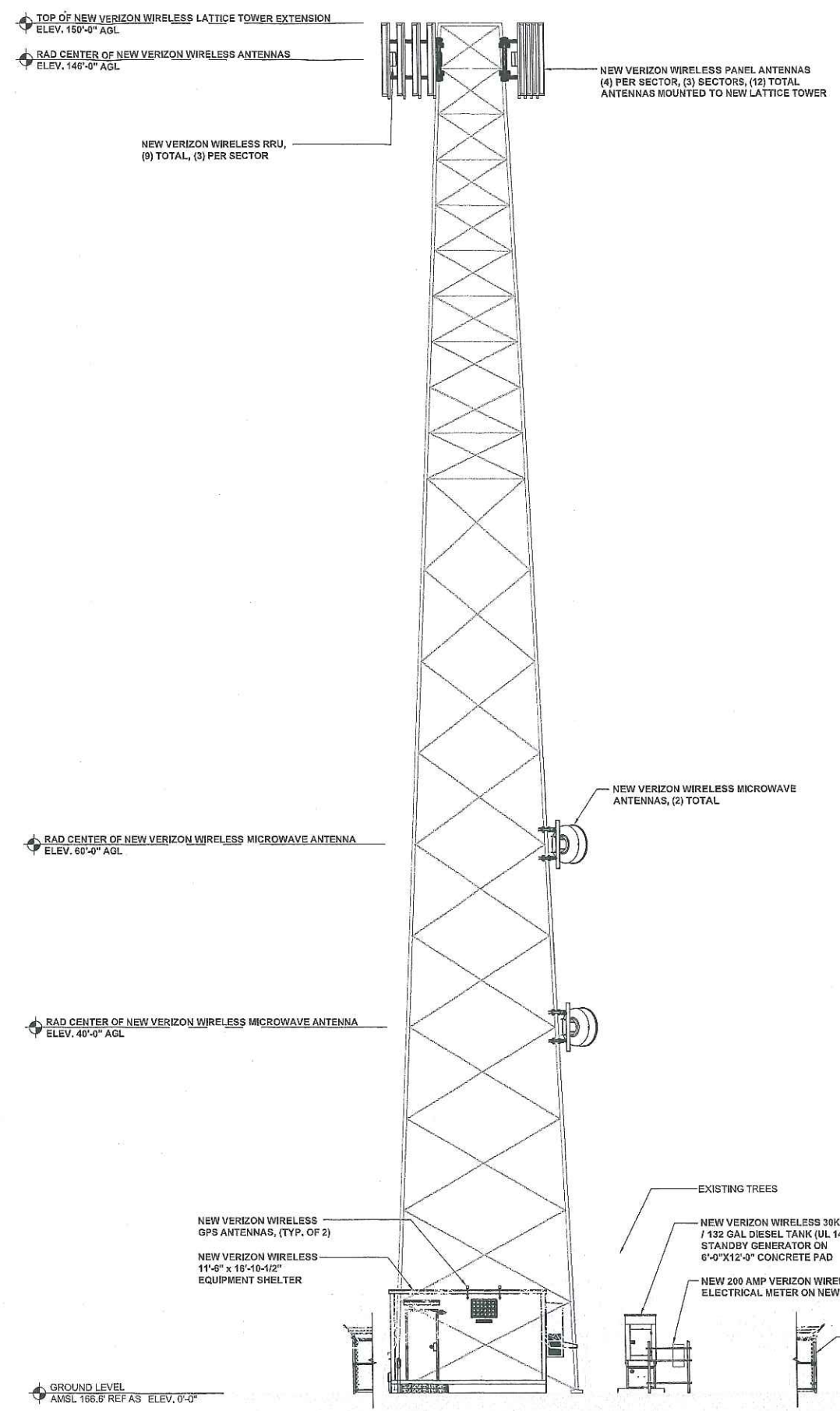
A-3

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE PRINTS BY NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.



NORTH ELEVATION

SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)



EAST ELEVATION

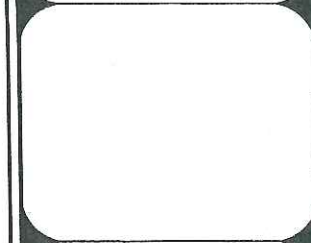
SCALE: 1/8" = 1'-0" (24x36)
(OR) 1/16" = 1'-0" (11x17)

REV	DATE	DESCRIPTION	BY
6	04/01/14	90% ZD RELOCATION	FR
7	05/15/14	95% ZONING	CM
8	05/28/14	100% ZONING	CM

SAC
WIRELESS
ENGINEERING GROUP
5865 AVENIDA ENCINAS
CARLSBAD, CA 92008
www.sacw.com
760.795.5200

PROPRIETARY INFORMATION
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ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO VERIZON WIRELESS IS STRICTLY PROHIBITED

verizonwireless
2785 MITCHELL DRIVE, BLDG 9
WALNUT CREEK, CA 94598



DAIRYLAND
PSL # 260242
11596 AVE. 18 1/2
CHOWCHILLA, CA 93610

SHEET TITLE:
NORTH & EAST ELEVATIONS

A-4

NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE MATTER IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

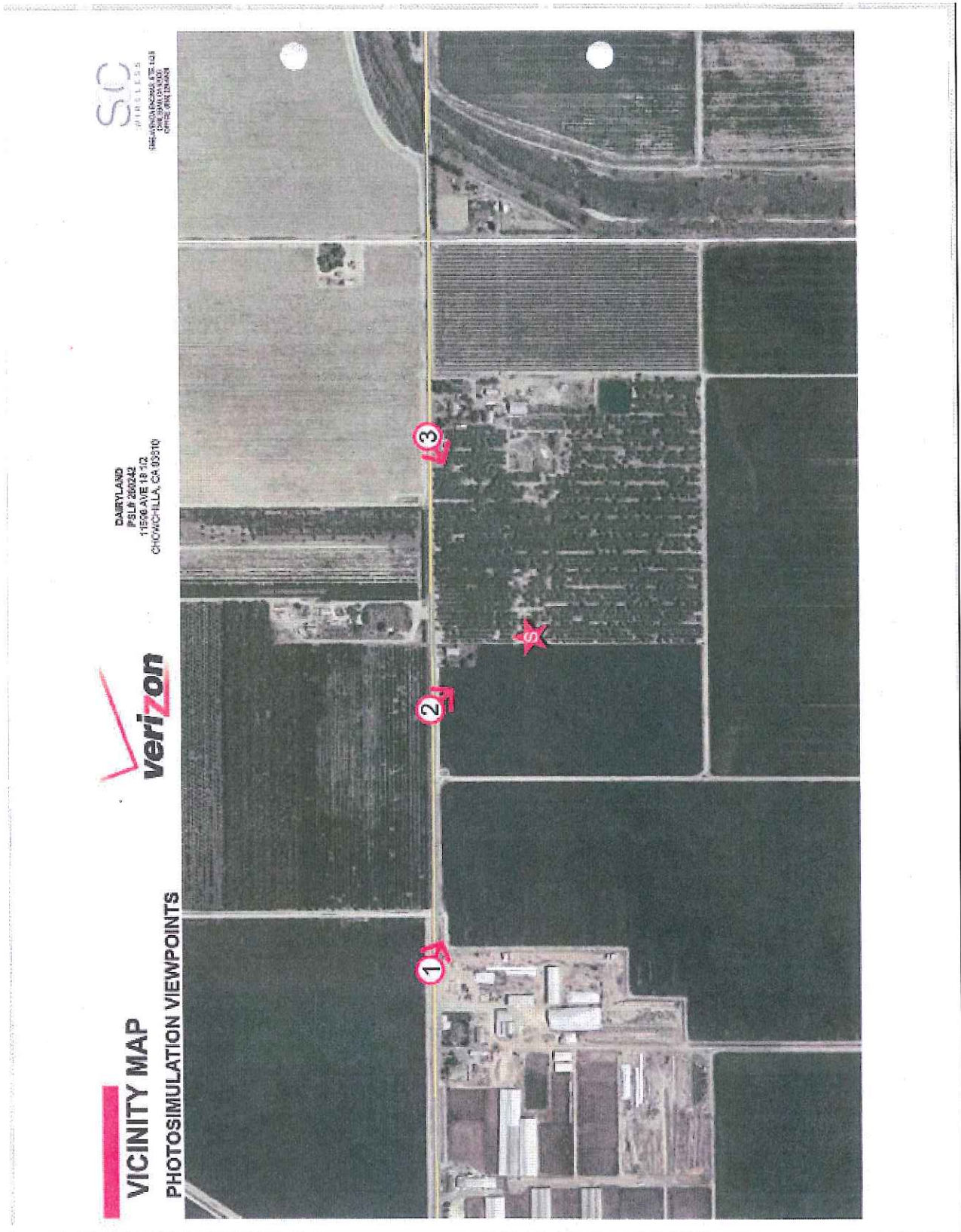


CURRENT VOICE/DATA COVERAGE MODEL



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

TARGET COVERAGE AREA MET



VICINITY MAP

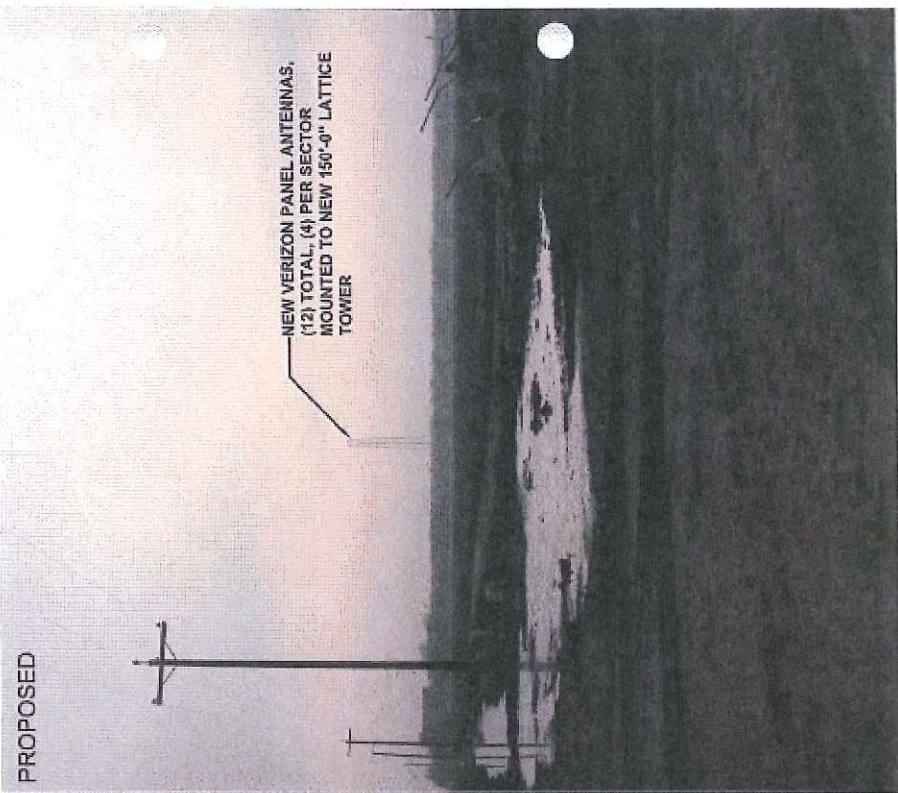
SIC
WIRELESS
2005 FORT BRUNNING ST. 100
DUBLIN, CA 94568
925.851.1000

CAIRYLAND
P.O. BOX 200244
11500 AVE 16 1/2
CHOWCHILLA, CA 93610

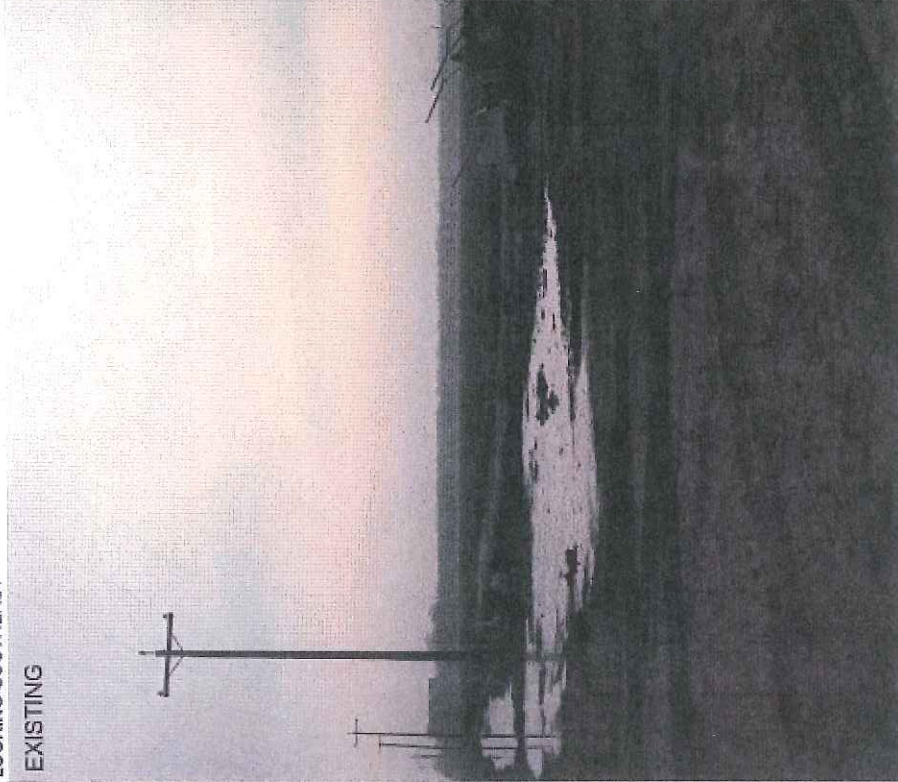


PHOTOSIMULATION VIEW 1
LOOKING SOUTHEAST

EXISTING



PROPOSED



PHOTOSIMULATION VIEW 1

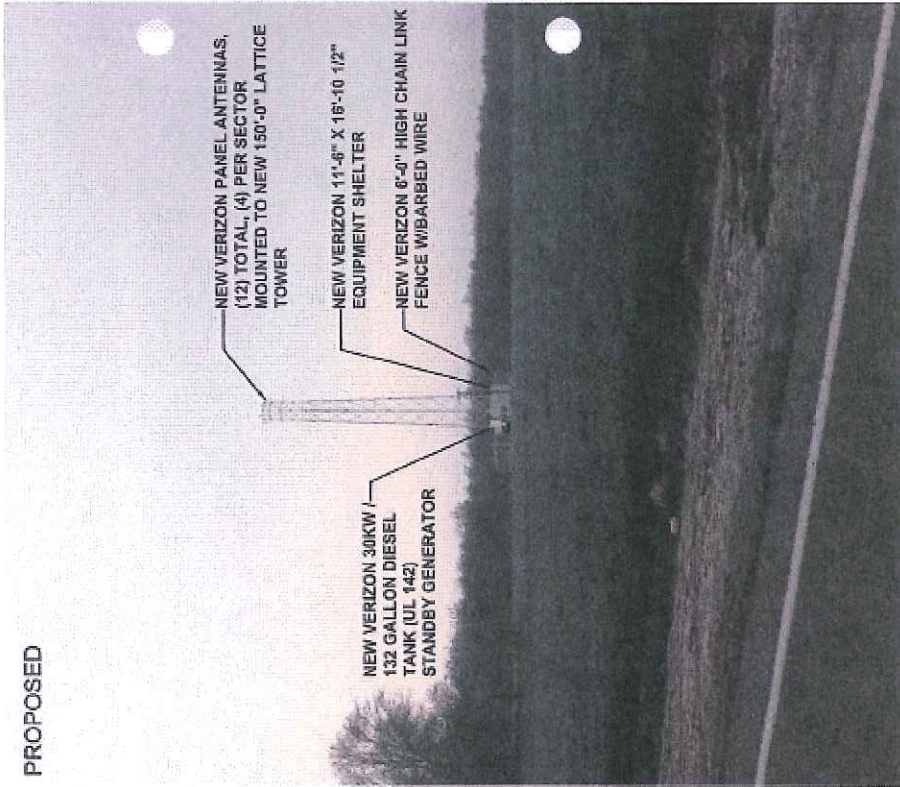
SC
WIRELESS
SOLUTIONS
15455 BAYVIEW AVE #100
SAN DIEGO, CA 92168
619.594.1234

DAIRYLAND
P.O. BOX 200242
11506 AVE 16 1/2
CHOWCHILLA, CA 93610



PHOTOSIMULATION VIEW 2
LOOKING SOUTHEAST

EXISTING



PHOTOSIMULATION VIEW 2

SC
SOUTHERN CALIFORNIA
SPECIAL SERVICES
252 CENTRAL EXPRESS WY. #45
CANTON, CA 92521
OFFICE (951) 254-9320

DAIRYLAND
P.O. BOX 280342
11568 AVE 16 1/2
CHOWCHILLA, CA 93610

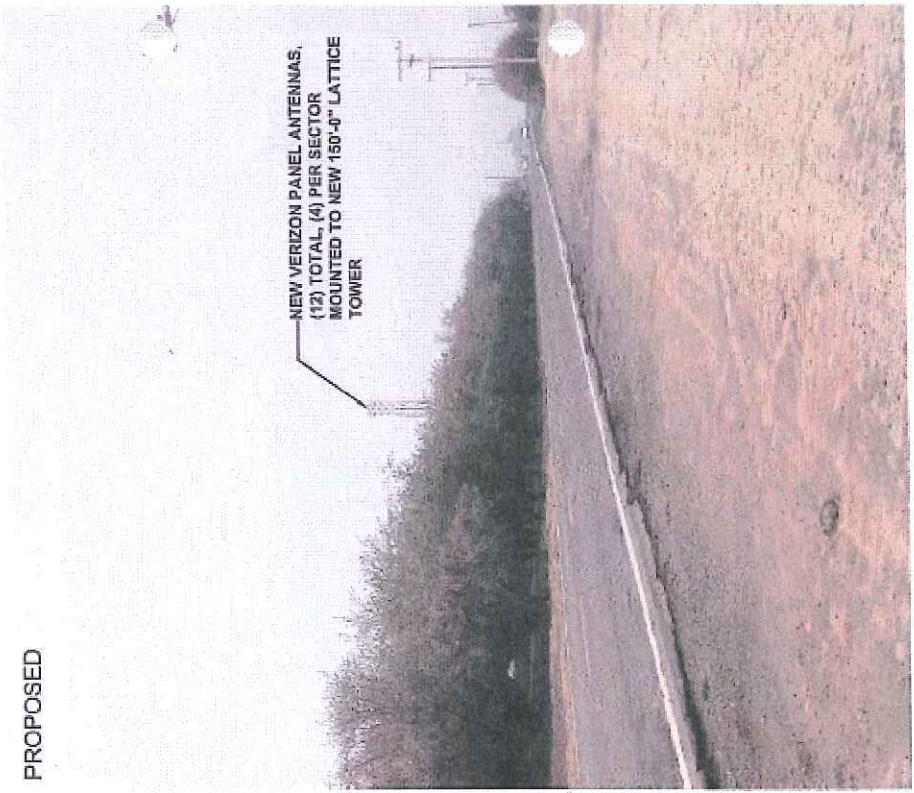
PROPOSED

NEW VERIZON PANEL ANTENNAS.
(12) TOTAL, (4) PER SECTOR
MOUNTED TO NEW 150'-0" LATTICE
TOWER



PHOTOSIMULATION VIEW 3
LOOKING SOUTHWEST

EXISTING



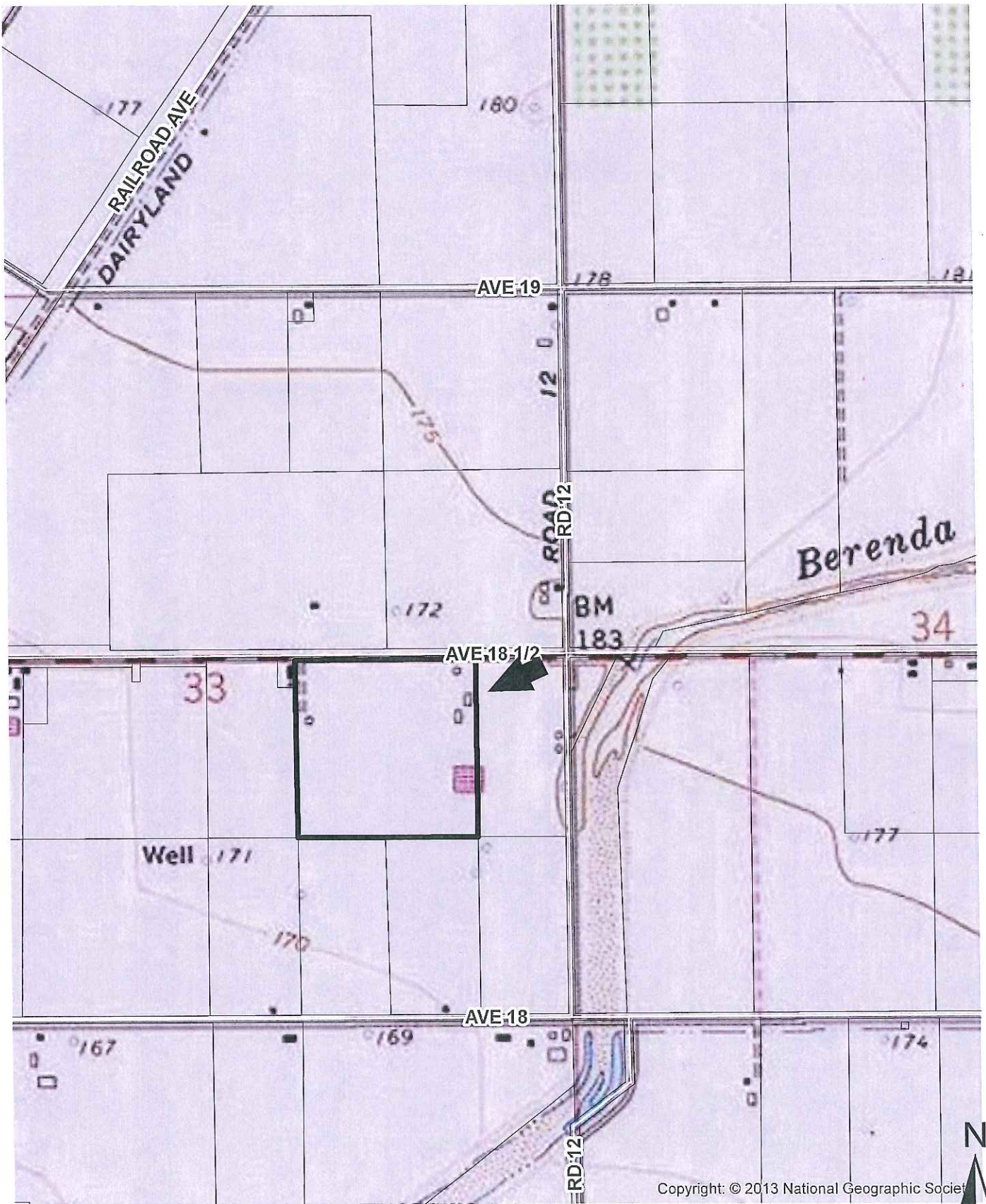
PHOTOSIMULATION VIEW 3



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

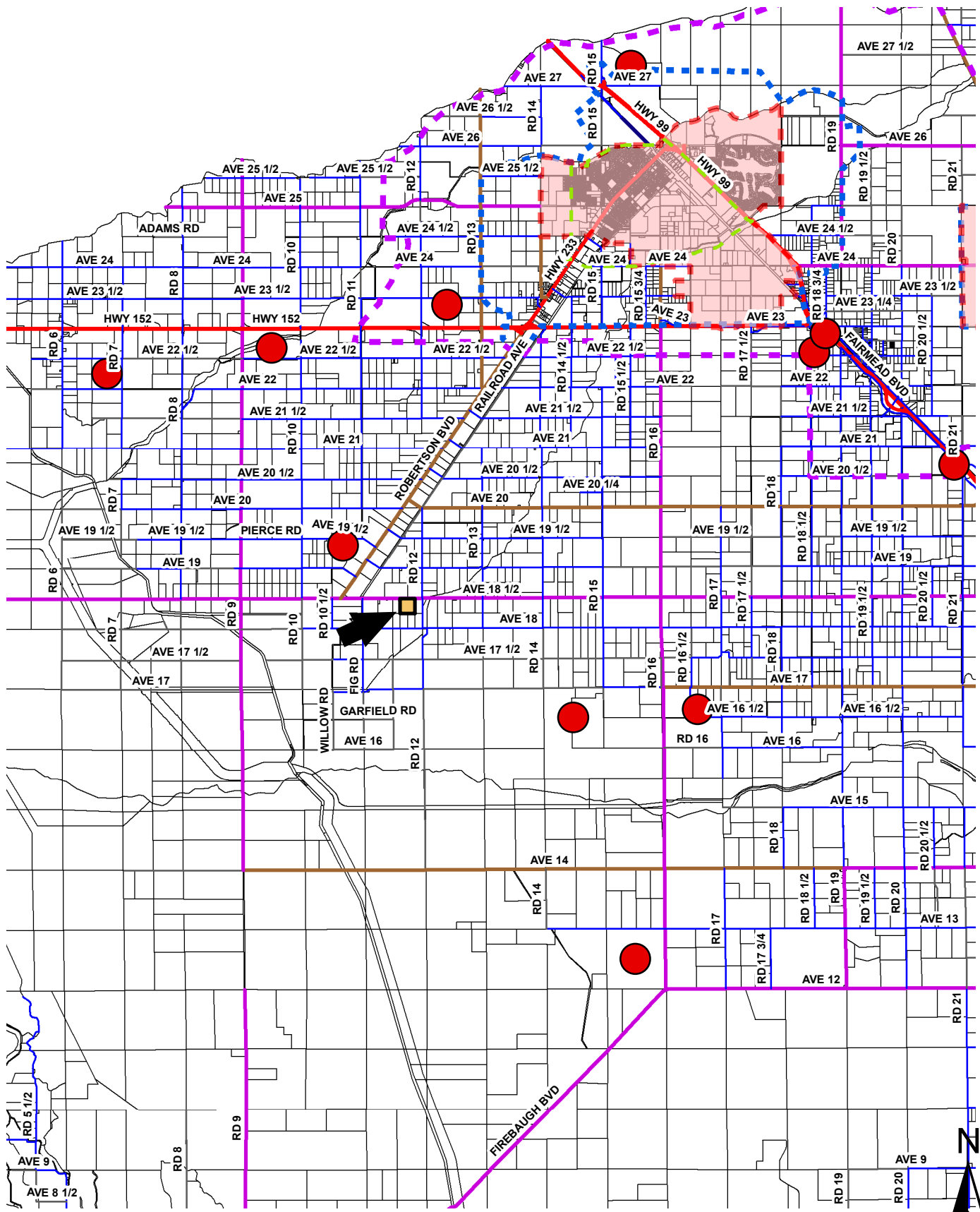


AERIAL MAP



TOPOGRAPHICAL MAP

EXHIBIT G



EXISTING WIRELESS TOWERS

 **EXISTING TOWERS**

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

OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

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

1. Please provide the following information

Assessor's Parcel Number: 023-080-015
Applicant's Name: Verizon Wireless, c/o Rebekah Anderson for SAC Wireless
Address: Property address: 11596 Ave 18 1/2, Chowchilla, CA 93610
Phone Number: 916-205-3100, email: ra@andersonwsa.com

2. Describe the nature of your proposal/operation.

Proposed Verizon Wireless facility, including: new 150' lattice tower, equipment shelter, standby diesel generator.

3. What is the existing use of the property?

Rural residential and orchard

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

N/A

5. What are the proposed operational time limits?

Months (if seasonal): The wireless facility is operational 24/7
Days per week: 7
Hours (from ___ to ___): 24
Total Hours per day: 24

7. How many customers or visitors are expected?

Average number per day: None
Maximum number per day: None
What hours will customers/visitors be there? None

8. How many employees will there be?

Current: N/A
Future: One employee will visit approximately once per month
Hours they work: N/A
Do any live onsite? If so, in what capacity (i.e. caretaker)?
N/A

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

The wireless facility includes: new 150' lattice tower, equipment shelter, standby diesel generator.

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

Number: One

Type: Pick-up truck

Frequency: Once per month (approximate)

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

N/A

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

Via existing dirt road off Avenue 18 1/2

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

Once per month

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

None

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

The proposed installation includes all new construction. See enclosed site plans.

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

Chain-link fence

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

Agriculture

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

The HVAC units on the shelter and the standby generator testing produce levels of noise within the County's acceptable standards.

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

N/A

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

N/A

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

N/A

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

None

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

Providing better wireless service to the area.

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

Providing better wireless service to the area.

30.

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

Proposed Use(s): wireless facility

Square feet of building area(s): wireless compound is 50' x 50' = 2,500 sq ft

Total number of employees: N/A

Building Heights: Tower is 150'

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

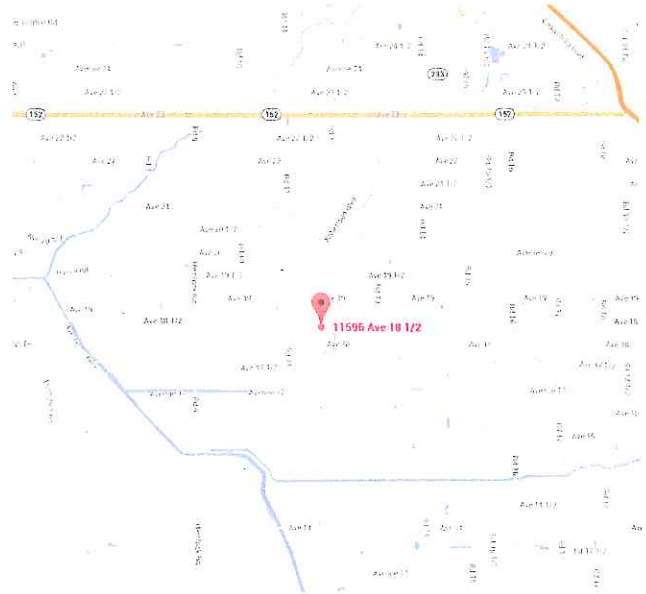
N/A

End

Project Support Statement
Proposed Verizon Wireless Facility "Dairyland"
11596 Avenue 18 ½ Chowchilla, CA 93610

Introduction

Verizon Wireless proposes a new wireless facility at 11596 Avenue 18 ½ Chowchilla, CA. This facility will enhance and expand the Verizon Wireless network in this community in order to improve communications service for its existing and prospective customers. This facility will serve the unincorporated area near Dairyland in Madera County, including the surrounding businesses, residents, and travelers along the nearby streets. The site objective is to provide coverage to this high customer complaint area in the northwest area of Madera County.



Design

The proposed facility will include a new 150' Lattice Tower, equipment shelter, and a standby diesel generator, enclosed within a chain-link fence, along with power and telco connections to the facility. Due to the tower height needed, a lattice tower is most suitable for this new wireless facility. The location of the site near the back of the parcel away from the road was chosen to minimize visual impacts to the community.

Co-location Opportunities

A new tower is being proposed, as there are no co-location opportunities within this area that would work for the coverage objective. One co-location option was researched, an existing tower owned by American Tower Corp (3.85 miles southeast). However, that tower was located too far away from the Verizon Wireless coverage area needed. Therefore, that tower was not workable for the coverage needs for this proposed site. There are no other available tall structures.

Public Safety

Wireless devices, such as cell phones, have become a common tool people use to contact public safety personnel and loved ones in the event of a crisis. Having increased wireless service in this area will benefit those in emergency situations to reach out for help.



COUNTY OF MADERA DEPARTMENT OF PUBLIC WORKS

JOHANNES J. HOVERTSZ
DIRECTOR

- 2037 W. Cleveland Avenue
- Madera, CA 93637
- (559) 675-7811 Road
- (559) 675-7817 Engineering
- (559) 675-7820 Special Districts

jhoevertsz2@madera-county.com

DATE: July 3, 2014

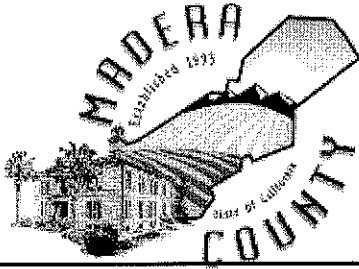
TO: Brent Gibbons, Planning Department

FROM: Dario Dominguez, Engineering Department

SUBJECT: CUP 2014-008 SAC Wireless APN 023-080-015

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

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



RESOURCE MANAGEMENT AGENCY
Environmental Health Department

Jill Yaeger, Director

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

MEMORANDUM

TO: Brent Gibbons
FROM: Environmental Health Department
DATE: July 2, 2014
RE: SAC Wireless - Conditional Use Permit - Chowchilla (023-080-015-000)

Comments

TO: Planning Department
FROM: Environmental Health Department
DATE: June 20, 2014
RE: Conditional Use Permit (CUP) #2014-008, SAC Wireless- Chowchilla APN 023-080-015

The Environmental Health Department Comments:

The facility will be regulated under the Hazardous Material Business Plan and or Waste Generator depending on the type and/or amount of hazardous material on-site. (Article I, Chapter 6.95, of the California Health & Safety Code)

If facility is already regulated by this department the applicant must update their Hazardous Material Business Plan if the hazardous material storage location or hazardous material quantity(s) has changed.

As of January 2013 all CUPA regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at: www.cers.calepa.ca.gov

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.

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms, contact this department at (559) 675-7823, M-F, 8:00 AM to 5:00 PM.

MADERA COUNTY FIRE DEPARTMENT EXHIBIT K

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

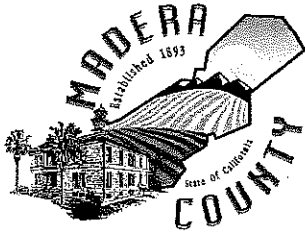
MEMORANDUM

TO: Brent Gibbons
FROM: Deborah Keenan, Fire Marshal
DATE: July 2, 2014
RE: SAC Wireless - Conditional Use Permit - Chowchilla (023-080-015-000)

Comments

Access to the proposed facility shall meet minimum driveway standards: Current driveway standards apply to all new structures. Driveway shall be a minimum of 10 feet wide with an approved all weather surfacing, driveways in excess of 150 ft require a turnout at midpoint or every 400 feet if 800 feet long or greater. Turnouts shall be 10 feet wide for 30 feet of length with 25 foot tapers at each end Driveway improvements shall be completed prior to final inspection. Driveways 300 foot long or greater require a 42 foot radius turnaround or hammer head within 50 feet of the proposed structure. A minimum of 15 feet or vertical clearance above the driveway is required.

All gated access shall be provided with a KNOX Box emergency access device.




RESOURCE MANAGEMENT AGENCY Road Department

Johannes J. Hoevertsz, Road Commissioner

EXHIBIT L

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

MEMORANDUM

TO: Brent Gibbons – Planning Department
FROM: Jason Chandler – Road Department 
DATE: June 30, 2014
SUBJECT: **CONDITIONAL USE PERMIT NO. 2014-008 / SAC WIRELESS**

The Road Department has reviewed the above-noted project to build a cell tower with a shelter and generator. The proposed project is located on Avenue 18 1/2, west of the Road 12 intersection. The proposed project has access onto Avenue 18 1/2 which is designated as an Arterial road (*General Plan Policy Document*) requiring a minimum road right-of-way width of 80 feet. The existing road right-of-way at the project location has a 70 foot minimum width. Due to negligible traffic impacts, the Road Department is not requesting any additional right-of-way at this time. This road is within the County Maintained Mileage System. There are no special districts within this vicinity providing road maintenance.

The Road Department recommends that an approach shall be constructed to a commercial standard approach along Avenue 18 1/2 at the location of ingress and egress to the cell tower as shown on the site plan. Construction in the road right-of-way will require the applicant to apply for and obtain an Encroachment Permit through the Road Department.

THE ROAD DEPARTMENT RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL:

1. As a condition of this Conditional Use Permit, the applicant shall construct the driveway approach to a commercial standard.
2. Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction (*ST-24B, ST-25, 26 and 27*).

Environmental Checklist Form

Title of Proposal: CUP #2014-008 SAC Wireless

Date Checklist Submitted: June 30, 2014

Agency Requiring Checklist: Madera County Planning Department

Agency Contact: Brenton Gibbons, Planner II

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 Conditional Use Permit is requesting to allow for the construction of a new 150 foot lattice style cell tower, equipment shelter and standby diesel generator.

The site is currently developed with orchards and a single family home. The parcel is surrounded by similar agricultural uses. The facilities will consist of an unmanned wireless cell tower that will receive routine maintenance periodically throughout the year.

Project Location:

The subject property is located on the south side of Avenue 18 1/2, approximately 630 feet west of its intersection with Road 12 (11596 Avenue 18 1/2), Chowchilla.

Applicant Name and Address:

SAC Wireless
P.O. Box 2088
W. Sacramento, CA 95691

General Plan Designation:

AE (Agricultural Exclusive)

Zoning Designation:

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

Surrounding Land Uses and Setting:

Agriculture, Orchards, and Rural Residential

Other Public Agencies whose approval is required:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

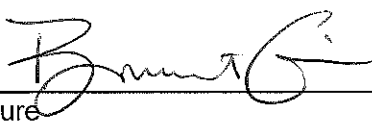
- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils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

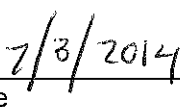
DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Prior EIR or ND/MND Number


Signature


Date

I. AESTHETICS -- Would the project:

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

Discussion:

(a) No Impact

No scenic vistas are known to exist in the vicinity of the project area

(b) No Impact

No impacts are identified as a result of this project.

(c) Less than Significant Impact

The project site has already been developed for agricultural uses with orchards, thus not creating any additional significant impacts.

(d) Significant with Mitigation Incorporation

The lattice style 150' wireless tower has the potential to create glare during daytime hours due to the materials selected for construction. Through mitigation this affect can be lessened to a less than significant impact.

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

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

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

<p>III. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project 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:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant with Mitigation Incorporation</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>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?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>
<p>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))?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest land?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>
<p>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?</p>	<p><input type="checkbox"/></p>	<p><input type="checkbox"/></p>	<p><input checked="" type="checkbox"/></p>	<p><input type="checkbox"/></p>

Discussion:

(a) Less than Significant Impact

The subject parcel is considered Farmland of Statewide Importance and Unique Farmland. The

proposed wireless tower will not be converting new farmland since it will already be using a portion of the developed property which is currently not occupied by crops.

(b) Less than Significant Impact

The parcel is subject to Williamson Act. The wireless tower is considered as allowed in this zone district with a Conditional Use Permit. The overall footprint of the tower and related facilities is not significant enough to disrupt the agricultural use of the property.

(c) No Impact

The area is not considered forest land, or zoned as forest land, or timberland, therefore no impacts will occur.

(d) No Impact

The area is not considered forest land, or zoned as forest land, or timberland, therefore no impacts will occur.

(e) Less than Significant Impact

The subject parcel is considered Prime and Unique Farmland. The proposed wireless tower will not be converting new farmland since it will already be using a portion of the developed property.

General Information

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

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

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

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

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

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

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

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

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

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

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) Less than Significant

The wireless communications tower is going to be unstaffed, with the occasional site visit for maintenance. There could potentially be a slight impact during the construction of the wireless tower, but the impact will be minimal and short, being that it would only occur during the brief construction phase.

(b) Less than Significant

The wireless communications tower is going to be unstaffed, with the occasional site visit for maintenance. There could potentially be a slight impact during the construction of the wireless tower, but the impact will be minimal and short, being that it would only occur during the brief construction phase.

(c) No Impact

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

(d) No Impact

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

(e) No Impact

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

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

regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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

Discussion:

(a) Less than Significant

The project site is currently developed and is not within an area that would be biologically affected by operations. There currently are structures on the property and several agricultural pumps, while the remainder of the property is crops.

(b) No Impact

The project site is currently in production and not in an area that would biologically affected by a wireless cell tower.

(c) No Impact

The project site is currently in production and not in an area that would biologically affected by a wireless cell tower.

(d) No Impact

The project site is currently in production and not in an area that would biologically affected by a wireless cell tower.

(e) No Impact

The project site is currently in production and not in an area that would biologically affected by a wireless cell tower.

(f) No Impact

The project site is currently in production and not in an area that would be biologically affected by a wireless cell tower.

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
Tri-colored Blackbird	None	None	SSC	none
Yellow-Headed Blackbird	None	None	SSC	None
Hoary Bat	None	None	None	None
Hoovers Crytantha	None	None	None	1A
Heartscale	None	None	None	1B.2
Lesser Saltscale	None	None	None	1B.1
Subtle Orache	None	None	None	1B.2
Reserved Larkspur	None	None	None	1B.2

Gravelly Ford 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

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.

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

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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a) Less than Significant

Though the project site is currently developed with agricultural uses, there is the possibility that disturbance by future construction can result in the finding of unknown cultural resources.

(b) Less than Significant

Though the project site is currently developed with agricultural uses, there is the possibility that disturbance by future construction can result in the finding of unknown cultural resources.

(c) No Impact.

The project site is currently developed and no new construction is planned, therefore no impacts are expected.

(d) Less than Significant with Mitigation Incorporation

While the site and its surroundings have been developed for agricultural purposes, there still is the potential of finds being located in the area of previously unknown human remains or cemeteries.

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

Discussion:

(a-i) No Impact

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

(a-ii) Less than Significant Impact

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).

(a-iii) Less than Significant Impact

Madera County is not located directly on a known fault. Seismic activity in nearby jurisdictions can be felt in Madera County.

(a-iv) No Impact

The project site is located on the valley floor in a flat topographical area which is not located in an area of the County impacted by landslides.

(b) No Impact

The operation of a wireless cell tower will not induce soil erosion or the loss of topsoil. No impact was identified.

(c) No Impact

Geological hazards, such as landslides, lateral spreading, subsidence, and liquefaction have not been known to occur within the vicinity of the project site.

(d) No Impact

The project is not located on expansive soil.

(e) No Impact

No impacts were identified as a result of this project.

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

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

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

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

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

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

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

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

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

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

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

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

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

Discussion:

(a) Less Than Significant Impact

There is a slight potential increase in greenhouse gas emissions due to the slight increase in vehicular traffic to the wireless tower site during the construction phase. The increase is not significant, since the land will temporary in nature.

(b) No Impact

No impacts identified as a result of this project.

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

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

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

Incentives include California Environmental Quality Act streamlining and possible exemptions for projects which fulfill specific criteria.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) Less Than Significant with Mitigation Incorporation

The facility will include a fuel tank for the site backup generator. The generator is in place to support the cell tower in the event that electrical power is interrupted for any duration, thus allowing for

communications to go uninterrupted.

(b) Less Than Significant with Mitigation Incorporation

The facility will include a fuel tank for the site backup generator. The generator is in place to support the cell tower in the event that electrical power is interrupted for any duration, thus allowing for communications to go uninterrupted.

(c) No Impact.

The project site is not located within one-quarter mile of an existing or proposed school.

(d) No Impact.

The project site is not located on any list of hazardous or contained sites.

(e) Less Than Significant Impact

The project site is part of a county wide adopted Airport Land Use Plan. The height of the tower has been determined satisfactory under the ALUC Policies. Any increase in height will need to go to the ALUC for further review. The design, lighting and coating shall not impact flights. The project site is not located within two miles of a public airport.

(f) Less Than Significant Impact

The project site is part of a county wide adopted Airport Land Use Plan. The height of the tower has been determined satisfactory under the ALUC Policies. Any increase in height will need to go to the ALUC for further review. The design, lighting and coating shall not impact flights.

(g) No Impact.

The project site has adequate access to a maintained County Road.

(h) No Impact.

The project is not located in an area where there are significant levels of flammable materials, and the project would not result in an increased fire hazard.

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

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

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

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

IX. HYDROLOGY AND WATER QUALITY – Would the project:

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

Discussion:

(a) No Impact

No impacts identified as a result of this project.

(b) No Impact

No impacts identified as a result of this project.

(c) No Impact

The parcel is flat, making impacts to drainage less than significant. No streams or rivers traverse the property.

(d) No Impact

No streams or rivers traverse the property.

(e) No Impact

The proposed wireless cell tower will not increase water runoff.

(f) No Impact

No impacts identified as a result of this project.

(g) No Impact

The project will not be locating housing in a 100-year flood hazard area.

(h) Less Than Significant

The project is A Flood Zone according to FEMA is: *"Areas subject to inundation by the 1-percent-annual-chance flood event. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown."* (www.msc.fema.gov)

(i) No Impact

The project will not expose significant risk of loss, injury, or death to people or structures.

(j) No Impact

The project site is not located within an area affected by seiche, tsunami, or mudflow.

A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami is an unusually large sea wave produced by seaquake or undersea volcanic eruption (from the Japanese language, roughly translated as "harbor wave"). According to the California Division of Mines and Geology, there are no active or potentially active faults of major historic significance within Madera County. Additionally, there are no bodies of water (lakes, etc.) within proximity of the site. Madera Count is geographically located in the center of the state, therefore no affected by tsunamis.

General Information

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

Groundwater quality contaminants of concern in the Foothills and Mountains include manganese, iron, high salinity, hydrogen sulfide gas, uranium, nitrate, arsenic, and methylbutylethylene (MTBE) with the maximum concentration level being exceeded in some areas. Despite these problems, there are

substantial amounts of good-quality groundwater in each of the areas evaluated in the Foothills and Mountains. Iron and manganese are commonly removed by treatment. Uranium treatment is being conducted on a well by the Bass Lake Water Company.

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

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

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

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

Discussion:

(a) No Impact.

The project site is located in a rural agricultural area of the County. No communities will be divided as a result of this project.

(b) No Impact.

The project is zoned ARE-40 and the General Plan is AE. The proposed project is consistent with the zone district and the general plan designation. A wireless cell tower is considered an allowed use by approval of conditional use permit in this zone district.

(c) No Impact.

The project was distributed to all agencies which are believed to have an interest in the project. These agencies have provided comments, were appropriate. No significant conflicts have been noted.

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) No Impact.

The project will not result in the loss of any known mineral resources. No such resources are known to exist in significant quantities on the project.

(b) No Impact.

The project will not result in the loss of any known mineral resources. No such resources are known to exist in significant quantities on the project.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 expose people residing or working	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 with Mitigation Incorporation

The project will increase ambient noise as a result of increased activity during construction such impacts is seen to be minimal and temporary.

(b) Less than Significant with Mitigation Incorporation

The project can possibly contain vibrations during the construction phase; such impacts are seen to be minimal and temporary.

(c) No Impact

The project will not increase ambient noise levels, thus no impacts are expected.

(d) No Impact

The project will not increase ambient noise levels, thus no impacts are expected.

(e) No Impact.

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

(e) No Impact.

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

General Discussion

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

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

Short Term Noise

Noise from localized point sources (such as construction sites) typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given the noise attenuation rate and assuming no noise shielding from either natural or human-made features (e.g. trees, buildings, fences), outdoor receptors within approximately 400 feet of construction site could experience maximum noise

levels of greater than 70 dBA when onsite construction-related noise levels exceed approximately 89 dBA at the project site boundary. Construction activities that occur during the more noise-sensitive eighteen hours could result in increased levels of annoyance and sleep disruption for occupants of nearby existing residential dwellings. As a result, noise-generating construction activities would be considered to have a potentially significant short-term impact. However with implementation of mitigation measures, this impact would be considered less than significant.

Long Term Noise

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

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

MAXIMUM ALLOWABLE NOISE EXPOSURE FOR
NON-TRANSPORTATION NOISE SOURCES*

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

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

AM = 7:00 AM to 10:00 PM
 PM = 10:00 PM to 7:00 AM
 L = Light
 H = Heavy

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

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

Reaction of People and Damage to Buildings from Continuous Vibration Levels		
Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
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	Architectural damage and possibly minor structural damage

Source: Whiffen and Leonard 1971

XIII. POPULATION AND HOUSING -- Would the project:

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

the construction of replacement housing elsewhere?

Discussion:

(a) No Impact.

The proposed project will not result in population growth. There is one commercial storage building and a few agricultural pumps on site and no dwellings are proposed.

(b) No Impact.

There is an existing residence on the property, though not impacts are expected.

(c) No Impact.

There is one existing residence on the property. The house will not be removed. The project is located in a rural agricultural area, no housing will be displaced as a result of this project.

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

XIV. PUBLIC SERVICES

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

No new buildings will be constructed as a result of this project.

(a-ii) Less than Significant Impact

Additional Sheriff protection may be needed if vandalism or theft occurs onsite.

(a-iii) No Impact

No schools will be required to be constructed as a result of this project.

(a-iv) No Impact

No parks will be required to be constructed as a result of this project. The Madera County General Plan allocates three acres of park available land per 1,000 residents' population.

(a-v) No Impact

No other public facilities will be required to be constructed as a result of this project.

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

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.

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

XV. RECREATION

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

Discussion:

(a) No Impact.

The project will have no impacts to existing parks, or require the provision of new or additional facilities.

(b) No Impact.

The project will have no impacts to existing parks, or require the provision of new or additional facilities.

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

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

turnouts, bicycle racks)?

Discussion:

(a) No Impact

Currently there is an access point off of Avenue 18 ½.

(b) No Impact

The project will not result in conflict with applicable congestion management programs.

(c) No Impact

The project will not result in changes to air traffic patterns.

(d) No Impact

The project will not substantially increase hazards due to design features.

(e) No Impact

Access will be taken off of Avenue 18 1/2, which is a County maintained road.

(f) No Impact

The project is located in a rural agricultural area where alternative transportation will not be impacted.

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	> 20 – 35

	queues on approach	
D	Significant congestion on critical approaches, but intersection is functional. Vehicles required to wait through more than one cycle during short peaks. No long-standing queues formed.	> 35 – 55
E	Severe congestion with some long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	> 55-80
F	Total breakdown, significant queuing	> 80

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

currently experienced.

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

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

Discussion:

(a) No Impact

Project consists of a wireless cell tower which will not affect the Regional Water Quality Control Board.

(b) No Impact

Project consists of a wireless cell tower which will not require new water treatment facilities.

(c) No Impact

The proposed facility will not impact an existing storm water drainage facility

(d) No Impact

The project will not be utilizing water from the agriculture pumps and wells onsite, thus creating no impact on the water supply.

(e) No Impact

There is no wastewater provided to this area.

(f) No Impact

The project is served by the Fairmead landfill. The amounts of waste generated by the project will be minor.

(g) No Impact

The project is served by the Fairmead landfill. The amounts of waste generated by the project will be minor.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact

The project does not have the potential to degrade fish and wildlife, or their habitat, or to eliminate major periods of California history or prehistory to any significant levels based on project operations. The project is compatible with the surrounding area under a Conditional Use Permit, and no unique impacts would occur to affect on-site or adjacent environmental resources.

(b) No Impact

The project is a wireless cell tower which is compatible with a Conditional Use Permit in an agriculturally zoned area. There is little opportunity for incremental impacts to occur from past or future projects in addition to the current project. The project does not have impacts which would be considered cumulatively significant.

(c) No Impact

No adverse impacts to human beings would be created by the project, either directly or indirectly.

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.

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

Madera County General Plan

California Department of Transportation (CALTRANS)

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website 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 Environmental Health

Madera County Department of Engineering

Madera County Roads Department

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

MITIGATED NEGATIVE DECLARATION

MND

RE: Conditional Use Permit #2014-008 – SAC Wireless

LOCATION AND DESCRIPTION OF PROJECT:

The application for conditional use permit is to allow for a wireless cell tower on the parcel. The subject property is located on south side of Avenue 18 ½ , approximately 630 feet west of its intersection with Road 12 (11596 Avenue 18 ½), Chowchilla

ENVIRONMENTAL IMPACT:

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

BASIS FOR NEGATIVE DECLARATION:

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

1. Any proposed lighting shall be hooded and directed away from surrounding properties and roadways (County Code 18.102.120.J)
2. Applicant shall provide for secondary containment for no less than 110% of the biggest container.
3. Construction related activities shall be limited from 7:00am to 7:00pm Monday through Friday, and 8:00am-5:00pm Saturdays.
4. As a condition of this Conditional Use Permit, the applicant shall construct the driveway approach to a commercial standard.


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: June 30, 2014

FILED:

PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2014-008

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
1	Any proposed lighting shall be hooded and directed away from surrounding properties and roadways (County Code 18.102.120.J),	Operations	Madera County Planning Department	Madera County Planning Department				
Agricultural Resources								
Air Quality								
Biological Resources								
Cultural Resources								
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 should be halted and a professional archaeologist brought in to determine the culture of the deposits.	Construction	Madera County Planning Department	Madera County Planning Department				
Geology and Soils								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Hazards and Hazardous Materials								
1	Applicant shall provide for secondary containment for no less than 110% of the biggest container.	Operations	Madera County Planning Department	Madera County Planning Department				
Hydrology and Water Quality								
Land Use and Planning								
Mineral Resources								
Noise								
1	Construction related activities shall be limited from 7:00am to 7:00pm Monday through Friday, and 8:00am-5:00pm Saturdays.	Construction	Madera County Planning Department	Madera County Planning Department				
Population and Housing								
Public Services								
Recreation								
Transportation and Traffic								
1	As a condition of this Conditional Use Permit, the applicant shall construct the driveway approach to a commercial standard.	Construction	Madera County Roads Department	Madera County Roads Department				
Utilities and Service Systems								