Community and Economic Development
Planning Division

Norman L. Allinder, AICP
Director

- 200 W. 4th Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc_planning@madera-county.com

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

AGENDA ITEM: **#1**

CUP	**#2014-011**	**Conditional Use Permit to allow for ministorage facility**
APN	**#026-310-015**	**Applicant/Owner: Jim Capehart**
CEQA	**MND #2014-31**	**Mitigated Negative Declaration**

REQUEST:

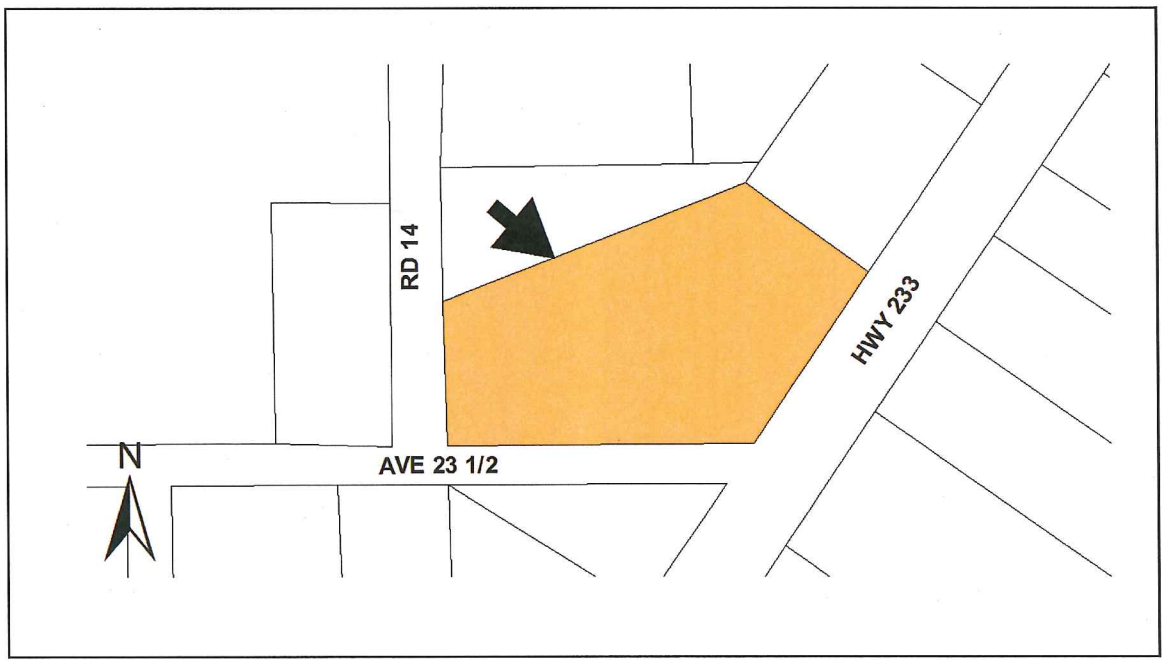
The project is to acknowledge an existing HVAC (High Velocity Air Conditioning) operation and to allow a new mini storage operation.

LOCATION:

The subject property is located on the northwest corner of Avenue 23 ½ and Highway 233 (23500 Robertson Blvd) Chowchilla.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2014-31) (Exhibit P) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: **Staff recommends approval of CUP #2014-011 subject to conditions, Mitigated Negative Declaration MND #2014-31, and the Mitigation Monitoring Program.**

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

SITE: CC (Community Commercial) Designation

SURROUNDING: CC (Community Commercial); VLDR (Very Low Density Residential) Designations

ZONING (Exhibit B)**:**

SITE: CRM (Commercial, Rural, Median) District

SURROUNDING: CRM (Commercial, Rural, Median) District; ARE-20 (Agricultural Rural Exclusive – 20 Acre) District; RRS-10 (Rural, Residential, Single Family – 10 Acre) District; RRM (Rural, Residential, Multiple Family) District; RRS (Rural Residential Single Family) District

LAND USE:

SITE: HVAC Contracting Operations (office/shop) and semi-tractor parking.

SURROUNDING: North: Residential and Agricultural; South: Vacant land, residential and tree crops; East: retail market, café; and West: Agricultural equipment yard.

SIZE OF PROPERTY: 2.42 acres

ACCESS (Exhibit A)**:** Access to the site is via Avenue 23 ½ (210 feet from Robertson Blvd for the existing HVAC operations, and 250 feet from Robertson Blvd for the mini storage facility operations).

BACKGROUND AND PRIOR ACTIONS:

Conditional Use Permit #92-33 was heard and approved on September 1, 1992 to allow an auto repair and sales operation.

Conditional Use Permit #93-47 was heard and approved on February 1, 1994 to allow for a gasoline wholesale establishment. Per notes in the project file, the company went out of business in 1995 and the Conditional Use Permit was subsequently voided.

In 2013, a Business License was issued to “Jim’s A/C” for a change of location to the site for the current operators.

PROJECT DESCRIPTION:

The Conditional Use Permit is to acknowledge an existing HVAC operation and to allow for a mini storage facility on the same parcel. The new facility will include approximately 33,800 square feet of storage space over ten new structures. Each structure will have an eight foot by eight foot roll up door, have an eave height of 10 feet, and be of metal construction materials. There are approximately 160 individual storage units. Currently there is two staff in the HVAC office, and 5 service employees. At the time of full operation of the mini storage operations, there will be one employee added.

ORDINANCES/POLICIES:

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

Section 18.34 of the Madera County Zoning Ordinance outlines the uses and regulations of the CRM (Commercial, Rural, Median) District.

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

Section 18.94.075 of the Madera County Zoning Ordinance provides for conditions by which a mini storage may operate in CUG, CRG, CUM, and CRM Districts with a Conditional Use Permit, and IH and IL Districts with a Zoning Permit.

Section 7 of the Madera County General Plan outlines the Noise Ordinance of the County.

ANALYSIS:

The project is to acknowledge an existing HVAC operation and to allow for a ministorage facility on the same parcel. The new facility will include approximately 33,800 square feet of storage space over ten new structures. Each structure will have an eight foot by eight foot roll up door, have an eave height of 10 feet, and be of metal construction materials. There are approximately 160 individual storage units. Currently there is two staff in the HVAC office, and 5 service employees. At the time of full operation of the mini storage operations, there will be one employee added.

There is currently an HVAC (High Velocity Air Conditioning) operation on-site that installs, repairs, and services air conditioning units. There are two structures related to that business and will continue to be utilized by the existing operations. Storage of material for that service is on-site and will not interfere with the mini storage operation.

The parcel involved with this project is located in a predominately rural portion of western Madera County. Surrounding parcels average in size from less than one acre to over 20 acres and are a mix of uses ranging from commercial to agricultural to residential.

Water will be supplied by existing on-site well. Water usage will be for two restrooms and a kitchenette in the office/shop facility. Additional water usage will be for approximately 3,400 square feet of landscape planters with low water use plants. Irrigation will be drip irrigation on timers. Wastewater will be handled by onsite septic system. Solid waste is expected to be minimal, and will be hauled off weekly by an established hauler.

According to the Madera County Transportation Commission (MCTC), the traffic counts for the area range from 273 north bound and 292 south bound vehicles along Road 13 south of Avenue 25, which is just west of the project site, which is the closet road network to the project site for which there are traffic counts for as of 2013. The applicant is anticipating less than 19 vehicle trips to the mini storage facility per day for customers; and there is anticipated to be 4 service vehicles to and from the site as they relate to the HVAC operations. Robertson Boulevard (Highway 233) fronts one side of the project and considered a major roadway through the area and is under Caltrans jurisdiction; while Avenue 23 ½ is considered a collector road. During a site visit by Staff, there was some traffic on Robertson Boulevard but not a significant amount. It is anticipated that the amount of traffic would be more during the usual peak travel hours of the day.

The zoning is CRM (Commercial, Rural, Median) District which allows customer service establishments by right and mini storage facilities and heating, ventilation and air conditioning shops with a Conditional Use Permit. The general plan designation is CC (Community Commercial) Designation, which allows for retail, wholesale, services, public and quasi public uses and similar services. The zoning and general plan designations are consistent with the proposed use.

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

The Environmental Health Division has indicated a need to provide locations of on-site wells and septic systems on the plot plan. This can be done during the building permit stage of the project. The Roads Division has indicated that the water tanks and propane tanks to be relocated out of the setback minimums for the zoning. This, too, can be done at the building permit stage of the project. The City of Chowchilla Planning Department has recommended that barbed wire on

the fencing surrounding the parcel not be used for aesthetic purposes. Additionally, they suggest a decorative wall with climbing vines that when completely grown could potentially minimize graffiti. There were no comments received from other outside agencies.

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

FINDINGS OF FACT:

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

1. *The proposed project does not violate the spirit or intent of the zoning ordinance* in that pursuant to Section 18.34.010 of the Madera County Zoning Ordinance, the existing use and the proposed mini-storage use are subject to a conditional use permit.

2. *The proposed project is not contrary to the public health, safety, or general welfare* in that the facility will adhere to all conditions of approval and mitigations as approved as they relate to the operations. The surrounding land uses in the area are similar in nature and use and is sparsely populated. The operations of the facility are designed and will be operated in accordance to federal, state and local laws. Additionally, the mini storage will need to comply with the conditions set forth under 18.94.075 of the Madera County Ordinance which provides conditions of operating a mini storage and are incorporated in to the conditions of approval of this project. The HVAC operations will need to be in compliance with conditions of approval as well.

3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors,* in that the project must adhere to local and state health and building codes. In addition, any potential environmental impacts have been mitigated to a level of less than significant through mitigation measures as outlined by the mitigated negative declaration and conditions of approval for the conditional use permit. Additionally, the mini storage will need to comply

with the conditions set forth under 18.94.075 of the Madera County Ordinance which provides conditions of operating a mini storage and are incorporated in to the conditions of approval of this project.

4. *The proposed project will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* The proposed project is compatible with the nature of adjacent uses and is on an appropriately zoned parcel for the use. The area is sparsely populated.

WILLIAMSON ACT:

The property is not subject to a Williamson Act contract.

GENERAL PLAN CONSISTENCY:

The General Plan designates the site as CC (Community Commercial) which allows for similar uses as to that being proposed. The property is zoned CRM (Commercial Rural Median) District. The proposed project is consistent with the designations.

RECOMMENDATION:

The analysis provided in this report supports approval of the Conditional Use Permit (CUP #2014-011) and Mitigated Negative Declaration (MND #2014-31) and the Mitigation Measure Monitoring Program as presented.

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3 Exhibit C, Assessor's Map
4. Exhibit D-1, Site Plan 3-D Conceptual
5. Exhibit D-2, Site Plan Aerial View
6. Exhibit D-3, Site Plan Existing
7. Exhibit D-4, Site Plan Proposed
8. Exhibit D-5, Floor Plan, Buildings #1 – 3
9. Exhibit D-6, Floor Plan, Buildings #4 – 6
10. Exhibit D-7, Floor Plan, Buildings #7 - 10
11. Exhibit D-8, Typical Exterior Elevations
12. Exhibit E, Aerial Map
13. Exhibit F, Topographical Map
14. Exhibit G, Operational Statement
15. Exhibit H, Engineering Division Comments
16. Exhibit I, Environmental Health Division Comments

17. Exhibit J, Fire Division Comments
18. Exhibit K, Planning Division Comments
19. Exhibit L, Roads Division Comments
20. Exhibit M, City of Chowchilla Planning Department Comments
21. Exhibit N, San Joaquin Valley Air Pollution Control District Comments
22. Exhibit O, CEQA Initial Study
23. Exhibit P, Mitigated Negative Declaration #2014-31

CONDITIONS OF APPROVAL

PROJECT NAME: CUP #2014-011 Capeheart
PROJECT LOCATION: northwest corner of Avenue 23 1/2 and Highway 233 (23500 Robertson Blvd) Chowchilla

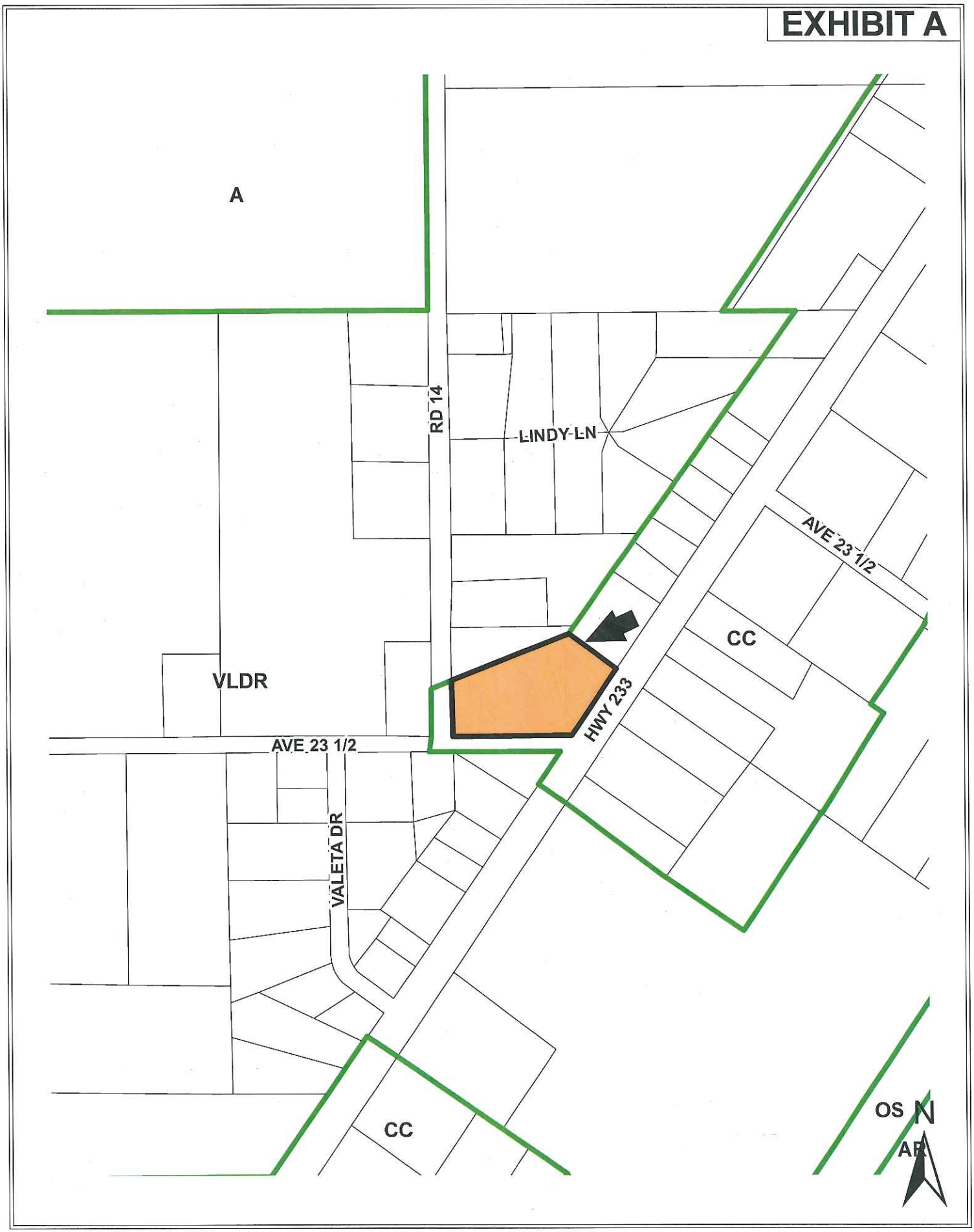
PROJECT DESCRIPTION: To allow a ministorage

APPLICANT: Jim Capehart
CONTACT PERSON/TELEPHONE NUMBER: 559-665-4900

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Engineering					
1	The applicant shall submit a grading and drainage plan to the Public Works Department. This plan shall identify onsite retention for any increase in storm water runoff generated by the project. The grading and drainage plan shall be prepared by a licensed professional.				
2	All projects containing 1 acre or more of soil disturbance are required to submit a Storm Water Pollution Prevention Plan and report.				
Environmental Health					
1	All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this department or Regional Water Quality Control Board. Indicate on the plot plan the location of existing and proposed private sewage disposal system(s) and it must comply with all construction requirements as it pertains to the 2013 California Plumbing Code Appendix H and Madera County Code 14.20	Environmental Health			indications requested can be done at time of building permit submittal
2	Indicate all the wells on the property and its intended use. The water well(s) to be used on site for this project shall be approved and permitted by this department and may be subject to regulations as a Public Water System. The Water System must comply with the State Drinking Water Program (DWP) Standards.				indications requested can be done at time of building permit submittal

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
3	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s): 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				
4	The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.				
5	If the facility handles/stores hazardous materials or generates hazardous waste, the facility will be required to be regulated by this department under (Article 1, Chapter 6.95, of the California Health and Safety Code) depending on the type and amount of material on-site.				
Fire					
1	Conceptually the Fire Marshall's Office has no comments or concerns; however, at the time of application for a Building Permit a more in depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal (CFC Section 105)				
Planning					
1	The project shall operate in accordance with the operational statement and plans submitted for this project except as modified by the conditions of approval of the conditional use permit and associated mitigation measures as required for this project				
2	All driveways and parking associated with the project are to be constructed and maintained in a manner to provide for a dust free environment.				
3	Facility noise levels shall conform to Madera County Noise Ordinance standards.				
4	All lighting shall be hooded and directed away from adjoining parcels and roadways.				
5	The mini storage facility shall be surrounded by a minimum eight-foot screening wall or fence. Screening walls shall be designed to screen the site from public right-of-ways and adjoining properties. The wall shall be designed to be compatible with adjoining uses.				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
6	On site parking shall be provided at a ratio of one stall per twenty-five number of storage units. Outdoor storage of vehicles shall be allowed only in a separately enclosed area with required landscape buffers.				
7	Signs located on the exterior of the site shall include an emergency and twenty-four-hour contact number for the general public. The sign shall be located at the main entrance to the site and shall be a maximum of ten square feet with minimum four inch high lettering.				
8	Storage of hazardous materials is prohibited in mini storage facilities.				
9	Onsite provisions shall be made for permanent public restroom facilities in compliance with state and county codes.				
10	No materials related to the HVAC business may be stored in the mini storage operation				
11	Applicant is required to apply for grading and building permits as appropriate for this project.				
Public Works - Roads					
	As a condition of approval of the CUP, the applicant shall offer a strip of land 10 feet wide contiguous to Avenue 23 1/2				
	As a condition of approval of the CUP, the applicant shall resubmit a site plan showing proposed locations of a water tank and propane tank being placed outside of the existing setback				
	As a condition of approval of this Conditional Use Permit, the applicant shall construct the driveway approaches to a commercial standard				
	Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Public Works Department. Once this permit is secured, the applicant may commence with construction				
Chowchilla Planning Department					
	None				



GENERAL PLAN MAP

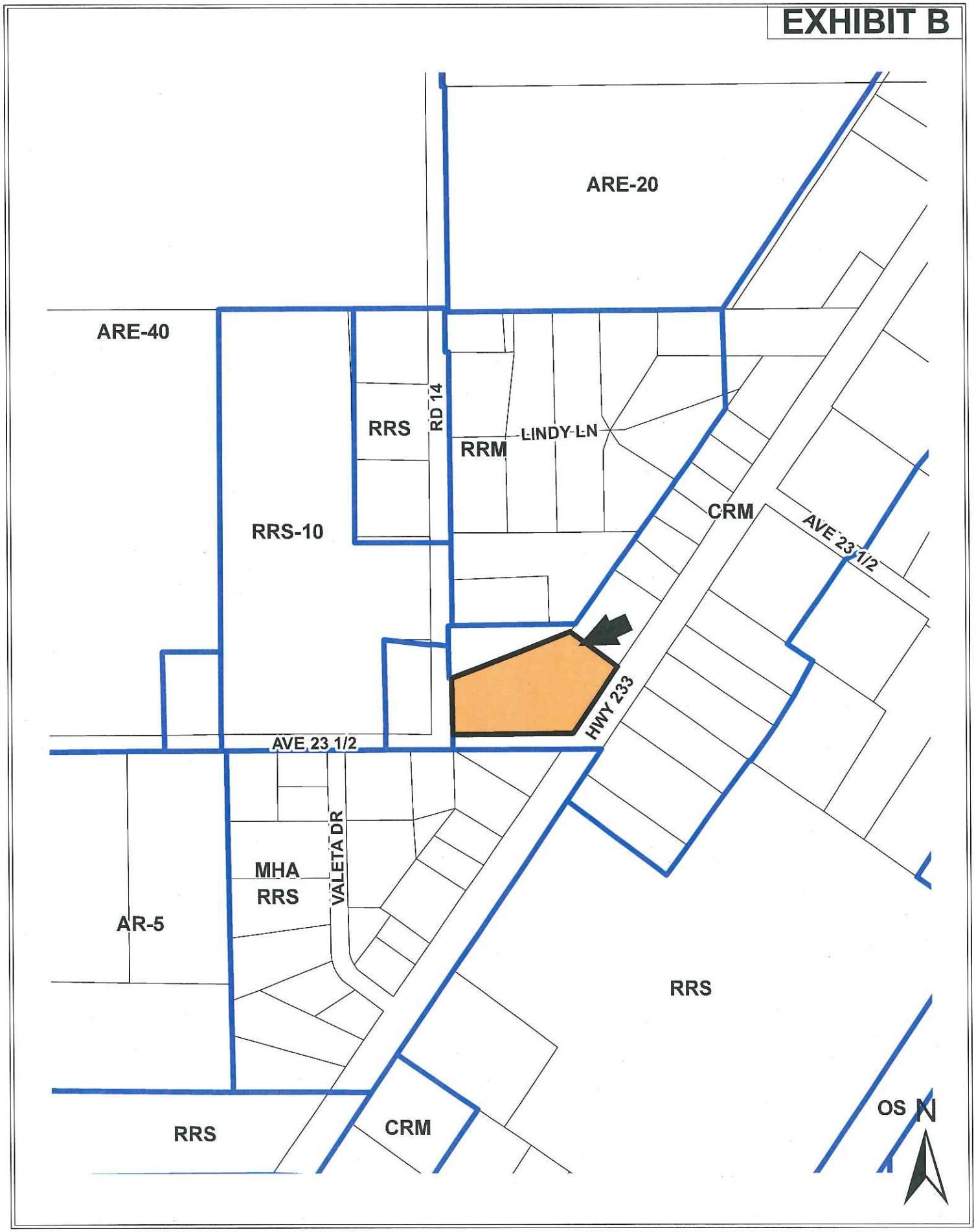
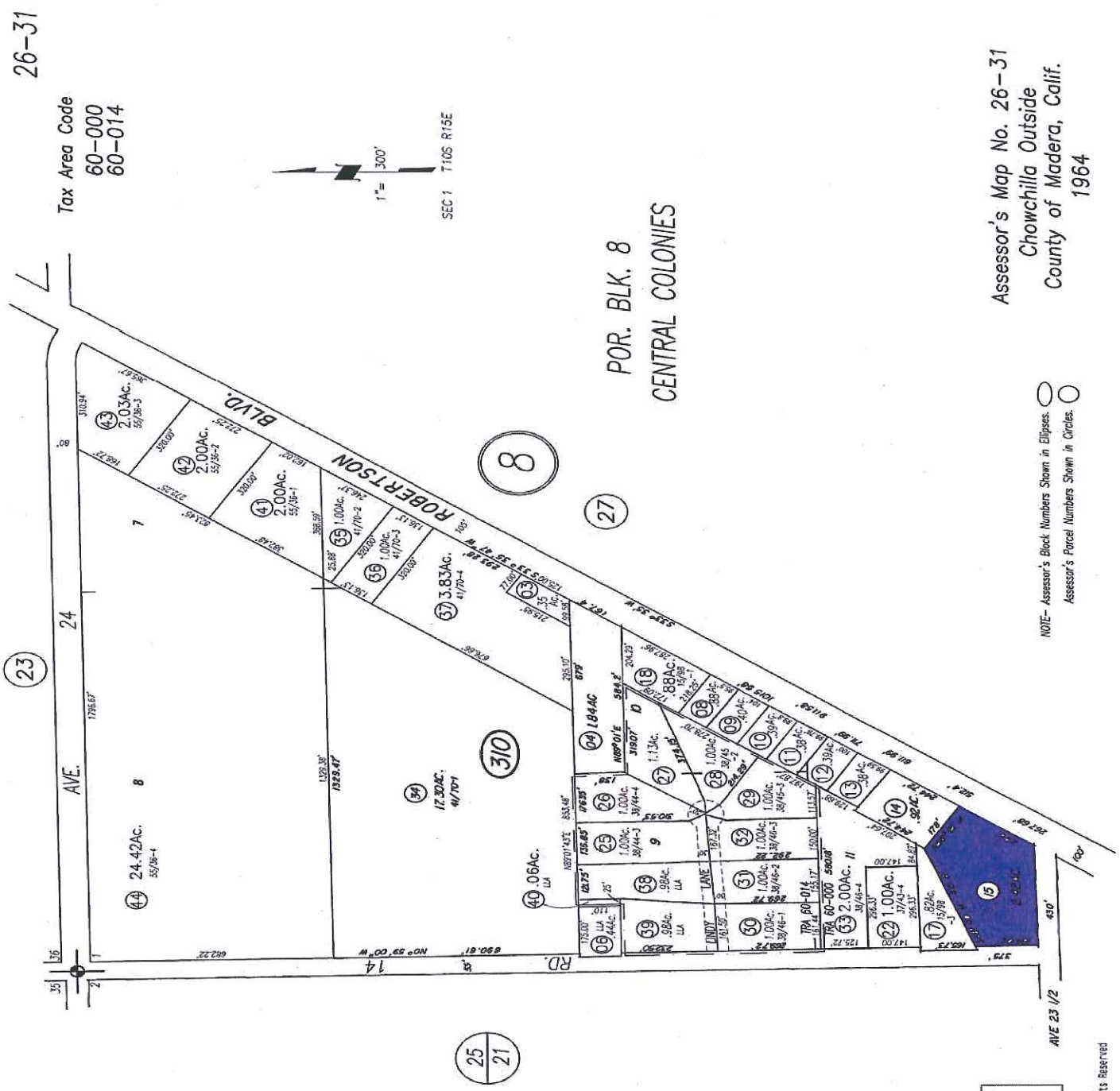


EXHIBIT B
ARE-20
ARE-40
RRS
RD 14
RRM
LINDY LN
RRS-10
CRM
AVE 23 1/2
HWY 233
AVE 23 1/2
VALETA DR
MHA
RRS
AR-5
RRS
RRS
CRM
OS
N

ZONING MAP

EXHIBIT C



ORIGINAL IN BLUE

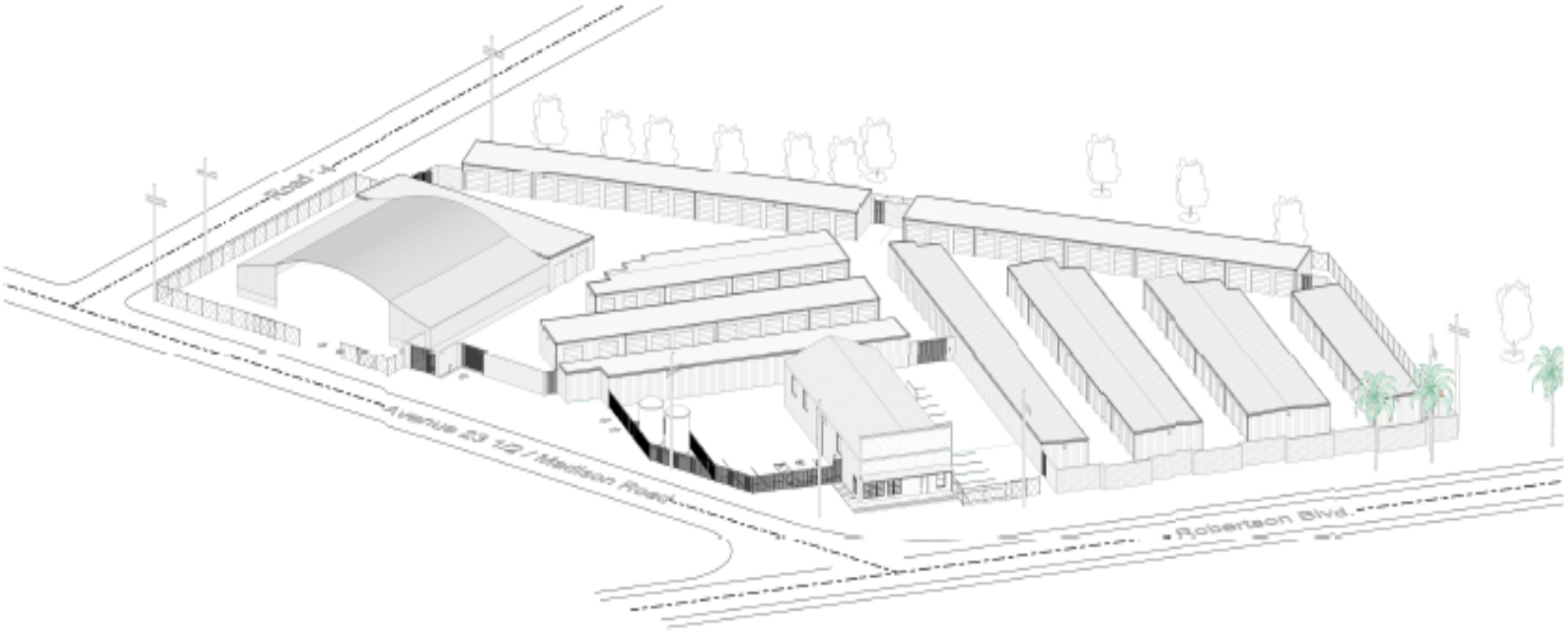
ASSESSOR'S MAP

SITE PLAN 3D CONCEPTUAL

3D Conceptual

Robertson Blvd. Mini Storage

23600 Robertson Blvd.
Chowchilla, CA 93610



TAG-0910B

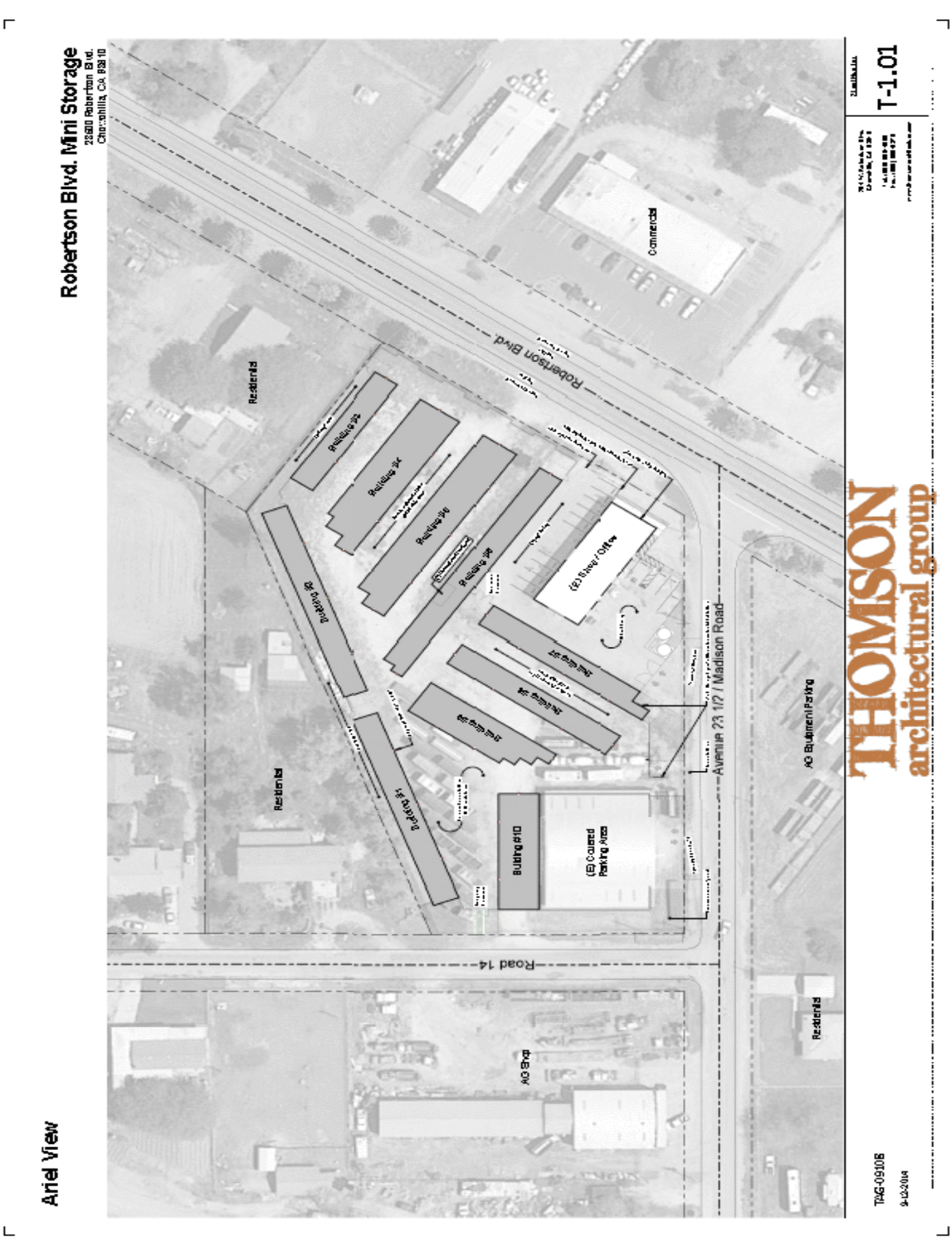
9-12-2014

THOMSON
architectural group

T-1.00

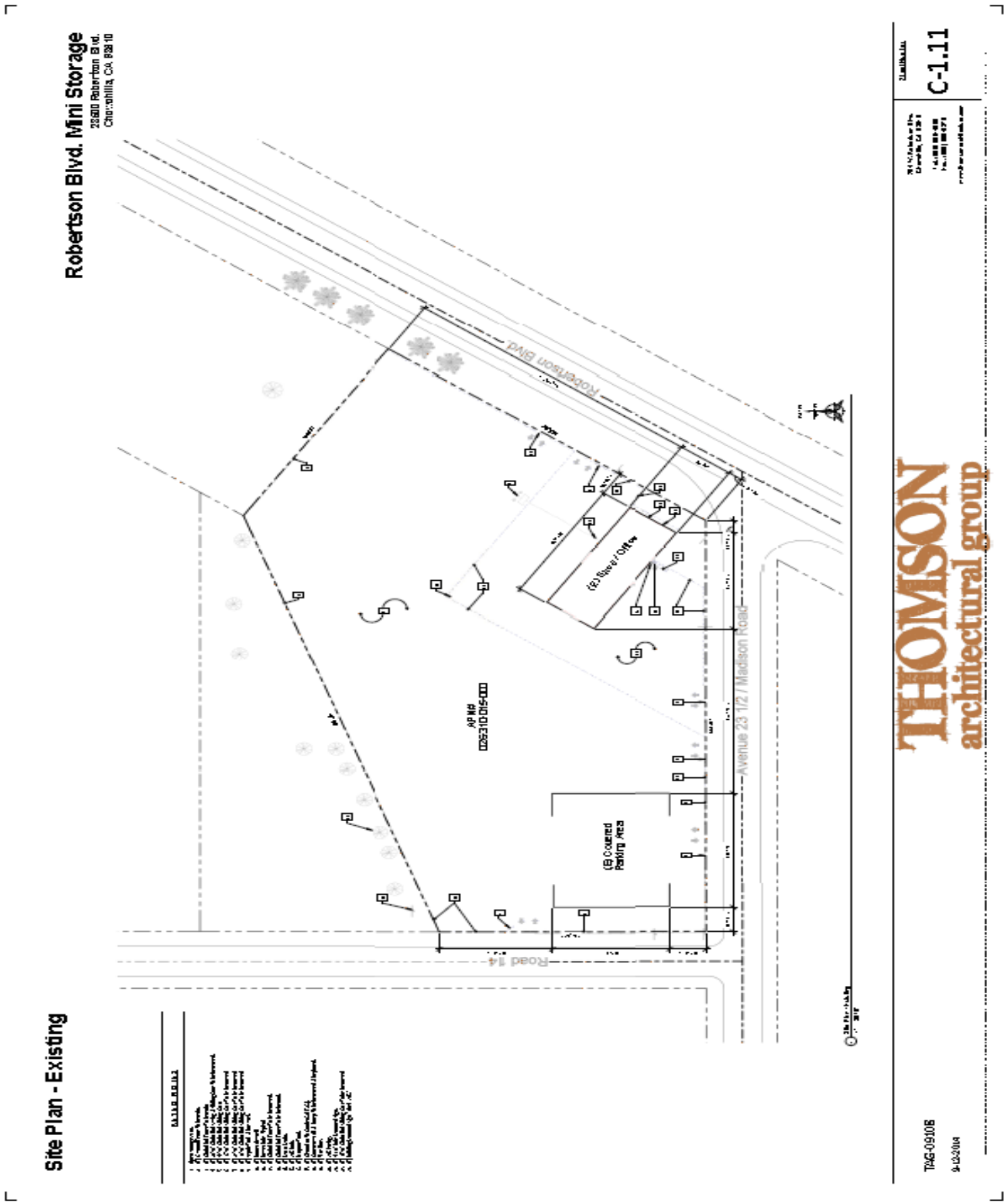
EXHIBIT D-1

EXHIBIT D-2



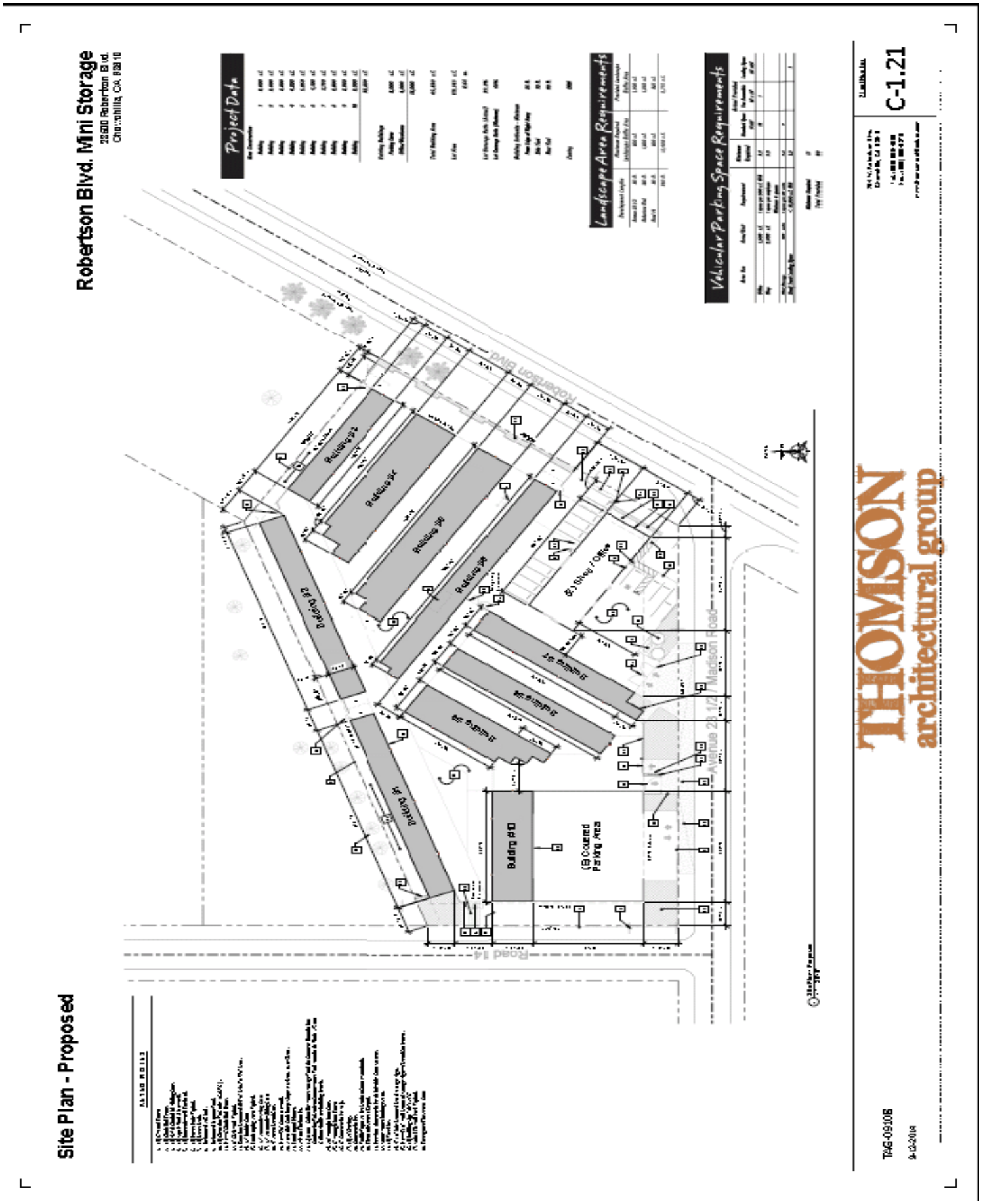
SITE PLAN AERIAL VIEW

EXHIBIT D-3



SITE PLAN EXISITING

EXHIBIT D-4

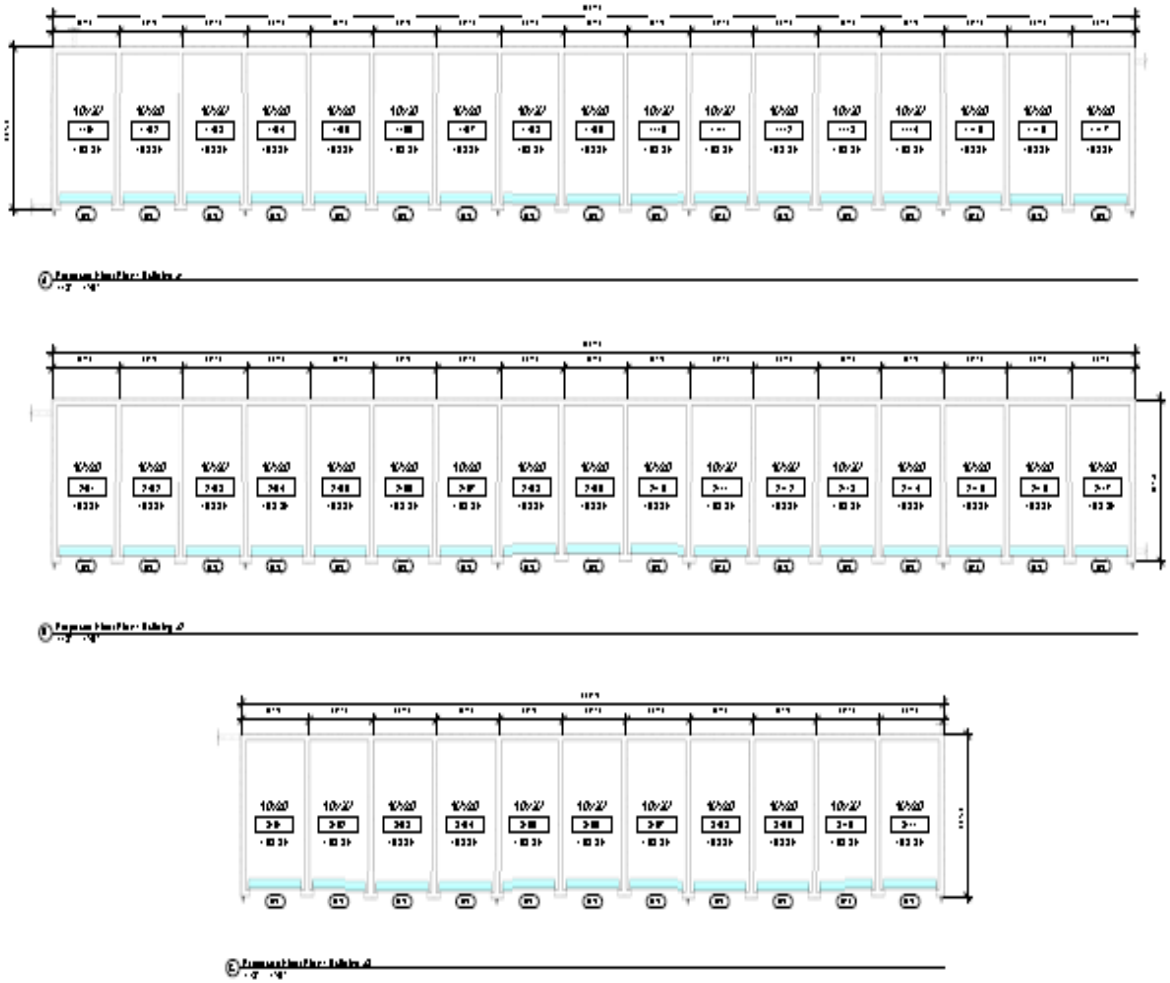


SITE PLAN PROPOSED

FLOOR PLAN BUILDINGS #1, #2, #3

Floor Plan - Buildings #1, #2 & #3

Robertson Blvd. Mini Storage
23600 Robertson Blvd.
Chowchilla, CA 93610



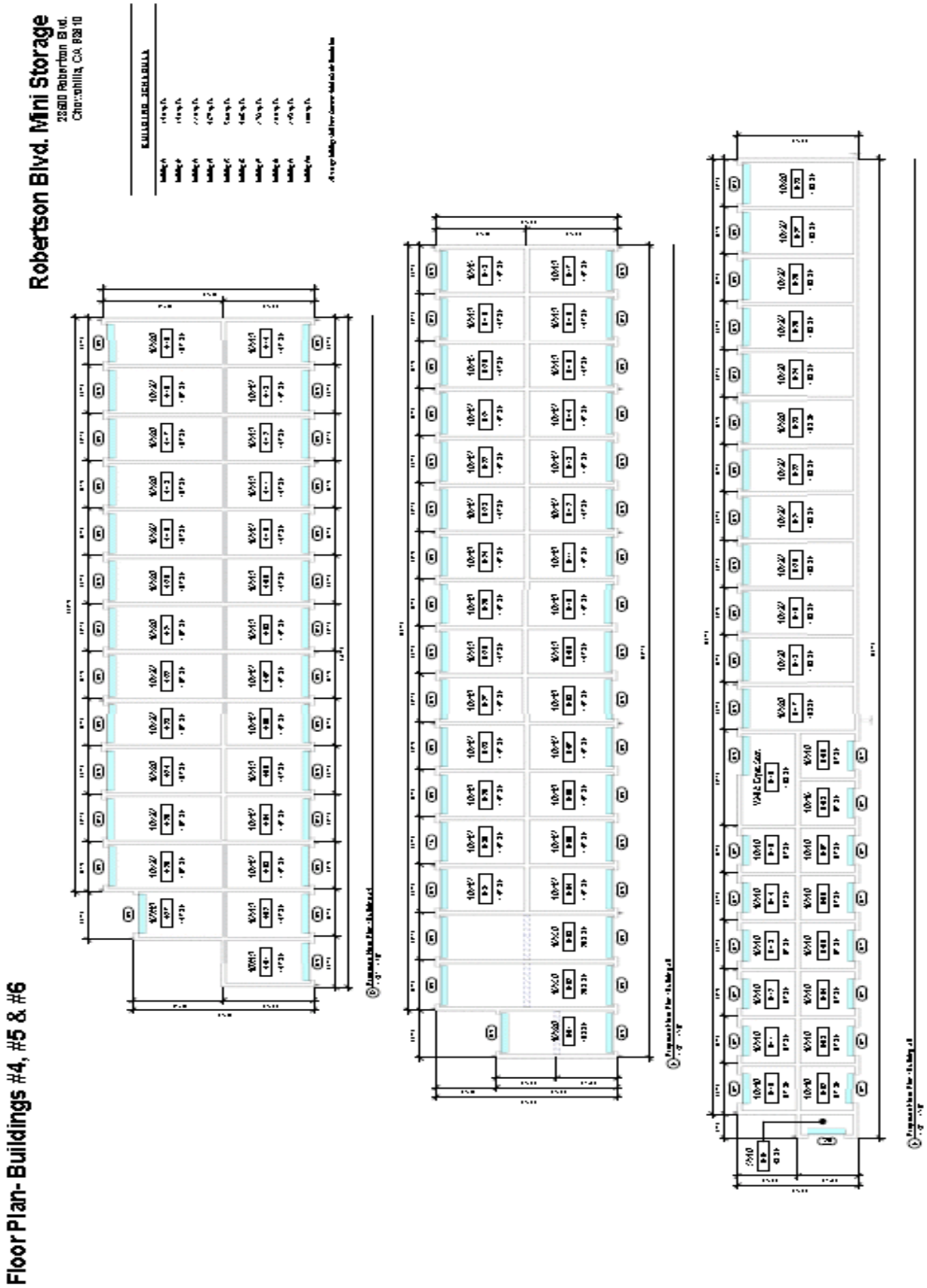
TAG-0910B

9-12-2014

THOMSON architectural group

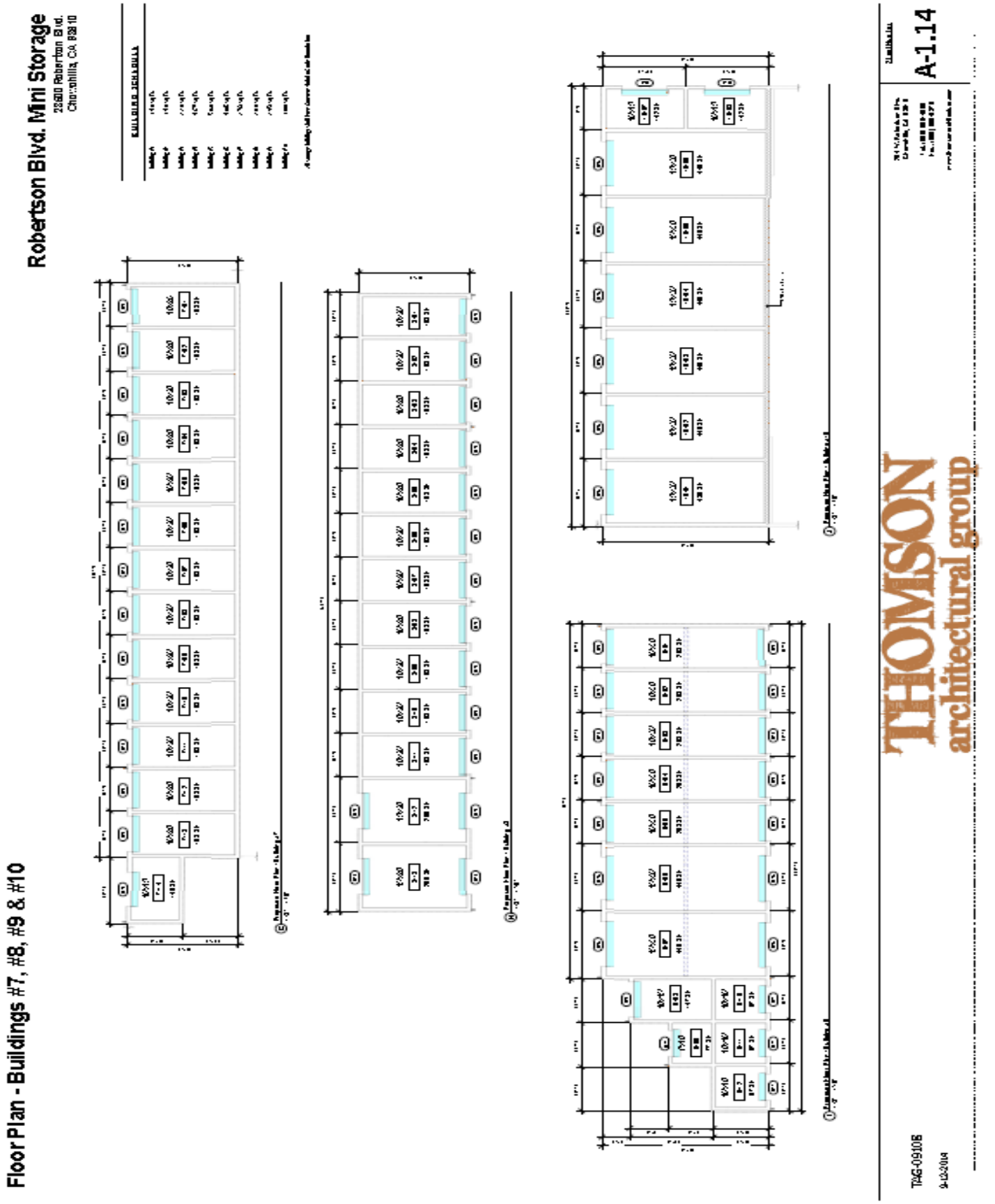
A-1.12

EXHIBIT D-5



FLOOR PLAN BUILDINGS #4, #5, #6

EXHIBIT D-7



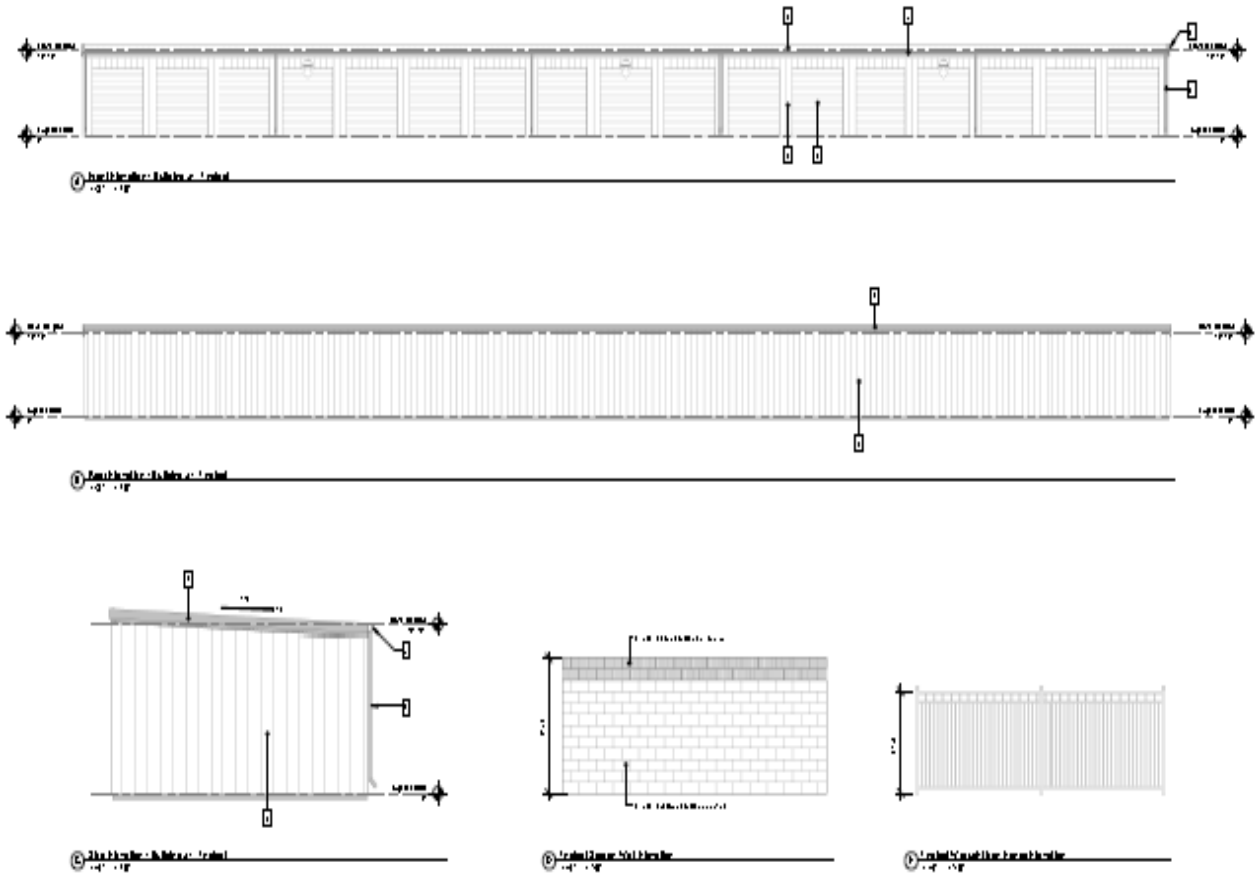
FLOOR PLAN BUILDINGS #7, #8, #9

TYPICAL EXTERIOR ELEVATIONS

Typical Exterior Elevations

Robertson Blvd. Mini Storage

23600 Robertson Blvd.
Chowchilla, CA 93610



TAG-0910B

9-12-2014

THOMSON architectural group

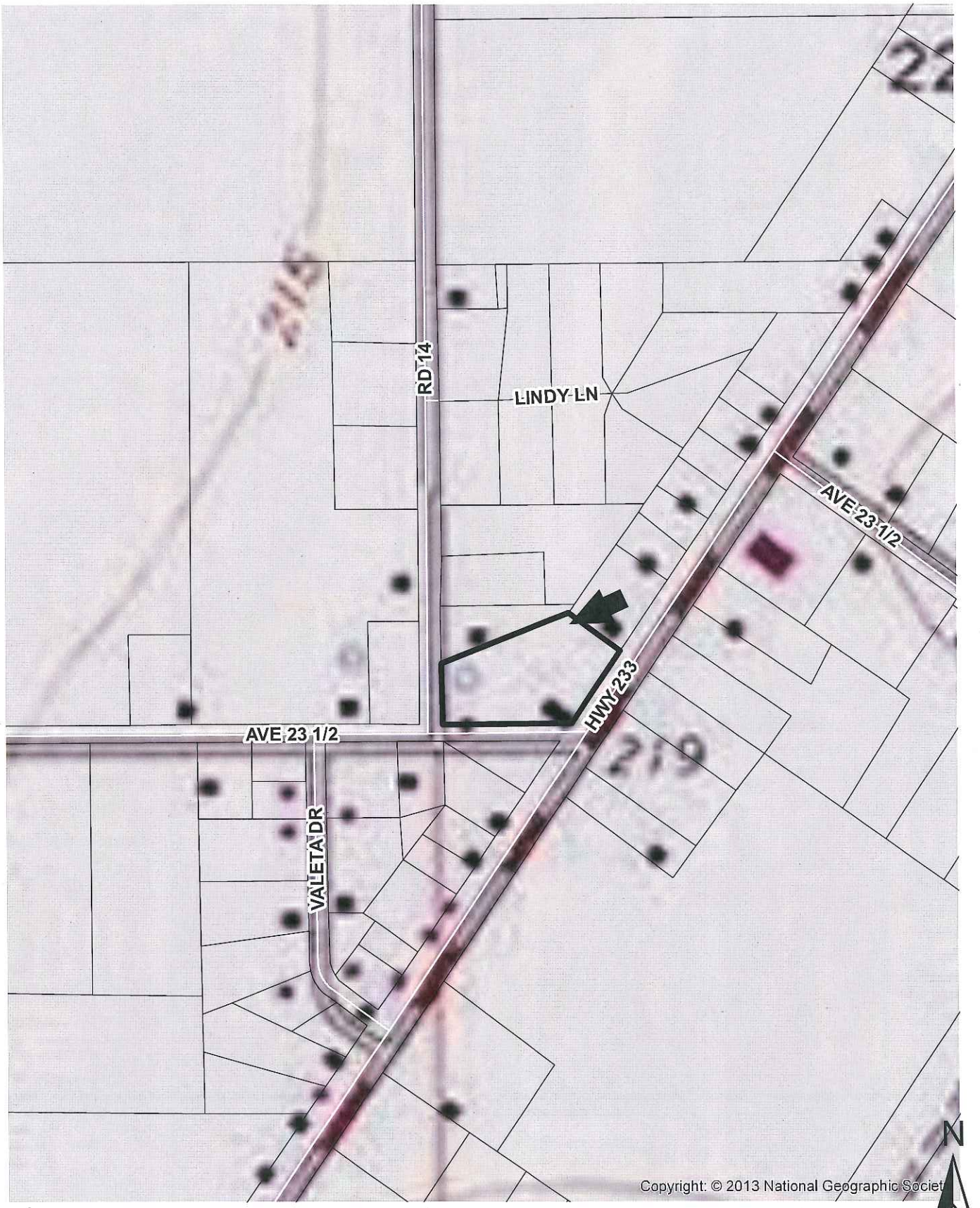
A-2.12

EXHIBIT D-8

EXHIBIT E

AERIAL MAP

EXHIBIT F



TOPOGRAPHICAL MAP

EXHIBIT G

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:	026-310-015
Applicant's Name:	Thomson Architectural Group, Inc. -- Scott Thomson
Address:	240 W. Robertson Blvd., Chowchilla, CA
Phone Number:	(559) 665-4900

2. **Describe the nature of your proposal/operation.**
(E) HVAC Contracting Operations--Office/Shop
New 32,000 s.f.+- Mini-Storage Facility

3. **What is the existing use of the property?**
HVAC Contracting Operations--Office/Shop
Semi-Tractor/Trailer Parking Yard

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?**
HVAC--Sheetmetal products for the installation of HVAC equipment and ductwork. (Non-Retail)
Mini-Storage - None

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

Months (if seasonal):	Year Around
Days per week:	Office M-F, Mini-Storage 7 days
Hours (from___to___):	Office 8am-5pm, Shop 7am-4pm, Mini-Storage 6am-9pm
Total Hours per day:	Office/Shop - 9 hours, Mini-Storage 15 hours

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

Average number per day:	HVAC - 1.5-2 Mini-Storage - 19 (10% of Units)
Maximum number per day:	HVAC - 2 Mini-Storage - 45 (30 per Acre)
What hours will customers/visitors be there?	HVAC - 8am-5pm Mini-Storage 6am-9pm

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

Current:	Office-2, Shop/Service-5, Mini-Storage-0
Future:	Office-2, Shop/Service-5, Mini-Storage-1
Hours they work:	Office 8am-5pm, Shop/Service 7am-4pm, Mini-Storage 8am-5pm

Do any live onsite? If so, in what capacity (i.e. caretaker)? No.

9. **What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provied pictures or brochures.**
HVAC - Sheetmetal, Misc. HVAC Equipment and Parts. All material, equipment and parts are securely stored inside Shop.
Mini-Storage - Residential/Commercial Goods-All Kinds, **NO HAZARDOUS MATERIAL STORAGE ALLOWED**. All goods securely stored in storage units

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

Number: 4

Type: Service

Frequency: Leave Morning - Return End of Day

11. **Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.**
HVAC Operations - (1)` Total . arking Stalls; (10) Employee Parking Stalls, (3) Customer Parking Stalls - Including (1) Van Accessible Parking Stall
Mini-Storage - (7) Total On-Site Stalls (1 stall per 25 rental units)

12. **How will access be provided to the property/project? (street name)**
HVAC Operations - Property access through concrete drive located approx 210' from Robertson Blvd. on Avenue 23 1/2
Mini-Storage - Electronic Access Controlled Gate over concrete drive entrance approx. 250' from Robertson Blvd. on Avenue 23 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.**

HVAC Operations are existing no change in amount of trips per day is anticipated.
Mini-Storage - Estimated trips is < 19 per day (10% of units)

14. **Describe any proposed advertising inlcuding size, appearance, and placement.**
HVAC Operations - Existing sign mounted on vertical façade of existing Building facing Robertson Blvd.
Mini-Storage - Wall mounted sign is proposed at entry gate on Avenue 23 1/2 (4'x8'), pole mounted sign on (E) pole assembly along Robertson Blvd. (4' x 8')

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.**

HVAC Operations - Utilizes existing 40' x 100' Metal Building System with painted corrugated metal sheeting, with 2x framed stucco façade wall at street facing wall to Robertson Blvd. 40' x 60' is utilized for shop, 40'x40' is used for office. Existing 80'x100' Metal Frame Roof Cover enclosed 2 sidewalls with corrugated metal sheeting and low CMU Wainscoting
Mini-Storage - Consists of constructing (10) new (varying sizes) metal framed storage buildings with factory finished metal wall sheeting, roll-up doors and metal roof sheeting.

16. **Is there any landscaping or fencing proposed? Describe type and location.**
Existing - Approx 1,300 lf. of 6' chain link fencing with (3) strand barbed-wire topping encompases the perimeter of the property.
Proposed - Approximately 760 lf of (E) C/L fencing will be removed and replaced with 400 lf. +- 8' CMU Screen Wall, 420 lf +- 6' Wrought Iron Fencing painted.

17. **What are the surrounding land uses to the north, south, east and west property boundaries?**
North-Residential/Ag, South-Vacant Land/Residential/Tree Crops, East - Retail Market, Café, Commercial Shops, West-Ag Equipment Yard

18. **Will this operation or equipment used, generate noise above other existing parcels in the area?** No.

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

The property is currently served by Domestic Water Well. The existing office/shop contains (2) restrooms and (1) kitchenette sink. Proposed development includes approximately 3,400 s.f. of landscape planters. All planting materials will be low water use irrigated with drip irrigation system and programmable timer.

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

The existing restroom fixtures are being replaced with code compliant low flow models. Existing wastewater is expected to descrease by as much as 40% to < 75 gallons per day. All wastewater is disposed of through (E) on-site septic system.

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

No increase in solid waste is expected. HVAC Operations is currently being served by 1 yard commercial dumpster.

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

Project site is relatively level, minimal grading is expected for the purpose of building pad prep and drainage control.

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

No.

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

None

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

None

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

No

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

No

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

Minimal impact to the neighboring areas is expected. HVAC Operations are existing and will continue as they have in the past. Mini-Storage is an extremely low impact due to its long term use characteristic. Storage of goods and wares that are not used frequently is most typical, therefore accessed rarely. Due to low use and volume, Mini-Storages in general are quite neighbors. Minimal site lighting for security is planned. All site lighting will comply with current BUG regulations and Dark Sky Standards and Policies.

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

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

Proposed Use(s):	HVAC Contracting Operations/Mini-Storage
Square feet of building area(s):	HVAC Operations 4,000 s.f./Mini-Storage 32,000 s.f. +-
Total number of employees:	8
Building Heights:	HVAC Operations - 22' / Mini-Storage - 12' +-

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

EXHIBIT H

COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

JOHANNES J. HOEVERTSZ
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

MEMORANDUM

DATE September 22, 2014

TO Robert Mansfield, Planning Department

FROM Dario Dominguez, Public Works Department

SUBJECT CUP 2014-011

1) The proposed project is not within the flood plain. No FEMA requirements needed at this time.

2) The subject property is not located in a County Service Area or Maintenance District. The proposed project will have private sewer and water facilities.

3. The applicant shall submit a grading, drainage plan to the Public Works Department. This plan shall identify onsite retention for any increase in storm water runoff generated by the project. The grading, drainage plan shall be prepared by a licensed professional.

4. 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.

EXHIBIT I

RESOURCE MANAGEMENT AGENCY

Environmental Health Department

Jill Yaeger, Director

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

MEMORANDUM

TO: Robert Mansfield

FROM: Environmental Health Department

DATE: September 30, 2014

RE: Capehart, Jim, Kelly - Conditional Use Permit - Chowchilla (026-310-015-000)

Comments

TO:Planning Department
FROM:Environmental Health Department
DATE:September 23, 2014
RE:Conditional Use Permit (CUP) #2014-011, Capehart, APN 026-310-015

The Environmental Health Department Comments:

All individual building or structures that generates liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this department or Regional Water Quality Control Board. Indicate on the plot plan the location of existing and proposed private sewage disposal system(s) and it must comply with all construction requirements as it pertains to the 2013 California Plumbing Code Appendix H and Madera County Code 14.20.

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

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

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

If the facility handles/stores hazardous materials or generates hazardous waste the facility will be required to be regulated by this department under (Article I, Chapter 6.95, of the California Health & Safety Code) depending on the type and amount of material on-site.

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

DM/dm

EXHIBIT J

MADERA COUNTY FIRE DEPARTMENT

IN COOPERATION WITH
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

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

DEBORAH KEENAN
MADERA COUNTY FIRE MARSHAL

MEMORANDUM

TO: Robert Mansfield

FROM: Deborah Keenan, Fire Marshal

DATE: October 1, 2014

RE: Capehart, Jim, Kelly - Conditional Use Permit - Chowchilla (026-310-015-000)

Comments

Conceptually the Fire Marshal's Office has no comments or concerns, however; at the time of application for a Building Permit, a more in-depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal. (CFC, Section 105)

Community and Economic Development
Planning Division

Norman L. Allinder, AICP
Director

EXHIBIT K

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

1. The project shall operate in accordance with the operational statement and plans submitted for this project except as modified by the conditions of approval of this conditional use permit and associated mitigation measures as required for this project.

2. All driveways and parking associated with this project are to be constructed and maintained in a manner to provide for a dust free environment.

3. Facility noise levels shall conform to Madera County Noise Ordinance standards.

4. All lighting shall be hooded and directed away from adjoining parcels and roadways.

5. The mini storage facility shall be surrounded by a minimum eight-foot screening wall or fence. Screening walls shall be designed to screen the site from public right-of-ways and adjoining properties. The wall shall be designed to be compatible with adjoining uses.

6. Except as provided in #5, all street frontages (not including alleys) shall generally have a ten-foot landscaped buffer measured from the right-of-way property line to be located between the property line and the screening wall or fence surrounding the mini storage facility. A landscaped buffer at least ten feet deep shall be planted and maintained along all interior property lines abutting an existing or proposed residential development.

7. On site parking shall be provided at a ratio of one stall per twenty-five number of storage units. Outdoor storage of vehicles shall be allowed only in a separately enclosed area with required landscape buffers.

8. Signs located on the exterior of the site shall include an emergency and twenty-four-hour contact number for the general public. The sign shall be located at the main entrance to the site and shall be a maximum of ten square feet with minimum four-inch high lettering.

9. Storage of hazardous materials is prohibited in mini storage facilities.

10. Onsite provisions shall be made for permanent public restroom facilities in compliance with state and county codes.

11. No materials related to the HVAC business may be stored in the mini storage operation.

12. Applicant is required to apply for grading and building permits as appropriate for this project.

EXHIBIT L

COUNTY OF MADERA
PUBLIC WORKS DEPARTMENT
JOHANNES J. HOEVERTSZ
DIRECTOR

2037 West Cleveland Avenue
Madera, CA 93637
Main Line (559) 675-7811
Special Districts - (559) 675-7820
Fairmead Landfill - (559) 665-1310

MEMORANDUM

TO: Robert Mansfield – Community & Economic Development

FROM: Jason Chandler – Public Works

DATE: September 22, 2014

SUBJECT: **CONDITIONAL USE PERMIT NO. 2014-011 / CAPEHART**

The Public Works Department has reviewed the above-noted project to convert existing buildings to HVAC contracting service and repair and build a new mini storage. The proposed project is located on the north side of Avenue 23 ½ (Madison Road), west at the State Route 233 (Robertson Boulevard) intersection and east on Road 14 (Cypress Road). The proposed project has access onto Avenue 23 ½ which is designated as a Collector 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 30 foot minimum width. The Public Works Department will require 10 feet to be Offered for Dedication to the County along the frontage of Avenue 23 ½ along the project. Road 14 is designated as a Collector 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 40 foot minimum width. These roads are within the County Maintained Mileage System. There are no special districts within this vicinity providing road maintenance.

The proposed site plan indicates a water tank and propane tank located within the required setback.

The Road Department has no jurisdiction on State Route 233; therefore all comments from Caltrans shall be adhered to.

The Public Works Department recommends that all proposed approaches shall be constructed to a commercial standard approach along Avenue 23 1/2 and Road 14 at the locations of ingress and egress 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 Public Works Department.

PUBLIC WORKS RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL:

1. As a condition of approval of the CUP, the applicant shall offer a strip of land 10 ft wide contiguous to Avenue 23 ½.

2. As a condition of approval of the CUP, the applicant shall resubmit a site plan showing proposed locations of a water tank and propane tank being placed outside of the existing setback.

3. As a condition of this Conditional Use Permit, the applicant shall construct the driveway approaches to a commercial standard.

4. Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Public Works Department. Once this permit is secured, the applicant may commence with construction *(ST-24B, ST-25, 26 and 27).*

EXHIBIT M

RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building
Norman L. Allinder, AICP
Director

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

PROJECT REVIEW REQUEST

DATE: September 16, 2014

Community Advisory Councils

- [ ] Ahwahnee Community Council
- [ ] Coarsegold Area Plan Committee
- [ ] North Fork Community Development Council
- [ ] Oakhurst Community Advisory Council

Review Agenies

- [ ] Madera County Agricultural Commissioner
- [ ] Madera County Sheriff's Office
- [x] City of Chowchilla Planning Department
- [ ] City of Madera Planning Department
- [x] California Department fo Fish and Game
- [ ] California Department of Housing
- [x] California Department of Transportation (CALTRANS)
- [ ] California Department of Water Resources
- [x] California Regional Water Quality Control Board
- [ ] California Department of Conservation
- [ ] California Division of Mines and Geology
- [ ] California Division of Oil and Gas
- [x] San Joaquin Valley Unified Air Pollution Control District
- [ ] Archaeological Information Center - Bakersfield
- [x] Other: District 2 Supervisor

Homeowners Associations

- [ ] Bass Lake Homeowners Assn
- [ ] Bonadelle Ranchos #5
- [ ] Bonadelle Ranchos Neighborhood Committee
- [ ] Cascadel Homeowners Assn
- [ ] Goldside Estates
- [ ] Hidden Lake Estates Homeowners Assn
- [ ] Indian Lakes Estates Property Owner Assn
- [ ] Lake Shore Park Subdivision
- [ ] Madera Ranchos Neighborhood Committee
- [ ] Pierce Lake Estates
- [ ] Pines Civic Council
- [ ] Rolling Hills Citizens Assn
- [ ] Sumner Hill Homeowners Assn
- [ ] Yosemite Lakes Park Owner Assn

RETURN TO:

ROBERT MANSFIELD, Planning Department
2037 W. Cleveland Avenue
Madera, CA 93637
Phone: (559) 675-7821

REGARDING:

CUP #2014-011, Capehart, Jim, Kelly - Conditional Use Permit - Chowchilla (026-310-015-000)

The request consists of a conditional use permit to allow office/shop to be used for hvac contracting, service and repair new mini-storage .

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: September 30, 2014. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer. This application will be reviewed by the Madera County Development Review Committee Oct 08, 2014.

PLEASE ATTACH A COPY OF THIS COVER SHEET TO THE FRONT OF YOUR COMMENTS

NOTE: PLEASE WRITE LEGIBILY OR TYPE: Application(s): CUP #2014-011

Return to: Robert Mansfield, Planning Department Capehart, Jim, Kelly

Responding Agency: CHOWCHILLA Date: 9/30/14

Respondent's Signature:

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

X Approve _____ Deny

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

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

- HIGHLY RECOMMEND THAT BARBED WIRE OR ANY OTHER SIMILAR TYPE OF WIRE NOT BE ATTACHED ON THE PERIMETER FENCING AS IT WILL NOT BE ATTRACTIVE, ESPECIALLY WHEN VIEWED FROM ROBERTSON BLVD & AVE 23½.
- DECORATIVE WALL WITH OUTSIDE CLIMBING VINES BE PROVIDED ALONG THE ROBERTSON BLVD FRONTAGE. - VINES WHEN GROWN WILL HELP MINIMIZE OR PREVENT GRAFFITI.

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

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBILY OR TYPE: Application(s): CUP #2014-011

Return to: Robert Mansfield, Planning Department Capehart, Jim, Kelly

Responding Agency: _____

Contact Person.: _____ Signature: _____

Telephone No.: _____ Date: _____

ENVIRONMENTAL REVIEW:

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

   ___ Yes

   X No, the following information is needed: WATER USE – DUE TO DROUGHT & LIMITED WELL WATER ISSUES BY THE DISTRICT.

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

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

   ___ Yes X No

EXHIBIT N

San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

September 29, 2014

Robert Mansfield
City of Madera
Planning Department
2037 W. Cleveland Avenue
Madera, CA 93637

Project: CUP #2014-011-Capehart

District CEQA Reference No: 20140763

Dear Mr. Mansfield:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of adding a new 32,000 square foot mini-storage facility to an existing HVAC contracting operation and semi-tractor/trailer parking yard, located at 28600 Robertson Boulevard, in Chowchilla, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

2. Based on information provided to the District, the proposed project would equal or exceed 2,000 square feet of commercial space; Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review).

   District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees before issuance of the first building permit. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: http://www.valleyair.org/ISR/ISRHome.htm.

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

www.valleyair.org www.healthyairliving.com

3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

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

If you have any questions or require further information, please call Cherie Clark at (559) 230- 5940.

Sincerely,

Arnaud Marjollet
Director of Permit Services

for: Chay Thao
Program Manager

AM: cc

EXHIBIT O

Environmental Checklist Form

Title of Proposal: CUP #2014-011 - Capehart

Date Checklist Submitted: October 10, 2014

Agency Requiring Checklist: Community and Economic Development, Planning Division

Agency Contact: Robert Mansfield, AICP **Phone:** (559) 675-7821

Description of Initial Study/Requirement

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

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

Description of Project:

The project is to acknowledge an existing HVAC facility and to allow for a mini storage facility. The HVAC facility has an existing office/shop and an outdoor storage type structure. The new facility will include approximately 33,800 square feet of storage space over ten new structures. There will be an anticipated 19 trips per day, and one employee associated with the mini storage operations as a result of the project.

Project Location:

The subject properties are located on the northwest corner of Avenue 23 ½ and Highway 233 (23500 Robertson Blvd) Chowchilla.

Applicant Name and Address:

Jim Capehart
240 W. Robertson Blvd.
Chowchilla, CA 93610

General Plan Designation:

CC (Community Commercial)

Zoning Designation:

CRM (Commercial Rural Median) District

Surrounding Land Uses and Setting:

North: Residential and Agricultural; South: Vacant land, residential and tree crops; East: retail market, café; and West: Agricultural equipment yard.

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.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality
☐ Land Use/Planning	☐ Mineral Resources	☐ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities / Service Systems	☐ 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

_____ October 10, 2014
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?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Discussion:

(a - b) No Impact. There are no scenic vistas, scenic highways or scenic resources in the vicinity of this project site. The closest areas that are being considered as scenic highways by the California Department of Transportation (CALTRANS) are Highways 41 and 49 north of Oakhurst. The only highway in the immediate vicinity is Highway 233 (Robertson Boulevard) which is not designated as a scenic highway.

(c) No Impact. The area surrounding this property is a mix of agricultural, commercial and residential land use. Highway 233 (Robertson Boulevard) runs along the eastern edge of the property and Avenue 23 ½ runs along the southern edge. There are commercial activities immediately surrounding the project site, which includes a market across Highway 233 (Robertson Boulevard) to the east. The mini storage will not impede the characteristics of the area.

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

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

Light pollution is a problem most typically associated with urban areas. Lighting is necessary for nighttime viewing and for security purposes. However, excessive lighting or inappropriately

designed lighting fixtures can disturb nearby sensitive land uses through indirect illumination. Land uses which are considered "sensitive" to this unwanted light include residences, hospitals, and care homes.

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

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Protection (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest land?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion:

(a - e) No Impact. The area surrounding this parcel is agriculturally zoned. No farmland or Williamson Act land will be affected directly or indirectly as a result of this project. There is no forest land, or zoning indicating forest land, in the vicinity of the project site.

The property is considered Urban and Built Up (land 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) under the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore no farmland, unique, prime or otherwise, will be converted. The project parcel is not under the Williamson Act.

The project will not violate the intent of the zoning ordinance in that the proposal is consistent with the requirements of the zone.

General Information

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

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

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

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

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

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

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

minimum mapping unit for Grazing Land is 40 acres.

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

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

III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Discussion:

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

Construction activity air emissions would consist primarily of fugitive particulate emissions resulting from surface grading and vehicular traffic. Temporary localized emissions of gaseous combustion pollutants would also result from construction related traffic and miscellaneous activities. All

construction related air emissions would be intermittent, of limited duration, and of low quantities with respect to air emissions that normally occur in the area. Ongoing direct, indirect and cumulative impacts on background pollutant concentrations resulting from construction related activities would be negligible.

Operationally, it is not anticipated that any significant air quality impacts will occur. The operational statement indicates that less than 20 vehicular trips related to the mini storage will be generated per day at its' heaviest peak. This is in addition to the anticipated approximate 4 vehicle trips from the HVAC operations. In consideration that the operations are located adjacent to a major thoroughfare (Highway 233/Robertson Blvd), it is anticipated that any impacts in the area are more likely as a result of Robertson Boulevard traffic than of the actual business associated with this project.

The San Joaquin Valley Air Pollution Control District has determined from their review of the project that project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons per year of NOX, 10 tons per year of ROG, and 15 tons per year of PM10. The District, therefore, has concluded that the project specific criteria pollutant emissions would have no significant adverse impact on air quality.

(d) Less Than Significant Impact with Mitigation Incorporation. Sensitive receptors are facilities that "house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors." (GAMAQI, 2002).

There are no sensitive receptors such as hospitals or schools in the vicinity of this project. There are a few residences in the vicinity as well as some commercially based operations. The residences in the area would qualify as a sensitive receptor (children and elderly potentially living there); as would the market across the street (attract children and elderly for groceries). The impacts, in light of Highway 233 in proximity to the project site, cannot solely be attributed to the project itself; however the project will be a contributor to the impacts. It is understood that the impacts generated will not be continuous (i.e. 24-hours per day, 7 days per week), they will contribute to the area in general. With mitigations, these impacts can be reduced to less than significant.

(e) Less Than Significant Impact. During the construction phase of the project, there is the potential for diesel exhaust generation from construction vehicles. This is expected to be temporary for the duration of construction.

While there may be some odors related to the project (diesel/gas fumes from autos), because of the distance of these residences to the project, the odors may be very diluted and not as noticeable as if they were right next to the home. Additionally, due to the proximity to Highway 233 (Robertson Boulevard), unless there is something occurring on the parcel that could be pointed to, it would be difficult to ascertain the exact source of most vehicular exhaust emission sources. Objectionable odors are likely to be localized and given the limited population in the area and the distances accorded thereto, any odor generation impacts are expected to be minimal and temporary in nature.

A review of available records indicates that there have been no odor complaints from the subject project site.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

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

(d) Less Than Significant Impact. As there are no streams or rivers in the vicinity of this project, no fish migration will be impacted. While the project itself may not interfere with the migration of wildlife species, the construction of it may have a temporary effect on the migratory habits of

species. This is due to the fact that most animals tend to shy away from areas that they perceive to be dangerous or hazardous. With loud noise and heavy equipment involved, this type of situation will be in effect during construction of the project. This will be temporary in nature for the duration of the construction. Operationally, it is not anticipated to be an impact.

(e - f) No Impact. While there is only one species indicated as threatened or endangered in the quadrangle this project is located in, due to the fact that in large part the surrounding parcels, as well as this parcel, are developed, there is no reason to suspect that there will be any impacts as a result of this project.

There are no wetlands, federally listed or otherwise, on the parcels involved with this project. There are no riparian areas on the parcel. There are no streams or bodies of water of which migratory fish or other species that would use bodies of water would be impacted by this project.

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

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

Special Status Species include:

- Plants and animals that are legally protected or proposed for protection under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA);
- Plants and animals defined as endangered or rare under the California Environmental Quality Act (CEQA) §15380;
- Animals designated as species of special concern by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG);
- Animals listed as "fully protected" in the Fish and Game Code of California (§3511, §4700, §5050 and §5515); and
- Plants listed in the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Vascular Plants of California.

A review of both the County's and Department of Fish and Game's databases for special status species have identified the following species:

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
Swainson's Hawk	None	Threatened	None	None
Tricolored	None	None	SSC	None

Blackbird				
Yellow-headed Blackbird	None	None	SSC	None
Hoary Bat	None	None	None	None
Hoover's Cryptantha	None	None	None	1A
Heartscale	None	None	None	1B.2
Lesser Saltscale	None	None	None	1B.1
Subtle Orache	None	None	None	1B.2
Recurved Larkspur	None	None	None	1B.2

Chowchilla Quadrangle

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

Ranking

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

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

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

SSC Species of Special Concern

WL Watch List

FP Fully Protected

General Information

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

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?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☐	☒	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion:

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

There is development on this site at this point. The likelihood of finding any culturally relevant resources is remote. There are, however, still chances that previously unknown resources may be found during any ground disturbing activities associated with the construction of the mini storage.

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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☐	☒

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

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

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

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

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

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

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

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

The *Draft Environmental Impact Report* for the state prison project near Fairmead identified faults within a 100 mile radius of the project site. Since Fairmead is centrally located along Highway 99 within the county, this information provides a good indicator of the potential seismic activity which might be felt within the County. Fifteen active faults (including the San Andreas and Owens Valley Fault Group) were identified in the *Preliminary Geotechnical Investigation*. Four of the faults lie along the eastern portion of the Sierra Nevada Range, approximately 75 miles to the northeast of Fairmead. These are the Parker Lake, Hartley Springs, Hilton Creek and Mono Valley Faults. The

remaining faults are in the western portion of the San Joaquin Valley, as well as within the Coast Range, approximately 47 miles west of Fairmead. Most of the remaining 11 faults are associated with the San Andreas, Calaveras, Hayward and Rinconada Fault Systems which collectively form the tectonic plate boundary of the Central Valley.

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

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

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

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

(a – iv) No Impact. The parcel involved with this project is topographically flat and not conducive to landslides. There may be erosion issues, but erosion is not considered landslides by strict definition.

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

(c - e) No impact. There are no known impacts that will occur as a direct or indirect result of this project. There is a currently existing on-site septic system that serves the HVAC office restrooms. As the operations are initiating a process of remodeling to low-flow services, the need to expand the septic system is not likely.

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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Discussion:

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

Operationally, the amount of potential greenhouse gases being generated by this project is minimal. Vehicular traffic will be the primary source (exhaust emissions), and based on the operational time frames, the impact will be minimal. During the peak seasons, emissions may be seen as high given the number of vehicular trips in and out, while during off seasons it will be less with the fewer trips.

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

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

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

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

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?

Discussion:

(a) Less Than Significant Impact. The use of hazardous materials during project construction is not expected directly with the facility. Hazardous materials associated with construction may include gasoline, diesel fuel, hydraulic oils, equipment coolants, and generated wastes that may include these materials and are associated with the construction equipment being used. These materials are considered hazardous because they are flammable and/or contain toxic compounds, such as volatile organic compounds and heavy metals. Fueling and routine maintenance of equipment and vehicles would be performed off-site to the greatest extent feasible.

The western part of Madera County has historically experienced several concerns related to hazardous materials. The use and management of chemicals, including hazardous materials, within the agricultural areas of the County are dominated by the application of fertilizer and pesticides for crop production.

Operationally, as a condition of operations, the mini storage facility is not permitted to allow for the storage or use of hazardous materials. The HVAC operations may contain some as it relates to that business operation as it is not directly associated with the mini storage.

(b) Less Than Significant Impact. Reasonably foreseeable upset and accident conditions that could involve the release of hazardous materials would include the spill of petroleum hydrocarbons or other hazardous fluids associated with vehicle and equipment operation during construction. County ordinance regulates mini storages in that no hazardous materials are to be stored on site as it relates to the mini storage.

(c) No Impact. There are no schools within the vicinity of this project. The mini storage is disallowed by County Ordinance from storing hazardous waste or materials. Any hazardous materials associated with the HVAC business will need to be permitted, stored, transported and disposed of in accordance with Federal, State and Local regulations.

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

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

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

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

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

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

Assembly Bill AB 2286 requires all business and agencies to report their Hazardous Materials Business Plans to the Certified Unified Program Agency (CUPA) information electronically at 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?	☐	☐	☐	☒
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)?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
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?				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Discussion:

(a) No Impact. No water quality standards will be impacted.

(b) No Impact. This is a customer service oriented business which by its nature does not use any amount of water for its' processes. Due to the requirement pursuant to Madera County Ordinance 18.94.075 of restrooms being made available to the public for a mini storage facility, it is expected that there will be some usage of water, but of a minimal quantity given the nature of the mini-storage facility.

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

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

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

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

(e - f) Less Than Significant Impact. With any impervious surface creation as a result of this project, there is the potential of increasing stormwater runoff. While the operations in and of themselves may not contribute to any potential contamination, vehicles could. This is due to potential oil and antifreeze drips from the engines of the vehicles. While minimal, it still will be

contributory.

Specific soil characteristics are a key concern for evaluating whether surface water would infiltrate through the shallow soils to the groundwater. Policies and monitoring required by local, state and federal agencies will assist in mitigating this issue.

Surface water and groundwater quality in the County is monitored by a number of agencies, mostly for the purposes of ensuring safe drinking water.

Several existing regional and state regulations, including the California Code of Regulations, Central Valley Regional Water Quality Control Board Waste Discharge Requirements General Order, the RWQCB Basin Plan and numerous policies of the Madera County Dairy Element are designed to minimize impacts to surface waters.

(g - i) No Impact. This project is not in a known flood area. While there may be localized flooding, it would have to be a severe rain type event to cause significant amounts of flooding.

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

General Information

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

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

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

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

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

X. LAND USE AND PLANNING – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

Discussion:

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

The General Plan for the parcel on which this facility is being placed is commercial in nature and the Zoning Designation is commercially based. The operation itself is consistent with those designations.

XI. MINERAL RESOURCES – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Discussion:

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

XII. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion:

(a - d) Less Than Significant Impact. There will be a minor, temporary increase in overall noise generation during the period of construction of facilities. This will last for the duration of construction.

Operationally, there is anticipated to be a slight increase in background noise with vehicular traffic, however, given the nature of the operations this increase is expected to be insignificant. The surrounding area is sparsely populated. Noise from localized point sources (sources that can be identified and are at a fixed location) typically decreases by approximately 6 dBA (decibels attenuated) with each doubling of distance from the source. While there is an increase in herd size, given the location of the project, and the fact that it is not near any population centers, the amount of noise generation expected is insignificant.

With the exception of construction related activities, there is no known instance of groundborne vibrations related to this project.

There will be a temporary increase to ambient noise levels as a result of construction operations.

Operationally, there will be a minimal permanent increase in ambient noise levels when the facility comes online for use.

(e – f) No Impact. The project is not within proximity to a known airport or airstrip. The project is not in an Airport/Airspace Overlay district. Construction and operations of this facility will not need to be in accordance with the overlay requirements.

General Discussion

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

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

Short Term Noise

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

Long Term Noise

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

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

MAXIMUM ALLOWABLE NOISE EXPOSURE FOR
NON-TRANSPORTATION NOISE SOURCES*

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

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

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

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

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

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

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 vibration	Architectural damage and possibly minor structural damage
Source: Whiffen and Leonard 1971		

XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion:

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

site, but is geared towards a caretaker and the property owner. The surrounding area is predominately agricultural and commercial in nature and sparsely populated.

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

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

Discussion:

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

The facility is not near any fire station. It will need to be constructed pursuant to most current building and life safety codes at time of construction.

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

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

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

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

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

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

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

No impacts are anticipated as a direct, indirect, short or long term impact as a result of this project.

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

No impacts identified as a result of this project.

XV. RECREATION	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion:

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

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Discussion:

(a) Less Than Significant Impact. In the area around the proposed project, opportunities for bicycles and pedestrians, especially as an alternative to the private automobile, are significantly limited by lack of developed shoulders, sidewalks or pavement width accommodating either mode. The condition is not uncommon in rural areas where distances between origins and destinations are long and the terrain is either rolling or mountainous. In the locations outside urbanized portions of

the County, the number of non-recreational pedestrians/cyclists would likely be low, even if additional facilities were provided.

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

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

During the period of construction of the project, it is expected that there will be some construction related vehicles. During operations of the facility, there will be an increase in traffic and only during facility hours as outlined in the Operational Statement.

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

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

Unsignalized intersections.

Level of Service	Description	Average Control Delay (sec./car)
A	Uncongested operations, all queues clear in single cycle	< 10
B	Very light congestion, an occasional phase is fully utilized	>10 – 20
C	Light congestion; occasional queues on approach	> 20 – 35
D	Significant congestion on critical approaches, but intersection is functional. Vehicles required to wait through more than one cycle during short peaks. No long-	> 35 – 55

	standing queues formed.	
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.

(b) Less Than Significant Impact. The proposed project is located on Avenue 23 ½, adjacent to Highway 233. Access will be from Avenue 23 ½. This access point will not impinge on traffic patterns or add to congestion issues from Highway 233 as a result of this access point.

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

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

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

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

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

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
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?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

Discussion:

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

(d) Less Than Significant Impact. Water is being supplied by onsite water well. As this is a mini storage facility, it is not expected to require significant amounts of water. The HVAC services operations may use the most water, but it already exists. The net increase of usage is not expected to be significant.

(e) No Impact. No impacts identified as a result of this project.

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

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

General Discussion

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

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

management.

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

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

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

XVIII MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
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)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or	☐	☐	☐	☒

indirectly?

Discussion:

CEQA defines three types of impacts or effects:

- Direct impacts are caused by a project and occur at the same time and place (CEQA §15358(a)(1).

- Indirect or secondary impacts are reasonably foreseeable and are caused by a project but occur at a different time or place. They may include growth inducing effects and other effects related to changes in the pattern of land use, population density or growth rate and related effects on air, water and other natural systems, including ecosystems (CEQA §15358(a)(2).

- Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA §15355(b)). Impacts from individual projects may be considered minor, but considered retroactively with other projects over a period of time, those impacts could be significant, especially where listed or sensitive species are involved.

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

Overall construction of this project will be minimal in light of the whole.

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

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

Madera County General Plan

California Department of Finance

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

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm accessed October 31, 2008

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

Madera County Engineering Division

Madera County Environmental Health Division

Madera County Fire Marshall's Division

Madera County Roads Division

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: CUP #2014-11 – Capehart

LOCATION AND DESCRIPTION OF PROJECT:

The subject properties are located on the northwest corner of Avenue 23 ½ and Highway 233 (23500 Robertson Blvd) Chowchilla.

The project is to acknowledge an existing HVAC facility and to allow for a mini storage facility. The new facility will include approximately 33,800 square feet of storage space over ten new structures. There will be an anticipated 19 trips per day, and one employee associated with the mini storage operations as a result of the project.

ENVIRONMENTAL IMPACT:

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

BASIS FOR NEGATIVE DECLARATION:

1. If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner must be notified immediately.

2. No idling of vehicles related to construction or operations of facility for longer than 10 minutes.

3. No vehicles visiting the mini storage operations shall idle during site visit.

4. Construction of facilities shall incorporate current building and life safety codes.

5. No hazardous material or hazardous waste as it relates to the mini-storage shall be stored per Madera County Ordinance.

6. Any hazardous material or hazardous waste as it relates to the HVAC operations shall be permitted, stored, transported and disposed of in accordance with Federal, State and local regulations.

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: October 10, 2014
FILED:
PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2014-31

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
Agricultural Resources								
Air Quality								
	No idling of vehicles related to construction or operations of facility for longer than 10 minutes.	construction and operations	contractor					
	No vehicles visiting the mini storage facility operations shall idle during site visit	operations	applicant					
Biological Resources								
Cultural Resources								
	If project construction related activities (including, but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner must be notified immediately.	construction	construction contractor					
Geology and Soils								
Hazards and Hazardous Materials								
	No hazardous material or hazardous waste as it relates to the mini storage shall not be stored per Madera County Ordinance	Operations	Environmental Health					
	Any hazardous material or hazardous waste as it relates to the HVAC operations shall be permitted, stored, transported and disposed of in accordance with Federal, State and Local regulations.	Operations	Environmental Health					
Hydrology and Water Quality								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Land Use and Planning								
Mineral Resources								
Noise								
Population and Housing								
Public Services								
	Construction of facilities shall incorporate current building and life safety codes.	Construction	Fire Marshal					
Recreation								
Transportation and Traffic								
Utilities and Service Systems								