



Community and Economic Development Planning Division

Matthew Treber *MB*
Deputy Director

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PLANNING COMMISSION DATE:

January 5, 2015

AGENDA ITEM: #1

CUP	#2015-010	An amended Conditional Use Permit to allow an auto-body, sales, tire shop, towing, and smog-check facility.
APN	#038-070-024	Applicant: Gabriel Andrade Alvarado
CEQA	#2015-022	Mitigated Negative Declaration

REQUEST:

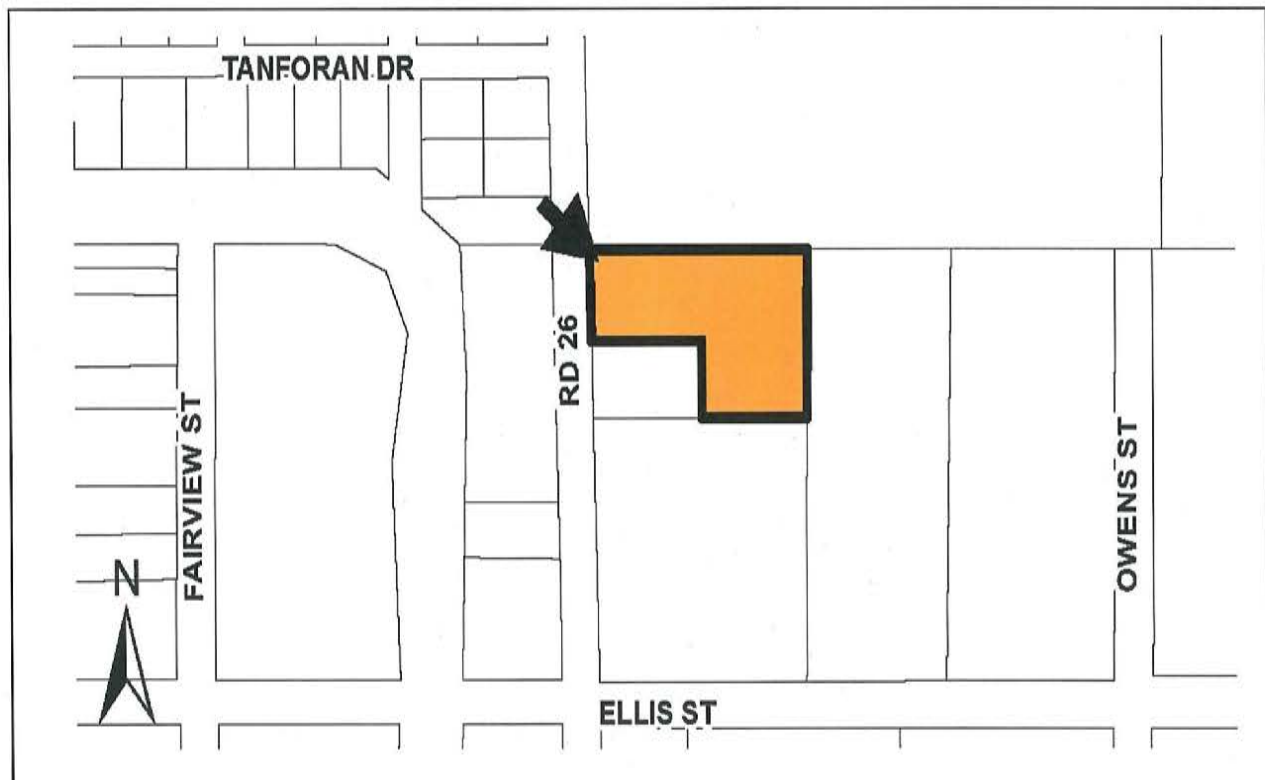
This request is for an amended conditional use permit to allow an auto-body repair (no painting), auto sales, tire shop, towing, and smog-check facility within an existing commercial development.

LOCATION:

The project site is located northeast of the intersection of Road 26 and Ellis Street in Madera CA. The situs address is 16479 Road 26, Madera, CA 93638

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2015-022) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION:

Approval of the amended conditional use permit (CUP #2015-010) with its corresponding Mitigated Negative Declaration (MND #2015-022).

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: CC (Community Commercial) Designation
SURROUNDING: CC (Community Commercial) and
LDR (Low Density Residential) Designations

ZONING (Exhibit B):

SITE: CRM (Commercial Rural Median) District
SURROUNDING: CRM (Commercial Rural Median),
AR-5 (Agricultural Rural – 5 Acre Minimum),
RRM (Rural, Residential, Multiple Family) Districts

LAND USE:

SITE: Commercial
SURROUNDING: Commercial, residential, and agriculture.

SIZE OF PROPERTY: 2.38 acres

ACCESS: Access to the site has been approved along Road 26.

BACKGROUND AND PRIOR ACTIONS:

The project site was initially developed under a General Plan Amendment (GP#98-08), Rezoning (CZ #98-33) and Conditional Use Permit (CUP #98-37) in order to allow a lumber yard with outside storage. The application was approved on October 20, 1998.

In 2005, the proposed structure was occupied by the Madera Food Bank. The business has been subsequently removed from the building.

A conditional use permit (CUP #2005-007) was approved to allow for a 160'-0" high monopole cellular site, which is located directly adjacent to the structure.

Lastly, a conditional use permit (CUP #2009-010) was approved to allow for a tire sales and installation shop within the existing commercial plaza at 16479 Road 26, Madera, CA 93638.

PROJECT DESCRIPTION:

The applicant is proposing an auto-body, auto-sales, tire shop, towing, and smog check facility within an existing 5,000 square foot commercial building. The business will be open seven days a week, from 8:00am to 6:00pm. Proposed operations would occur on-site and inside the building in order to reduce any potential aesthetic, noise, or odor issues. There is currently only one employee but could expand to three to five employees in the future. The employee(s) would only work during the business' operational hours. The applicant expects an average of ten customers per day. The operation includes the purchasing and installation of auto parts, sales of automobiles, sales and installation of tires and rims, towing and temporary storage of automobiles, and smog-checks.

The building is surrounded by an existing six foot high block wall which was constructed as part of the previous lumber operation that occupied the structure. Directly adjacent to the existing structure, there is a cell tower, which was approved through a prior conditional use permit, located on the property. The applicant shall ensure that access to the cell tower is preserved in order to allow for property maintenance.

The business activities will involve the repair and sales of automobiles, sale and installation of tires and rims, smog-checks, and towing. As part of repairing an automobile for sale, oil changes may occur. However, oil changing is not a service that will be offered to the public at this time. Any painting or spraying of automobiles is not included.

ORDINANCES/POLICIES:

Madera County Code 18.34 of the Madera County Zoning Ordinance outlines allowed uses within the CRM (Commercial, Rural, Median) zone district.

Madera County Code 18.94 of the Madera County Zoning Ordinance provides additional information on conditional uses permitted.

Madera County General Plan Policy Document (pg.10) outlines the allowable uses within the CC (Community Commercial) designation.

Madera County Code 18.102.040 of the Madera County Zoning Ordinance outlines vehicular parking space requirements given the type of use of the project.

ANALYSIS:

The general plan designation, Community Commercial, allows for commercial uses which are intended to serve the surrounding area. This designation includes wholesale and service uses that is consistent with the auto repair, sales, tire sales/installation, towing, and smog-check business. The current zone district, Commercial, Rural, Median (CRM) district, allows for general commercial uses if a conditional use permit application is approved. An approved CUP would allow automobile repair and sales, tire sales and installation, towing, and smog-checks.

The proposal is consistent with other uses located on the property in the surrounding areas. The properties along Road 26 are also zoned commercial. The property abuts a drainage basin to the east which is used for collection of runoff from these commercial properties.

The surrounding development of the parcel, which includes six foot high concrete walls, provide an adequate noise and aesthetic buffering from existing properties, and the residence located to the south of the project. Furthermore, there is adequate parking (approximately 37 parking spaces) to accommodate customers and employees while only 18 spaces are required for the business (6 spaces for commercial use, 6 spaces for general commercial use, and 6 spaces for towing).

Towing operations are not typically allowed in a CRM zone district. Therefore a towing business will not be allowed at this facility. However, the applicant will be allowed to use a tow truck to tow cars to the shop to be worked on. No more than six (6) cars will be allowed to be stored at the business at any time to be worked on.

The proposed business is adjoining a commercially zoned property to the south. However, this property has a single family dwelling constructed on it that is located

approximately 400 feet away. The building's garage doors are located on the opposite side of the building, and along with the six foot block wall will create an adequate noise buffer for the residence.

The proposed use would be subject to specific Fire codes regarding the storage and stacking of tires within the structure. Inspections will be required by the Fire Marshal to ensure compliance of applicable standards prior to release of the conditional use permit for the business.

The current approach of the property has been approved by the Road Department. Additionally, the drainage facilities for the property utilize the basin located directly east of the parcel. The property was developed to meet the requirement of applicable drainage regulations and no additional paving which would result in additional flows are being proposed as part of the conditional use permit. Therefore, no additional permitting will be needed for the drainage facilities for the project. The well and septic tanks have also been previously approved as part of the site's construction and are adequate for the proposed operation.

The proposal has been reviewed through the initial study attached (Exhibit I). The proposal does not include any significant changes or impacts to the structure or to the surrounding properties and environment.

FINDINGS:

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

1. *The proposed project does not violate the spirit or intent of the Zoning Ordinance.* The proposed project includes a use that is permitted in the CRM zone district by a Conditional Use Permit. The proposed business has minimal potential to negatively impact the neighboring businesses within the commercial center or any neighboring properties, including the residence located to the south.
2. *The proposed project is not contrary to the public health safety, or general welfare.* The proposed business is subject to numerous codes and regulations which require the operator to comply with safety regulations which make the project compliant with applicable standards.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar factors.* The impact associated with the project such as noise and water quality, has already been mitigated through previous permits, such as the lumber yard. The existing concrete walls, fencing, drainage, and other existing facilities have been inspected and approved for the structure. In addition to the water basin to the east of the property that collects runoff from the commercial plaza, the applicant will be required to obtain permits and comply with regulations from the Environmental Health and the Fire Marshall's Office. All the facilities mitigate impacts to a level that will not create a nuisance to surrounding properties.
4. *The proposed project will not, for any reason, cause a substantial, adverse effect upon the property values and general desirability of the neighborhood of the County.* The commercial development where the business is proposed has

already been constructed. The property is already zoned commercial and is not a significant change from previous operations which previously occupied the building. Therefore, no adverse effect to values or desirability is imminent for neighboring properties.

GENERAL PLAN CONSISTENCY:

The proposal is consistent with commercial services allowed within the Community Commercial designation. The proposal is consistent with applicable policies for commercial development within the General Plan as well.

RECOMMENDATION:

The analysis provided in this report supports approval of CUP #2015-010 and MND #2010-022.

CONDITIONS

See attached.

ATTACHMENTS:

1. Conditions of Approval
2. Mitigation Monitoring Report
3. Exhibit A, General Plan Map
4. Exhibit B, Zoning Map
5. Exhibit C, Assessor's Map
6. Exhibit D, Site Plan
7. Exhibit E, Aerial Map
8. Exhibit F, Topography Map
9. Exhibit G, Operational Statement
10. Exhibit H, Planning Department Comments
11. Exhibit H2, Fire Marshall Department
12. Exhibit H3, Environmental Health Department Comments
13. Exhibit H4, Public Works Department Comments
14. Exhibit I, Initial Study
15. Exhibit J, Mitigated Negative Declaration

CONDITIONS OF APPROVAL

PROJECT NAME: Conditional Use Permit #2015-010 - Gabriel Andrade Alvarado
PROJECT LOCATION: Northeast of the intersection of Road 26 and Ellis Street in Madera CA. The situs address is 16479 Road 26, Madera, CA 93638
PROJECT DESCRIPTION: Request for an amended conditional use permit to allow an auto-body repair (no painting), auto sales, tire shop, towing, and smog-check facility within an existing commercial development.

APPLICANT: Gabriel Andrade Alvarado - (559) 567-6331
CONTACT PERSON/TELEPHONE NUMBER: Joey Dinh - Madera County Planning (559) 675-7821

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health Department					
1	During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.				
2	The facility will be regulated under the Hazardous Material Business Plan and/or Waste Generator depending on the type and amount of hazardous material store or generated on-site. (Article 1, Chapter 6.95, of the California Health & Safety Code) Applicant will be required to obtain a California EPA ID number through Department of Toxic Substance Control (DTSC) if hazardous waste material(s) are generated on-site.				
3	As of January 2013, all CUPA regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System at www.cers.calepa.ca.gov				
4	Applicant must contact San Joaquin Valley Air Pollution Control District (SJVAPCD) for permitting of spray booth.				
5	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisances(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 Ordinance and any other related State and/or Federal jurisdiction.				
Fire Department					
1	The building will require upgrades/tenant improvements. 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 Marshall. (CFC, Section 105).				
2	Tire storage information and in-depth body work information will be required at the time of building permit application.				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Planning Department					
1	All signage shall be approved by the Planning Department prior to installation.				
2	The applicant shall provide a parking plan that complies with the County parking regulations for on-site parking. The facility must have a minimum of 18 parking stalls within the proposed plan.				
3	No more than 6 vehicles can be stored at the facility at any time.				
4	Any proposed lighting shall be hooded and directed away from surrounding properties and roadways.				
5	The project shall operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project.				
6	The applicant shall utilize a disposal service for used tires and other potentially hazardous materials.				
7	The surrounding perimeter fence and walls shall be maintained.				
8	The use of impact wrenches and similar tools shall be limited to indoor use only and employ similar measures to ensure business practices operates in compliance to the noise ordinance.				
9	The business shall preserve access to the cell tower located to the southeast of the structure to be utilized.				
Public Works DEPARTMENT					
1	All driveway approaches accessing the site shall be built to a commercial approach standards as described in the permit. Any construction within the County road of right-of-way will require an Encroachment Permit from the Public Works Department. Once this permit is secured, the applicant may commence with construction.				
2	The applicant shall submit a grading, drainage plan to the Public Works Department for review and approval. This plan shall identify onsite retention for any increase in storm water runoff generated by the proposed development. The grading, drainage plan shall be prepared by a licensed professional.				
3	Contractor shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavation at 1-800-227-2600. Contractor shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.				
4	On frontage roads and in rural areas where the maximum legal vehicle must be accommodated, standard truck and trailer-turn templates should be used to determine if adequate turning radii have been achieved at the proposed access approach.				
5	Developer shall provide private on site sewer and water systems to the proposed development. The parcel shall provide and maintain its own drainage system and all on-site runoff shall be contained on site. The developer shall provide flood control or drainage systems within his development to carry storm runoff both tributary to and originating within the development in accordance with the flood control practices established by the county. Post development drainage flow shall be limited to the predevelopment rate.				

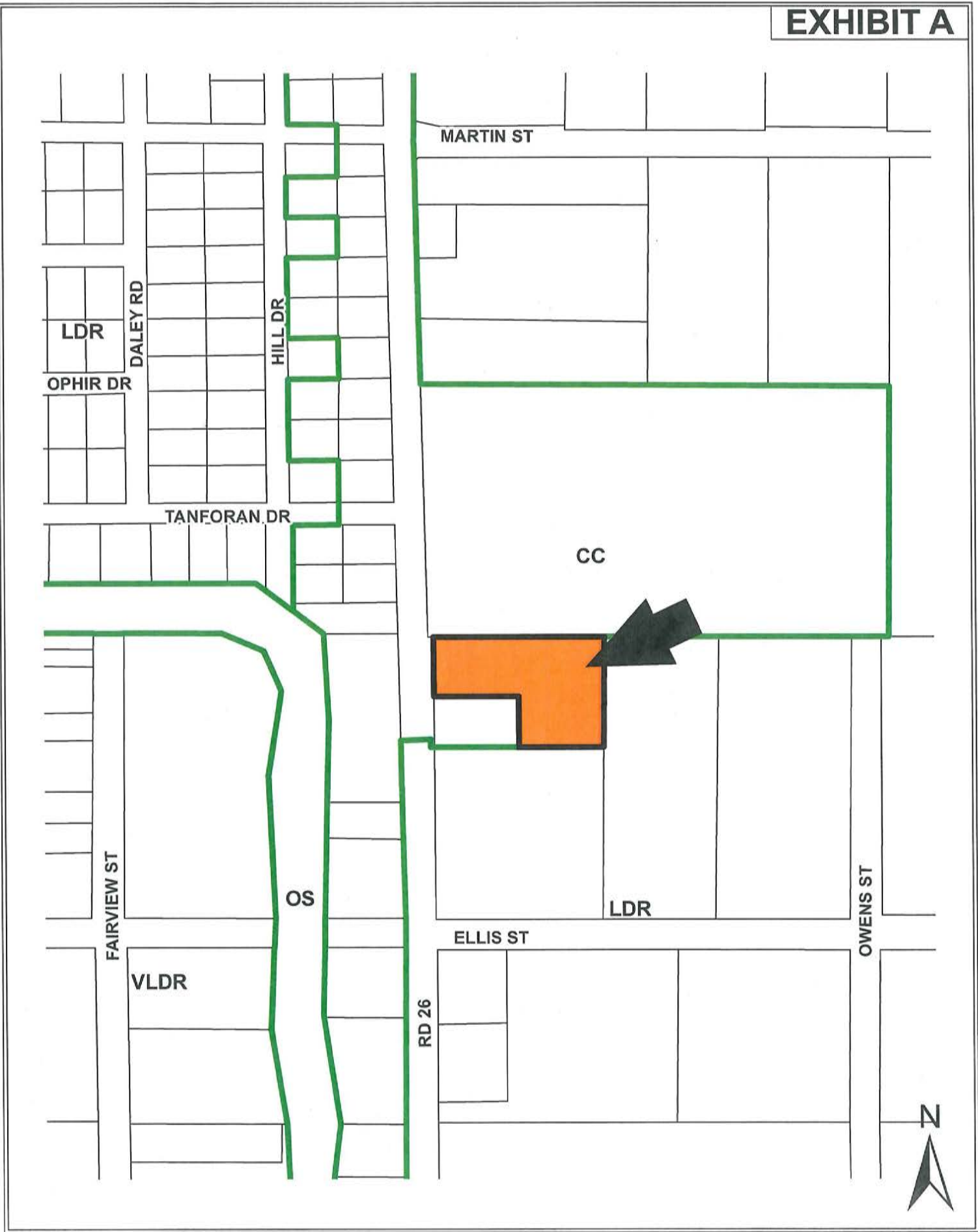
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
6	All stabilized construction on and off site access locations shall be constructed per the latest edition of the California Stormwater Quality Association (CASQA) details to effectively prevent tracking of sediment onto paved areas. If applicable, all BMPs to be inspected weekly and before and after each rain event. Repair or replace as necessary. The contractor shall abide all of the laws, ordinances, and regulations associated with the NPDES and the Clean Water Act.				
7	All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be affected by pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.				

MITIGATION MONITORING REPORT

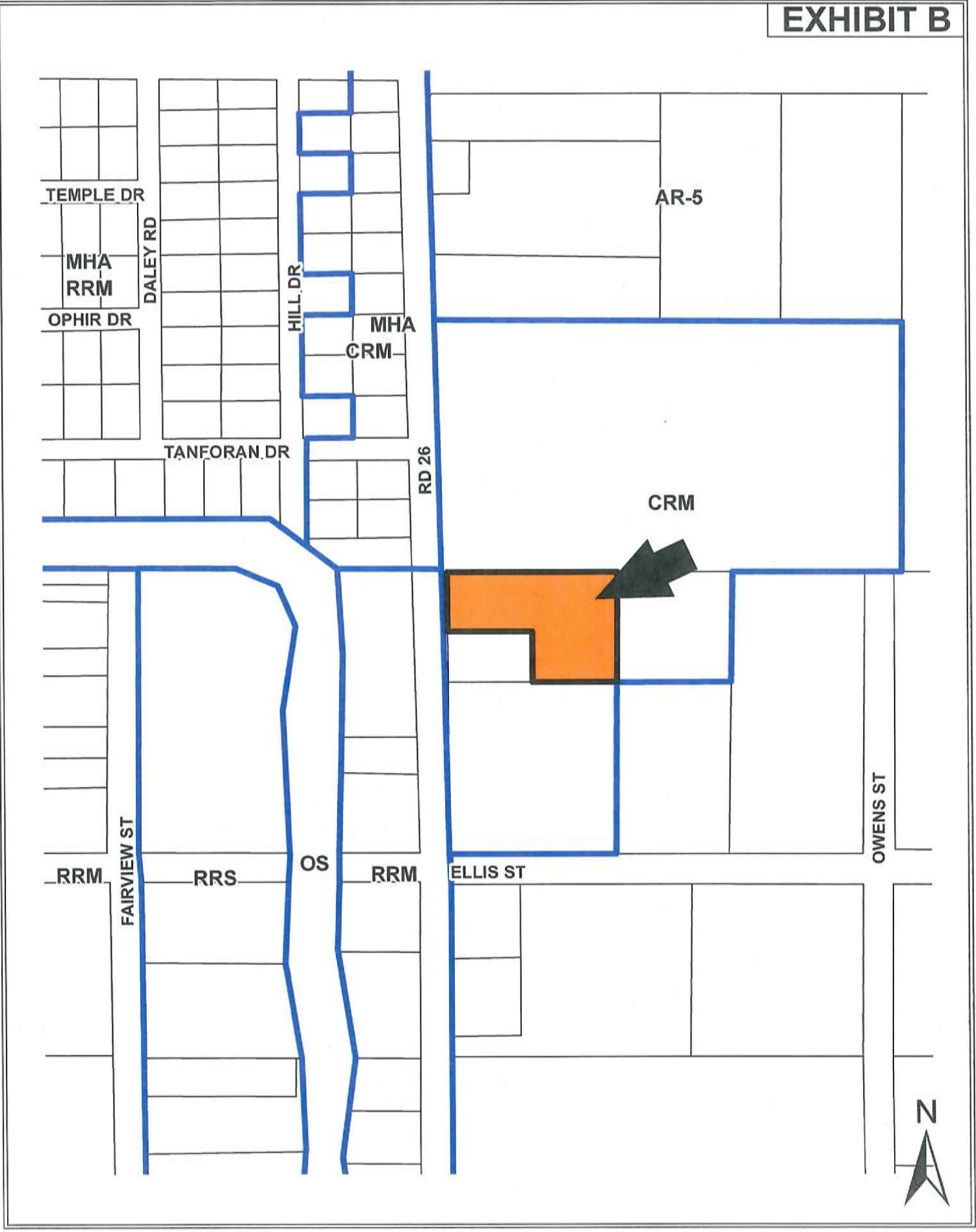
MND #

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
Agricultural Resources								
Air Quality								
Biological Resources								
Cultural Resources								
Geology and Soils								
Hazards and Hazardous Materials								
1	A fire inspection shall be conducted prior to the release of the Conditional Use Permit to ensure compliance with applicable fire codes and regulations for storage and stacking of tires.	Pre-Construction	Madera County Fire Marshall's Office	Madera County Fire Marshall's Office				
2	The operator must complete and submit a Business Activities Declaration Form with the CUPA Program with the Environmental Health Department before the release of the Conditional Use Permit. The operator must obtain all necessary Environmental Health Department permits prior to any construction activities on site.	Pre-Construction	Madera County Environmental Health Department	Madera County Environmental Health Department				
Hydrology and Water Quality								
Land Use and Planning								
Mineral Resources								
Noise								
1	All engine and mechanical repairs shall be conducted inside the building located on the project site.	Duration of Project	Madera County Planning Department	Madera County Planning Department				

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
	Population and Housing							
	Public Services							
	Recreation							
	Transportation and Traffic							
	Utilities and Service Systems							



GENERAL PLAN MAP



ZONING MAP

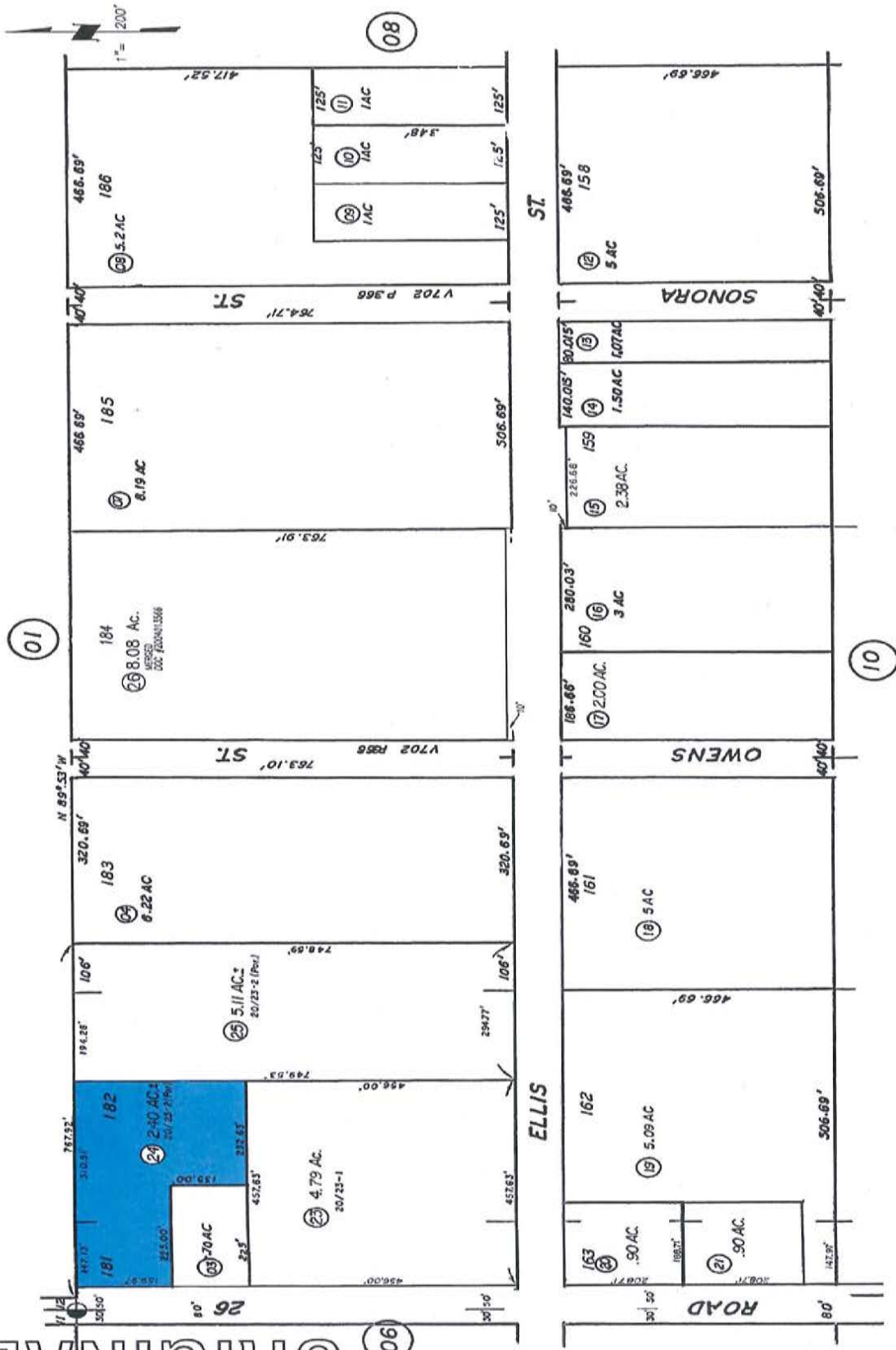
EXHIBIT C

38-07

Tax Area Code
61-004

SEC. 12 T. 11S. R. 17E. M.D.B.&M.
MILLER & LUX SUBDIVISION

ORIGINAL



Assessor's Map No. 38-07
Madera Unified
Outside Madera
County of Madera, Calif.
1973

NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

ASSESSOR'S MAP

Gary Rogers-Architect
 1800 KENNEDY ST.
 BERKELEY, CALIF. 94704
 (415) 841-1100

Proposed Fire Shop at
 6479 Road 26
 Modesto, CA 95839

Site Data:
 445' x 1,011' ± S.F.
 C.S. 200 SURFACE, 200' ±
 1/4" = 10' ±

Existing Partings (R.D.G. A)
 EXISTING PARTING 1: 1/4" = 10' ±
 EXISTING PARTING 2: 1/4" = 10' ±
 EXISTING PARTING 3: 1/4" = 10' ±

PROJECT DIRECTORY
 M. B. D. 2000
 1000 S. 10TH ST.
 BERKELEY, CA 94708
 (415) 841-1100

PROJECT DATA
 NAME: FIRE SHOP
 ADDRESS: 6479 ROAD 26, MODESTO, CA
 TYPE: COMMERCIAL
 COUNTY: BUTTE
 DATE: 10/15/88

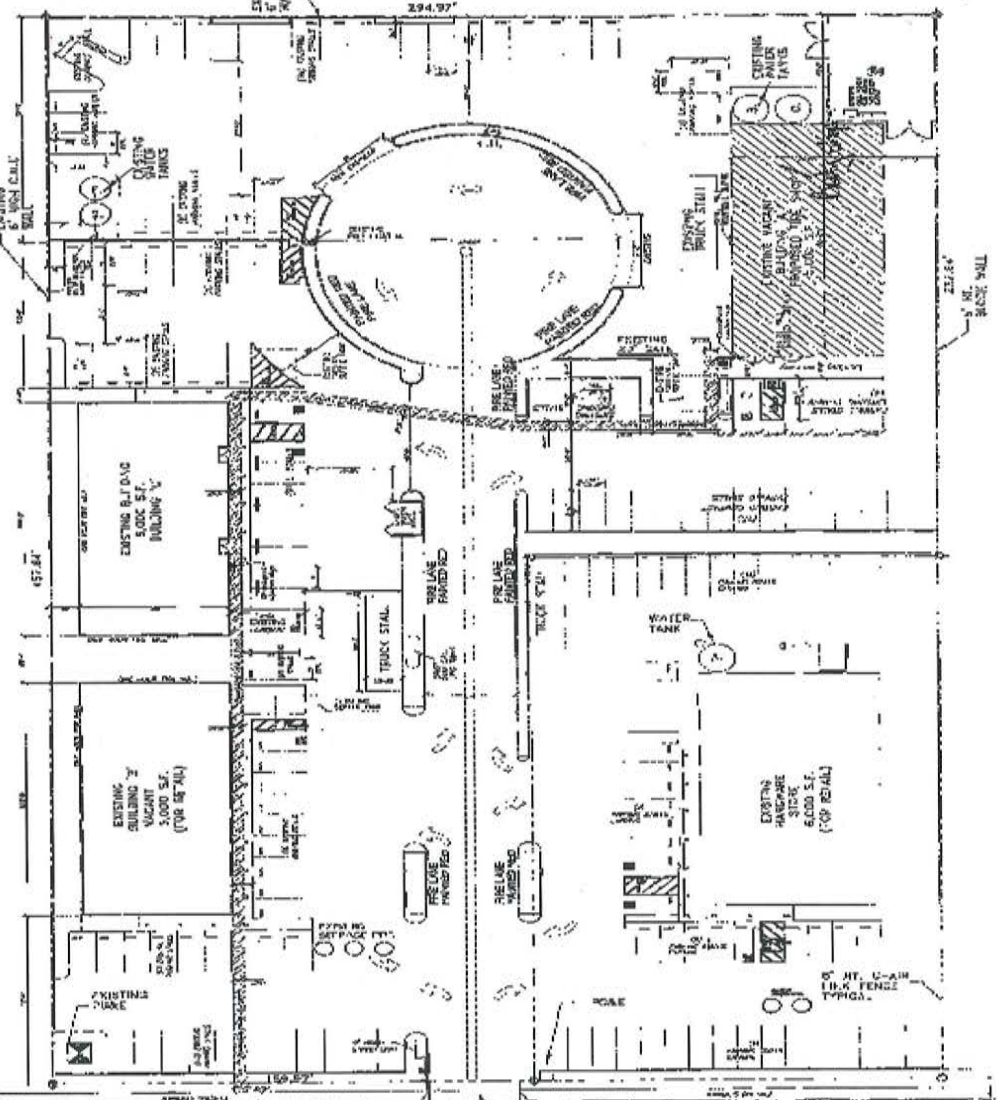
SHEET INDEX
 1. SITE PLAN
 2. EXISTING PARTING 1
 3. EXISTING PARTING 2
 4. EXISTING PARTING 3

VICINITY MAP
 1/4" = 100' ±

A SECTION PREVIOUSLY MADE MAY BE REVISED IN THE FIELD. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

GENERAL NOTES: THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.

Site General Notes
 1. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS. THE ARCHITECT HAS CONDUCTED VISUAL SURVEYS OF THE SITE AND HAS OBSERVED THE EXISTING CONDITIONS.



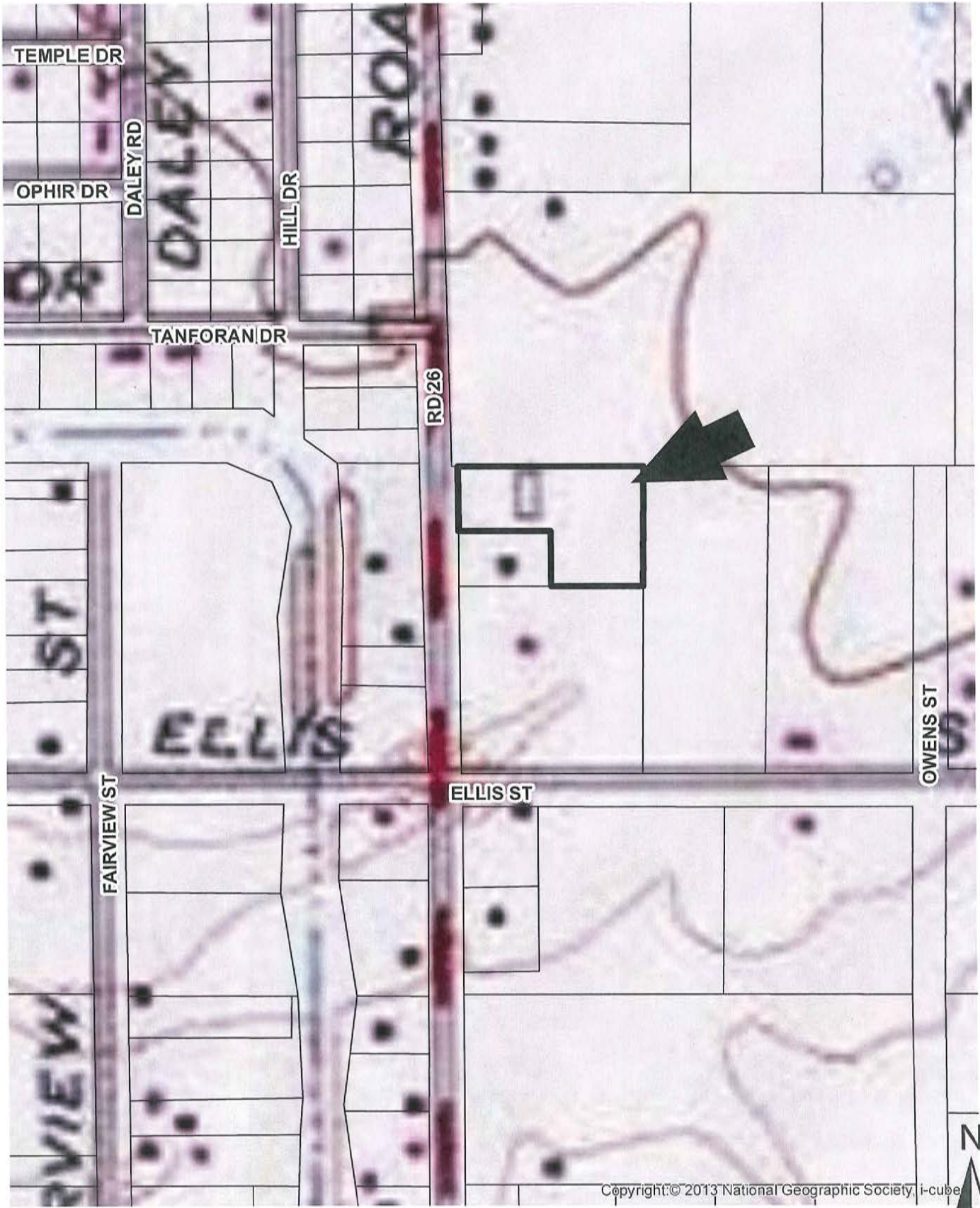
ROAD 26
 APPROACH PER COUNTY STANDARDS SEE ATT. DETAIL

Existing Site Plan
 1/4" = 200' ±



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

AERIAL MAP



Copyright © 2013 National Geographic Society i-cube



TOPOGRAPHICAL MAP



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) 675-8573
- TDD (559) 675-8970
- mc_planning@madera-county.com

**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: 038-070-000 024
 Applicant's Name: Gabriel Andrade Alvarado
 Address: 16479 Rd 2C, Madera, CA 93638
 Phone Number: (559) 567-63-31

2. Describe the nature of your proposal/operation.

Auto Body and tire shop and Auto Sales and Towing and Smog check

3. What is the existing use of the property?

TIRE & WHEEL SHOP

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?

ONLY INSIDE

5. What are the proposed operational time limits?

Months (if seasonal): _____
 Days per week: 7 DAY A WEEK
 Hours (from 8 to 6): Total Hours per day: 10

6. How many customers or visitors are expected?

Average number per day: 5 to 10
 Maximum number per day: 10 to 15
 What hours will customers/visitors be there? 8 To 6

7. How many employees will there be?

Current: 1
 Future: 3 to 5
 Hours they work: 4 To 8
 Do any live onsite? If so, in what capacity (i.e. caretaker)? NO

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

Tool Boxes small tools A/C
machines and Lift's

9. Will there be any service and delivery vehicles? yes

Number: 203

Type: Deliver Customer Cars

Frequency: when in a while

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

five to 10 spaces

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

Rd 26

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

5 A DAY

13. Describe any proposed advertising, including size, appearance, and placement.

more
customers

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

no

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

yes
landscaping at front at the Bounding

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

North

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

no

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

Depend the customer coming
probably 10-20 Gallon A DAY

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

70 Gallon A week
Draw conductors

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

Depend the work
But two garbage a week

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

no

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

no

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

yes

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

no

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

no

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

no

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

no

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

no

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

Use(s): Body work and Auto Sales and Towing
Square feet of building area(s): small place & tire shop
Total number of employees: 2
Building Heights:

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

70



RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building

Norman L. Allinder, AICP
Director

Exhibit H

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

DATE: November 23, 2015
TO: Development Review Committee
FROM: Joey Dinh, Planning Department
RE: Alvarado, Gabriel Andrade - Conditional Use Permit - Madera (CUP #2015-010)
(038-070-024-000)

The project shall operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project.

Any proposed lighting shall be hooded and directed away from surrounding properties and roadways.

All signage shall be approved by the Planning Department prior to installation.

The applicant shall utilize a disposal service for used tires and other potentially hazardous materials.

The use of impact wrenches and similar tools shall be limited to indoor use only and employ similar measures to ensure business practices operates in compliance to the noise ordinance.

The business shall preserve access to the cell tower located to the southeast of the structure to be utilized.

Note Type: ** Fire - Madera County Fire Dept.

Exhibit H2

2015-11-03 00:00:00

The building will require upgrades/ Tenant Improvements. 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)

Tire storage detail and type of body work (painting?) information will be required at time of building permit application.

Note Type: ** Environmental Health Review Condition

Exhibit H3

2015-11-03 00:00:00

TO:Planning Department
FROM:Environmental Health Division
DATE:November 2, 2015
RE:Conditional Use Permit (CUP) #2015-010, Alvarado, Madera, APN-038-070-024

The Environmental Health Division Comments:

The facility will be regulated under the Hazardous Material Business Plan and/or Waste Generator depending on the type and amount of hazardous material stored or generated on-site. (Article 1, Chapter 6.95, of the California Health & Safety Code) Applicant will be required to obtain a California EPA ID number through Department of Toxic Substance Control (DTSC) if hazardous waste material(s) are generated on-site.

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

Applicant must contact San Joaquin Valley Air Pollution Control District (SJVAPCD) for permitting of spray booth.

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 project's compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.

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



COUNTY OF MADERA
PUBLIC WORKS DEPARTMENT
JOHANNES J. HOEVERTSZ
DIRECTOR

200 West 4th Street
Madera, CA 93637
Main Line - (559) 675-7811
Special Districts - (559) 675-7820
Fairmead Landfill - (559) 665-1310

MEMORANDUM

DATE December 21, 2015
TO Joey Dinh, Planning Department
FROM Ted Michel, Public Works Department
SUBJECT CUP#2015-010, APN 038-070-024

The Public Works department has reviewed the CUP#2015-010 APN 038-070-024 located on the north east intersection of Road 26 and Ellis Street, at 16479 Road 26. The following requirements must be satisfied prior to County approval of the final improvement plans.

The proposed development does not appear to be located within a flood prone area.

The subject property is not within, or adjacent to, a Maintenance District or Service Area administered by the Public Works Department.

On frontage roads and in rural areas where the maximum legal vehicle must be accommodated, standard truck and trailer-turn templates should be used to determine if adequate turning radii have been achieved at the proposed access approach.

All driveway approaches accessing the site shall be built to a commercial approach standards as described in the permit. Any construction within the County road of right-of-way will require an Encroachment Permit from the Public Works Department. Once this permit is secured, the applicant may commence with construction.

Developer shall provide private on site sewer and water systems to the proposed development. The parcel shall provide and maintain its own drainage system and all on-site runoff shall be contained on site. The developer shall provide flood control or drainage systems within his development to carry storm runoff both tributary to and originating within the development in accordance with the flood control practices established by the county. Post development drainage flow shall be limited to the predevelopment rate.

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

All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be affected by pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.

All stabilized construction on and off site access locations shall be constructed per the latest edition of the California Stormwater Quality Association (CASQA) details to effectively prevent tracking of sediment onto paved areas. If applicable, all BMPS to be inspected weekly and before and after each rain event. Repair or replace as necessary. The contractor shall abide all of the laws, ordinances, and regulations associated with the NPDES and the Clean Water Act.

Contractor shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavation at 1-800-227-2600 Contractor shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.

Environmental Checklist Form

Exhibit I

Title of Proposal: CUP #2015-010 Alvarado, Gabriel A.

Date Checklist Submitted: 10/19/2015

Agency Requiring Checklist: Madera County C&ED, Planning Division

Agency Contact: Joey Dinh, Planner I

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 request is to amend an existing conditional use permit (CUP) #2009-010, which only allowed for a tire shop. The applicant has submitted an amended CUP application in order to allow an auto body (no painting), auto sales, towing, tire shop, and smog check facility. The facility will be located on a 2.38 acre parcel in an existing 5,000 square feet commercial building. The proposed facility will be open seven days a week from 08:00 a.m. to 06:00 p.m. with an average of 10 customers and a maximum of 15 customers a day.

Project Location:

The project is located on the east side of Road 26, approximately 300 feet south of the intersection of Tanforan Drive and Road 26. The situs address is 16479 Road 26, Madera, CA 93638

Applicant Name and Address:

Gabriel Andrade Alvarado
1135 Monterey Street
Madera, CA 93637

General Plan Designation:

Community Commercial (CC)

Zoning Designation:

Commercial, Rural, Median District (CRM)

Surrounding Land Uses and Setting:

Equipment yard (north), residence (south), drainage basin (east), commercial and residential uses (west).

Other Public Agencies whose approval is required:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Prior EIR or ND/MND Number

Signature

December 1, 2015
Date

I. AESTHETICS -- Would the project:

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

Discussion:

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

There are no scenic resources in the vicinity of this project.

(c) No Impact. The existing commercial building and commercial plaza has fences constructed along the perimeter of the property in order to limit the visibility of operations from adjacent properties, including residential uses located to the south of the property. There is a six foot block fence on the south perimeter of the property to separate the property and the adjacent residential use.

(d) Less than Significant Impact. Conditions of approval for the project require that all lighting proposed for the project be hooded and directed away from adjacent properties. The property was developed to this standard when it was originally constructed.

General Information:

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

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

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

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

II.

AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Protection (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact. The project parcel is not recognized under the Farmland Mapping and Monitoring Program of the California Resources Agency as "Prime Farmland, Unique Farmland, or Farmland of Statewide Importance". The parcel is zoned Commercial, Rural, Median (CRM).

(b) Less Than Significant Impact. The property is not subject to an agricultural zoning or a Williamson Act contract. In addition, the surrounding parcels are zoned Residential, Rural, Multi-family (RRM), Commercial, Rural, Median with a Mobile-Home Area overlay (CRM/MHA), and Agricultural, Rural, 5-acre district. The project site perimeter is currently surrounded with a six foot block fence to separate itself from the surrounding parcels.

(c-e) No Impact. The property is not within forestry or timberland protection areas and therefore is not subject to PRC 12220(g) nor is it zoned for farmland or timberland use. The property is currently developed as a commercial site with existing commercial buildings; therefore there will be no conversation or loss of forest land or farm land.

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 farmland classification is below:

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

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

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

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

GRAZING LAND (G): Land on which the existing vegetation is suited to the grazing of livestock. This

category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.

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

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

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

Discussion:

(a – b) No Impact. No impacts have been identified as a result of this project. Since the project is a conversion of a use in an existing commercial building, there will be no construction related emissions. There will be customer personal vehicle emissions as a result of operations of the project. However, the project does not appear to violate any air quality standard. The business is subject to the regulation of the San Joaquin Air Pollution Control District. No comments were received explaining that the proposed operation would violate any regulation, but nonetheless, the business will be subject to the district's guidelines and statutes regarding business practices.

(c - d) Less than Significant Impact. The project will generate a minimum of 5 and maximum of 15 traffic trips per day based off the operational statement submitted by the applicant. The number of trips is consistent with other uses in the area or currently located on the property. The tire shop which previously existed in this located experienced approximately a maximum of 40 traffic trips per day, therefore the proposed project will experience a decrease in traffic trips.

Some equipment used at the facility, such as air compressors, will emit some matter that is sensitive receptors but not at a level which is considered harmful to the surrounding population. The project proposal describes the facility will perform auto body repair, installation of tires, auto and tire sales, towing, and smog checks. However, there will no auto painting or spraying therefore there will be no substantial pollutant concentrations.

(e) No Impact. Proper storage and disposal of materials used at the facility will eliminate any possible odors created by the operation.

General Information

Global Climate Change

Climate change is a shift in the “average weather” that a given region experiences. This is measured by changes in temperature, wind patterns, precipitation, and storms. Global climate is the change in the climate of the earth as a whole. It can occur naturally, as in the case of an ice age, or occur as a result of anthropogenic activities. The extent to which anthropogenic activities influence climate change has been the subject of extensive scientific inquiry in the past several decades. The Intergovernmental Panel on Climate Change (IPCC), recognized as the leading research body on the subject, issued its Fourth Assessment Report in February 2007, which asserted that there is “very high confidence” (by IPCC definition a 9 in 10 chance of being correct) that human activities have resulted in a net warming of the planet since 1750.

CEQA requires an agency to engage in forecasting “to the extent that an activity could reasonably be expected under the circumstances. An agency cannot be expected to predict the future course of governmental regulation or exactly what information scientific advances may ultimately reveal” (CEQA Guidelines Section 15144, Office of Planning and Research commentary, citing the California Supreme Court decision in *Laurel Heights Improvement Association v. Regents of the University of California* [1988] 47 Cal. 3d 376).

Recent concerns over global warming have created a greater interest in greenhouse gases (GHG) and their contribution to global climate change (GCC). However at this time there are no generally accepted thresholds of significance for determining the impact of GHG emissions from an individual project on GCC. Thus, permitting agencies are in the position of developing policy and guidance to ascertain and mitigate to the extent feasible the effects of GHG, for CEQA purposes, without the normal degree of accepted guidance by case law.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - f) No Impact. The site is currently already developed with multiple commercial structures. The project is an conversion of use inside an existing commercial building, therefore there will be no alteration to the site outside the building. There are no special status plants or animal specials or unique habitats known to exist on the project site or surrounding area. Ther are no impacts to biological resources that would occur as a result of this project. There are no locally designated resources that exists in this portion of the county. Resources such as wetland habitats or migration corridors are not present on this site as well. The project would not conflict with any local policies or

ordinances protecting biological resources, nor will the project conflict with the provision of any conservation plans. Additionally, the CA Department of Fish & Wildlife did not submit any comments regarding any concern the project will have.

There are no riparian or wetland habitats or other sensitive natural communities within the project vicinity. The project is not located within the vicinity of any native resident or migratory fish or wildlife species or within established native resident or migratory wildlife corridors, or impedes the use of native wildlife nursery sites. The project is already developed; therefore no additional trees will be removed. The project is already developed and does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

General Information

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 Wildlife Listing	CNPS Listing
Gregarious Slender Salamander	None	None	None	None
Foothill Yellow-legged Frog	None	None	SSC	None
Cascades Frog	None	None	SSC	None
Northern Goshawk	None	None	SSC	None
Golden Eagle	None	None	FP, WL	None

Bald Eagle	Delisted	Endangered	None	None
Great Grey Owl	None	Endangered	None	None
Valley Elderberry Longhorn Beetle	Threatened	None	None	None
Long-legged myolis	None	None	None	None
Western Pond Turtle	None	None	SSC	None
Central Valley Drainage Hardhead/Squaw fish Stream	None	None	None	None
Central Valley Drainage Rainbow Trout/Cyprinid Stream	None	None	None	None
Tree-anemone	None	Threatened	None	1B.2
Streambank Spring Beauty	None	None	None	4.2
Madera Leptosiphon	None	None	None	1B.2

North Fork 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

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 USFWS, the Valley Elderberry Longhorn Beetle habitat is primarily in communities of clustered Elderberry plants located within riparian habitat. The USFWS stated that VELB habitat does not include every Elderberry plant in the Central Valley, such as isolated, individual plants, plants with stems that are less than one inch in basal diameter or plants located in upland habitat.

V. CULTURAL RESOURCES -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - d) No Impact. While the County is known to potentially have historical and archaeological resources, due to the development of surrounding properties, the chances of finding any archaeological or paleontological resources are less than likely. Even more so in this situation because the project site is already developed as a commercial plaza and the only change will be the internal change in use of an existing commercial building. Since the site is already developed there will be no resulting changes to historical, archaeological, or paleontological resources.

General Information

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

other substantial evidence of a known fault?
 Refer to Division of Mines and Geology
 Special Publication 42.

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

Discussion:

(a i - iii) No Impact. The project is already developed and did not involve any development within the vicinity of any of the afore-mentioned geologic features.

General Information

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.

(b - e) No Impact. The project is already developed and paved; therefore there will not be any loss of topsoil or overall soil erosion on-site. The grading for the site would have addressed any instability issues along with the paving of the parking area and the foundation construction of all the structures already built on the property. There is already a permitted and installed septic system on-site.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

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

Discussion:

(a) Less Than Significant Impact. The project will utilize some equipment that may emit greenhouse gases, such as during smog-checks. However, the use of this equipment is not above a level that could be considered significant. The facility will not be performing any auto body painting or spraying.

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

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 - b) Less Than Significant Impact with Mitigation Incorporation. The automobile repair shop does not offer oil changing as a service to the public. However, oil changing maybe done by the business when attempting to repair an automobile for resale. In addition, improper storage of tires may present a fire hazard. Therefore, the use, transportation, storage, and disposal of hazardous materials must meet the requirements for approval through the Environmental Health Department. A hazardous materials business plan will be approved which will require these materials to be handled and used in an allowable manner on-site.

As stated above, the hazardous materials plan which the project is required to complete will set guidelines for the storage of the materials on-site which may be harmless to the public or the environment. If stored in compliance with the plan, there will be limited to no impact.

(c - d) No Impact. There are no schools within one quarter mile of the proposed business. The nearest schools are Nishimoto Elementary School and Jack G. Desmond Middle School which are located off Martin Street, approximately .4 miles northeast of the project. The subject property does not appear on a list of hazardous materials sites.

The proposed project is not located within an airport land use plan. The project is located within two miles of the Madera Municipal Airport, but the proposed use of the building does not exceed the previous use of the building. Additionally, the proposed business is not within the flight path of the airport being located almost 2 miles east of the runway for the airport. The project is not located

within the vicinity of a private airstrip.

The project will not interfere with an adopted emergency response plan or emergency evacuation plan. The project has approved access along an arterial roadway which is a total of four lanes wide (two each direction). The use of the property should not inhibit the ability of evacuation from the City of Madera. There are not any wildland areas within the vicinity of the project.

General Information

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

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

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

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

IX. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a - b) Less than Significant Impact. The project has an approved water system through the Environmental Health Department which already exists on site to serve this business as well as the two other buildings on the property. The project estimates that business operations will use approximately 70 gallons of water per week. The amount of water that the project will use is less than significant and will not affect existing users or public water supplies.

(c - d) No Impact. The project is already developed to the standards required to meet drainage and runoff requirements of the Public Works Department. No new structures are being constructed and any existing structures have been done so to meet water quality standards and are inspected to ensure that they do not degrade water quality.

(f) Less than Significant Impact with Mitigation Incorporation. As stated above, the proposed facility does not offer oil changes to the public. However, while repairing a car with the intent to sell, the proposed shop may perform oil changes when necessary. Because there is a possibility of oil changes, there is a possibility of contamination. Therefore, the transportation, use, storage, and disposal of hazardous materials must meet the requirements for approval through the Environmental Health Department. A hazardous materials business plan will be approved which will require these materials to be handled and used in an allowable manner on-site.

(g – j) No Impact. The project is not within the 100-year flood hazard area nor is it in the vicinity of a levee or dam. The project area is not typically subject to seiche, tsunami, or mudflow events due to the location not being near an ocean, a downward slope, or body of water.

General Information

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

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

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

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

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

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

Discussion:

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

(b) Less Than Significant Impact. The proposed use of an auto body repair, tire shop, sales, towing, and smog-check facility is required by conditional use permit in the Commercial, Rural, Median zone district. The proposal is consistent with the zoning ordinance and if approved, would make the project consistent with all applicable zoning codes and regulations.

XI.	MINERAL RESOURCES – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

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

XII.	NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | | |
|----|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| d) | A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) | For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a, b, & d) Less than Significant Impact with Mitigation Incorporation. The proposed use will generate some noise with the use of equipment such as air compressors. All these uses will be contained within the structure; no work will be conducted outside. The uses being conducted indoors, during normal business hours, is consistent with the typical use allowed with the commercial district.

As discussed above, the proposed use will utilize some equipment which may increase noise as well as ground vibrations in the area. However, being in a commercial zone district, the proposed use is consistent with other uses in the district and should not create excessive ground vibrations to nearby properties.

(c, e, f) No Impact. The project will not permanently increase ambient levels due to the fact that it has limited operating hours. Additionally, the business will conduct all work indoors so that neighboring properties may not notice an increase in noise levels.

The proposed project is outside the flight path of the airport nor is it in the vicinity of a private airstrip and will not subject people to noise levels which could be considered excessive.

Policy 6.28.040 A: Agricultural activity, operation or facility, or appurtenances thereof includes, but is not limited to, the cultivation and tillage of the soil, dairying...the raising of livestock...or any practices performed...in conjunction with such...operations including preparation for market, delivery to storage or to market, or to carriers for transportation to market.

Policy 6.28.050 A: No agricultural activity, operation or facility...shall be or become a nuisance, private or public, due to any changed condition in or about the locality...

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - c) No Impact. The proposed business would serve the existing the community but will not require additional construction of infra-structure due to the fact that the proposed site is already developed. The project site is already developed and will not displace any existing housing.

XIV. PUBLIC SERVICES

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

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

Discussion:

(a i-v) No Impact. The developed project site is within the jurisdiction of the Madera County Fire Department. The site's crime and emergency response is provided by the Madera County Sheriff's Department. The project will not create a need for additional schools nor will have any impact on local parks or demand for local parks.

The project site currently utilizes the drainage basin to the east of the property. The property is subject to maintenance and service fees for this basin.

XV. RECREATION

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

Discussion:

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

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

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

- | | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-----------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of | | | | |

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

Discussion:

(a - f) No Impact. The project is within the City of Madera's Sphere of Influence and therefore all roadways must be built to City standards. The road is already constructed and the driveway and approach for the property also meet these regulations. The project site is already developed to alleviate any traffic problems. Additionally, the site has already had similar type uses which did not create service levels which were below a significant level. The proposed project will not change any existing traffic patterns.

There are not any design features for local circulation routes associated with the project. The project has already been developed to meet local standards for emergency access. There are not any alternative transportation plans within this area.

General Information

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

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

Unsignalized intersections.

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

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

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

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a - g) No Impact. The project will not exceed the current capacity of the existing facilities which were constructed to handle the wastewater produced by the business. No new facilities need to be constructed as a part of the proposal as existing drainage facilities are adequate to serve the parcel.

The project's well facilities are adequate to serve the proposed business as well as the other existing structures located on the property.

The property utilizes a septic system which is maintained by the property owner and is currently served by the Fairmead Landfill. The project is also required to have mandatory weekly pickup of solid waste. The site should already be served due to the fact that is currently developed with other businesses onsite.

General Discussion

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

The major wastewater treatment plants in the County are operated in the incorporated cities of Madera and Chowchilla and the community of Oakhurst. These wastewater systems have been

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

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

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

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

XVIII MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Discussion:

CEQA defines three types of impacts or effects:

- Direct impacts are caused by a project and occur at the same time and place (CEQA §15358(a)(1).
- Indirect or secondary impacts are reasonably foreseeable and are caused by a project but occur at a different time or place. They may include growth inducing effects and other effects related to changes in the pattern of land use, population density or growth rate and related effects on air, water and other natural systems, including ecosystems (CEQA §15358(a)(2).
- Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA §15355(b)). Impacts from individual projects may be considered minor, but considered retroactively with other projects over a period of time, those impacts could be significant, especially where listed or sensitive species are involved.

(a) No Impact. The project does not have the potential to degrade fish and wildlife, or their habitat, or to eliminate major periods of California history or prehistory.

(b) Less Than Significant Impact. The proposed project should not significantly affect the surrounding area directly. However, the development and the proposal add to the cumulative effects of water, traffic, air quality, noise and aesthetics on relatively minor levels. Therefore, although not significant, the project does contribute cumulatively to impacts.

(c) Less Than Significant Impact with Mitigation Incorporation. The project should not cause adverse effect on human beings either directly or indirectly. However, there is potential for adverse effects on human beings through water quality and noise. The proposed use is considered a typical use in a commercial zone district and regulations will be applied to the everyday operations in order to eliminate such potential hazards or impacts to the population.

**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 Department of Engineering and General Services

Madera County Environmental Health Department

Madera County Fire Marshall's Department

Madera County Integrated Regional Water Management Plan

Madera County Public Works Department

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

MITIGATED NEGATIVE DECLARATION

MND 2015-022

RE: Gabriel Andrade Alvarado – Conditional Use Permit #2015-010

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located northeast of the intersection of Road 26 and Ellis Street in Madera, CA. The situs address is 16479 Road 26, Madera, CA 93638

The project consists of a request for an Amended Conditional Use Permit to allow an auto-body repair (no painting), auto sales, tire shop, towing, and smog-check facility.

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. Please see attached Mitigation Monitoring Report.

Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Community & Economic Development Department - Planning Division, 200 West 4th Street, Madera, California.

DATED:

FILED:

PROJECT APPROVED: