




Community and Economic Development Planning Division

Matthew Treber 
Director of Community and Economic Development

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PLANNING COMMISSION DATE: June 7, 2016

AGENDA ITEM: #3

CUP	#2016-009	A Conditional Use Permit to allow agriculturally orientated services.
APN	#047-300-014	Applicant: West Coast Waste
CEQA	#2016-012	Mitigated Negative Declaration

REQUEST:

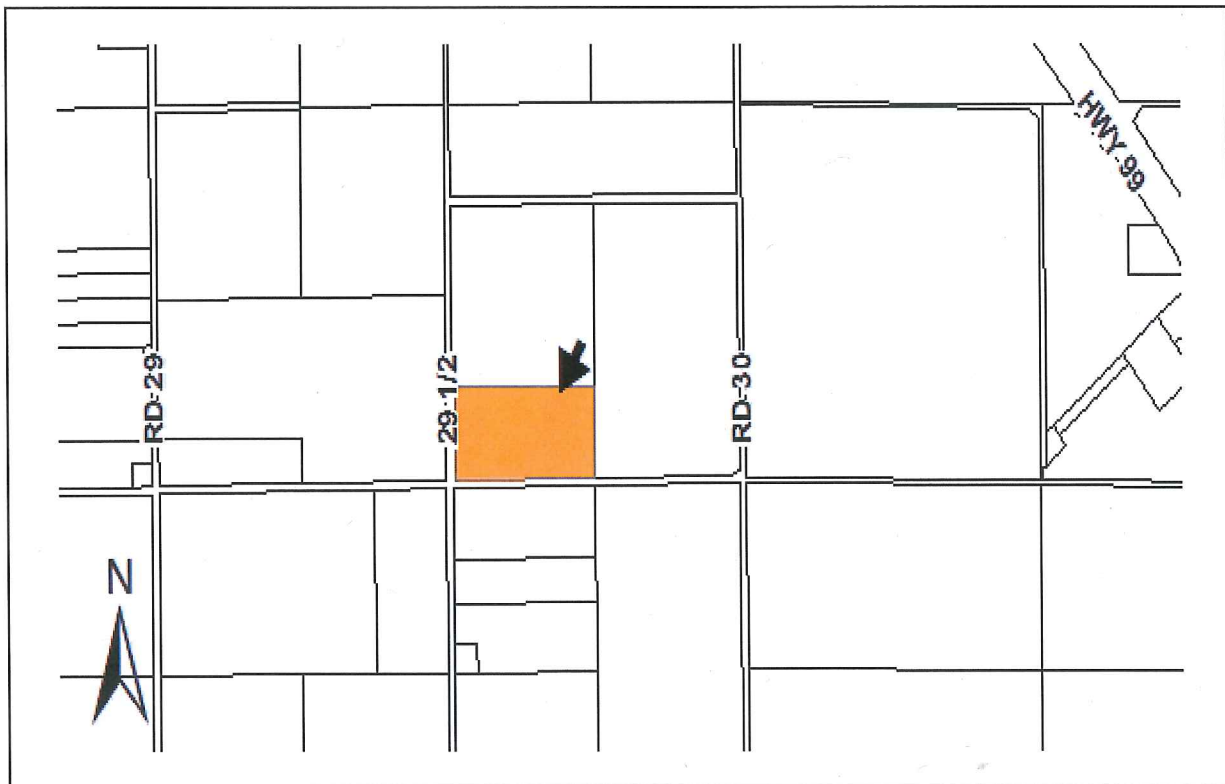
This request is for a conditional use permit to allow agriculturally oriented services for an outdoor agricultural and organic material composting facility.

LOCATION:

The project site is located in southwest Madera County on the east side of Road 29 1/2, approximately 0.49 miles north of its intersection with Avenue 9 (9537 Road 29 1/2), Madera.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2016-012) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION:

Staff recommends approval of CUP #2016-009, MND #2016-012, and the Mitigation Monitoring Plan.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: A (Agriculture) Designation
SURROUNDING: A (Agriculture), AE (Agriculture Exclusive), and OS (Open Space) Designations

ZONING (Exhibit B):

SITE: ARE-20 (Agricultural, Rural, Exclusive 20-Acre) District
SURROUNDING: ARE-20 (Agricultural, Rural, Exclusive 20-Acre), ARE-40 (Agricultural, Rural, Exclusive 40-Acre) Districts

LAND USE:

SITE: Agriculturally-Orientated Service (Fruit drying facility)
SURROUNDING: Agricultural, Residential

SIZE OF PROPERTY: 18.81 acres

ACCESS: Access to the site has been approved along Road 29 1/2.

BACKGROUND AND PRIOR ACTIONS:

In 1981, several of the currently existing commercial structures were built for a fruit-drying operation.

On September 7th, 1999 the Planning Commission approved a Conditional Use Permit (CUP #99-21) to allow for a fruit drying facility on the property and a variance (VA #99-14) to allow the expansion of the facility to exceed the allowable total building area to lot area.

PROJECT DESCRIPTION:

The request is to allow an outdoor agricultural and organic material composting operation on an existing fruit drying facility site. The proposed composting facility would receive up to 1,000 tons a day of agricultural and organic material including but not limited to orchard wood, other woody biomass, grape pumice, residual crops or produce, animal manure, poultry litter, mulches and other materials as approved by the lead agency. Most of the material will be compost or mulch ready; however some material will require chipping and/or grinding before composting. Up to 500 tons of agricultural material will be composted per day. The other approximate 500 tons of agricultural and organic material will be processed and stockpiled on-site until it can be composted. The finished composted product, mulches, and chipped and ground biomass-will be stockpiled on-site then shipped off-site for agricultural or other uses. Due to the composting process, the facility will operate internally 24 hours a day, 7 days a week. However, to minimize noise from on-site activities, operations such as the use of front-loaders, chipping and grinding, and truck deliveries will be limited to operational hours of 6:00AM to 6:00PM Monday through Saturday, with none of the previously listed activities being performed on Sundays.

ORDINANCES/POLICIES:

Madera County Code 18.56.010(C)(11) of the Madera County Zoning Ordinance outlines allowed uses within the ARE-20 (Agricultural, Rural, Exclusive 20-Acre) zone district.

Madera County Code 18.04.025 of the Madera County Zoning Ordinance defines what uses would be under “Agriculturally orientated services.”

Madera County Code 18.92 of the Madera County Zoning Ordinance provides additional information on conditional uses permitted.

Madera County General Plan Policy Document (pg.09) outlines the allowable uses within the A (Agriculture) designation.

Madera County Code 18.102.050(D) of the Madera County Zoning Ordinance outlines vehicular parking space requirements given the type of use of the project.

ANALYSIS:

The subject parcel is designated Agriculture (A) by the General Plan. An Agriculture designation allows for agriculturally orientated services, which are intended to serve the surrounding land use of agriculture. This designation includes service uses that are consistent with the proposed outdoor agricultural and organic material composting facility. The current zone district, Agricultural, Rural, Exclusive 20-Acre (ARE-20), allows for agriculturally orientated services with an approved Conditional Use Permit, therefore the general plan and zoning are consistent.

The proposal is consistent with other uses located in the surrounding areas. The properties along Road 29 1/2 are also zoned ARE-20 or ARE-40 (Agricultural, Rural, Exclusive, 20-Acre or 40-Acre district). Although the surrounding parcels and land uses are zoned for agriculture, there are also single-family dwellings in the surrounding area. All outdoor lights will be hooded and positioned away from surrounding properties. The operational nature of the composting facility requires a 24/7 facility. This is because composting microbes are constantly working to breakdown the organic material, and in order to reduce the risk of creating odors or fire hazards, compost piles will be constantly monitored and managed. However, there is a potential for significantly noisy activities such as truck deliveries, chipping, grinding, and the use of front-loaders. To minimize noise from on-site activities, deliveries, chipping/grinding, or front-loader use will be limited to 6:00 AM to 6:00 PM from Monday through Saturday, with no work previously listed being performed on Sundays.

There is adequate paved parking for the project (20 spaces). Twelve parking spaces are required: one space for every employee for the highest amount of employees expected to work at one time (10 employees per the Operational Statement), one space for truck deliveries, and one space for handicapped parking.

There is an on site drainage system that collects surface flow storm water to irrigate the surrounding agricultural lands. An existing septic system is onsite, which will adequately support the wastewater produced from employee restrooms; project operations are not expected to produce any additional wastewater. The site has two wells on the property that will supply the project with water. The project expects to use approximately 10,000 gallons of water per day.

The project was circulated to all applicable departments and agencies. There is particular concern for potential complaints derived from noisy operations. A condition has been proposed to limit potentially noisy activities such as truck deliveries, chipping and grinding, and project operations such as the use of front-loaders to 6:00 AM to 6:00 PM

Monday through Saturday, with no heavy equipment operations or truck activity on Sundays. Internal operations to manage and maintain the composting process will be 24 hours per day, 7 days per week.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,260.25 to cover the Notice of Determination (CEQA) filing at the Clerks' office. The amount covers the current \$2,210.25 Department of Fish and Wildlife fee and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit.

FINDINGS:

The following findings of fact must be made by the Planning Commission to grant approval of a 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 in that the Zoning Administrator has determined in pursuant to Section 18.56.010(C)(11) of the Madera County Code (MCC), allows for agriculturally orientated services such as this with an approved Conditional Use Permit.*
2. *The proposed use will not be contrary to the public health, safety, or general welfare of the citizens of Madera County with the conditions of approval and mitigation measures that will be imposed.*
3. *The proposed use will not be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, glare, or other similar factors. The project will be mitigated to a level that is less than significant with the conditions of approval and mitigation measures set forth for this project.*
4. *The proposed use will not for any other reason cause a substantial effect upon the property values and general desirability of the neighborhood or of the county. The proposed agriculturally orientated service is consistent with the surrounding land uses of agriculture. In addition, the site is an already paved site with existing structures that were once used for a fruit drying operation.*

WILLIAMSON ACT:

The property is not subject to a Williamson Act contract.

GENERAL PLAN CONSISTENCY:

The proposal is consistent with agriculturally orientated services that are allowed within the Agriculture designation as outlined in the Madera County General Plan. The use of an agricultural composting facility is allowed within an Agricultural, Rural, Exclusive-20 Acre (ARE-20) zone with an approved Conditional Use Permit (CUP). In addition, there is vertical consistency between the Zoning Ordinance and the General Plan.

RECOMMENDATION:

The analysis provided in this report supports approval of CUP #2016-009, MND #2016-012, and the attached Conditions of Approval and Mitigation Monitoring Reporting Program.

CONDITIONS

See attached.

ATTACHMENTS:

1. Conditions of Approval
2. Exhibit A, General Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Site Plan
6. Exhibit E, Aerial Map
7. Exhibit F, Topography Map
8. Exhibit G, Operational Statement
9. Exhibit G1, Project Description
10. Exhibit H, Environmental Health Department Comments
11. Exhibit I, Fire Marshall Department Comments
12. Exhibit J, Public Works Department Comments
13. Exhibit K, Sheriff's Department Comments
14. Exhibit L, Initial Study
15. Exhibit M, Mitigated Negative Declaration
16. Mitigation Monitoring Report

CONDITIONS OF APPROVAL

PROJECT NAME: Conditional Use Permit #2016-009 - West Coast Waste

PROJECT LOCATION: East side of Road 29 1/2, approximately 0.49 miles north of its intersection with Avenue 9 (9537 Road 29 1/2), Madera.

PROJECT DESCRIPTION: Request for a conditional use permit to allow an outdoor agricultural and organic material composting facility.

APPLICANT: Dennis Balakian - West Coast Waste (559) 497-5320

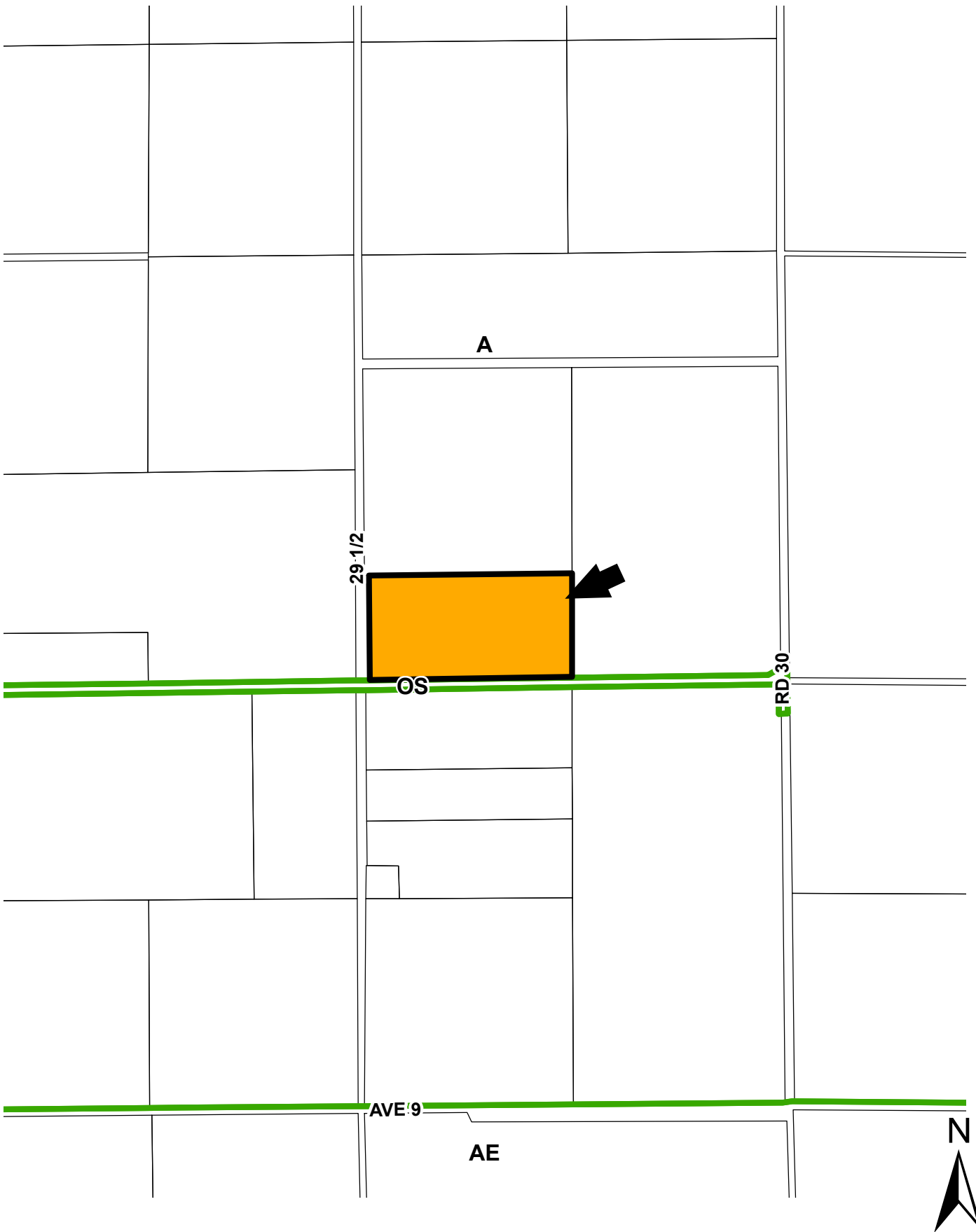
CONTACT PERSON/TELEPHONE NUMBER: Joey Dinh - Madera County Planning (559) 675-7821

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health Department					
1	The operation must adhere to Madera County General Plan Noise Policy (1995).				
2	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.				
3	The owner/operator must obtain all the necessary Environmental Health Division permits prior to any construction activities on site and must comply with Madera County Code(s) Title 13 and 14 throughout the property development as it pertains to the Sewage Disposal System(s) and Water System(s).				
4	The applicant must file for an Enforcement Agency (EA) Notification for proposed business. EA Notification is required for Agricultural Material Composting Operations. Applicant is recommended to pursue obtaining a Full Solid Waste Facility Permit.				
Fire Department					
1	All previous conditions from the 1999 CUP application still applies in addition to fire apparatus access roads shall be provided, constructed and maintained as follows: The roads shall be provided within 150 feet of all portions of the exterior walls of the proposed/existing buildings as measured by an approved route around the exterior of the building. The roads shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. Signs shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both. The roads shall be posted with signs stating "No Parking Fire Lane" or other language as approved by the Madera County Fire Marshal. The number and location of the signs shall be as approved by the Madera County Fire Marshal. Red striping on the exterior boundaries of fire access roads shall be used to identify areas of roads and prohibit vehicle obstruction. The configuration of the fire apparatus access roads shall be indicated on the site plan and shall be approved by the Madera County Fire Marshal. Fire apparatus access roads shall not be blocked in any manner,				

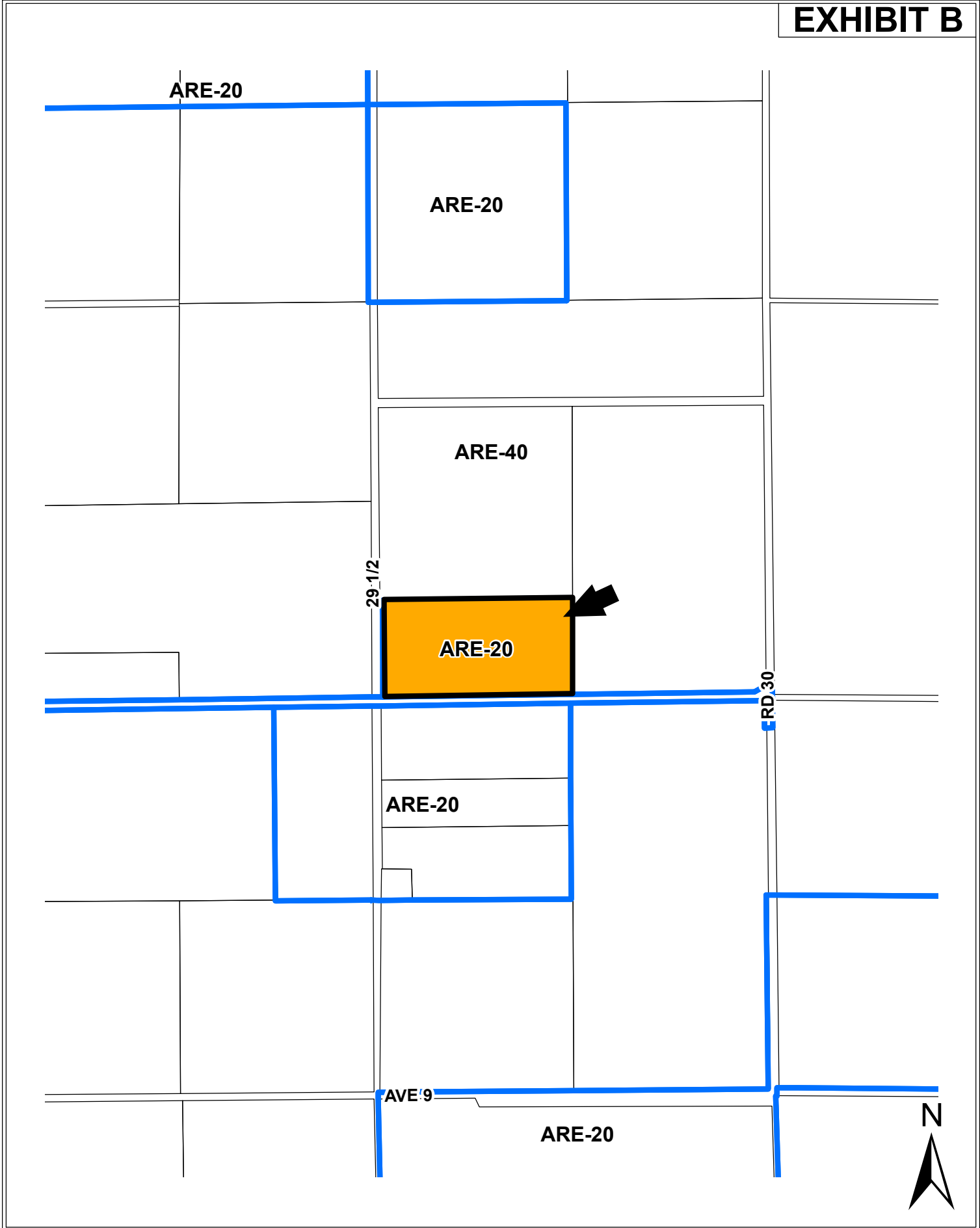
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
2	All gates accessing the project shall be equipped with a Knox Box emergency access device prior to final building inspection. CFC 506.1 & 506.1.1				
3	Emergency lighting shall be installed to guarantee safe building evacuation in case of a power failure. The Emergency Lighting shall be installed in the locations approved by the Madera County Fire Marshal. (CBC, Section 1003.2.9, 1006.3 & Chap 27; CFC, Section 1011.5.)				
4	All fire systems in any occupied or used structure on the project site shall be current, maintained to code standards prior to occupancy.				
5	The automatic engineered fire sprinkler system shall be tested every five years by a C-16 licensed contractor. A copy of the certificate for each five-year test and inspection shall be submitted to the Madera County Fire Marshal. (Title 19 Sec 904)				
6	Fire sprinkler system heads shall be maintained according to the original installation standards and shall be maintained in an operative condition at all times. Defective fire sprinkler system heads shall be replaced or repaired. (CFC, Section 901.5)				
7	Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. CFC 906.5				
8	Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which visual obstruction cannot be completely avoided, means shall be provided to indicate the location of extinguishers. CFC 906.6				
9	A minimum of a 10 pound 2A10BC portable dry chemical fire extinguisher shall be installed throughout each occupied building in recessed cabinets located within a travel distance of not more than 75 feet from any point within each building. All extinguisher locations shall be approved by the Madera County Fire Marshal prior to installation. (CFC, Section 906.1 thru 906.10, CCR Title 19, 567)				
10	CFC Section 1908.2 Storage Sites: Storage sites shall be level and on solid ground or other all-weather surface.				
11	CFC Section 1908.3 Size of Piles: Piles shall not exceed 25 feet in height, 150 feet in width, and 250 feet in length.				
12	CFC Section 1908.4 Pile Separation: Piles shall be separated from adjacent piles by an approved fire apparatus road. (20 foot wide gravel drive)				
13	CFC Section 1908.6 Static Pile Protection: Static piles shall be monitored by an approved means to measure temperatures within the static piles. Internal pile temperature shall be monitored and recorded weekly. Records shall be kept on file at the facility and made available for inspection. An operational plan indicating procedures and schedules for the inspection, monitoring and restriction of excessive internal temperatures in static piles shall be submitted to the Fire Marshal for review and approval.				
14	CFC Section 1908.9 Material Handling Equipment: Approved material handling equipment shall be available for moving wood chips, hogged materials, wood fines and raw products during firefighting operations.				
Planning Department					
1	The project shall be developed and 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.				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
2	The applicant shall submit a parking and circulation plan to the Planning Department for approval prior to issuance of the conditional use permit. This plan shall indicate that all parking, circulation, and processing areas within the proposed project site shall be surfaced with asphalt, concrete, compacted gravel, or other material, as approved by the Madera County Planning Department to control dust within the project site.				
3	Provide one parking space on-site per employee based on the highest number of employees scheduled to work on-site at any time. However, at a minimum, the facility must have a minimum of four parking spaces designated for employees or customers, one truck parking space, and one handicap (as required by state standards) parking space at the office area.				
4	No sales of any form shall occur on site.				
5	All mitigation measures outline in the Mitigated Negative Declaration #2016-012 shall be implemented in development of this project unless added to, deleted from, and/or otherwise modified by the Planning Commission.				
Public Works DEPARTMENT					
1	At any time during the operations of the proposed or existing development, at the County's discretion and depending on the condition of the roadway at the time, the County reserves the rights to require the applicant to repair and provide any necessary improvements to the existing roadways if there are damages to the existing pavement caused by the daily operations proposed the development.				
2	Prior to any construction where such construction is proposed within an existing public right-of-way, the applicant is required to apply for an Encroachment Permit from the Public Works Department. Said permit must be approved prior to commencing the work.				
3	For any new structures or buildings to be added on site, the applicant is required to submit a grading, drainage plan, and any applicable drainage storage calculations to the Public Works Department for review and approval. This plan shall identify onsite retention for any potential increase in storm water runoff generated by the proposed development. The grading, drainage plan, and calculations shall be prepared by a licensed professional.				
4	Provide the necessary supporting grading and/or drainage calculation-related documents to Public Works Department for review and approval.				
5	If applicable, 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.				
6	If applicable, 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.				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
7	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.				



GENERAL PLAN MAP

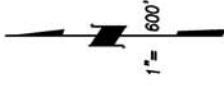


ZONING MAP

47-30

SEC. 16 T.12S. R.18E. M.D.B.&M.

Tax Area Code
61-006



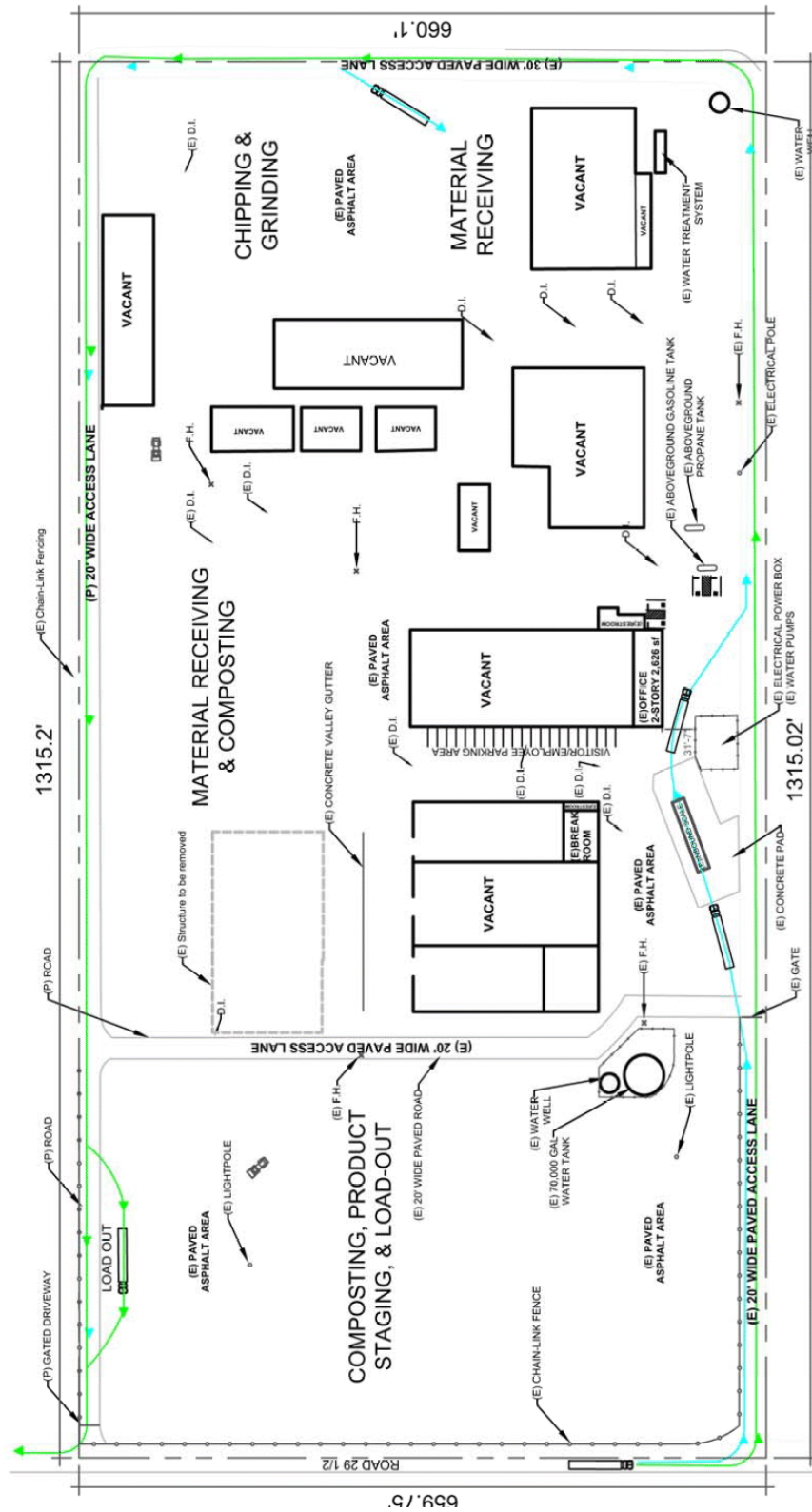
SEC 16 T12S R18E



IN BLUE ORIGINAL

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

Assessor's Map No. 47-30
Eastin Arcola
County of Madera, Calif.
1955



ABBREVIATIONS

- D.I. = DRAIN INLET
- F.H. = FIRE HYDRANT



LEGEND

- TRANSFER TRUCK
- COMMODITY TRUCK
- PROPERTY LINE
- EXISTING STRUCTURES
- CHAIN-LINK FENCING

SITE PLAN



29 1/2

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Imagery, IGN Cartographic Services, USDA, USGS, AeroGRID, IGN, The GIS User Community



AERIAL MAP



TOPOGRAPHICAL MAP



Community and Economic Development Planning Division

Norman L. Allinder, AICP
Director

Exhibit G

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

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: _____

Applicant's Name: _____

Address: _____

Phone Number: _____

2. Describe the nature of your proposal/operation.

3. What is the existing use of the property?

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?

5. What are the proposed operational time limits?

Months (if seasonal): _____

Days per week: _____

Hours (from ___ to ___): Total Hours per day: _____

6. How many customers or visitors are expected?

Average number per day: _____

Maximum number per day: _____

What hours will customers/visitors be there? _____

7. How many employees will there be?

Current: _____

Future: _____

Hours they work: _____

Do any live onsite? If so, in what capacity (i.e. caretaker)? _____

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

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

Number: _____

Type: _____

Frequency: _____

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

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

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

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

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.

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

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

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

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).

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

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?

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

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

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

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

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

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

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

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

29. If your proposal is for commercial or industrial development, please complete the following; Proposed Use(s): _____

Square feet of building area(s): _____

Total number of employees: _____

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.

WEST COAST WASTE – MADERA ORGANICS FACILITY

CUP: #99-21 Major Modification

APN: 047-300-014

West Coast Waste (WCW) is proposing a major modification to the existing Conditional Use Permit (C.U.P.) to incorporate composting of agricultural material. The existing C.U.P. currently allows outdoor storage of organic material.

At a maximum, the facility will receive up to 1,000 tons per day of feedstocks, primarily orchard removal wood, and compost up to 500 tons per day of agricultural material. Agricultural material includes: chipped and ground orchard wood and other woody biomass; grape pumice; residual crops/produce; animal manure; poultry litter; and other agricultural materials deemed appropriate. In addition, additives such as gypsum, mulches, nut shells, and other commodities may be received and used to enhance the compost product. Finished product will be stockpiled, then trucked to agricultural land for use.

The facility will use the certified Best Available Control Technology (BACT) covered aerated static pile (CASP) composting system. This system was certified BACT by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and has been shown to achieve greater than 80% VOC emissions reduction and 50% NH₃ emissions reduction compared to traditional windrow composting.

Permits will be obtained as required from Madera County Planning, SJVAPCD, Madera County Local Enforcement Agency, CalRecycle, Central Coast Water Quality Control Board, and State Water Resources Control Board.

For the active composting phase, total height will not exceed 12 feet broken down roughly as follows: one foot for aeration pipes and mulch, ten feet of compost feedstock, and one foot of finished compost cover. The length and width of compost piles may vary due to feedstock mix, weather, and a number of other factors. Typical compost piles will be roughly 65 feet in length and 30 feet wide.



Community and Economic Development
Environmental Health Division

Dexter Marr, Deputy Director

• 200 West 4th Street
• Madera, CA 93637
• (559) 675-7823

MEMORANDUM

TO: Joey Dinh
FROM: Dexter Marr, Environmental Health Division
DATE: May 4, 2016
RE: West Coast Waste - Conditional Use Permit - Madera (047-300-014-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: May 3, 2016
RE: Conditional Use Permit (CUP) #2016-009, West Coast Waste – Madera. APN 047-300-014

The Environmental Health Division Comments:

The facility must comply with requirements under the San Joaquin Valley Air Pollution Control District (SJVAPCD).

The facility must comply with requirements under the Regional Water Quality Control Board (RWQCB).

The facility must comply with requirements under the California Department of Resources Recycling and Recovery (CalRecycle).

The applicant must file for an Enforcement Agency (EA) Notification for proposed business. EA Notification is required for Agricultural Material Composting Operations. Applicant is recommended to pursue obtaining a Full Solid Waste Facility Permit.

The owner/operator must obtain all the necessary Environmental Health Division permits prior to any construction activities on site and must comply with Madera County Code(s) Title 13 and 14 throughout the property development as it pertains to the Sewage Disposal System(s) and Water System(s).

Any inactive Sewage Disposal System(s) or Water Well(s) no longer in use must be properly destroyed under Madera County Code, California Plumbing Code or State Division of Drinking Water requirements. A destruction permit is required through the Environmental Health Division.

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

The construction of ongoing operations 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 Division 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 contact this Division at (559) 675-7823.



Community and Economic Development

Fire Protection Division

DEBORAH KEENAN
MADERA COUNTY FIRE MARSHAL

200 W. 4th Street
MADERA, CALIFORNIA 93637
(559) 661-6333
(559) 675-6973 FAX

MEMORANDUM

TO: Joey Dinh
FROM: Deborah Keenan, Fire Marshal
DATE: May 4, 2016
RE: West Coast Waste - Conditional Use Permit - Madera (047-300-014-000)

Conditions

All previous conditions from the 1999 CUP application still applies in addition to the following:

Fire apparatus access roads shall be provided, constructed and maintained as follows: The roads shall be provided within 150 feet of all portions of the exterior walls of the proposed/existing buildings as measured by an approved route around the exterior of the building. The roads shall be constructed to have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 15 feet. The roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities. Signs shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both. The roads shall be posted with signs stating "No Parking Fire Lane" or other language as approved by the Madera County Fire Marshal. The number and location of the signs shall be as approved by the Madera County Fire Marshal. Red striping on the exterior boundaries of fire access roads shall be used to identify areas of roads and prohibit vehicle obstruction. The configuration of the fire apparatus access roads shall be indicated on the site plan and shall be approved by the Madera County Fire Marshal. Fire apparatus access roads shall not be blocked in any manner, including parking of vehicles. (CFC, Sections 503; and CVC Section 22500.1)

All gates accessing the project shall be equipped with a Knox Box emergency access device prior to final building inspection. CFC 506.1 & 506.1.1

Emergency lighting shall be installed to guarantee safe building evacuation in case of a power failure. The Emergency Lighting shall be installed in the locations approved by the Madera County Fire Marshal. (CBC, Section 1003.2.9, 1006.3 & Chap 27; CFC, Section 1011.5.)

All fire systems in any occupied or used structure on the project site shall be current, maintained to code standards prior to occupancy.

The automatic engineered fire sprinkler system shall be tested every five years by a C-16 licensed contractor. A copy of the certificate for each five-year test and inspection shall be submitted to the Madera County Fire Marshal. (Title 19 Sec 904)

Fire sprinkler system heads shall be maintained according to the original installation standards and shall be maintained in an operative condition at all times. Defective fire sprinkler system heads shall be replaced or repaired. (CFC, Section 901.5)

Portable fire extinguishers shall be located in conspicuous locations where they will be readily accessible and immediately available for use. These locations shall be along normal paths of travel, unless the fire code official determines that the hazard posed indicates the need for placement away from normal paths of travel. CFC 906.5

Portable fire extinguishers shall not be obstructed or obscured from view. In rooms or areas in which

visual obstruction cannot be completely avoided, means shall be provided to indicate the location of extinguishers. CFC 906.6

A minimum of a 10 pound 2A10BC portable dry chemical fire extinguisher shall be installed throughout each occupied building in recessed cabinets located within a travel distance of not more than 75 feet from any point within each building. All extinguisher locations shall be approved by the Madera County Fire Marshal prior to installation. (CFC, Section 906.1 thru 906.10, CCR Title 19, 567)

CFC Section 1908.2 Storage Sites: Storage sites shall be level and on solid ground or other all-weather surface.

CFC Section 1908.3 Size of Piles: Piles shall not exceed 25 feet in height, 150 feet in width, and 250 feet in length.

CFC Section 1908.4 Pile Separation: Piles shall be separated from adjacent piles by an approved fire apparatus road. (20 foot wide gravel drive)

CFC Section 1908.6 Static Pile Protection: Static piles shall be monitored by an approved means to measure temperatures within the static piles. Internal pile temperature shall be monitored and recorded weekly. Records shall be kept on file at the facility and made available for inspection. An operational plan indicating procedures and schedules for the inspection, monitoring and restriction of excessive internal temperatures in static piles shall be submitted to the Fire Marshal for review and approval.

CFC Section 1908.9 Material Handling Equipment: Approved material handling equipment shall be available for moving wood chips, hogged materials, wood fines and raw products during firefighting operations.



COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

AHMAD M. ALKHAYYAT
 INTERIM DIRECTOR

200 West 4th Street
 Madera, CA 93637-8720
 Main Line - (559) 675-7811
 Special districts - (559) 675-7820
 Fairmead Landfill - (559) 665-1310

MEMORANDUM

DATE: May 4, 2016
TO: Joey Dinh
FROM: Phu Duong, Public Works
SUBJECT: West Coast Waste - Conditional Use Permit - Madera (047-300-014-000)

Comments

The Public Works department has reviewed the CUP#2016-009 with the APN 047-300-014, located at 9537 Road 29 1/2, Madera, CA 93637. The Department has the following conditions and/or requirements prior to the approval of the proposed development:

At any time during the operations of the proposed or existing development, at the County's discretion and depending on the condition of the roadway at the time, the County reserves the rights to require the applicant to repair and provide any necessary improvements to the existing roadways if there are damages to the existing pavement caused by the daily operations proposed the development.

Prior to any construction where such construction is proposed within an existing public right-of-way, the applicant is required to apply for an Encroachment Permit from the Public Works Department. Said permit must be approved prior to commencing the work.

For any new structures or buildings to be added on site, the applicant is required to submit a grading, drainage plan, and any applicable drainage storage calculations to the Public Works Department for review and approval. This plan shall identify onsite retention for any potential increase in storm water runoff generated by the proposed development. The grading, drainage plan, and calculations shall be prepared by a licensed professional.

Based on the site plan provided, it is unclear at this point to conclude whether or not the existing drainage system is still adequate and remains fully operational for the proposed development. If there are storm drain facilities and storm runoff storage pond existed on site, the applicant is required to verify that the existing drainage system and the onsite storage are still having the adequate capacity to accommodate the proposed development. Please provide the necessary supporting grading and/or drainage calculation-related documents to Public Works Department for review and approval.

If applicable, 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.

If applicable, 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.

From: [Jay Varney](#)
To: [Joey Dinh](#)
Subject: West Coast Waste-CUP modifications
Date: Monday, May 02, 2016 9:20:28 AM

Joey,

The Sheriff's Office has no safety/security concerns about this operation.

I did note on the aerial that there are 5 dwellings fairly close to this proposed operation. With this being proposed as a 24/7 operation it is possible that we will receive complaints from these residents regarding this operation after hours.

I am not familiar with any similar 24/7 CUP/residence circumstances in the County, so I do not know how we have mitigated this issue elsewhere.

Jay Varney
Sheriff/Coroner
Madera County Sheriff's Office
2725 Falcon Drive
Madera CA. 93637
559-675-7777
jvarney@madera-county.com

Environmental Checklist Form

Title of Proposal: CUP #2016-009 West Coast Waste

Date Checklist Submitted: 05/03/2016

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 allow an outdoor agricultural and organic material composting operation on an existing fruit drying facility site. The proposed composting facility would receive up to 1,000 tons per day of agricultural and organic material including but not limited to orchard wood, other woody biomass, grape pumice, residual crops or produce, animal manure, poultry litter, mulches and other materials as approved by the lead agency. Most of the material will be compost or mulch ready, however some material will require chipping and/or grinding before composting. Up to 500 tons per day of agricultural material will be composted. The finished compost product, mulches, and chipped and ground biomass will be stockpiled on-site then shipped off-site for agricultural or other uses. Due to the composting process, the facility will operate internally 24 hours a day, 7 days a week. However, to minimize noise from on-site activities, operations such as the use of front-loaders, chipping and grinding, and truck deliveries will be limited to operational hours of 6:00AM to 6:00PM Monday through Saturday, with none of the previously listed activities being performed on Sundays.

Project Location:

The project is located in southwest Madera County on the east side of Road 29 1/2, approximately 0.49 miles north of its intersection with Avenue 9 (9537 Road 29 1/2), Madera.

Applicant Name and Address:

West Coast Waste – Madera Organics Facility
9537 Road 29 1/2,
Madera, CA 93637

General Plan Designation:

Agriculture (A) Designation

Zoning Designation:

Agricultural, Rural, Exclusive 20-Acre (ARE-20) District

Surrounding Land Uses and Setting:

Agriculture, Residential

Other Public Agencies whose approval is required:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature  _____ Date May 11, 2016

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

Discussion:

(a - c) No Impact. No impacts have been identified as a result of the project. There have been no identified scenic resources on the site. According to the Caltrans Map of Designated Scenic Routes, there are no official state-designated scenic routes or eligible state scenic highways in the area. The only eligible routes designated at this time are Highway 49 and also Highway 41 north of its intersection with Highway 49. The entire site is surrounded with a metal chain link fence, additionally, the entire front portion of the property that abuts Road 29 ½ and portions of the sides are covered with metal chain link fences with slats to shield operations.

(d) Less Than Significant with Mitigation Incorporation. During the day, there are no impacts identified because there will not be any new buildings constructed. Any existing or new lighting on the site will be hooded and directed away from adjacent properties to help with nighttime views and light.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Protection (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest land?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - e) No Impact. While in an agriculturally related zone, there will be no conversion of farmland, as the site is an existing fruit drying facility that is also entirely paved and impervious. Additionally,

the Farmland Mapping and Monitoring Program designates this parcel as "Urban & Built Up". The property is not in the Williamson Act. The property is not within forestry or timberland protection areas and therefore is not subject to PRC 12220(g). The project will not convert Farmland or forest 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a - c) Less Than Significant with Mitigation Incorporation. There is potential for a minor impact as a result of operation. Emissions could be generated from the composting operations, the use of equipment such as front loaders, and vehicular emissions from employees and diesel truck deliveries.

There is also potential for particulate matter emissions, such as dust, as a result of operations. Although the site is entirely paved, dust could be generated from any number of sources related to the site and its' operation such as during composting or through the use of operational vehicles. Ensuring all circulation paths are dust-free and paved and the use of water to help keep the compost piles moist should alleviate dust to a less than significant level. In addition, adhering to the proposed operational hours for heavy equipment and truck activity of 6:00AM-6:00PM Monday-Saturday with no work on Sundays, should help reduce potential emissions. The project is also subject to any applicable local, state, and federal air quality regulations.

(d) Less Than Significant Impact. It is acknowledged that there are farming residences in the vicinity of the project; however, there are no known sensitive receptors in the area. The site is surrounded by agriculture and agriculturally related activities including a dairy approximately five miles away.

(e) Less Than Significant with Mitigation Incorporation. The project has a potential for objectionable odors from compost ingredients such as animal manure and operational emissions

such as volatile organic compounds (VOCs) and ammonia (NH3). The project is subject to any and all applicable local, state, federal air quality regulations however, the applicant will also need to prepare and submit an odor and vector control management plan to the Madera County Environmental Health and Planning Department.

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

and Game or US Fish and Wildlife Service?

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <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) No Impact. The area is part of the valley floor. This surrounding area has historically been in agriculture. These valley habitats have been modified by farming and grazing, and degraded by rural residential development. The project site is currently developed and paved. The current structures have been previously constructed for agricultural and agriculturally orientated services. There are no known special status species habitats or migration corridors known to exist in the vicinity of this project. However, there is suitable habitat or marginally suitable habitat within the project site for plants, special-status invertebrates, birds, and mammals. Mitigations measures have been added for each group.

(b) No Impact. While the table below identifies species known to either currently or historically exist in the Madera Quadrangle, no special status plant or animal species, or unique habitat is known to exist on the project site or surrounding area, and no impacts to biological resources would occur as a result of this project. However, there is suitable habitat or marginally suitable habitat within the project site for plants, special-status invertebrates, birds, and mammals. Mitigations measures have been added for each group.

(c) No Impact. There are no known federally protected wetlands on the site. There are no known marshes, or vernal pools, and as the County is geographically in the center of the State, there are no coastal issues.

(d) No Impact. There will be no impacts to migration. The project site is currently developed and has been used for agriculturally orientated service activity since 1999. The lack of natural communities on the project site and in the vicinity greatly diminishes the potential existence of any wildlife corridor onsite. The site is paved with concrete and asphalt and the surrounding areas are commercially farmed.

(e) No Impact. No tree removal is expected as a result of this project. No impacts anticipated as a result of this project.

(f) No Impact. No impacts are anticipated as a result of this project.

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	CA Dept. of Fish and Wildlife Listing	CNPS Listing
California Tiger Salamander	Threatened	Threatened	SSC	-
Swainson's Hawk	None	Threatened	-	-
Burrowing Owl	None	None	SSC	-
Molestan Blister Beetle	None	None	-	-
Hoary Bat	None	None	-	-
Blunt-nosed Leopard Lizard	Endangered	Endangered	FP	-
Coast Horned Lizard	None	None	SSC	-
Northern Hardpan Vernal Pool	None	None	-	-
Hairy Orcutt Grass	Endangered	Endangered	-	1B.1
Madera Leptosiphon	None	None	-	1B.2

Madera Quadrangle

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

Ranking

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

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

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

SSC Species of Special Concern

WL Watch List

FP Fully Protected

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 habitats. 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?

Discussion:

(a - d) No Impact. The County General Plan notes that no significant archaeological resources have been identified in this portion of the County. No paleontological resources or unique geological features are known to exist in the vicinity of the site. The project site will utilize existing structures. There are no known historic or culturally significant resources on the properties, or the surrounding community. The project will not involve activities that would disturb any subsurface resources.

A majority of paleontological evidence has been found in the Valley floor, specifically in the vicinity of the Fairmead Landfill near the community of Fairmead. The site has been developed already, and the project will be utilizing available and developed portions of that property.

It is unanticipated that any human remains will be found on site due to site disturbances by previous site activities. Still, impacts on previously undiscovered cultural resources are potentially significant, but can be mitigated to a level that is less than significant through incorporation of the mitigation measure(s) stipulated in the Negative Declaration.

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 other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

for the disposal of waste water?

Discussion:

(a – i) No Impact. Foothill and Sierra Nevada regions of the California are areas that are crossed by very few faults. There is an unnamed fault line that crosses through the southeastern portion of the County and is part of the Hartley Springs Fault Zone. As such, the chances of rupture of faults in the vicinity are less than likely. Chances are better in feeling shock waves from fault lines that rupture, depending on their magnitude.

(a – ii) Less Than Significant Impact. Madera County is in the Central Valley, Foothill, and Sierra Nevada regions of California and in an area crossed by very few faults. One fault does cross through the southeastern portion of the County, is unnamed and is a part of the Hartley Springs Fault Zone. As such, the chances of rupture of faults in the vicinity are less than likely. Chances are better in feeling shock waves from fault lines that rupture, depending on their magnitude.

(a – iii) Less Than Significant Impact. See above.

(a – iv) No Impact. The site for the proposed compost facility and the surrounding area is flat, therefore chance of landslides is minimal and unexpected.

(b) No Impact. There will be no grading. The project will utilize existing buildings. The entire site is paved.

(c) No Impact. This area consists of Fresno-El Peco soil, 0 to 1 percent slopes. The hand pan consists of lime-silica so micro relief is variable; surface runoff is slow, and internal drainage is very slow. The erosion hazard is very low. There are no impacts identified.

(d) No Impact. There were no impacts identified.

(e) No Impact. There were no impacts identified.

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

Liquefaction is a process whereby soil is temporarily transformed to a fluid form during intense and prolonged ground shaking. According to the Madera County General Plan Background Report,

although there are areas of Madera County where the water table is at 30 feet or less below the surface, soil types in the area are not conducive to liquefaction because they are either too coarse in texture or too high in clay content; the soil types mitigate against the potential for liquefaction.

VII.	GREENHOUSE GAS EMISSIONS - Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

(a - b) Less Than Significant Impact With Mitigation Incorporation. The operation of the project is expected to emit some greenhouse gases (GHG). Vehicular trips generated by the project are minimal and would not generate a significant amount of greenhouse gases directly or cumulatively. The bulk of the GHG emissions would be from the process of composting. The project will have to comply with any and all applicable state and local regulations including but not limited to those from the San Joaquin Valley Air Pollution Control Board and the County Environmental Health Department.

VIII.	HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
	a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?
- 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 - d) No Impact. This project is for the composting of organic materials, including but not limited to green yard waste, produce materials, and assorted biomass materials. The project is not slated to accept hazardous materials as a result of this project. The site is not listed on any known lists of hazardous material sites.

(e - f) No Impact. No component of the project site would constitute a threat or hazard to any existing or planned airport or airstrip. The project is located outside of the County's Airport Land Use Compatibility Zone. No known airstrips or airports exist within the vicinity of the project site.

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

(h) No Impact. No impacts have been identifies as a result of this 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 would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

flows?

- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation by seiche, tsunami, or mudflow?

Discussion:

(a & b & e) Less than Significant Impact. There have been no significant problems with water quality or waste discharge in the area however the site has its own storm water drainage system, which will collect runoff on-site and be used to irrigate the agricultural land in the rear.

The site also has two on-site groundwater wells. The project is expected to use 10,000 gallons of water daily.

(c - d) No Impact. The site is an existing fruit drying facility that is already paved. There will no new construction or grading and is therefore not expected to affect drainage patterns. There will be no streams or rivers altered as a result of this project. There will be no slight changes in erosion patterns as a result of new structures and impervious surfaces being created as a result of this project.

(f) Less Than Significant Impact. The project expects to produce zero industrial process waste water. The only waste water expected to be produced would be generated from employee restrooms. Therefore there are no foreseeable impacts to substantially degrade water quality.

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

Discussion:

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

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

delineated on a local general plan, specific plan or other land use plan?

Discussion:

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

XII. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input 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 - d) Less than Significant Impact with Mitigation Incorporation. The proposed project is expected to generate noise and groundborne vibration in excess to the standards established by the Madera County Noise Ordinance. Noise and vibration may be generated from project operations such as chipping and grinding of compost material, the use of front-loaders, or from delivery trucks. However, such noise and vibration is common in the area because of the surrounding commercial agricultural uses.

The project will not permanently increase ambient levels but will be temporary or periodic in nature because chipping, grinding, and truck deliveries will be limited to the hours of 6:00AM to 6:00PM. Additionally, generation of noise must be done in such a manner so as to not exceed allowable levels as determined by the County Environmental Health Department.

(e - f) No Impact. 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	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 project would not result in population growth, and would not displace existing housing or people.

The proposed project is not designed to induce population growth, and will not result in substantial direct or indirect growth inducement. No housing will be displaced as a result of the project. No people will be displaced as a result of the project.

XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) Less Than Significant Impact. The compost facility would increase the need for fire protection. In the event of fire, there is a fire station approximately 5 miles from the proposed facility to respond.

(a - ii) No Impact. The operation of the proposed project would not increase the need for police services since there will not be any new structures constructed and the site is an existing fruit drying facility. The project is a secure facility with that is surrounded with a six foot high metal chain link fence.

(a - iii) No Impact. The facility does not include a housing component and therefore would not directly or indirectly increase student enrollment levels.

(a - iv) No Impact. The proposed facility does not include a housing component. Therefore, additional demands on existing public parks would not occur as a result of the project.

(a - v) No Impact. The operation of the proposed compost facility is not expected to impact other public facilities.

General Information

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

The Madera County Sherriff’s Department provides crime and emergency response. There will not be an increased incidental need for law enforcement in the events of theft and vandalism on the project site.

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

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

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

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

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

environment?

Discussion:

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

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

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 - b) Less Than Significant Impact. The project would not result in a conflict with an applicable plan, ordinance, or policy in relationship to the circulation and transportation system in the area. However, the project is expected to add around 60 vehicular round trips at full build out of operations. The volume of traffic generated by the project consistent with traffic generated by other types of uses allowed in the ARE-20 (Agricultural Rural Exclusive 20-Acre) zone district. The increase is minimal and is expected to have less than a significant impact.

(c - f) No Impact. The project has no potential to conflict with any air traffic plans and will have no impact upon alternative transportation. The parcel already obtains access of an existing roadway and will not affect emergency access or access to other properties. There is no infrastructure in place on Road 29 ½ or in the surrounding area that supports alternative transportation such as bikes or trains.

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	> 55-80

	long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	
F	Total breakdown, significant queuing	> 80

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach unhealthy levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather

than regional level. Local CO concentrations at intersections projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

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

Discussion:

(a & e) Less Than Significant Impact. The proposed project will only be creating sanitary wastewater from employee restrooms. There will be no wastewater created from the composting operations.

(b & c) No Impact. No impacts are expected because the only wastewater generated by the project

will be from employee restrooms. Therefore no new wastewater will be generated.

(d) Less Than Significant Impact. The site has two on-site groundwater wells which will supply the water used for non-domestic operations. The proposed project estimates around 10,000 gallons per day for operations.

(f & g) Less Than Significant Impact. The project is not expecting to produce any waste from composting operations. Any solid waste produced would be from employees and would be sufficiently serviced by the Fairmead landfill.

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

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 will not degrade fish and wildlife, or their habitat, or to eliminate major periods of California history or prehistory. All potentially significant impacts have been identified and shown to have less than significant to no impacts.

(b) Less Than Significant Impact With Mitigation Incorporation. The project has the potential to impact humans directly and cumulatively through air quality, greenhouse gas emissions, and noise. The compost facility will involve the use operational vehicles and transportation, in addition to the composting process itself, which will add to current emission levels. In addition, the process may involve the use of front loaders, chippers, or grinders, which add to the overall ambient noise. However, the project can be mitigated to a level that is less than significant.

(c) Less Than Significant Impact. As outlined above, the project has the potential to cause a nuisance to humans through odor and noise but is not substantial in nature. In addition, the concerns will be mitigated to a level that is less than significant.

**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 2016-012

RE: West Coast Waste – Conditional Use Permit #2016-009

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the east side of Road 29 1/2, approximately 0.49 miles north of its intersection with Avenue 9 (9537 Road 29 1/2), Madera.

The project is a request for a Conditional Use Permit to allow an outdoor agricultural and organic material composting 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:

MITIGATION MONITORING REPORT

Exhibit N

MND # 2016-012

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
1	Any proposed lighting shall be hooded and directed away from surrounding properties and roadways.	Construction	Madera County Planning Department	Madera County Planning Department				
2	All signs shall comply with the regulations of the Madera County Zoning Ordinance and shall be approved by the Planning Department prior to placement.	Duration of Project	Madera County Planning Department	Madera County Planning Department				
Agricultural Resources								
Air Quality								
1	Applicant must comply with all applicable air quality regulation requirements including those from but not limited to the San Joaquin Valley Air Pollution Control District (SJVAPCD), CalRecycle, and Madera County Environmental Health Department.	Duration of Project	Madera County Planning Department	Madera County Planning Department				
Biological Resources								
1	Any species listed in the Madera Quadrangle as shown in the Biological Resources Table in the Initial Study that is identified must be quarantined and protected.	Pre-Construction, Construction, Duration of Project	Madera County Planning Department	Madera County Planning Department				
Cultural Resources								
1	If project construction or project related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities should be halted and a professional archaeologist will be brought in to determine the culture of the deposits.	Construction	Madera County Planning Department	Madera County Planning Department				
Geology and Soils								
1	The applicant must submit detailed grading and drainage plans when applying for permits with the Madera County Public Works Department. In addition, the applicant must comply with any applicable regulations from the Public Works Department.	Pre-Construction	Madera County Public Works Department	Madera County Public Works Department				
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				

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
2	As of January 2013 all CUPA regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at: www.cers.calepa.ca.gov. The operator must complete and then 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				
3	If the facility handles/stores hazardous materials at quantities at or above (55 gallons, 500 lbs or 200 cu.ft compressed gas) or generates hazardous waste your facility will be regulated by this department under (Article I, Chapter 6.95, of the California Health & Safety Code Section 25503.5).	Duration of Project	Madera County Environmental Health Department	Madera County Environmental Health Department				
Hydrology and Water Quality								
1	The applicant must submit detailed wastewater discharge and drainage plans to the Madera County Public Works Department. In addition, the applicant must comply with any applicable regulations from the Public Works Department.	Pre-Construction	Madera County Public Works Department	Madera County Public Works Department				
2	Any inactive Sewage Disposal System(s) or Water Well(s) no longer in use must be properly destroyed under Madera County Code, California Plumbing Code or State Division of Drinking Water requirements. A destruction permit is required through the Environmental Health Division.	Duration of Project	Madera County Environmental Health Department	Madera County Environmental Health Department				
3	The applicant and facility must comply with Regional Water Quality Control Board (RWQCB) regulatory requirements.	Duration of Project	Madera County Planning Department	Madera County Planning Department				
Land Use and Planning								
Mineral Resources								
Noise								
1	Construction activities are limited to the hours of seven a.m. and seven p.m. Monday through Friday and nine a.m. and five p.m. on Saturdays. Construction activities will be prohibited on Sundays.	Construction	Madera County Planning Department	Madera County Planning Department				
2	Heavy equipment operations such as chipping, grinding, or the use of front-loaders or truck activities such as deliveries related to the project shall occur between the hours of 6:00am-6:00pm Monday-Saturday, with none of the previously mentioned activities occurring on Sundays.	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
3	Applicant will comply with the County's Noise Ordinance.	Duration of Project	Madera County Environmental Health Department	Madera County Environmental Health Department				
Population and Housing								
Public Services								
Recreation								
Transportation and Traffic								
Utilities and Service Systems								