



Community and Economic Development Planning Division

Matthew Treber *MT*
Director of Community and Economic Development

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

PLANNING COMMISSION DATE: July 12, 2016

AGENDA ITEM: #3

CUP	#2016-005	Amendment to Conditional Use Permit #2004-017 to allow the expansion of an existing charter school and church facility
APN	#038-070-026	Applicant: Nicolas Retana
		Owner: Samuel Alvarado
CEQA	MND #2016-13	Mitigated Negative Declaration

REQUEST:

This request is to amend Conditional Use Permit #2004-017 to allow the expansion of an existing charter school and church facility.

LOCATION:

The project site is located on the northeast corner of the intersection of Ellis Street and Owens Street (26247 Ellis Street), Madera.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND#2016-13) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Staff is recommending approval of Conditional Use Permit #2016-005, subject to conditions, Mitigated Negative Declaration MND #2016-13, and the Mitigation Monitoring Program.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: LDR (Low-Density Residential) Designation

SURROUNDING: LDR (Low-Density Residential), CC (Community Commercial) Designations

ZONING (Exhibit B):

SITE: AR – 5 (Agricultural, Rural – 5 Acre) District

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

LAND USE:

SITE: Charter school and church facility

SURROUNDING: North: Public institution; east: residential; south: worship centers and the City of Madera; west: residential

SIZE OF PROPERTY: 8.08 acres

ACCESS: The property is accessed from Ellis Street and Owens Street

BACKGROUND AND PRIOR ACTIONS:

On November 3, 1998, Conditional Use Permit (CUP) #1998-43 and Mitigated Negative Declaration (MND) #98-86 were approved to allow the establishment of a church facility, two permanent dwellings, and two sports fields on a 4.09 – acre parcel.

On June 4, 2002, CUP #2002-03 was approved to amend CUP #1998-43 to allow the modification and expansion of the church facility. The proposal included a 1,800 square foot expansion to the existing sanctuary, 1,800 square feet dining hall addition, two additional permanent dwellings, soccer field, basketball court, sports field restrooms, and parking spaces. The proposal also expanded the area utilized by the church to include the contiguous parcel.

On June 21, 2005, CUP #2004-017 was approved to allow a charter school to be located on a site previously approved for the development of a church and related facilities.

On March 20, 2007, the conditions of approval for Conditional Use Permit #2004-017 were modified regarding construction of Owens Street.

PROJECT DESCRIPTION:

The project proposal consists of a request to amend CUP #2004-017 to allow the expansion of an existing charter school and church facility by adding office space, a sports storage area, restrooms, and replacing portable classrooms with permanent classrooms buildings. The office space addition would be constructed first and the remainder of the proposal, including a 10,000 square foot gymnasium that was previously approved under CUP #2004-017, would be built at a future date.

The project site currently serves as a charter school and church facility. The site has an assembly/office area, sanctuary, kitchen, playground area, carport, greenhouse, portable classrooms, restrooms, and a soccer field.

The charter school facilities will be used year round, 5 days a week from 6:00 a.m. to 6:00 p.m. and will be used by 480 students and 60 employees. In communication with the applicant, the project expansion will accommodate a maximum enrollment of 530 students and 70 employees. The church facility will be used year round twice a week.

ORDINANCES/POLICIES:

Section 18.54 of the Madera County Zoning Ordinance outlines allowed uses within the AR – 5 (Agricultural, Rural – 5 Acre) zone district. Allowable uses include church facilities with a conditional use permit.

Section 18.92 of the Madera County Zoning Ordinance outlines the procedures for the processing and approval of conditional use permits.

Madera County General Plan Policy Document (pg.10) outlines the allowable uses within the LDR (Low Density Residential) designation.

ANALYSIS:

The project proposal consists of amending a previously approved Conditional Use Permit (CUP) to allow the expansion of an existing charter school and church facility. The project proposal is located on an 8.08-acre parcel located on the northeast corner of the intersection of Ellis Street and Owens Street (26247 Ellis Street), Madera. The site serves as a church facility and a public charter school but they do not operate at the same time.

The total building area of the site that was approved under a CUP is 38,892 square feet (See Table 1). The proposal would first add a 2,888 square foot office space to be used by the charter school and church facility. At a later date, the applicant proposes to replace 15,360 square feet of existing

Table 1: Building Area

Previously Approved by Conditional Use Permit	Square Feet	Proposed Expansion	Square Feet	Total Square Feet after Proposal
Office/Kitchen	2,223	Office Addition	2,888	
Existing Restrooms	871	Permanent Classroom Buildings Addition	6,272	
Assembly/Office	4,280	Future Modulars (2)	1,920	
Existing Sanctuary	3,588	Future Restrooms	400	
Portable Classrooms	17,280	Future Sports Storage	700	
Carport	600			
Greenhouse	50			
Gymnasium (not yet constructed)	10,000			
Total Existing	38,892	Total Proposal	12,180	51,072

modular classrooms with 21,632 square feet of permanent classroom buildings. Future construction also consists of a sports equipment storage area, restroom and adding two modular classrooms. A previously approved 10,000 square foot gymnasium will also be constructed at a later date. The total building area after completion of the proposal and construction of the gymnasium will be 51,072 square feet.

The primary use of the property is the charter school known as Ezequiel Tafoya Alvarado Academy (ETAA) that has been operating since 2005. The charter school operates five days a week from 6:00 a.m. – 6:00 p.m. The secondary use of the property is a church

known as The River Worship Center and has been operating since 1998. The church holds service Wednesday evenings and Sunday mornings.

The Zoning Ordinance requires one space per employee and one space per every 20 students for elementary and middle schools. The applicant estimates a total of 70 employees and a maximum of 530 students. Therefore, a total of 97 parking spaces are required. The zoning ordinance requires one space per every five permanent seats, or for

every 40 square feet of gross floor area within the main auditorium or meeting hall, whichever provides the greater number of spaces. The existing church has a main sanctuary space of 3,588 square feet, thereby requiring 90 parking spaces. Because the primary use of the site is the charter school, the proposal will require 97 parking spaces. However, according to the site plan, there are a total of 99 existing parking spaces. The project site has adequate space for onsite parking and is well suited for the facility expansion.

The property is zoned AR – 5 (Agricultural, Rural, Five – Acre) District which allows for a church facility with a conditional use permit. The parcel has a General Plan designation of LDR (Low Density Residential), which allows for public uses. Therefore, the proposed project expansion remains consistent with the Zoning Ordinance and the goals of the General Plan.

The parcels surrounding the subject parcel are zoned AR – 5 (Agricultural, Rural, Five – Acre), CRM (Commercial, Rural, Median), and RRS (Residential, Rural, Single – Family), RRM (Residential, Rural, Multiple Family) District with parcel sizes ranging from 0.9 to 19.95 acres. To the south of the project site is the City of Madera.

The project was circulated to outside agencies thought to be impacted or regulating the development of the proposed project. Comments were received from the Sheriff's Office and San Joaquin Valley Air Pollution Control District. The project request was also sent to Chowchilla Yokuts Tribe and Table Mountain Rancheria. Standard comments were received from Environmental Health, Fire, and Planning Divisions as well as from Public Works Department.

FINDINGS OF FACT:

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

1. *The proposed project does not violate the spirit or intent of the zoning ordinance in that the AR – 5 (Agricultural, Rural, 5 – Acre) District allows for churches, synagogues and other buildings for religious assembly subject to an approved conditional use permit.*
2. *The proposed project is not contrary to the public health, safety, or general welfare, if the project is expanded and constructed in compliance with the conditions of approval.*
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors in that any potential*

environmental impacts have been mitigated to a level of less than significant through mitigation measures as outlined by the mitigated negative declaration and conditions of approval for the conditional use permit.

4. *The proposed project will not, for any reason, cause a substantial, adverse effect upon the property values and general desirability.* The surrounding land uses consist of places of worship, schools, and residential property. The project site has been operating as a church since 1998 and as a charter school since 2005.

The church is very small and the parcel has adequate room for parking. The proposed use is not considered a use that will significantly impact adjacent properties.

WILLIAMSON ACT:

The parcel is not subject to a Williamson Act (Agricultural Preserve) contract.

GENERAL PLAN CONSISTENCY:

The General Plan designation for the property is LDR (Low Density Residential) which allows for public uses. The property is zoned AR – 5 (Agricultural, Rural, 5 – Acre) District. With an approved conditional use permit, this zone district allows for church facilities. Therefore, the proposed project is consistent with both the Zoning Ordinance and the goals of the General Plan.

RECOMMENDATION:

The analysis provided in this report supports approval of Mitigated Negative Declaration MND #2016-13 and Conditional Use Permit #2016-005 as presented subject to the following conditions and Mitigation Monitoring and Reporting Program.

CONDITIONS:

See Attached.

ATTACHMENTS:

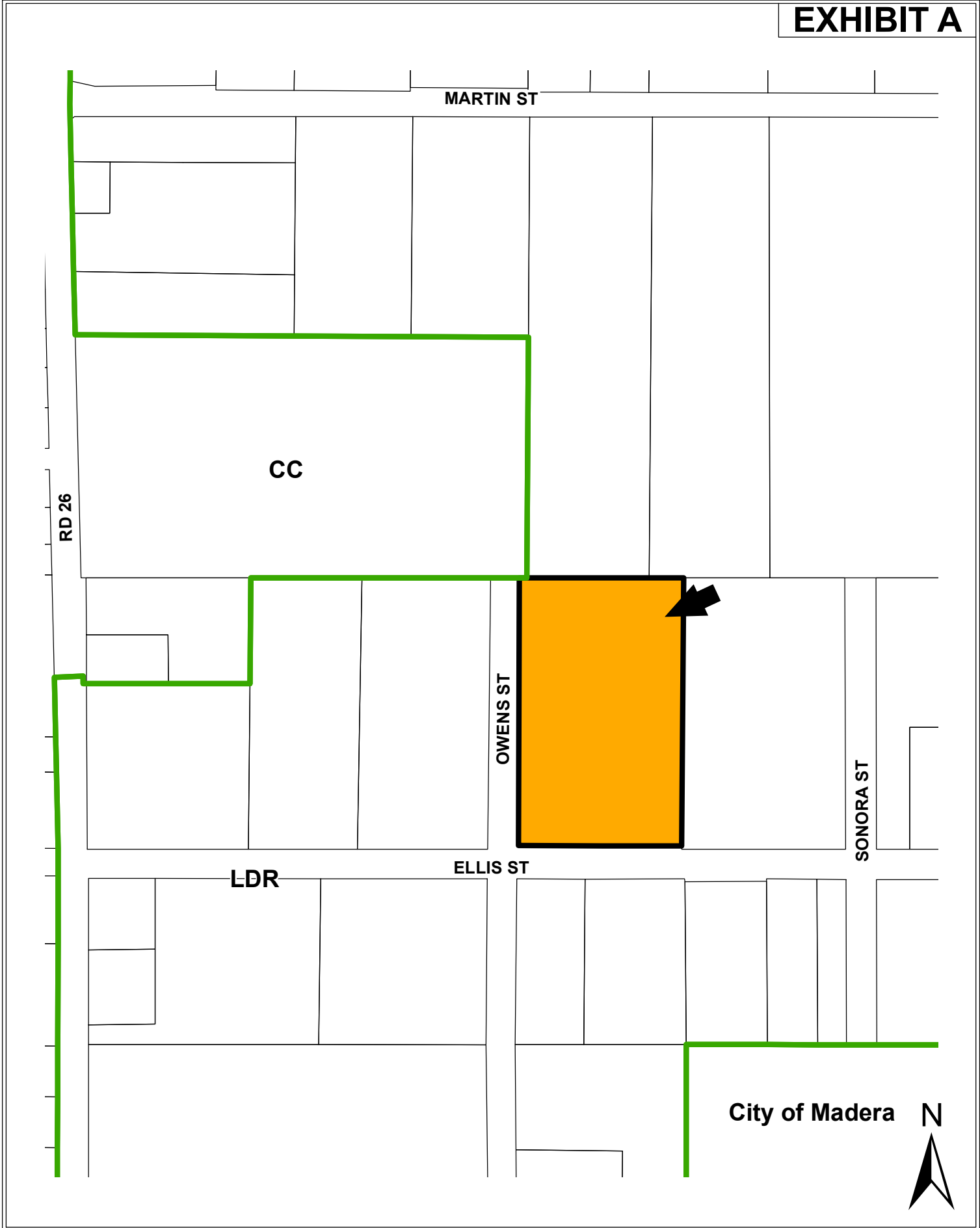
1. Conditions of Approval
2. Exhibit A, General Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Site Plan Cover Page
6. Exhibit D-1, Site Plan Map
7. Exhibit D-2, Office Addition Floor Plan
8. Exhibit D-3, Office Addition Elevation Map
9. Exhibit E, Aerial Map
10. Exhibit F, Topographical Map
11. Exhibit G, Operational Statement
12. Exhibit H, Environmental Health Department Comments
13. Exhibit I, Fire Department Comments
14. Exhibit J, Planning Division Comments
15. Exhibit K, Public Works Comments
16. Exhibit L, Caltrans No Comments Response
17. Exhibit M, San Joaquin Valley Air Pollution Control District Comments
18. Exhibit N, Sheriff's Office Comments
19. Exhibit O, CEQA Initial Study
20. Exhibit P, Mitigated Negative Declaration MND #2016-13

CONDITIONS OF APPROVAL

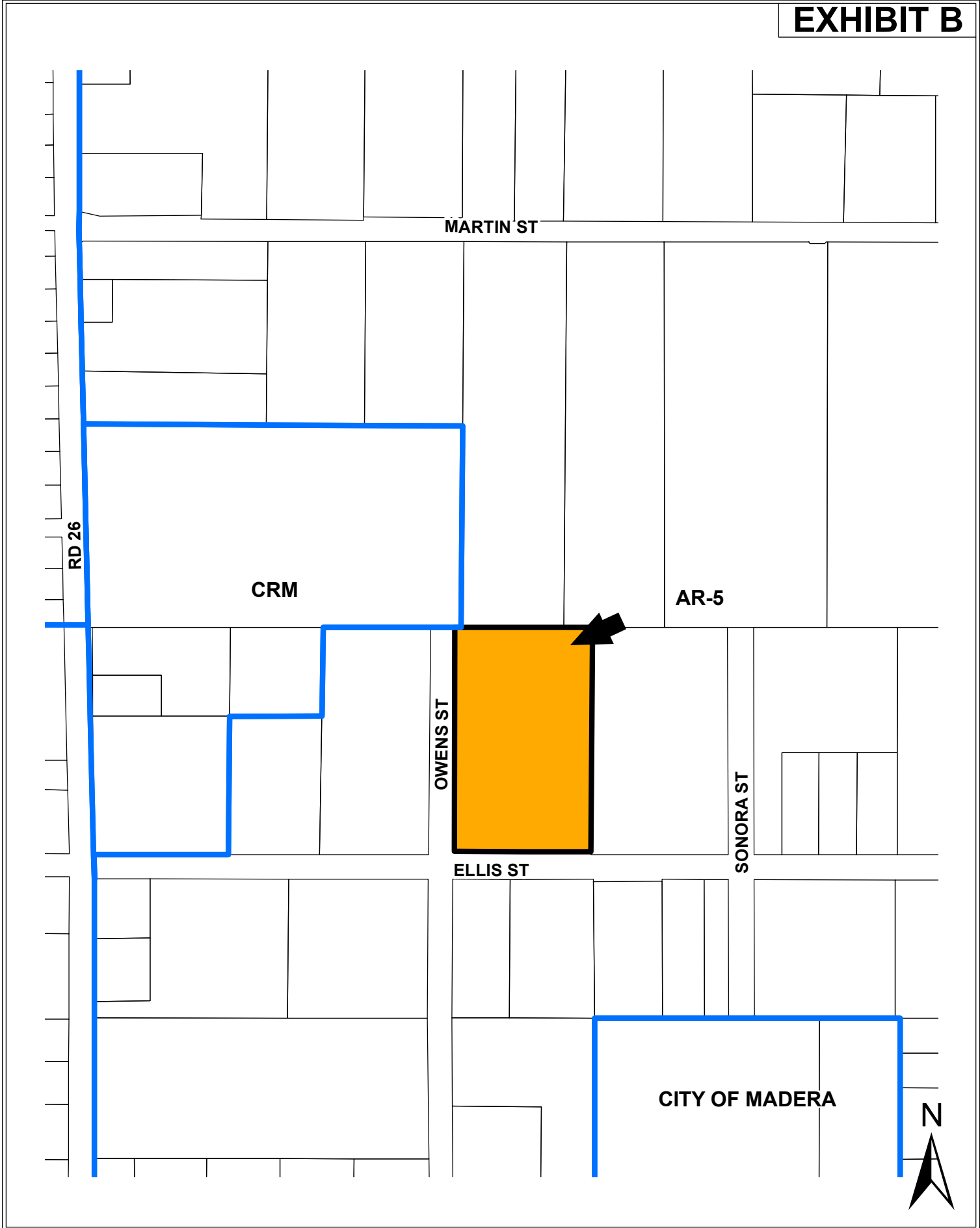
PROJECT NAME: Building for Christ Ministries - Conditional Use Permit #2016-005
PROJECT DESCRIPTION: The project consists of a request to amend a previously approved conditional use permit to allow the expansion of an existing church and public charter school on an 8.08 acre site.
APPLICANT: Nicolas Retana
CONTACT PERSON/TELEPHONE NUMBER: Judy Gutierrez (559) 675-7821

1	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	
Remarks					
ENVIRONMENTAL HEALTH DIVISION					
1	All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division, Public Works or Regional Water Quality Control Board.				
2	Provide documentation that the additional occupancy will not effect current waste load for existing on-site sewage disposal system. All on-site sewage disposal system shall comply with requirements as it pertains to the 2013 California Plumbing Code Appendix H and Madera County Code 14.20. Any additional restrooms proposed shall be Engineered Design. Submit all engineered designs to Environmental Health for review and approval.				
3	The water well(s) to be used on site for this project, shall be approved and permitted by this department is subject to regulations as a "Public Water System". "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program (DWP) Standards.				
	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s): Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.				
	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).				
	During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.				
FIRE DIVISION					
1	New structure and attached existing structure will require fire sprinkler coverage.				
2	Water tank may require to be increased in size due to larger building foot print.				
3	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				
4	At the time of application for a Building Permit, a more in-depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal. (CFC, Section 105)				
PLANNING DIVISION					
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.				
2	Any proposed lighting shall be hooded and directed away from surrounding properties and roadways.				

1	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	
3	All future landscaping shall comply with the Madera County Water Efficient Landscape Ordinance (Chapter 13.56).				
4	All future buildings will maintain an aesthetically appealing façade and/or meet the architectural characteristics of the existing buildings.				
5	At the time the project site exceeds its maximum building area to lot area ratio permitted of ten percent, applicant shall contact the Planning Division and apply for a Variance.				
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 roadways 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 County 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 future new structures and access road improvements to be added on site, the applicant is required to submit a grading and road improvement plans to the Public Works Department for review and approval. The grading, drainage, and road improvement plans shall be prepared by a licensed professional.				
4	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.				
5	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.				
6	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



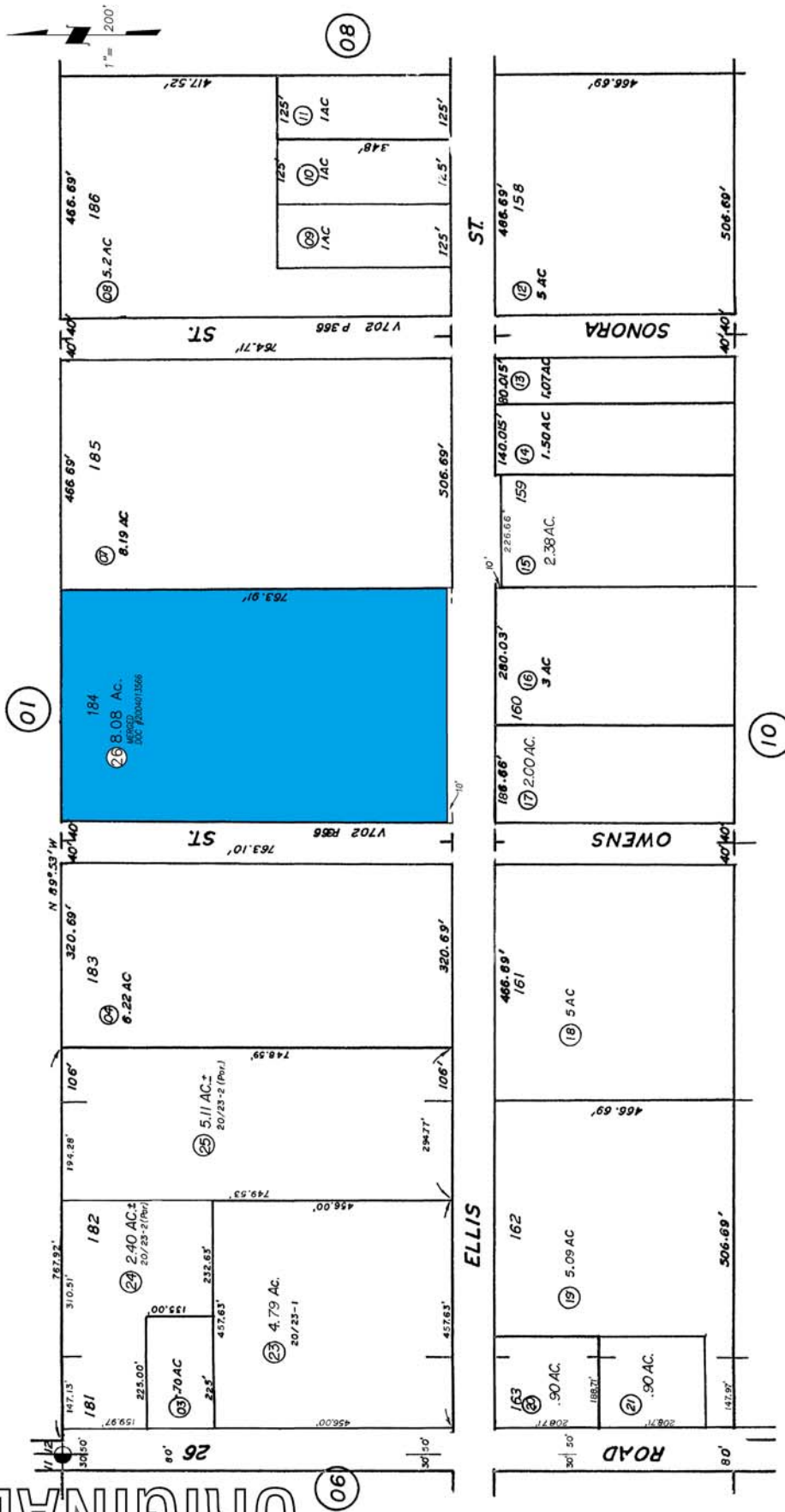
ZONING MAP

38-07

Tax Area Code
61-004

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

ORIGINAL

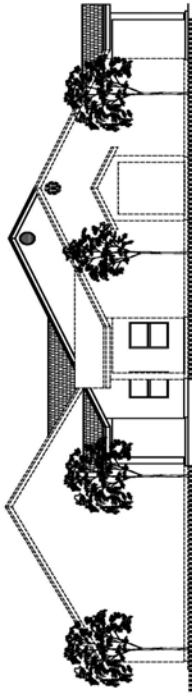


NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

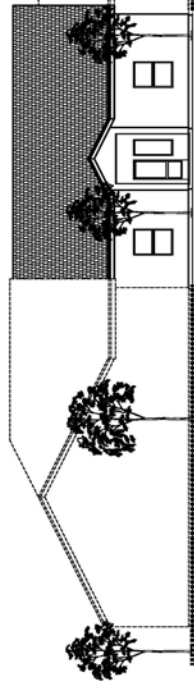
Assessor's Map No. 38-07
Madera Unified
Outside Madera
County of Madera, Calif.
1973

ASSESSOR'S MAP

ETA A OFFICE BUILDING ADDITION



SOUTH ELEVATION



WEST ELEVATION

REFERENCE NOTES :

Job card req'd to be available for signatures at job site.
 Changes from the approved plans during construction other than (1) Correct changes, (2) Minor non-bearing wall relocation when not creating an additional room, and (3) Minor nonstructural wall thickness shall require plan approval prior to construction. All other changes shall require plan approval through the normal plan check process.

Owner

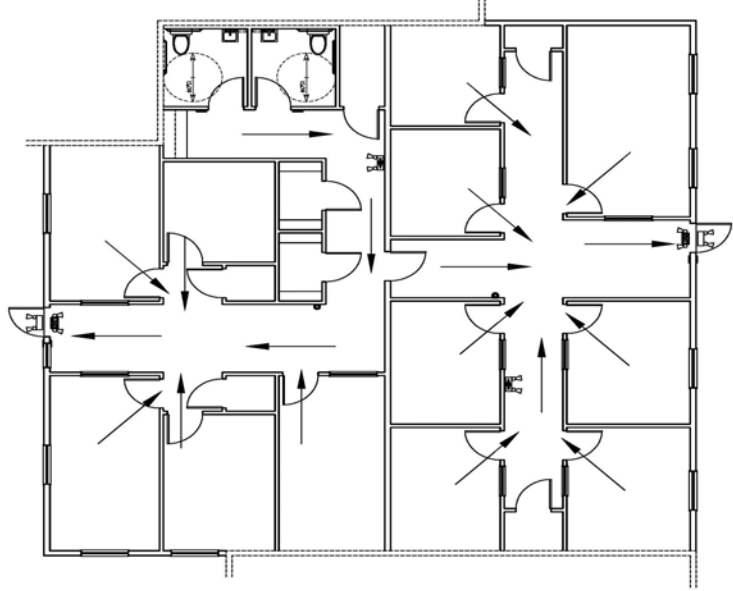
CURCH INDUSTRIES
 26247 ELLIS STREET
 MADERA, CA 95638
 PH: (951) 987-2111

Builder

S&W ALVARADO CONSTRUCTION
 ADD
 MADERA, CA 95639
 PH: (562) 419-5141



Gary A. Rogers - Architect
 450 S. MADERA AVE. - SUITE F
 OFFICE: (509) 674-6599
 CELL: (509) 674-6599
 PLANNING • DESIGNING • CONSTRUCTION PROBLEM SOLVING



PATH OF TRAVEL

Building Data

BUILDING USE:	OFFICE
OCCUPANCY CATEGORY:	B
COVERED FLOOR AREA:	29,892 SF
TOTAL FLOOR AREA:	29,892 SF
BUILDING HEIGHT:	22'-0"

Site Data

SITE ADDRESS:	26247 ELLIS STREET
ASSESSOR'S PARCEL NO.:	MADERA, CA 95638 298-070-028
TOTAL SITE BUILDING AREA:	29,892 SF
EXISTING BUILDINGS:	29,892 SF

EXISTING BUILDING AREA :

EXISTING OFFICE / KITCHEN	2228 SF
EXISTING RESTROOM - 1	391 SF
EXISTING ASSEMBLY / OFFICE	4290 SF
EXISTING SANCTUARY	3960 SF
EXISTING RESTROOM - 2	460 SF
EXISTING PORTABLE CLASSROOMS	11,280 SF
EXISTING GARPORT	600 SF
EXISTING GREENHOUSE	50 SF
TOTAL EXISTING BUILDING	29,892 SF

PROPOSED BUILDING AREA :

PROPOSED OFFICE SPACE	2888 SF
PROPOSED FUTURE BUILDING AREA:	
FUTURE RESTROOMS	400 SF
FUTURE SPORTS EG. STORAGE	700 SF
FUTURE CLASSROOMS	1020 SF
FUTURE GYMNASIUM	10200 SF
TOTAL EXISTING BUILDING	19,220 SF
PROPOSED CLASSROOM REPLACEMENT AREA:	
FUTURE CLASSROOMS (TO REPLACE PORTABLES)	21,692 SF
PORTABLE CLASSROOMS REPLACED	19,380 SF
TOTAL AREA OF BUILDING AFTER COMPLETION	51,072 SF

Allowable Area Calculation

ALLOWABLE AREA = $A_1 + A_2 + A_3 + A_4 + A_5 + A_6 + A_7 + A_8 + A_9 + A_{10} + A_{11} + A_{12}$
 $A_1 = \text{Net Floor Area}$
 $A_2 = \text{Net Floor Area} \times \text{Increase Factor}$
 $A_3 = \text{Net Floor Area} \times \text{Increase Factor}$
 $A_4 = \text{Net Floor Area} \times \text{Increase Factor}$
 $A_5 = \text{Net Floor Area} \times \text{Increase Factor}$
 $A_6 = \text{Net Floor Area} \times \text{Increase Factor}$
 $A_7 = \text{Net Floor Area} \times \text{Increase Factor}$
 $A_8 = \text{Net Floor Area} \times \text{Increase Factor}$
 $A_9 = \text{Net Floor Area} \times \text{Increase Factor}$
 $A_{10} = \text{Net Floor Area} \times \text{Increase Factor}$
 $A_{11} = \text{Net Floor Area} \times \text{Increase Factor}$
 $A_{12} = \text{Net Floor Area} \times \text{Increase Factor}$

Exits required per Occ. Load

OFFICE AREA - 2888 SF / 100' x 29'
 OCCUPANT LOAD - 21 (1 - SEAT SEAT) - 2 PROVIDED
 MAX. TRAVEL DISTANCE IS 48'-0" PER IBC 103.10.1

THIS PROJECT SHALL COMPLY WITH:

2023 CALIFORNIA BUILDING CODE (CBC)
2023 CALIFORNIA ELECTRICAL CODE (CEC)
2023 CALIFORNIA FIRE CODE (FC)
2023 CALIFORNIA MECHANICAL CODE (CMC)
2023 CALIFORNIA PLUMBING CODE (CPC)
2023 CALIFORNIA GREEN BUILDING CODE (CALGreen)

SHEET INDEX

CS1	COVER SHEET
S1	EXISTING AND PROPOSED SITE PLAN
A1	PROPOSED FLOOR PLAN
A2	PROPOSED ELEVATIONS

CALIFORNIA GREEN BUILDING STANDARDS:
 PROVIDE DOCUMENTATION TO THE BUILDING DEPT.
 SHOWING COMPLIANCE TO ITEMS NOTE BELOW.

- CONTRACTOR TO SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN AND A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE PROJECT ENGINEER AND THE LOCAL OFFICE OF SALVAGE RECYCLE OR SALVAGE.
- IDENTIFY THE MATERIALS TO BE DIVERTED FROM THE PROJECT AND THE PERCENTAGE OF SALVAGE RECYCLE OR SALVAGE.
- SPECIFY IF MATERIALS WILL BE SORTED ON SITE OR MADE FOR TRANSPORTATION TO A DIVERSION FACILITY. IDENTIFY THE DIVERSION FACILITY AND THE PERCENTAGE OF SALVAGE RECYCLE OR SALVAGE.
- IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED.
- TESTING AND ADJUSTING OF SYSTEMS (HVAC, LIGHTING AND CONTROLS WATER HEATING, ETC.) IS REQUIRED FOR BUILDINGS LESS THAN 10,000 SF.

CS.1
 SHEET

COVER SHEET

SITE PLAN

S.1

DATE	5 / 2016
SCALE	1/8" = 1'-0"
PROJECT	ETMA OFFICES
OWNER	ETMA
DESIGNED BY	T. ANTONIOTTI
DATE	5 / 2016

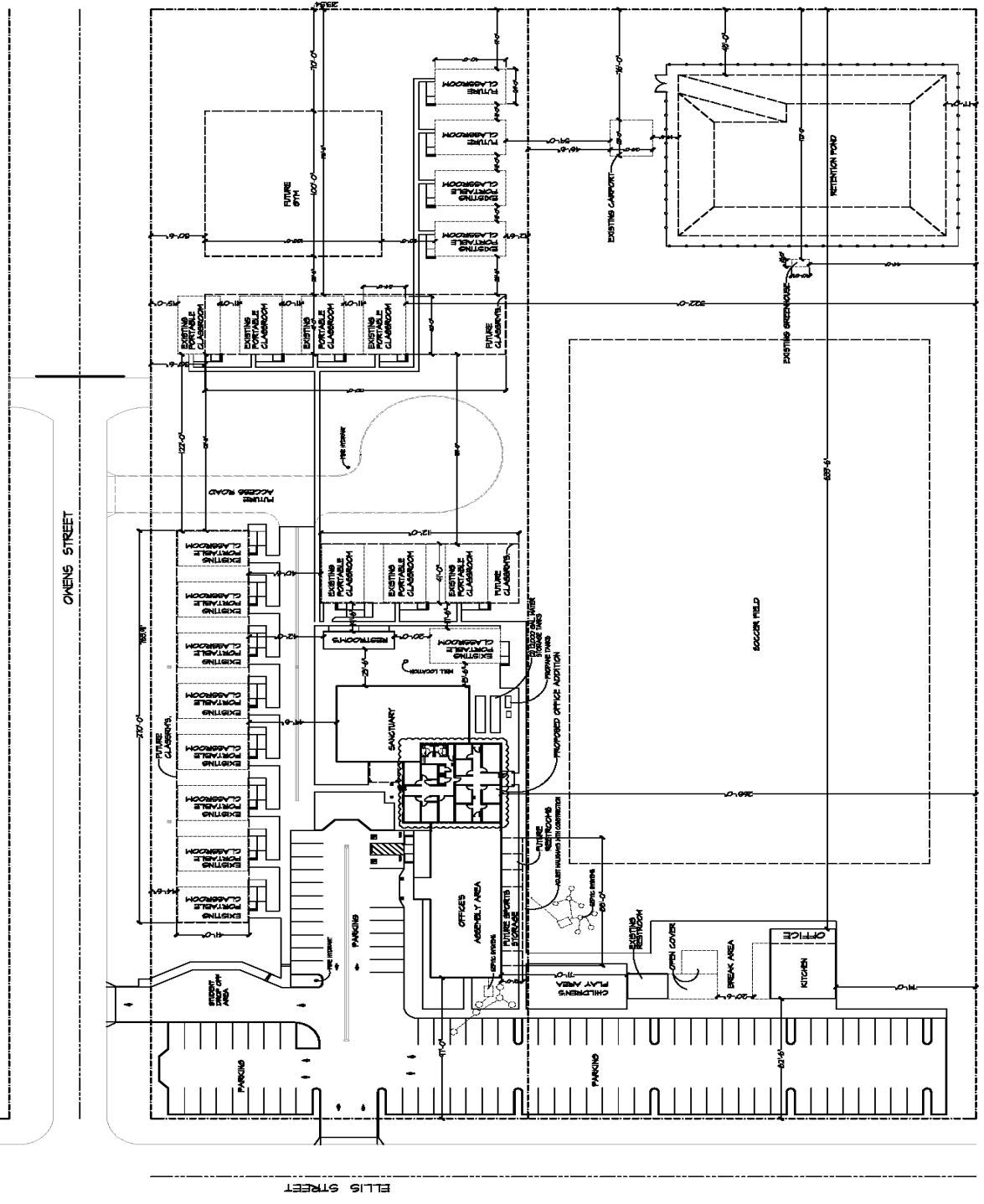
ETMA OFFICES
 26247 BLS STREET
 MADERA, CA 95339
 PROJECT SITE: 26247 BLS ST.



Gary A. Rogers - Architect
 450 S. MADRVA AVE. - SUITE 100
 MADERA, CALIFORNIA 95337
 PHONE (562) 674-6595
 FAX (562) 674-6596
 PLANNING • DESIGN • CONSTRUCTION PROGRAM SOLVING

Site Data
 SITE ADDRESS : 26247 BLS STREET
 MADERA, CA 95339
 ASSESSOR'S PARCEL NO. : 028-070-028

EXISTING & PROPOSED SITE PLAN



A.1

DATE: 1/22/09
 T. ARCHITECT: T. ARCHITECT
 1/22/09
 1/22/09
 1/22/09

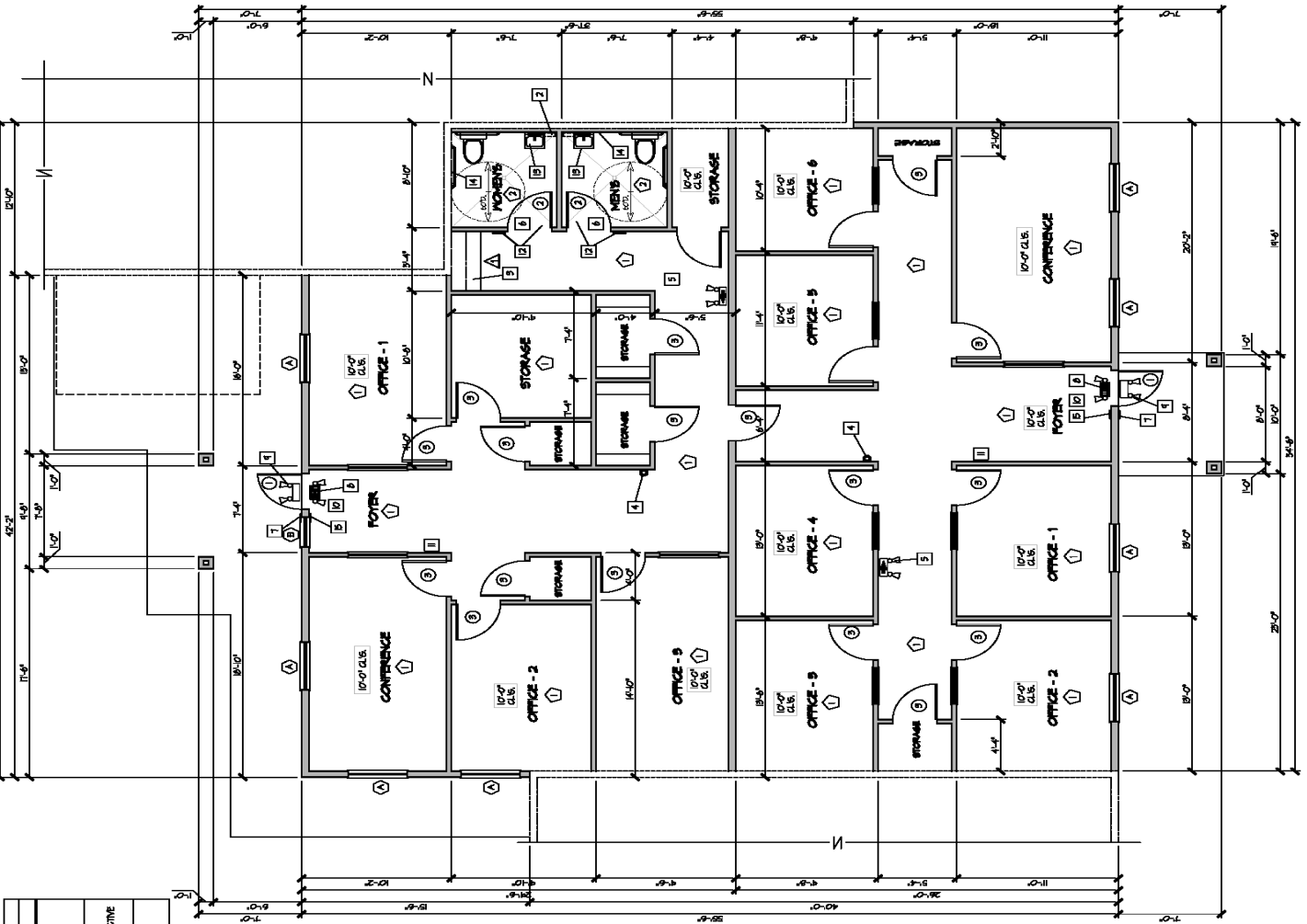
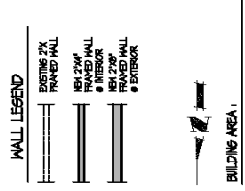
ETAA OFFICES
 2624T ELLIS STREET
 MADIRA, CA 94528
 PROJECT SITE: 2624T ELLIS ST.



Gary A. Rogers - Architect
 450 S. MADIRA AVE. - SUITE 2
 MADIRA, CALIFORNIA 94528
 FAX (925) 674-6595
 PLANNING • DESIGNING • CONSTRUCTION PROBLEM SOLVING

FLOOR PLAN

ITEM	DESCRIPTION
1	INSTALL ELECTRICAL SERVICE PANEL
2	NEW THINNESS ELECTRIC WATER HEATER
3	NEW 1/2" COUNTER TOPS, NEW SINK & NEW CUPBOARD
4	PROVIDE 2 - 2" VERTICAL PORTABLE FIRE EXTINGUISHER AS SHOWN
5	ILLUMINATED DIRECTIONAL EXIT SIGN - HALL
6	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
7	PROVIDE A SELF-CLOSING DOOR
8	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
9	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
10	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
11	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
12	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
13	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
14	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
15	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
16	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
17	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
18	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
19	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
20	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
21	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
22	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
23	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
24	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
25	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
26	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
27	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
28	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
29	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
30	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
31	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
32	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
33	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
34	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
35	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
36	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
37	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
38	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
39	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
40	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
41	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
42	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
43	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
44	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
45	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
46	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
47	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
48	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
49	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
50	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
51	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
52	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
53	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
54	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
55	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
56	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
57	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
58	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
59	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
60	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
61	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
62	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
63	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
64	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
65	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
66	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
67	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
68	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
69	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
70	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
71	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
72	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
73	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
74	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
75	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
76	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
77	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
78	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
79	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
80	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
81	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
82	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
83	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
84	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
85	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
86	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
87	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
88	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
89	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
90	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
91	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
92	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
93	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
94	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
95	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
96	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
97	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
98	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
99	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER
100	EMERGENCY LIGHTING WITH BATTERY BACKUP POWER

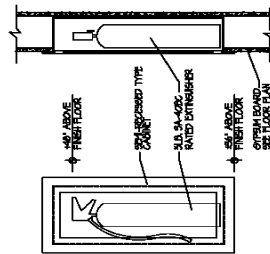


ITEM	FLOOR FINISH SCHEDULE	WALLS	CILING
1	CARPET OR G.E.R. TILE OR VINYL TILE TO BE SELECTED BY OTHER PAINT	6" GYPSUM BOARD, TEXTURE & PAINT, COLOR TO BE SELECTED BY OTHER PAINT	SUSPENDED ACoustICAL TILES
2	4" GYPSUM BOARD, TEXTURE & PAINT, COLOR TO BE SELECTED BY OTHER PAINT	6" GYPSUM BOARD, TEXTURE & PAINT, COLOR TO BE SELECTED BY OTHER PAINT	
3	4" GYPSUM BOARD, TEXTURE & PAINT, COLOR TO BE SELECTED BY OTHER PAINT	6" GYPSUM BOARD, TEXTURE & PAINT, COLOR TO BE SELECTED BY OTHER PAINT	
4	4" GYPSUM BOARD, TEXTURE & PAINT, COLOR TO BE SELECTED BY OTHER PAINT	6" GYPSUM BOARD, TEXTURE & PAINT, COLOR TO BE SELECTED BY OTHER PAINT	
5	4" GYPSUM BOARD, TEXTURE & PAINT, COLOR TO BE SELECTED BY OTHER PAINT	6" GYPSUM BOARD, TEXTURE & PAINT, COLOR TO BE SELECTED BY OTHER PAINT	

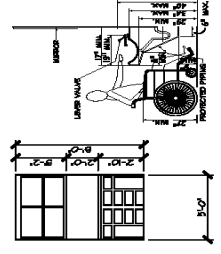
ITEM	DOOR SCHEDULE	SIZE	COMMENTS
1	36" X 60"	6' 0" X 5' 0"	NEW, SELF-CLOSING
2	36" X 60"	6' 0" X 5' 0"	NEW, SELF-CLOSING
3	36" X 60"	6' 0" X 5' 0"	NEW, SELF-CLOSING
4	36" X 60"	6' 0" X 5' 0"	NEW, SELF-CLOSING
5	36" X 60"	6' 0" X 5' 0"	NEW, SELF-CLOSING

ITEM	WINDOW SCHEDULE	SIZE	COMMENTS
1	48" X 96"	4' 0" X 8' 0"	AL. FRAME
2	36" X 60"	3' 0" X 5' 0"	AL. FRAME

NOTE: PRIOR TO CONSTRUCTION OF WALLS AND ROOF TRUSSES, FIELD VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING STRUCTURES, FINISHED WALL MATERIALS.



FIRE EXTINGUISHER CABINET
 PROVIDE 36" X 48" X 18" TYPE PROVIDE HARDWARE & CABINET.

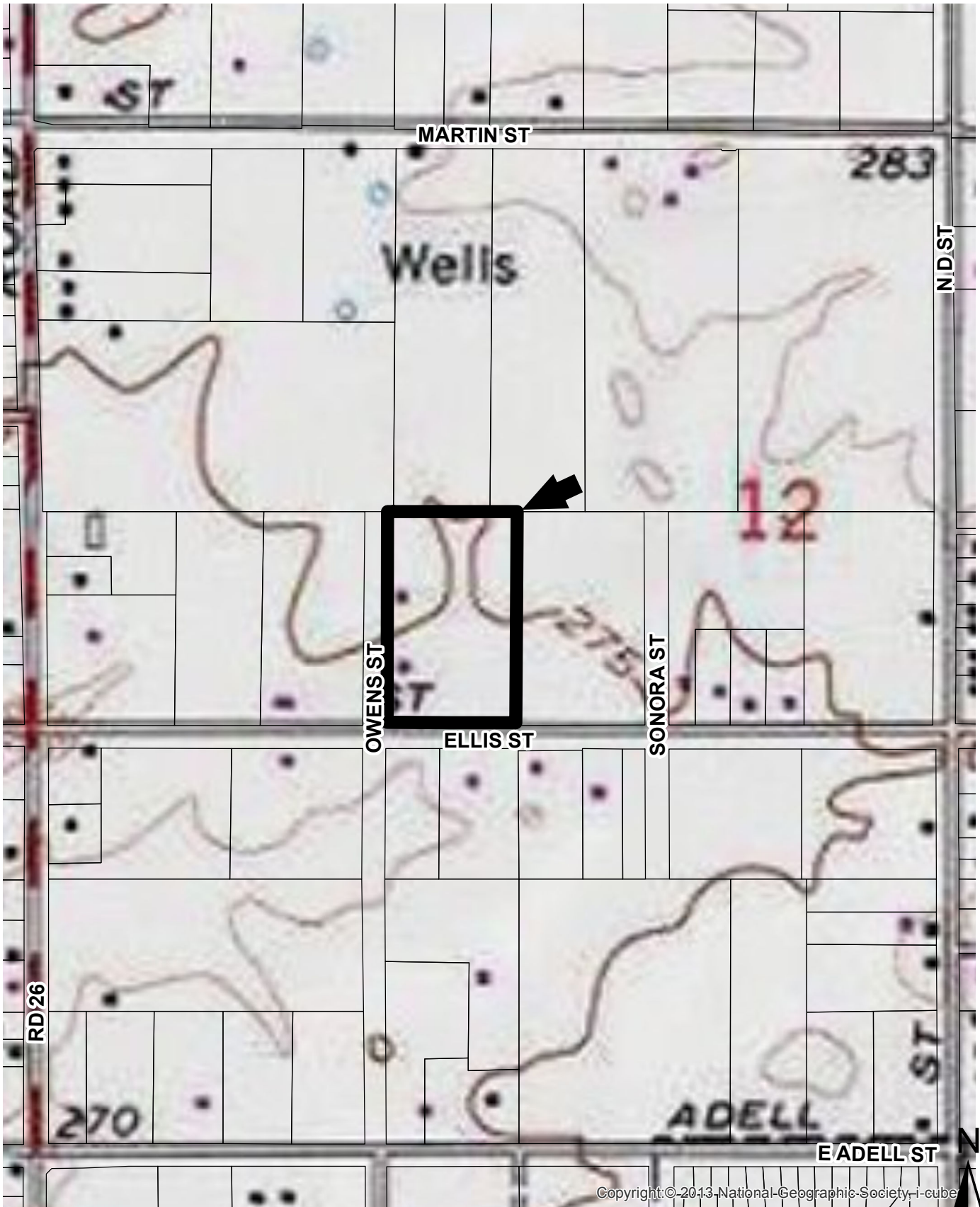


INTERIOR ELEVATIONS

NO TRIM, MITER, OR BEVEL CUTTERS BEAD BOLT'S ALLOWED ON ANY DOORS IN USE
 ACTUAL CABINET DESIGN EXCLUDING HEIGHTS SHOWN
 ALL DOORS TO BE OPERATED BY A SINGLE ACTION WITH A LEVER.
 MANUALLY OPERATED EDGE OR SURFACE-MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED.
 HANDSHOULDS TO OPERATE DOORS SHALL NOT EXCEED 5" FROM TOP OF DOOR AND INTERIOR DOORS SHALL NOT EXCEED 5" FROM BOTTOM OF DOOR. ALL DOORS TO BE OPERATED BY A SINGLE ACTION WITH A LEVER.
 ALL DOORS TO BE OPERATED BY A SINGLE ACTION WITH A LEVER.
 ALL DOORS TO BE OPERATED BY A SINGLE ACTION WITH A LEVER.

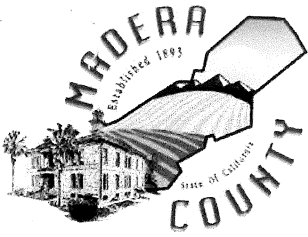


AERIAL MAP



Copyright © 2013 National Geographic Society, i-cube

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: 038-070-026
Applicant's Name: Nicolas Retana, Ph.D. Executive Director
Address: 26247 Ellis St, Madera, Ca 93638
Phone Number: 559-675-2070

2. Describe the nature of your proposal/operation.

To build more office spaces, classrooms, a symposium, sports storage and snack bar, office, and better usage of space.

3. What is the existing use of the property?

the property has two uses: a charter school and a church.

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

N/A

5. What are the proposed operational time limits?

Months (if seasonal): 12 months
Days per week: 5 days a week
Hours (from 6:00 to 6:00): Total Hours per day: 12 hours
am pm

6. How many customers or visitors are expected?

Average number per day: 450 students 60 employees
Maximum number per day: same as above
What hours will customers/visitors be there? 6:00 am to 6:00 pm

7. How many employees will there be?

Current: 60
Future: 70
Hours they work: 6:00 am - 6:00 pm / most from 8:00 - 3:15.
Do any live onsite? If so, in what capacity (i.e. caretaker)? No

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

Machinery includes: Tractor (1), 2 lawnmowers, and gardening equipment

9. Will there be any service and delivery vehicles? No

Number: _____

Type: _____

Frequency: _____

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

We have the allotted number based on previous work.

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

Access is off at Ellis St.

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

Approximately 50 cars per day.

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

None

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.

New buildings according to plans.

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

See plans by Gary Rogers, Principal Architect

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

See plans

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

No

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

No more than current usage

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

No more than current usage

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?

No more than current usage.

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

No.

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

No

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

See plans

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

See plans

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

No

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

We are a public charter school renting a private church facility.

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

It won't.

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

See above # 26

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

Public School

Square feet of building area(s):

See plans

Total number of employees:

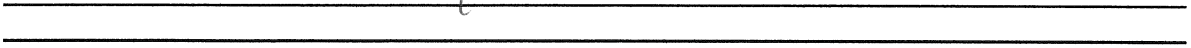
60-70

Building Heights:

See plans.

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

N/A





Community and Economic Development
Environmental Health Division

Dexter Marr, Deputy Director

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

MEMORANDUM

TO: Judy Gutierrez
FROM: Dexter Marr, Environmental Health Division
DATE: May 23, 2016
RE: Retana, Nicolas - Conditional Use Permit - Madera (038-070-026-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: May 18, 2016
RE: Conditional Use Permit (CUP) #2015-005, Nicolas Retana, Madera APN 038-070-026

The Environmental Health Division Comments:

All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division, Public Works or Regional Water Quality Control Board.

Provide documentation that the additional occupancy will not effect current waste load for existing on-site sewage disposal system. All on-site sewage disposal system shall comply with requirements as it pertains to the 2013 California Plumbing Code Appendix H and Madera County Code 14.20. Any additional restrooms proposed shall be Engineered Design. Submit all engineered designs to Environmental Health for review and approval.

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

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

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).

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

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms please, feel free to contact our 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: Judy Gutierrez
FROM: Deborah Keenan, Fire Marshal
DATE: May 23, 2016
RE: Retana, Nicolas - Conditional Use Permit - Madera (038-070-026-000)

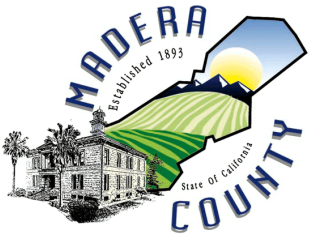
Conditions

New structure and attached existing structure will require fire sprinkler coverage.

Water tank may require to be increased in size due to larger building foot print.

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

At the time of application for a Building Permit, a more in-depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal. (CFC, Section 105)



Community and Economic Development Planning Division

Matthew Treber
Director

EXHIBIT J

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

MEMORANDUM

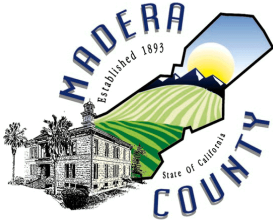
DATE: May 23, 2016

TO: Environmental Committee

FROM Judy Gutierrez, Planning Division

SUBJECT CUP#2016-005 – Church Ministries – 26247 Ellis Street

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.
2. Any proposed lighting shall be hooded and directed away from surrounding properties and roadways.
3. All future landscaping shall comply with the Madera County Water Efficient Landscape Ordinance (Chapter 13.56).
4. The applicant shall provide a minimum of 97 parking spaces. All internal parking and circulation areas within the project site shall be maintained in a dust-free condition.
5. All future buildings will maintain an aesthetically appealing façade and/or meet the architectural characteristics of the existing buildings.
6. At the time the project site exceeds its maximum building area to lot area ratio permitted of ten percent, applicant shall contact the Planning Division and apply for a Variance.



COUNTY OF MADERA
PUBLIC WORKS DEPARTMENT
AHMAD M. ALKHAYYAT
DIRECTOR

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

MEMORANDUM

DATE May 10, 2016
TO Judy Gutierrez, Planning Department
FROM Phu Duong, Public Works Department
SUBJECT CUP#2016-005 – Church Ministries – 26247 Ellis Street

The Public Works department has reviewed the CUP#2016-005 with the APN 038-070-026, located at 26247 Ellis Street, Madera, CA 93638. The Department has the following conditions of approval:

At any time during the operations of the proposed or existing development, at the County's discretion and depending on the condition of the roadways 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 operations from the proposed the development.

Prior to any construction where such construction is proposed within an existing County 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.

At the time of applying for the building permits, for any new buildings or access road improvements are to be added to the proposed development, the applicant is required to provide a grading/drainage or road improvement plans to the Public Works Department for review and approval. The grading/drainage, or road improvement plans shall be prepared by a licensed professional. If there is an existing drainage facilities and storage pond on site, the developer is required to verify that the existing system and its onsite storage still have the adequate capacity and fully functional for the proposed development.

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

All stabilized construction on and off site access locations shall be constructed per the latest edition of the California Stormwater Quality Association (CASQA) details to effectively prevent

tracking of sediment onto paved areas. If applicable, all BMPS to be inspected weekly and before and after each rain event. Repair or replace as necessary. The contractor shall abide all of the laws, ordinances, and regulations associated with the NPDES and the Clean Water Act.

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



Community and Economic Development
Planning Division

Matt Treber
Deputy Director

EXHIBIT L

200 West 4th Street
3rd Floor
Madera, CA 93637
(559) 675-7821
FAX (559) 675-6573
TDD (559) 675-8970
mc_planning@madera-county.com

-120.069 185 36.987677

MAD-99-12.3097-

PROJECT REVIEW REQUEST

DATE: May 03, 2016

Community Advisory Councils

- Ahwahnee Community Council
- Coarsegold Area Plan Committee

- North Fork Community Development Council
- Oakhurst Community Advisory Council

Review Agencies

- Madera County Agricultural Commissioner
- Madera County Sheriff's Office
- City of Chowchilla Planning Department
- City of Madera Planning Department
- California Department of Fish and Game
- California Department of Housing
- California Department of Transportation (CALTRANS)
- California Department of Water Resources
- California Regional Water Quality Control Board
- California Department of Conservation
- California Division of Mines and Geology
- California Division of Oil and Gas
- San Joaquin Valley Unified Air Pollution Control District
- Archaeological Information Center - Bakersfield
- Other: BOS District 1

Homeowners Associations

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

RETURN TO:

JUDY GUTIERREZ, Planning Department
200 W. 4th Street
Madera, CA 93637
Phone: (559) 675-7821

No Comment
[Signature]
5/17/16

REGARDING:

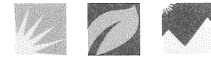
CUP #2016-005, Retana, Nicolas - Conditional Use Permit - Madera (038-070-026-000)

The request consists of amending an existing conditional use permit to allow the expansion of an existing charter school and church facility.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: **May 20, 2016**. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer. This application will be reviewed by the Madera County Development Review Committee May 25, 2016.

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

CUP #2016-005



May 17, 2016

RECEIVED

MAY 19 2016

MADERA COUNTY
PLANNING DEPARTMENT

Judy Gutierrez
County of Madera
Planning Department
200 W. 4th Street
Madera, CA 93637

**Project: CUP #2016-005, Retana, Nicolas – Conditional Use Permit – Madera
(038-070-026-000)**

District CEQA Reference No: 20160286

Dear Ms. Gutierrez:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of amending an existing conditional use permit to allow the expansion of an existing charter school and church facility. The proposed expansion will include 37,488 square feet of building area located at 26247 Ellis Street, in Madera, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, the proposed project would equal or exceed 9,000 square feet of educational space. Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510,

Seyed Sadredin
Executive Director/Air Pollution Control Officer

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

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

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

including payment of all applicable fees be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

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

If you have any questions or require further information, please call Sharla Yang at (559) 230-5934.

Sincerely,

Arnaud Marjollet
Director of Permit Services



 Brian Clements
Program Manager

AM: sy



Community and Economic Development Planning Division

Matt Treber
Deputy Director

200 West 4th Street
3rd Floor
Madera, CA 93637
(559) 675-7821
FAX (559) 675-6573
TDD (559) 675-8970
mc_planning@madera-county.com

PROJECT REVIEW REQUEST

DATE: May 03, 2016

Community Advisory Councils

- Ahwahnee Community Council
- Coarsegold Area Plan Committee

- North Fork Community Development Council
- Oakhurst Community Advisory Council

Review Agencies

- Madera County Agricultural Commissioner
- Madera County Sheriff's Office
- City of Chowchilla Planning Department
- City of Madera Planning Department
- California Department of Fish and Game
- California Department of Housing
- California Department of Transportation (CALTRANS)
- California Department of Water Resources
- California Regional Water Quality Control Board
- California Department of Conservation
- California Division of Mines and Geology
- California Division of Oil and Gas
- San Joaquin Valley Unified Air Pollution Control District
- Archaeological Information Center - Bakersfield
- Other: BOS District 1

Homeowners Associations

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

RETURN TO:

JUDY GUTIERREZ, Planning Department
200 W. 4th Street
Madera, CA 93637
Phone: (559) 675-7821

REGARDING:

CUP #2016-005, Retana, Nicolas - Conditional Use Permit - Madera (038-070-026-000)

The request consists of amending an existing conditional use permit to allow the expansion of an existing charter school and church facility.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: **May 20, 2016**. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer. This application will be reviewed by the Madera County Development Review Committee May 25, 2016.

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

CUP #2016-005

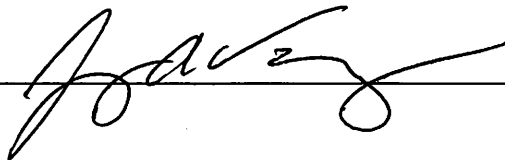
NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2016-005

Return to: Judy Gutierrez, Planning Department

Retana, Nicolas

Responding Agency: Sheriff's Office Date: 5/9/2016

Respondent's Signature: 

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

Approve Deny

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

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

No conditions recommended as required for approval.
Our office would be willing to conduct a
site survey for the applicant regarding crime
prevention input for their site.

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

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2016-005

Return to: Judy Gutierrez, Planning Department

Retana, Nicolas

Responding Agency: Sheriff's Office

Contact Person: Jay Varney

Signature: [Handwritten Signature]

Telephone No.: 559-675-7777

Date: 5-9-2016

ENVIRONMENTAL REVIEW:

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

Yes

No, the following information is needed: _____

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

I do not anticipate any negative impacts to the surrounding area from this project. The improvements seem geared towards activities that are already occurring on site, not towards increasing the total use of the site.

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

Yes

No

Environmental Checklist Form

Title of Proposal: Nicolas Retana - CUP# 2016-005

Date Checklist Submitted: 5/25/2016

Agency Requiring Checklist: Community & Economic Development Department – Planning Division

Agency Contact: Judy Gutierrez, Planner

Phone: (559) 675-7821

Description of Initial Study/Requirement

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

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

Description of Project:

The project consists of a request to amend a previously approved Conditional Use Permit (CUP) to allow the expansion of an existing church and public charter school on an 8.08 acre site. The site is developed with an assembly/office area, sanctuary, kitchen/office, portable classrooms, greenhouse, carport, children's play area, soccer field, and restrooms. The site plan also shows a 10,000 square foot gymnasium that was previously approved. The total existing building area is approximately, 28,892 square feet. The public charter school serves kindergarten – eighth grade with a current enrollment of 480 students and 60 employees.

The amendment proposes to expand the site by replacing portable classrooms with permanent classroom buildings, adding a sports storage area with restrooms, and creating additional office space. The total proposed future building area to be added to the site will be approximately, 12,180 square feet. The applicant anticipates having a maximum enrollment of 530 students with 70 employees.

Project Location:

The subject property is located on the northeast corner of Ellis and Owens Street (26247 Ellis Street), Madera.

Applicant Name and Address:

Nicolas Retana
26247 Ellis Street
Madera, CA 93638

General Plan Designation:

LDR (Low Density Residential)

Zoning Designation:

AR-5 (Agricultural, Rural, 5- acre) District

Surrounding Land Uses and Setting:

The surrounding land uses consists of:

North: Vacant land, Commercial, and a Public Institution;

East: Residential;

South: Residential, Worship centers and the City of Madera;

West: 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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input checked="" 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 checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Prior EIR or ND/MND Number

Signature Judy Gutierrez

5/25/2016
Date

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

Discussion:

(a-b) No Impact

According to the Caltrans Map of Designated Scenic Routes, there are no official state-designated scenic routes or eligible state scenic routes within the immediate vicinity of the project. Therefore, the project proposal will not damage scenic resources or historic buildings within a state scenic highway.

(c) Less than Significant Impact

The existing use of the property is a church facility and public charter school. If approved, the proposal would consist of expanding the site with an addition of an office space, permanent classroom buildings, sports storage area, and restrooms. The project site is generally flat and all future buildings are proposed to be one story in height. Additionally, all future buildings are anticipated to be consistent with architectural characteristics of the existing buildings. The proposal is compatible with the existing use and surrounding land uses and would not degrade the existing visual character of the site.

(d) Less than Significant Impact

If approved, the project would allow for the expansion of an existing church and public charter school. There is no additional lighting proposed at this time. However, if additional lighting is installed, it would be required to be hooded and directed away from roadways and neighboring properties.

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.

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

	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) No Impact

The project parcel is not recognized under the Farmland Mapping and Monitoring Program of the California Resources Agency as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project site is currently mapped as Urban and Built-up Land.

(b) No Impact

The project site is not subject to a Williamson Act contract. Although the parcel is zoned Agricultural, Rural – 5 acre (AR – 5) district, the existing church has been in operation since 1998 and the public charter school has been in operation since 2005. The parcel is still in a fallow state, devoid of any type of agricultural crop.

(c) No Impact

The project parcel is not zoned for farmland use or for timberland uses. The parcel is zoned AR – 5 but the site has been developed since 1998 as a church facility.

(d) No Impact

The project parcel will not result in the loss of forest land or convert forest land to non-forest land. Although the parcel is zoned for agricultural use, the existing use has been in operation since 1998.

(e) No Impact

No changes to the environment will occur from the project which could result in the conversion of farmland to non-agricultural uses or forest land to non-forest uses. Although the parcel is zoned AR – 5, the existing use has been in operation since 1998 and the proposal would only expand the existing use. The project parcel has been developed and is devoid of any type of agricultural crop.

General Information:

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

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

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

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

UNIQUE FARMLAND (U): Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-b) Less than Significant Impact with Mitigation Incorporated

The project site lies within the San Joaquin Valley Air Basin and air quality is monitored by the San Joaquin Valley Air Pollution Control District. The project is currently operating as a charter school and church facility. The charter school facility operates Monday – Friday from 6:00 a.m. – 6:00 p.m. and serves a total of 480 students. The church uses the facility Wednesday evenings and Sundays. The proposal anticipates increasing its educational space above 9,000 square feet. Therefore, the project expansion is subject to District Rule 9510 (Indirect Source Review). The applicant will be required to submit an Air Impact Assessment (AIA) application and pay any applicable off-site mitigation fees.

(b) Less than Significant Impact

The project parcel would create temporary construction activity that would include site preparation, earthmoving and the erection of one building. This will cease upon completion, only to be replaced by operational levels of emissions from personal vehicles trips that currently exist but the proposal will not increase levels of emissions from personal vehicles traveled.

(c) Less than Significant Impact

The contribution of emissions is not expected to be substantial overall, given the small size of the project and the small size of operations. However, it will contribute to emissions already occurring as a result of surrounding trips generated from surrounding parcels.

(d) No Impact

The proposal would not expose sensitive receptors to substantial pollutant concentrations.

(e) No Impact

The proposal would not create objectionable odors affecting a substantial number of people.

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.

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

Discussion:

(a) Less than Significant Impact

While species have been identified as potentially being in the quadrangle of this project, no impacts have been identified as a result of this project, directly or indirectly. The existing use has been in operation since 1998. The existing charter school has been certified by the National Wildlife Federation as a Schoolyard Habitat for Wildlife. The school currently has a Butterfly Garden with over 30 differ-

ent types of trees and over 40 different kinds of flowers. The Habitat Site is located on the northeast corner of the parcel and the expansion proposal does not propose to impact the Habitat Site because all construction will take place on the northwest and southern portions of the School.

(b-f) No Impact

No riparian habitats were observed in the immediate vicinity or surrounding the project site. In addition, there are no known federally protected wetlands in the immediate vicinity or surrounding the project site. No contact was made by the Department of Fish and Game (as of this date). The parcel has been developed since 1998 and is currently an active facility.

General Information:

Special Status Species include:

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

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

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

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)

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

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

V. CULTURAL RESOURCES -- Would the project:

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

Discussion:

(a) No Impact

Archaeological sites in the County mostly exist in the foothill or mountain areas of the County. The project site is located on the valley floor and historical and archaeological resources are not known to exist on the project site.

(b) Less than Significant Impact with Mitigation Incorporated

The existing use has been operating since 1998 and no sites of archeological or historical significance are known to exist on or in the immediate vicinity of the subject property. Future grading and excavating of the areas in question could result in disturbance of unknown cultural resources. Policy 4.D.3 of the Madera County General Plan provides for that “[T]he County shall require that discretionary development projects identify and protect from damage, destruction and abuse, important historical, archaeological, paleontological and cultural sites and their contributing environment.” Should archaeological resources be found, work will be halted and a professional archaeologist will be contacted.

(c) Less than Significant Impact

The existing use has been operating since 1998 and no known unique geological features in the vicinity of the project are known to exist. There are no known fossil bearing sediments on the project site. Should fossil bearing sediments be discovered during construction of future buildings, all work must stop immediately.

(d) Less than Significant Impact

No known human remains exist on the project site. If human remains are discovered as a result of the construction, the Coroner's office shall be contacted immediately.

General Information:

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.

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).

VI. GEOLOGY AND SOILS -- Would the project:

Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
--------------------------------	-----------------------------------------------------	------------------------------	-----------

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

Discussion:

(a-iv) Less than Significant Impact

The project site is not located within a State of California Earthquake Fault Hazard Zone and no known active faults cross the site. However, there is an unnamed fault line that crosses through the southeastern portion of the County. Therefore, the chances of rupture of faults in the vicinity are less than significant. The project presents no specific threat or hazard from seismic ground shaking and all future construction will comply with current local and state building codes. Topographically, the area is flat and is not located on or near a hillside. Other geologic hazards, such as landslides, lateral spreading, subsidence, and liquefaction are very unlikely to occur.

(b) Less than Significant Impact

If approved, the project site will require grading for all future buildings. However, due to the site's relatively uniform topography, the proposed project would require limited site grading for future construction of building pads. Impervious ground cover exists to support the existing structures and soil erosion and loss of topsoil would be less than significant. Additionally, a grading and drainage plan will be required to ensure that potential impacts related to erosion are reduced to less than significant levels.

(c-d) No Impact

The project site contains soil categorized under the San Joaquin Series. Specifically known as San Joaquin Sandy Loams, 0-3 percent slopes (SaA). These types of soil provide for good drainage and surface runoff is very slow to slow and erosion hazard is slight. Additionally, the project site is not located on expansive soil, as described in Table 18-1-B of the Uniform Building Code.

(e) No Impact

Because the proposed project would not involve the installation of a septic tank or alternative wastewater disposal system, no impacts would occur. The project site currently supports two septic systems.

General Information:

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

the county are part of the Central Valley province, underlain by marine and non-marine sedimentary rocks.

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

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

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

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

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

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

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

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

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

According to the Madera County General Plan Background Report, groundshaking is the primary

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

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

VII. GREENHOUSE GAS EMISSIONS - Would the project:

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

Discussion:

(a) Less than Significant Impact

The project expansion will accommodate 50 additional students and 10 additional employees. The charter school currently transports most students on a school bus. Project construction would be minimal and is not anticipated to create any substantial long-term greenhouse gas emissions for the project area.

(b) Less than Significant Impact

The proposed project will not conflict with any plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases.

General Information:

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

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

actions include: direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

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

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-b) Less than Significant Impact

The project proposal does not involve the routine transport, use, or disposal of hazardous materials. During hours of operation, the existing charter school may involve the use and storage of chemicals and supplies used for cleaning, building maintenance, and landscaping. However, these chemicals would not be significantly different from household chemicals. The use of these chemicals would adhere to local, state, and federal policies and regulations. Therefore, causing 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 will not occur.

(c) No Impact

The project site is within ¼ mile of the existing charter school. In addition, the project site is located within 240 feet of Jack G. Desmond Middle School and approximately, 1,227 feet from Sherman Thomas Charter School. However, the proposed project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

(d) No Impact

As of May 2016, the property is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

(e) No Impact

The project site is located outside of the Madera Countywide Airport Land Use Compatibility Zones.

(f) No Impact

The project site is not located within the vicinity of a private airstrip. The nearest private airstrip is located approximately, eight miles away and is known as the Sallaberry Ranch Strip. The Madera Municipal Airport is located approximately, three miles away from the project site. However, the project site is located outside of the Madera Countywide Airport Land Use Compatibility Zone.

(g) No Impact

The project site has been in operation since 1998 and the proposal will not change the existing use of the site. Therefore, the project will continue to operate in the manner described and would not result in interference with any emergency response plan. The project site has adequate access to a through road. Additionally, future buildings would not create any barriers to emergency or other vehicle movement in the area and will be designed to incorporate all California Fire Code requirements.

(h) No Impact

The project site is not located within an area which may be affected by wildland fires. All future buildings must meet buildings setbacks and will be designed to incorporate all Building and Fire Code requirements. The proposed project site is located approximately, three miles away from Madera County Fire Station #3. The project site is equipped with the appropriate fire protection features to maintain the acceptable service ratios and response times needed for fire protection services.

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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a) No Impact

Existing septic systems are in use on the project site. Any future septic systems would be regulated by the Madera County Environmental Health Department. Therefore, the proposed project expansion would not violate any water quality standards or waste discharge requirements.

(b) Less than Significant Impact

The project site currently uses one well. The water demand associated with the proposed expansion would not be enough to substantially deplete groundwater supply, nor interfere with groundwater recharge.

(c-d) No Impact

During construction of the proposed expansion, the site's drainage pattern may be temporarily altered and erosion may occur. However, the proposed expansion will not alter 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. Storm drainage will be retained by an on-site basin. Additionally, the proposed project would not alter the course of a stream or river as they are not located on or near the project site.

(e) Less than Significant Impact

The proposed expansion will introduce additional impervious surfaces; however, all new structures shall comply with all codes and requirements of the Engineering Department upon request of a building or grading permit. The proposed project expansion is not expected to contribute substantial amount of runoff or provide substantial additional sources of polluted runoff. Additionally, with best management practices during business operations in place, this impact will be less than significant.

(f) Less than Significant Impact

The project site has been operating since 1998 and the proposed expansion does not propose to change the use of the site. Therefore, the expansion proposal is not expected to substantially degrade water quality.

(g-h) No Impact

The expansion proposal does not involve the development of housing and is not located within a 100-year flood zone. The project site is considered to be located within Flood Zone X, which is an area determined to be outside a 500-year floodplain determined and to be outside 1% and 0.2% annual chance floodplains.

(i) No Impact

The project site is not located in an area which would expose people 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) No Impact

The project will not be affected by seiche, tsunami, or mudflow.

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

Discussion:

(a) No Impact

The project site has been operating as a church since 1998 and as a public charter school since 2005. The expansion proposal does not include features that would divide the immediate community or surrounding communities.

(b) No Impact

The project site has been in operation as a church since 1998 and as a public charter school since 2005. The proposed expansion does not conflict with any applicable land use plan, policy or regulation of an agency. The necessary General Plan and zoning designations to support the expansion proposal are currently in place. A conditional use permit allows the establishment of a church.

(c) Less than Significant Impact

There are no habitat conservation plans or natural community plans that would be applicable to the proposed project expansion.

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

Discussion:

(a-b) No Impact

The expansion proposal is not located within an area to result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the state.

- | 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b) | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | c) | A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | d) | A substantial temporary or periodic 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"/> |

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?
- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Discussion:

(a-d) Less than Significant Impact

Construction associated with the expansion proposal could intermittently generate high noise levels on and adjacent to the project site. Additionally, the proposal could temporarily create excessive ground borne noise levels as the result of earthwork. Nearby noise-sensitive land uses include single-family residences, school and church facilities located within ¼ mile of the project site. However, noise levels associated with construction activity will cease upon completion of the proposed expansion. After the expansion is complete, no permanent excessive noise would be generated and noise producing activities would be mostly located inside the buildings and would only occur during hours of operation. Therefore, ambient noise levels are not expected to increase.

(e) No Impact

The project site is not located within an airport land use plan or within two miles of a public airport. The nearest airport is the Madera Municipal Airport and is located approximately, three miles away from the project site but the site is located outside of its Airport Land Use Compatibility Plan.

(f) No Impact

The project site is not located within the vicinity of a private airstrip. The nearest private airstrip is located approximately, eight miles away and is known as the Sallaberry Ranch Strip.

General Discussion:

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

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

Short Term Noise

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

Long Term Noise

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

housed on rooftops, within equipment rooms, or within exterior enclosures.

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

**MAXIMUM ALLOWABLE NOISE EXPOSURE FOR
NON-TRANSPORTATION NOISE SOURCES***

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

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

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

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

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

Reaction of People and Damage to Buildings from Continuous Vibration Levels		
Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings
0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings

0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations vibration	Architectural damage and possibly minor structural damage
Source: Whiffen and Leonard 1971		

XIII. POPULATION AND HOUSING -- Would the project:

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

Discussion:

(a-c) No Impact

The proposed expansion does not involve the construction of residential uses. Therefore, the proposal will not have the effect of inducing substantial population growth both directly or indirectly. The project proposal involves the expansion of an existing church and public charter school. The project will primarily serve students from Madera County. The proposed expansion is not expected to attract new students outside the region such that substantial population growth would occur. Therefore, the project expansion does not have the capability to displace existing housing or displace people.

General Information:

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

XIV. PUBLIC SERVICES

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

Discussion:

(a-i) No Impact

The proposed project site would be served by the Madera County Fire Department and the nearest station is Station #3, located at 25950 Avenue 18 ½, approximately three miles north from the project site. The project site is equipped with the appropriate fire protection features to maintain the acceptable service ratios and response times needed for fire protection services.

(a-ii) Less than Significant Impact

The proposed project site would be served by the Madera County Sheriff’s Office and the nearest station is the Madera County Sheriff’s Headquarters, located at 2725 Falcon Drive, approximately two miles west of the project site. The proposed expansion does not include the construction of residential uses and would not generate population growth. Also, the proposal will not change the use of the site and will continue to operate as a church and public charter school. Therefore, demands on the Madera County Sherriff’s Office would not require new or expanded facilities.

(a-iii) No Impact

The proposal involves expanding an existing church and public charter school. The proposal would improve school services for students in the community. Therefore, the project will not have any discernable impacts on schools.

(a-iv-v) No Impact

The proposed project does not involve the construction of residential uses and would not generate population growth. Therefore, the expansion proposal does not have the potential to create any discernible impacts on parks or other public facilities.

General Information:

The proposed project site is within the jurisdiction of the Madera County Fire Department. Crime and emergency response is provided by the Madera County Sherriff’s Department. The proposed project will have no impact on local parks and will not create demand for additional parks.

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.

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

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

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

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

hood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Discussion:

(a-b) No Impact

The project proposal involves expanding an existing church and public charter school. The existing site includes recreational facilities for students. The proposal does not involve the construction of residential uses and would not generate population growth. Therefore, the proposal will not have discernible impacts to existing parks or require the provision of new or additional facilities.

General Information:

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) Less than Significant Impact

The proposed project expansion is located on the northeast corner of the intersection of Ellis Street and Owens Street. The project expansion will have adequate access onto Ellis Street, which is designated as a principal arterial and Owens Street, which is designated as a collector road. There are no public transportation services or dedicated bicycle paths that serve the immediate area of the project site. Hence, the area is mostly dependent on private automobile transportation. The project expansion does not conflict with any plans, ordinances or policies establishing measures of the performance of the surrounding circulation systems because it does not propose to change the existing use of the site.

(b) Less than Significant Impact

The project site has been in operation as a church since 1998 and a public charter since August 2005. The public charter school currently has a total enrollment of 480 students with 60 employees. A total of 10 additional employees and 50 students are anticipated. The project site currently has enough parking to accommodate additional employees. The proposed project will not conflict with any congestion management programs. The public charter school currently uses one school bus to transport most students to the school. The overall impact to the area’s level of service at intersections and traffic patterns in the area will be minimal.

(c) No Impact

The nearest airport is located, approximately three miles west of the project site. However, the proposed expansion does not include any features that would result in changes to air traffic.

(d) No Impact

The proposed project does not include any hazardous design features or the use of incompatible uses. The project site has been operating as a church since 1998 and public charter school since 2005.

(e) No Impact

The project site has access to a principal arterial road and a collector road.

(f) No Impact

There will be no impacts to alternative transportation systems.

General Information:

According to the Institute of Traffic Engineers (7th Edition, pg. 268-9) the trips per day for one single-family residence are 9.57.

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

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

Unsignalized intersections.

Level of Service	Description	Average Control Delay (sec./car)
A	Uncongested operations, all queues clear in single cycle	< 10
B	Very light congestion, an occasional phase is fully utilized	>10 – 20
C	Light congestion; occasional queues on approach	> 20 – 35

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

Signalized intersections.

Level of service	Freeways	Two-lane rural high-way	Multi-lane rural high-way	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 Week-day VMT (millions)	Total Lane Miles
2010	175	49	5.4	2,157
2011	180	53	5.5	NA
2017	210	63	6.7	NA
2020	225	68	7.3	2,264
2030	281	85	8.8	2,277

Source: MCTC 2007 RTP

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

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach unhealthy

levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather than regional level. Local CO concentrations at intersections projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) No Impact

The site has been operating as a church since 1998 and a public charter school since 2005. The project expansion will continue to use existing water and sewage disposal sources.

(b) No Impact

The proposed project does not require the construction of new water or wastewater facilities. The project site currently has two septic systems in place and uses a well.

(c) No Impact

The proposed project does not require the construction of new storm water drainage facilities. The site has been operating since 1998 and storm water will be retained by an existing on-site drainage basin.

(d) Less than Significant Impact

Water is supplied by an on-site well and water usage is anticipated to not significantly increase. The expansion proposal will not require new water supplies and will not draw from public water supplies.

(e) Less than Significant Impact

Individual on-site septic systems are in use and will be utilized for any future structures.

(f-g) Less than Significant Impact

Solid waste generated by the proposal should be at volume compatible with the existing county landfill, located in Fairmead, and would comply with federal, state, and local regulations related to solid waste.

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

Discussion:

(a) Less than Significant Impact

Although species have been identified as potentially being in the quadrangle of this project, the project does not have a high potential to degrade fish and wildlife, or their habitat, or to eliminate major periods of California history or prehistory. The site has been in operation since 1998 and no impacts have been identified as a result of the expansion of the facility, directly or indirectly.

(b) Less than Significant Impact with Mitigation Incorporated

According to the San Joaquin Valley Air Pollution Control District, the expansion proposal is estimated to equal or exceed 9,000 square feet of education space. Therefore, the project will be subject to District Rule 9510 (Indirect Source Review). The applicant will be required to submit an Air Impact Assessment (AIA) application and to pay any applicable off-site mitigation fees.

(c) No Impact

The proposed project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

General Information:

CEQA defines three types of impacts or effects:

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

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

Madera County General Plan

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm

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

Madera County Integrated Regional Water Management Plan

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

United States Fish & Wildlife Service <http://www.fws.gov/wetlands/Data/Mapper.html>

FEMA <http://fema.maps.arcgis.com/home/webmap/viewer.html?webmap=cbe088e7c8704464aa0fc34eb99e7f30>

Farmland Mapping and Monitoring Program <ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/mad14.pdf>

Soil Survey Mapping <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

Madera County Airport Land Use Compatibility Plan 2014

MITIGATED NEGATIVE DECLARATION

MND 2016-13

RE: Building for Christ Ministry – Conditional Use Permit #2016-005

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the northeast corner of Ellis and Owens Street (26247 Ellis Street), Madera.

The project consists of a request to amend a previously approved conditional use permit to allow the expansion of an existing church and public charter school on an 8.08 acre site. The amendment proposes to expand the site by replacing portable classrooms with permanent buildings, adding a sports equipment storage area, restrooms, and office space.

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: May 25, 2016

FILED:

PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND / 2016-13

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance		Verification of Compliance	
					Initials	Date	Initials	Date
Aesthetics								
1	All exterior lighting shall be hooded and downwards, away from adjacent properties.	Construction	Madera County Planning Division	Madera County Planning Division				
Agricultural Resources								
Air Quality								
1	The project expansion is subject to District Rule 9510 (Indirect Source Review). The applicant will be required to submit an Air Impact Assessment (AIA) application and pay any applicable off-site mitigation fees.	Prior to Building Permit	San Joaquin Valley Air Pollution Control District	San Joaquin Valley Air Pollution Control District				
Biological Resources								
Cultural Resources								
1	If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities should be halted and a professional archaeologist brought in to determine the culture of the deposits.	Construction	Madera County Planning Division	Madera County Planning Division				
Geology and Soils								
Hazards and Hazardous Materials								
Hydrology and Water Quality								
Land Use and Planning								
Mineral Resources								
Noise								
Population and Housing								
Public Services								
Recreation								
Transportation and Traffic								
Utilities and Service Systems								