

Community and Economic Development Planning Division

Matthew Treber 
Director of Community and Economic Development

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

PLANNING COMMISSION DATE:

December 6, 2016

AGENDA ITEM: #1

PRJBds	#2016-005	Amend existing Zoning from RMS to CRM, to
CZ	#2016-010	amend the General Plan from RR to CC and to
GP	#2016-003	amend the Area Plan from RR to CC
APN	#054-460-005, - 006	Applicant/Owner: Michael Steen
CEQA	MND #2016-21	Mitigated Negative Declaration

REQUEST:

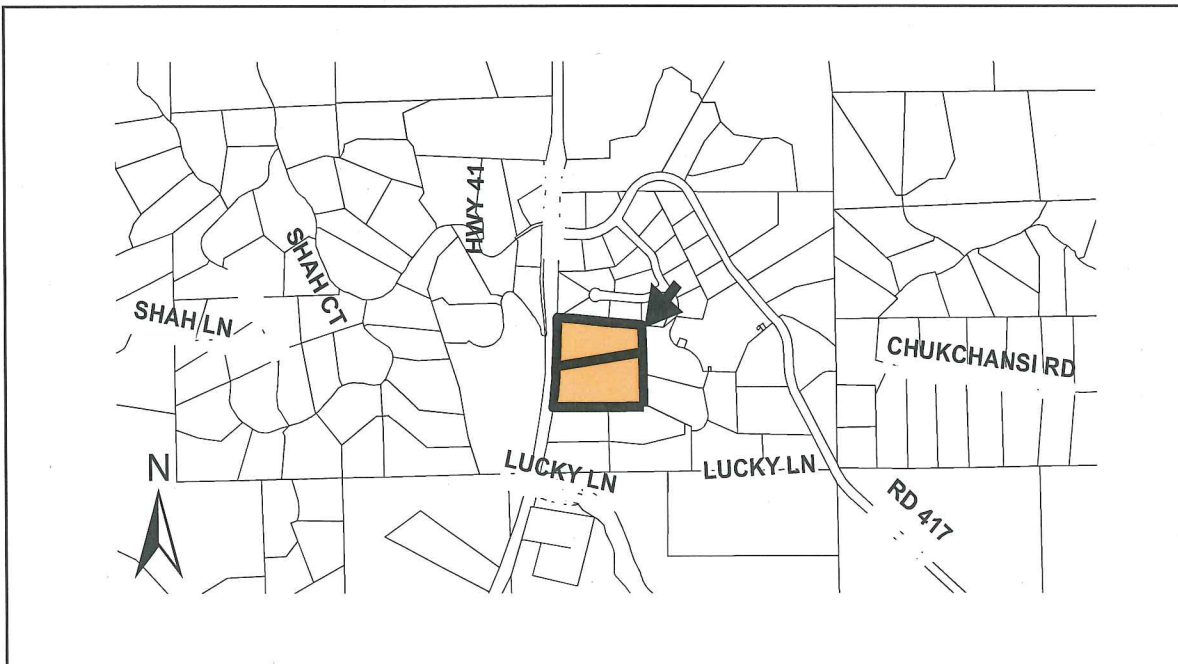
The applicant is requesting to amend the zoning designation from RMS to CRM and to amend the General Plan and Coarsegold Area Plan from RR to CC.

LOCATION:

The subject property is located on the east side of Highway 41, approximately 0.15 miles north of its intersection with Lucky Lane (32183 Highway 41), Coarsegold.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2016-21) (Exhibit M) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Staff recommends approval of PRJ #2016-005, Mitigated Negative Declaration #2016-21 and the Mitigation Monitoring Plan.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: RR (Rural Residential) Designation

SURROUNDING: AE (Agricultural Exclusive) Designation; HDR (High Density Residential) Designation; A (Agricultural) Designation

PROPOSED: CC (Community Commercial) Designation

COARSEGOLD AREA PLAN (Exhibit A-2):

SITE: RR (Rural Residential) Designation

SURROUNDING: RR (Rural Residential) Designation; VLDR (Very Low Density Residential); NC (Neighborhood Commercial); CC (Community Commercial)

PROPOSED: CC (Community Commercial) Designation

ZONING (Exhibit B):

SITE: RMS (Residential, Mountain, Single Family) District

SURROUNDING: RMS (Residential, Mountain, Single Family) District; ARF (Agricultural, Rural, Foothill) District; RRS-2 ½ (Rural, Residential, Single Family – 2 ½ Acre) District; PDD (Planned Development District), CRM (Commercial, Rural, Median).

PROPOSED: CRM (Commercial, Rural, Median) District

LAND USE:

SITE: Existing veterinary service

SURROUNDING: Agricultural, Residential, Casino

SIZE OF PROPERTY: 10.13 Acres

ACCESS (Exhibit A): Access to the site is via Highway 41.

BACKGROUND AND PRIOR ACTIONS:

None.

PROJECT DESCRIPTION:

This is a request to amend the General Plan from RR (Rural Residential) Designation to CC (Community Commercial) Designation, to amend the Coarsegold Area Plan from RR (Rural Residential) to CC (Community Commercial) and to change the zoning from RMS (Residential, Mountain, Single Family) District

**PRJ #2016-004
STAFF REPORT**

December 6, 2016

to CRM (Commercial, Rural, Median) District. The amendments are for potential future commercial development on the parcel and to create consistency with the historical commercial use of the property.

ORDINANCES/POLICIES:

California Government Code Section 65358(a) establishes authority for amending the General Plan by the Board of Supervisors.

Section 6.04.290 of the Madera County Animal Control Ordinance outlines the requirement of any animal boarding facility to obtain a kennel license.

Section 18.22.010 of the Madera County Zoning Ordinance outlines the permitted uses within the RMS (Residential, Mountain, Single Family) District.

Section 18.34.010 of the Madera County Zoning Ordinance outlines the permitted uses within the CRM (Commercial, Rural, Median) District.

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

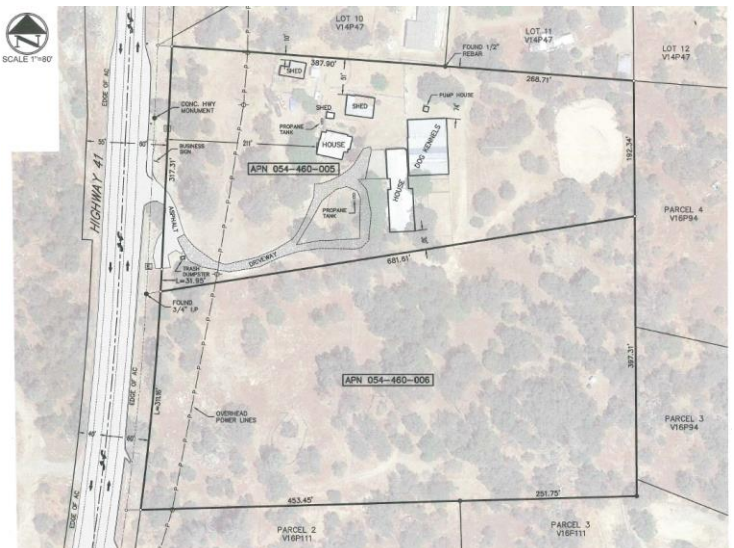
Part 1 of the Madera County General Plan outlines the RR (Rural Residential) and CC (Community Commercial) designation.

Policy 1.E.3 of the Madera County General Plan supports the economic development of the County.

Section 4 of the Coarsegold Area Plan outlines the RR (Rural Residential) and CC (Community Commercial) Districts.

ANALYSIS:

The applicant is requesting to amend the Zoning District, General Plan and Coarsegold Area Plan designation to a commercial designation for the existing use and for potential future development. The request is to change the zoning from RMS (Residential, Mountain, Single Family) to CRM (Commercial, Rural, Median); to change the general plan designation from RR (Rural Residential) to CC (Community Commercial); and to change the



Coarsegold Area Plan designation from RR (Rural Residential) to CC (Community Commercial).

A cat and dog boarding facility exists on the property. In addition, there is a pet and livestock retail operation and a veterinary service provided on the property. The facility has been in existence prior to the adoption of the Zoning Ordinance, and therefore is currently considered a legal non-conforming use. Under the CRM (Commercial, Rural, Median) District, a kennel of this type requires an approved Conditional Use Permit. The applicant was advised of this at the time he submitted for the general plan amendment and rezoning project. He was also advised that as the operation currently exists, it is legally non-conforming and could remain open after the amendments but if it were to burn down, he would need the Conditional Use Permit applied for and approved in order to rebuild. The applicant has indicated his desire to proceed without processing the CUP at this time.

There are currently two residences on the property in addition to the business operations. These residences were in place before the zoning ordinance took effect and are considered grandfathered in as a result. With this general plan amendment and rezoning, should the homes burn down or if the applicant wishes to expand either residence, he would need to apply for a Conditional Use Permit and have that approved prior to any work. Water is supplied via well system.

The closest traffic counts done by the Madera County Transportation Commission in 2012 centers around Road 417 at its' intersection with Highway 41, which is just north of the project site. Per the MCTC, there were 1,776 east bound and 1,700 west bound trips on Road 417 just east of Highway 41.

The project was circulated to County Departments and outside regulatory agencies for comments and conditions. This included the San Joaquin Valley Air Pollution Control District, Regional Water Quality Control, Department of Fish and Wildlife, Agricultural Commissioner, the Chowchilla Yokuts Tribe, Picayune Rancheria of Chuckchansi, Table Mountain Rancheria, the Coarsegold Area Plan Advisory Committee and Sheriff's Department.

If this project is approved, in this case by the Board of Supervisors when they hold their meeting on this project which is anticipated to be in 2017, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,266.25 to cover the Notice of Determination (CEQA) filing at the Clerks' office. The amount covers the \$2,216.25 Department of Fish and Wildlife fee that takes effect January 1, 2017 and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit.

FINDINGS OF FACT:

The following findings of fact must be made by the Planning Commission to make a finding of approval of the project. 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 proposed rezoning and general plan amendment will allow the commercial use of the property which is currently in operation. The applicant has indicated potential development in the future, which would need to be consistent with the proposed general plan amendment designation and zoning designation.
2. *The proposed project is not contrary to the public health, safety, or general welfare* in that the facility will adhere to all conditions of approval and mitigations as approved as they relate to the operations. The current operations has had no known complaints filed.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors*, in that the project must adhere to local and state health and building codes. No additional odors, noise, dust, smoke, or glare is being produced by the project.
4. *The proposed project will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* The surrounding parcels are residentially and a casino is nearby. While there are residences in the area, with the exception of the casino, there are no major developments in the vicinity.

WILLIAMSON ACT:

The property is not subject to a Williamson Act contract.

GENERAL PLAN CONSISTENCY:

The General Plan designation for the property is RR (Rural Residential) which allows for residential uses as well as public and quasi-public uses. The property is zoned RMS (Residential Mountain Single Family) District which allows for residential uses. The Coarsegold Area Plan designation is RR (Rural Residential). The zoning, Coarsegold Area Plan and general plan designations are incompatible with the current use. The request is to change the zoning from RMS (Residential, Mountain, Single Family) to CRM (Commercial, Rural, Median); to change the general plan designation from RR (Rural Residential) to CC (Community Commercial); and to change the Coarsegold Area Plan designation from RR (Rural

PRJ #2016-004
STAFF REPORT

December 6, 2016

Residential) to CC (Community Commercial). The new designations are consistent with each other.

RECOMMENDATION:

The analysis provided in this report supports approval of the General Plan Amendment (GP #2016-003) and Rezoning (CZ #2016-010) and Mitigated Negative Declaration (MND #2016-21) and the Mitigation Monitoring Program.

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit A-2, Coarsegold Area Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Site Plan
6. Exhibit E, Aerial Map
7. Exhibit F, Topographical Map
8. Exhibit G, Operational Statement
9. Exhibit H, Environmental Health Department Comments
10. Exhibit I, Public Works Department Comments
11. Exhibit J, Sheriff Department Comments
12. Exhibit K, Coarsegold Area Plan Advisory Committee Comments
13. Exhibit L, Caltrans Comments
14. Exhibit M, CEQA Initial Study
15. Exhibit N, MND #2016-21

CONDITIONS OF APPROVAL

PROJECT NAME: PRJBds #2016-005 (CZ #2016-010 and GP #2016-003)

PROJECT LOCATION: east side of Highway 41, approximately 0.15 of a mile north of its intersection with Lucky Lane (32183 Highway 41), Coarsegold

PROJECT DESCRIPTION: Rezone, General Plan Amendment, Area Plan Amendment for potential development

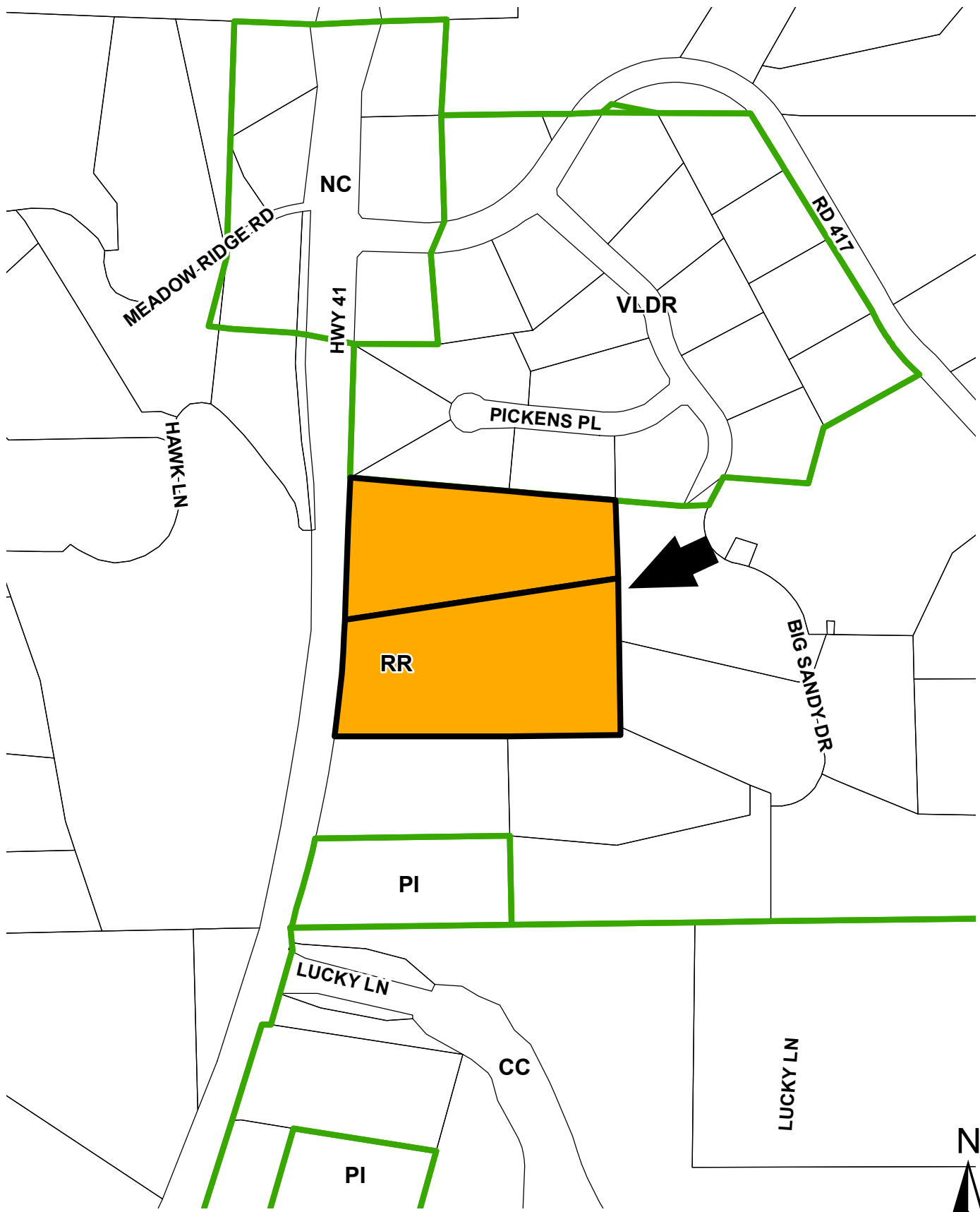
APPLICANT: Michael Steen

CONTACT PERSON/TELEPHONE NUMBER: 559-683-8836

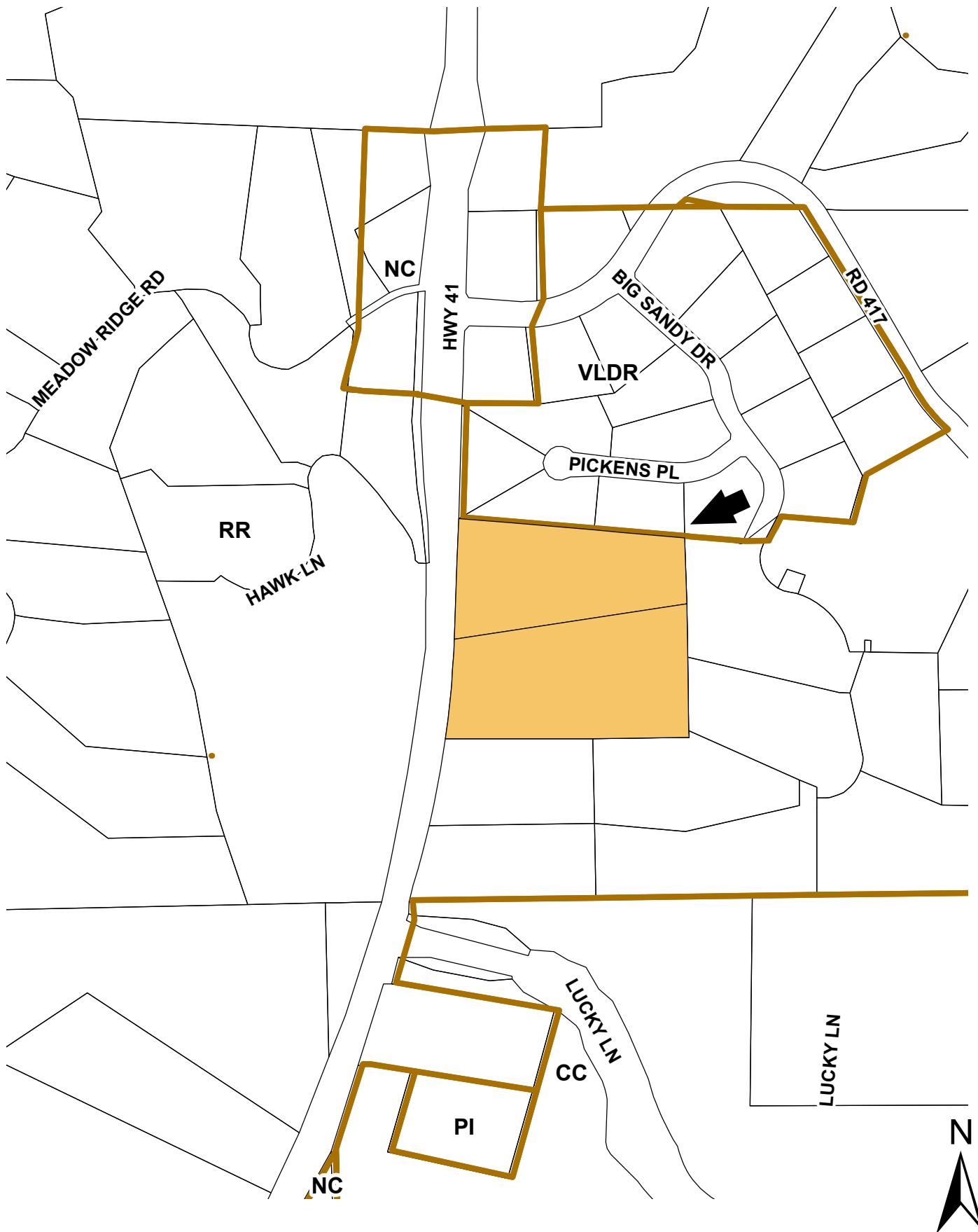
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	If and when subject parcels are within 500 feet of a Public Water System or 200 feet within a Public Sanitary Sewer System the parcel(s) must connect [MCC 13.52.030 & MCC 13.57.020].	EH			
2	If parcels are unable to connect to either a Public water or sewer system as required by MCC Title 13, then each individual parcel(s) must have its own on-site waste water treatment system and water well, while maintaining County required setbacks [MCC 14.20]. Only water well(s) can be shared under a Shared Water Well Agreement. Construction of on-site waste water treatment system(s) and water well(s) must comply with MCC Title 13 and 14.	EH			
3	The water well(s) to be used on site for this project, shall be approved and permitted by this department and may be subject to regulations as a "Public Water System". "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program (DWP) Standards.	EH			
4	Solid waste collection with sorting for green, recycle, and garbage is required.	EH			
5	Any construction performed on-site and ongoing operations must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	EH			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Fire					
	None				
Planning					
1	Facility to operate per submitted Operational Statement except where modified by conditions of approval and/or mitigation measures associated with this project.	Planning			
2	Any development on the parcels involved with this project of 1,500 square feet or more shall go through a Site Plan Review through the Planning Department (application and applicable fees). Site Plans to be reviewed and approved through the Zoning Administrator per Ordinance Chapter 18.96.	Planning/ Zoning Administrator			
3	Lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.	Planning			
4	The applicant shall be required to maintain the facility at an acceptable level as determined by the Planning Department regarding visual/aesthetic components.	Planning			
5	Driveway, circulation, access and pad area to be kept in a dust free environment.	Planning			
Public Works					
1	Prior to any construction where such construction is occurred 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.	Public Works			
2	Any proposed driveway approaches accessing to the parcels shall be constructed to County current driveway approach standards.	Public Works			
3	At the time of applying for the building permits, if any grading is to occur on any of the two parcels, the developer is required to submit a grading, drainage, and erosion control plans to the Public Works Department for review and approval. Such improvement plans shall be prepared by a licensed professional.	Public Works			
4	The proposed development locates adjacent to State Route 41. The developer is to comply with any requirements imposed by Caltrans.	Public Works			
5	If there are any easements existed within the limits of development, have them shown on the project improvement plans.	Public Works			

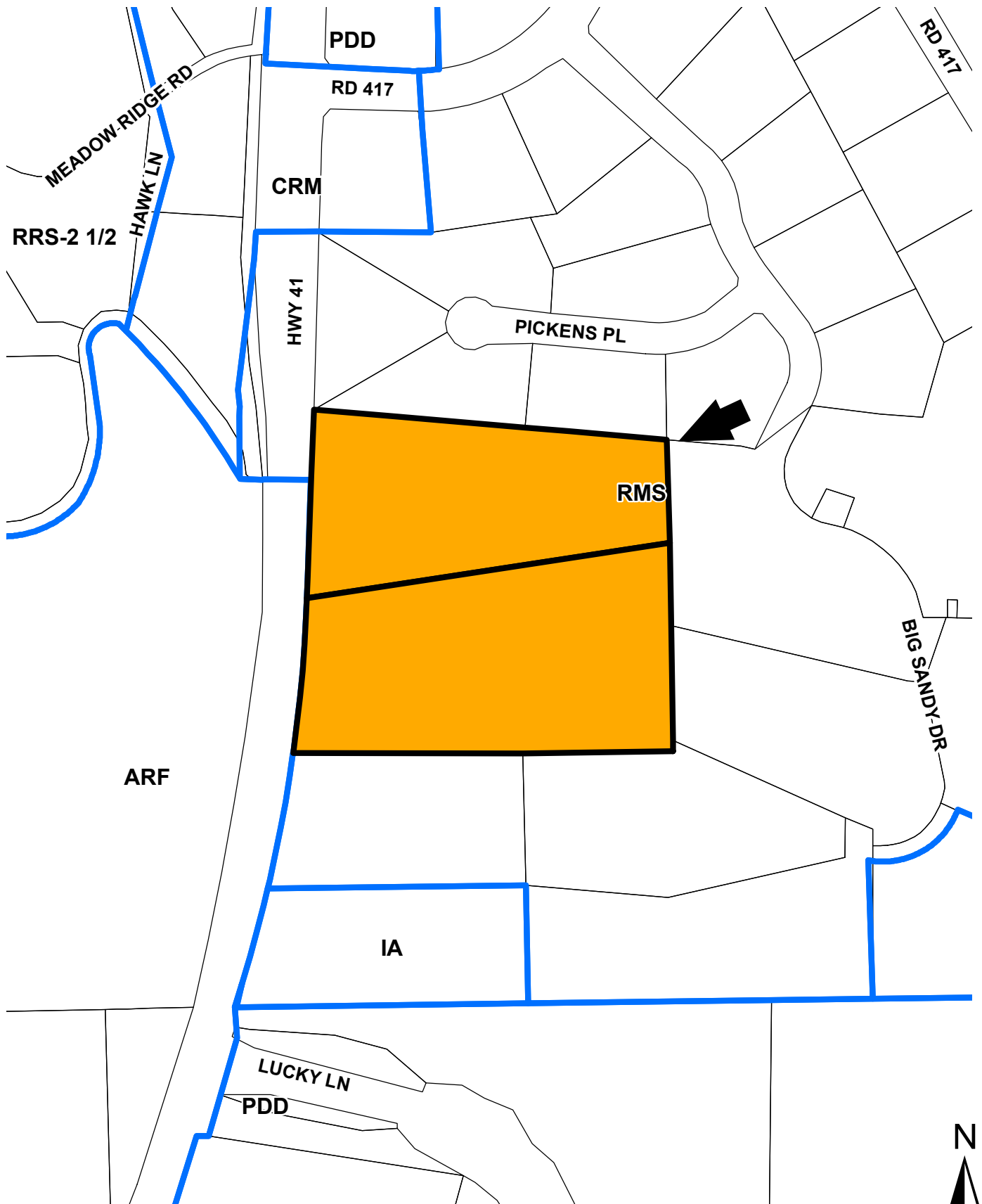
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
6	The developer shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavation. Developer shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.	Public Works			
Madera County Sheriff's Office					
1	Comply with Sheriff's Department requirements for the project site.	Sheriff			
Caltrans					
1	Comply with Caltrans requirements for the project site.	Caltrans			



GENERAL PLAN MAP



COARSEGOLD AREA PLAN

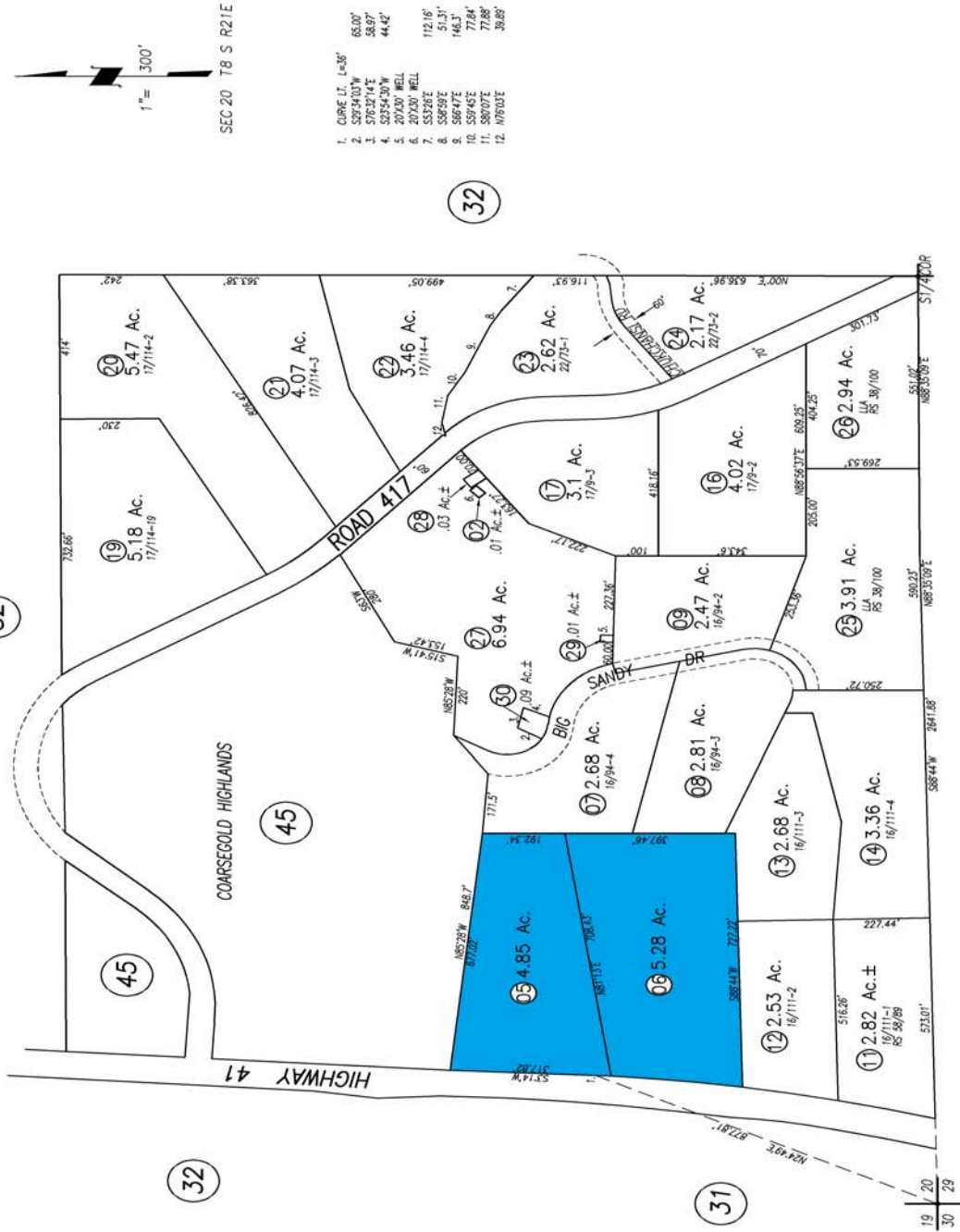


ZONING MAP

54-46

POR. SEC. 20 T.8S. R.21E. M.D.B.&M.

Tax Area Code
62-001



ORIGINAL

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

NOTE- Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

EXHIBIT D

SITE PLAN OF APN 054-460-005 APN 054-460-006

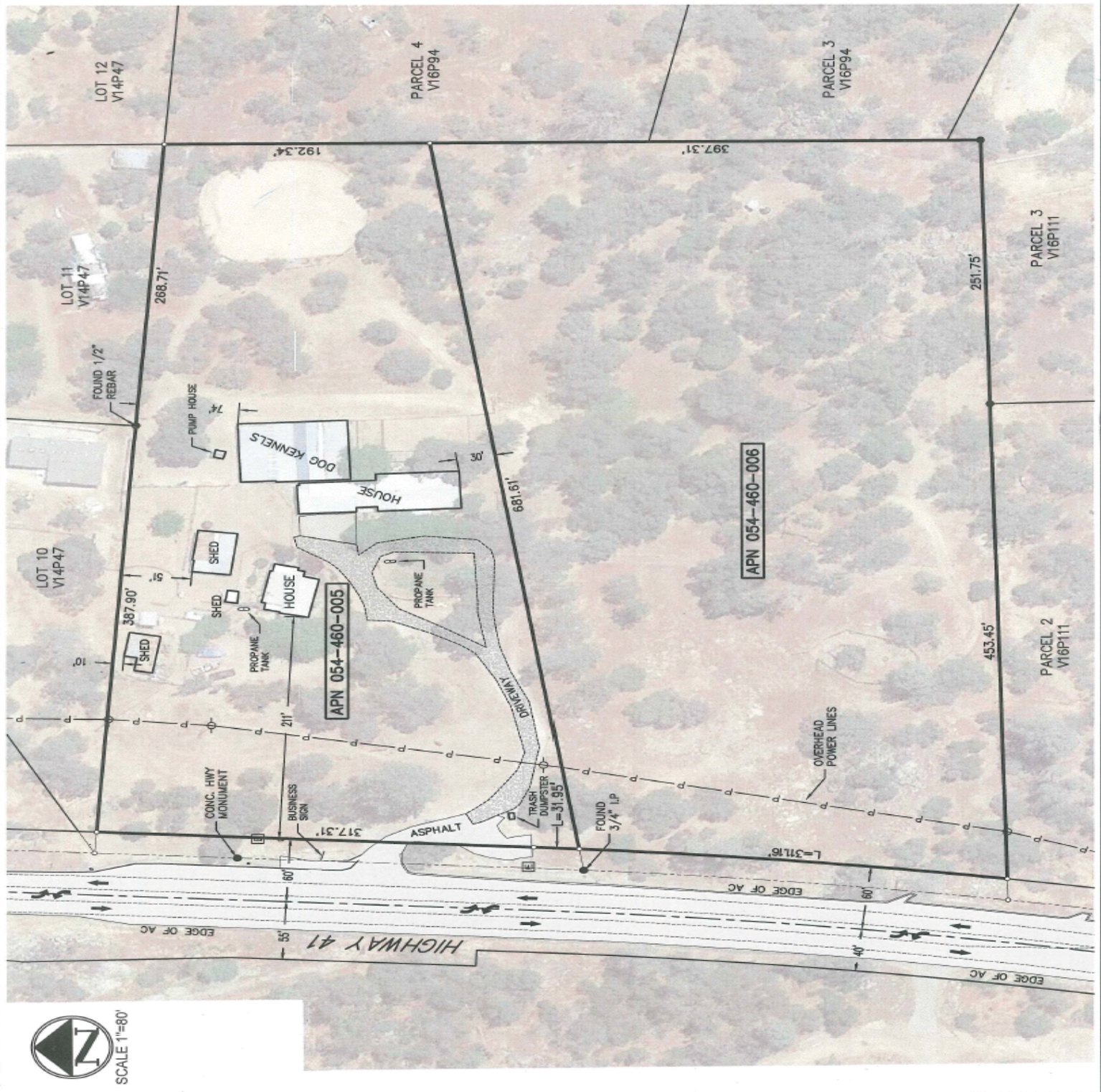
LOCATED IN THE SOUTHWEST ONE-QUARTER
OF SECTION 20, T8S, R21E, MDM



LEGEND

- SURVEY MONUMENT (AS NOTED)
- DIMENSION POINT (NOTHING FOUND OR SET)
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- RIGHT-OF-WAY CENTERLINE
- - - - NOT A DIVISION LINE

JONES SNYDER & ASSOCIATES
P.O. BOX 2292, OAKHURST, CA 93644
(539)683-7661 WWW.JSSURVEYING.COM
DATE: 07/08/16 DWG FILE: 16-2178P2.dwg
JOB NO.: 16-217 DRAWN BY: BJD, RJD

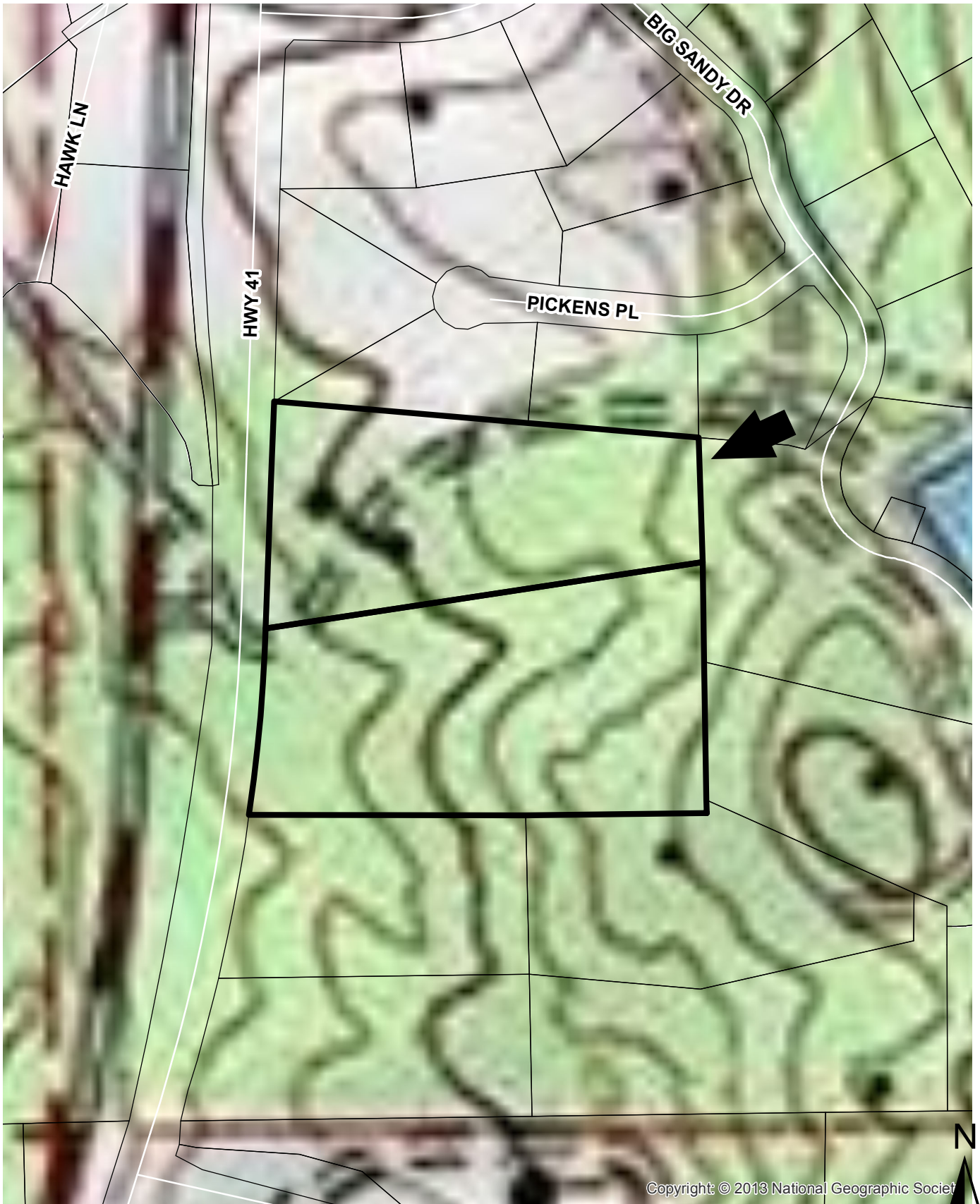


SITE PLAN

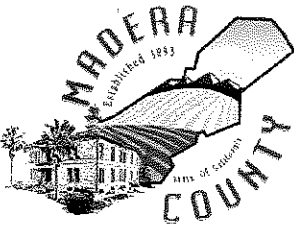


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

AERIAL MAP



TOPOGRAPHICAL MAP



Community and Economic Development
Planning Division

Norman L. Allinder, AICP
Director

EXHIBIT G

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

OPERATIONAL/ENVIRONMENTAL STATEMENT
CHECKLIST

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

1. Please provide the following information:

Assessor's Parcel Number: 054-460-00500 054-460-006-000
Applicant's Name: MICHAEL G. STEEN
Address: 32183 HWY 41 COARSE GOID CA 93614
Phone Number: 559-683-8836

2. Describe the nature of your proposal/operation.

ZONE CHANGE FOR POSSIBLE DEVELOPMENT
AND OF SALE OF BUSINESS (GRAYDON KENNEDY)

3. What is the existing use of the property?

PUBLIC DOG & CAT BOARDING FACILITY

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?

PET AND LIVESTOCK RETAIL AND VET
SERVICES. LIGHT DEVELOPMENT SERVICE AND RETAIL

5. What are the proposed operational time limits?

Months (if seasonal): _____
Days per week: 7
Hours (from ___ to ___): Total Hours per day: OPEN 14 M-S 8 SUN

6. How many customers or visitors are expected?

Average number per day: UNKNOWN
Maximum number per day: _____
What hours will customers/visitors be there? OPEN 14 M-S 8-SUN

7. How many employees will there be?

Current: 3
Future: UNKNOWN
Hours they work: VARIABLE
Do any live onsite? If so, in what capacity (i.e. caretaker)? OWNER / FAMILY

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

OPEN TO ZONING

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

Number: _____

Type: _____

Frequency: _____

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

N/A

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

HWY 41

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

N/A

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

8x12 ON EASEMENT HWY 41

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.

EXISTING AND POSSIBLE NEW

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

SOME LANDSCAPING

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

N - CHEVRON - OUTBACK - SAEART LAWN CHURCH -
LAUNCH - SIERRA AMBULANCE # 2 COMMERCIAL LOTS
S - CHURCHANSICKSNO - MUSEUM - CIG STORE

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

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

2 WELLS 1 WELL EACH PARCEL

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

N/A

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?

N/A - DISPOSED BY DUMPSTER WEEKLY

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

YES

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.

NONE

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

SITE MAP

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?)

FIRE AND POLICE

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

JOBS AND CONVENIENCE OF SERVICES TO AREA

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

SMALL IMPACT FIRE AND POLICE

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

Use(s): N/A

Square feet of building area(s): _____

Total number of employees: _____

Building Heights: _____

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

NO

Community and Economic Development
Environmental Health Division

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

Dexter Marr, Deputy Director

MEMORANDUM

TO: Robert Mansfield
FROM: Dexter Marr, Environmental Health Division
DATE: November 2, 2016
RE: Steen, Michael C. - Project - BdS - Coarsegold (054-460-005-000)

Comments

TO: Planning Department
FROM: Environmental Health Division
DATE: October 24, 2016
RE: Project: #2016-005, Michael Steen- Coarsegold- APN 054-460-005

The Environmental Health Division Comments:

If and when subject parcels are within 500 feet of a Public Water System or 200 feet within a Public Sanitary Sewer System the parcel(s) must connect [MCC 13.52.030 & MCC 13.57.020].

If parcels are unable to connect to either a Public water or sewer system as required by MCC Title 13, then each individual parcel(s) must have its own on-site waste water treatment system and water well, while maintaining County required setbacks [MCC 14.20]. Only water well(s) can be shared under a Shared Water Well Agreement. Construction of on-site waste water treatment system(s) and water well(s) must comply with MCC Title 13 and 14.

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

Solid waste collection with sorting for green, recycle, and garbage is required.

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

If there are any questions or comments regarding this information or for copies of any Environmental Health Permit Applications please contact our department at (559) 675-7823.

COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

AHMAD M. ALKHAYYAT
INTERIM DIRECTOR

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

MEMORANDUM

DATE: November 2, 2016
TO: Robert Mansfield
FROM: Phu Duong, Public Works
SUBJECT: Steen, Michael C. - Project - BdS - Coarsegold (054-460-005-000)

Comments

Prior to any construction where such construction is occurred 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.

Any proposed driveway approaches accessing to the parcels shall be constructed to County current driveway approach standards.

At the time of applying for the building permits, if any grading is to occur on any of the two parcels, the developer is required to submit a grading, drainage, and erosion control plans to the Public Works Department for review and approval. Such improvement plans shall be prepared by a licensed professional.

The proposed development locates adjacent to State Route 41. The developer is to comply with any requirements imposed by Caltrans.

If there are any easements existed within the limits of development, have them shown on the project improvement plans.

The developer 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. Developer 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.

EXHIBIT J

Application(s): PRJ #2016-004

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Return to: Becky Beavers, Planning Department

Steen, Michael C.

Responding Agency: Madera Sheriff's Office Date: 10-31-2016

Respondent's Signature: [Handwritten 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?

If the location has video surveillance that collects images from the location driveway/CA-41 intersection, or any other public right of way, we would like the field of view information so that we can catalog it for application in gathering future suspect data as needed.

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): PRJ #2016-004

Return to: Becky Beavers, Planning Department

Steen, Michael C.

Responding Agency:

Madera Sheriff's Office

Contact Person:

Jay Varney

Signature:

[Handwritten Signature]

Telephone No.:

559-675-7777

Date:

10-31-2016

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.

n/a

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

Yes No

EXHIBIT K

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): PRJ #2016-004

Return to: Robert Marshall
Becky Beavers, Planning Department

Steen, Michael C.

Responding Agency:

Contact Person:

Danylene Stephenson

Signature:

Danylene Stephenson

Telephone No.:

559 689-3902

Date:

10/27/16

ENVIRONMENTAL REVIEW:

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

X Yes

No, the following information is needed:

I have used the dog boarding off and on over the years. I wish the stress good luck.

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.

If the stress run a nice place and I am sure what they plan on doing is a welcome sight for the neighboring properties.

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

X Yes

_____ No

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): PRJ #2016-004

Return to: Robert Mansfield
Becky Beavers, Planning Department

Steen, Michael C.

Responding Agency: Comsewold Advisory Cm. Date: 10/28/16

Respondent's Signature: [Handwritten 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.

N/A

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

Zone Change from Present classification - Business on property over 60 yrs - changes should have been made years ago. Signal lights in immediate area for Chukchansi Casino - on Rd 417/41 - businesses - Chevron Gas C.G. Museum - Outback plus others.

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

[Blank lines for response]

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): PRJ #2016-004

Return to: Robert Mansfield
~~Becky Beavers~~, Planning Department

Steen, Michael C.

Responding Agency: CARSEGOLD AREA PLAN ADVISORY COMMITTEE
Contact Person: Ralph T. Capone Signature: [Signature]
Telephone No.: 559-642-6033 Date: 1/10/25/16

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.

No potential impacts - surrounded by businesses in the immediate AREA

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

Yes

No

DEPARTMENT OF TRANSPORTATION

DISTRICT 6

1352 WEST OLIVE AVENUE
P.O. BOX 12616
FRESNO, CA 93778-2616
PHONE (559) 445-5868
FAX (559) 445-5875
TTY 711
www.dot.ca.gov



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November 1, 2016

06-MAD-41-24.904
PRJ 2016-004
Rezone

Mr. Robert Mansfield, Planner
Planning Division
County of Madera
200 W. 4th Street
Madera, California 93637

Dear Mr. Mansfield:

Caltrans has no objection with the proposed rezone and General Plan Amendment application. However, Caltrans recommends that a Site Plan Review overlay be imposed as a condition of the rezone to allow review of any proposed use that is allowed by the proposed RMS to CRM zone district and General Plan Amendment from RR to CC. The proposed change in zone district has the potential to significantly impact the State Route (SR) 41. Since no specific development was indicated, Caltrans cannot evaluate the potential impacts to the SR 41. It is difficult to analyze the effects on traffic without knowing project specifics (ie: square footage, times of use, operations, etc.). Once this information is provided, we will be able to complete our review and determine if a Traffic Impact Study (TIS) or other mitigation is required. As projects are proposed, mitigation may be requested for the signalization or improved channelization (left and right-turn) to accommodate the additional traffic at the SR 41.

If you have any further questions, please contact David Padilla, Associate Transportation Planner, Transportation Planning-North Branch, at (559) 444-2493.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. Navarro".

MICHAEL NAVARRO, Chief
Planning North Branch

Environmental Checklist Form

Title of Proposal: PRJBds #2016-005 (General Plan Amendment and Rezoning)

Date Checklist Submitted: November 3, 2016

Agency Requiring Checklist: Madera County CE&D, Planning Division

Agency Contact: Robert Mansfield, AICP

Phone: (559) 675-7821

Description of Initial Study/Requirement

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

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

Description of Project:

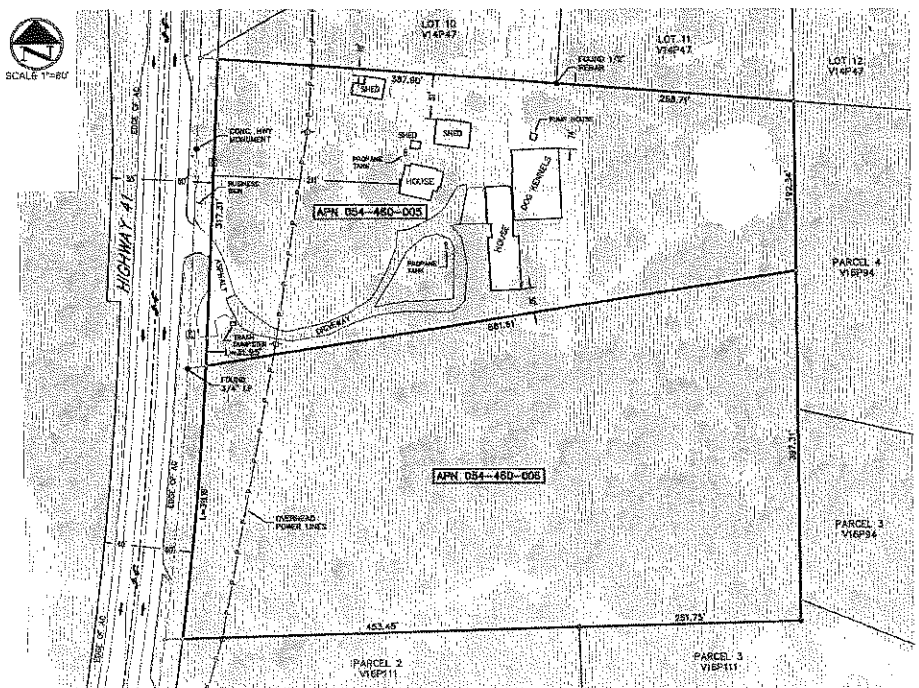
The applicant is requesting to amend the zoning district, general plan and Coarsegold Area Plan designation to a commercial designation for the existing use and for potential future development. The request is to change the zoning from RMS (Residential, Mountain, Single Family) to CRM (Commercial, Rural, Median); to change the general plan designation from RR (Rural Residential) to CC (Community Commercial); and to change the Coarsegold Area Plan designation from RR (Rural Residential) to CC (Community Commercial).

Project Location:

The subject property is located on the east side of Highway 41, approximately 0.15 miles north of its intersection with Lucky Lane (32183 Highway 41), Coarsegold

Applicant Name and Address:

Steen, Michael C.
 PO Box 1523,
 Coarsegold, CA 93614



General Plan Designation:

Current: RR (Rural Residential)
Proposed: CC (Community Commercial)

Coarsegold Area Plan Designation:

Current: RR (Rural Residential)
Proposed: CC (Community Commercial)

Zoning Designation:

Current: RMS (Residential, Mountain, Single Family) District
Proposed: CRM (Commercial, Rural, Median) District

Surrounding Land Uses and Setting:

Residential, casino, gas station

Other Public Agencies whose approval is required:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

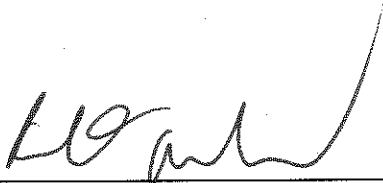
- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Prior EIR or ND/MND Number



Signature

November 3, 2016
Date

I. AESTHETICS -- Would the project:

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

Discussion:

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

There are no scenic highways in the vicinity; there are no historic buildings on the property; there are no trees, rock outcroppings or other scenic resources on the parcel.

The subject parcel and those surrounding it are residentially zoned. While there are residential units in the area, they are spread out enough so that any potential aesthetic impact related to them are minimal to the surroundings. The biggest light source in the area would be the casino/hotel operations on Lucky Lane.

There will be no new lighting as a result of this project, as no new construction is being proposed at this time. Existing lighting will remain.

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

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

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

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

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

Discussion:

(a - e) No Impact. The parcel and surrounding parcels are zoned residential and are used for residentially oriented purposes as defined by County ordinance. No farmland will be affected directly or indirectly as a result of this project. There is no forest land, or zoning for forest land, in the vicinity

of the project site.

The property involved in this project is considered Urban and Built-Up in the Rural Land Mapping Project of the Farmland Mapping and Monitoring Program of the California Resources Agency. This is land that is 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.

The project is on a parcel that is not enrolled in the Williamson Act.

General Information

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

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

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

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

UNIQUE FARMLAND (U): Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include 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.

CONFINED ANIMAL AGRICULTURE: Poultry facilities, feedlots, and dairy facilities – this use may be a component of Farmland of Local Importance in some counties.

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

Discussion:

(a - c) No Impact. This project will not obstruct implementation of any air quality plans in the County.

Construction emissions will predominately be related to PM2.5 and PM10 (Particulate Matter of 2.5 and 10 micron in size respectively) from fugitive emissions. The PM2.5 and PM10 emissions will occur during any earthmoving (grading) activities. There will also be a limited increase in diesel emissions from the heavy equipment associated with the grading and construction activities. These emissions will be temporary in nature for the duration of the construction process.

There is no major residential development on surrounding parcels; the zoning of this parcel and surrounding parcels do however allow for at least one single family residence as a by-right use.

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

There is a residential structure on the property itself, as well as residential structures in the area. However, the residences are spread out enough that any odors generated on site would dissipate to a degree.

Diesel trucks will enter and leave the site for either construction purposes or as delivery vehicles servicing the business on site.

There will also be construction activity during the period in which the facilities under this Conditional Use Permit which will contribute to air quality impacts. With mitigations, this impact can be reduced to Less than Significant.

Given the distances between habitation and uses, odors are not substantially concentrated. As the odors spread from their source, they tend to disperse and dilute. While there might be “faint traces” of odors, they are not as concentrated. This is typical of this type of operation.

A review of available records indicates that there have been no odor complaints from the subject project site. Aside from construction activities that are known to produce impacts to sensitive generators, the operation of this facility will not be an impact.

Global Climate Change

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

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

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

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

Discussion:

A project will be deemed to have a significant environmental impact on biological resources if it substantially reduces the number or restricts the range of a rare, threatened or endangered species or the habitat of that species; substantially interferes with the movement of resident or migratory fish or wildlife; or substantially diminishes habitat for fish, wildlife, or plants.

(a - f) No Impact. While species have been identified as being potentially in the quadrangle of this project, no impacts to those species have been identified as a result of this project, directly or indirectly. A vernal pool is defined as a contained basin depression lacking a permanent above ground outlet. They contain water for a few months in the spring and early summer. There are no vernal pools or habitats identified on the project site, nor any that would be impacted directly or indirectly as a result of this project. There are no federally identified wetlands on the project site. The parcel already has

structures on it, as does parcels in the immediate vicinity. The chances of any of the species identified in the area being on this parcel are minimal at best. There are no riparian areas (relating to or living or located on the bank of a natural watercourse (as a river) or sometimes of a lake or a tidewater) on the parcel. There are no streams or bodies of water of which migratory fish or other species that would use bodies of water would be impacted by the project.

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

While the list below shows a few species listed in the quadrangle in which this project is located, this does not necessarily mean that these species are actually located on the project site either in a habitat setting or migrating through.

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	WL	None
Foothill Yellow-legged frog	None	None	SSC	None
Western Spadefoot	None	None	SSC	None
Great Grey Owl	None	Endangered	None	None
An Andrenid Bee	None	None	None	None
Valley Elderberry Longhorn Beetle	Threatened	None	None	None
American Badger	None	None	SSC	None

Long-eared Myotis	None	None	None	None
Long-legged myotis	None	None	None	None
Yuma Myotis	None	None	None	None
Western Pond Turtle	None	None	SSC	None
Orange Lupine	None	None	None	1B.2
Mariposa Pussypaws	Threatened	None	None	1B.1
Madera Leptosiphon	None	None	None	1B.2
Ewan's Larkspur	None	None	None	4.2

O'Neals Quadrangle

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

Ranking

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

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

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

SSC Species of Special Concern

WL Watch List

FP Fully Protected

General Information

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

The Valley elderberry longhorn beetle was listed as a threatened species in 1980. Use of the elderberry bush by the beetle, a wood borer, is rarely apparent. Frequently, the only exterior evidence of the elderberry's use by the beetle is an exit hole created by the larva just prior to the pupal stage. According to the 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.

Wetlands are defined under Title 33 §328.3 of the California Code of Regulations as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 - d) Less Than Significant Impact. While the County is known to potentially have historical and archaeological resources, due to the fact that the business has been there for a few decades, the chances of finding any archaeological evidence is less than likely. If there are any new developments planned, then it would be suggested an archaeological review of the site be conducted..

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, and bedrock milling stations, pictographs, petroglyphs, rock rings, sacred sites, and resource gathering areas. Madera County also contains a significant number of potentially historic sites, including homesteads and ranches, mining and logging sites and associated features (such as small camps, railroad beds, logging chutes, and trash dumps.

Public Resource Code 5021.1(b) defines a historic resource as “any object building, structure, site, area or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” These resources are of such import, that it is codified in CEQA (PRC Section 21000) which prohibits actions that “disrupt, or adversely affect a prehistoric or historic archaeological site or a property of historical or cultural significance to a community or ethnic or social groups; or a paleontological site except as part of a scientific study.”

Archaeological importance is generally, although not exclusively, a measure of the archaeological research value of a site which meets one or more of the following criteria:

- Is associated with an event or person of recognized significance in California or American history or of recognized scientific importance in prehistory.
- Can provide information which is both of demonstrable public interest and useful in addressing scientifically consequential and reasonable archaeological research questions.
- Has a special or particular quality such as oldest, best example, largest, or last surviving example of its kind.
- Is at least 100 years old and possesses substantial stratigraphic integrity (i.e. it is essentially undisturbed and intact).
- Involves important research questions that historic research has shown can be answered only with archaeological methods.

Reference CEQA Guidelines §15064.5 for definitions.

VI. GEOLOGY AND SOILS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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				

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

Discussion:

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

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

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

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

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

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

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

The *Draft Environmental Impact Report* for the state prison project near Fairmead identified faults within a 100 mile radius of the project site. Since Fairmead is centrally located along Highway 99 within the county, this information provides a good indicator of the potential seismic activity which might be felt within the County. Fifteen active faults (including the San Andreas and Owens Valley

Fault Group) were identified in the *Preliminary Geotechnical Investigation*. Four of the faults lie along the eastern portion of the Sierra Nevada Range, approximately 75 miles to the northeast of Fairmead. These are the Parker Lake, Hartley Springs, Hilton Creek and Mono Valley Faults. The remaining faults are in the western portion of the San Joaquin Valley, as well as within the Coast Range, approximately 47 miles west of Fairmead. Most of the remaining 11 faults are associated with the San Andreas, Calaveras, Hayward and Rinconada Fault Systems which collectively form the tectonic plate boundary of the Central Valley.

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

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

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

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

(a – iv) Less Than Significant Impact. The parcels involved in this project do have some sloping to it topographically. However, the chances of major landslides is less than likely.

(b) Less Than Significant Impact. The site is already developed, has some topographically slope to it. The chances of increased soil erosion as a result of this project is minimal.

(c - e) No impact. There are no known impacts that will occur as a direct or indirect result of this project.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - b) No Impact. No anticipated impact as a result of this project.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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| 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 western part of Madera County has historically experienced several concerns related to hazardous materials. Typically these hazards are in line with agriculturally based operations (fertilizers, pesticides, equipment oils and grease, etc.). The use and management of chemicals, including hazardous materials, within the agricultural areas of the County are dominated by the application of fertilizer and pesticides for crop production.

Construction activities would likely require use of limited quantities of hazardous materials such as fuels for construction equipment, oils, lubricants, and the like. The improper use, storage, handling, transport or disposal of these materials could result in accidental release. The operation will include minimal use of oil as a lubricant to the engine, but no new hazardous materials are expected as a result of this project.

Handling of hazardous materials is covered by federal and state laws which minimize worker safety risks from both physical and chemical hazards in the workplace. Businesses are required to submit a Hazardous Materials Management Plan with the local CUPA which performs routine inspections to ensure compliance with regulations. Transportation of materials is covered by the Department of Transportation (DOT).

(c) Less Than Significant Impact. There are no schools or other sensitive receptors in the vicinity of this project. As the current business is a veterinary service, there is the potential of chemical or biohazard related materials on site. With proper handling and disposal, this impact can be less than significant.

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

(e - f) Less Than Significant Impact. The project is not located near either airport in the County, the closest is the Madera Airport which is approximately 26 1/2 miles south-west of the project site. The site lays just outside of the Airport/Airspace Overlay Zone of the Madera Airport. Although being outside the Airport/Airspace Overlay Zone, it is recommended that the construction and operation of the project conform to the mitigation provided which is derived from the Airport Land Use Commission Plan (ALUCP).

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

Any hazardous material because of its quantity, concentration, physical or chemical properties, pose a significant present or potential hazard to human health and safety, or the environment the California legislature adopted Article I, Chapter 6.95 of the Health and Safety Code, Sections 25500 to 25520

that requires any business handling or storing a hazardous material or hazardous waste to establish a Business Plan. The information obtained from the completed Business Plans will be provided to emergency response personnel for a better-prepared emergency response due to a release or threatened release of a hazardous material and/or hazardous waste.

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

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

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

IX. HYDROLOGY AND WATER QUALITY – Would the project:

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

substantial additional sources of polluted runoff?

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| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a) Less Than Significant Impact. During site grading and construction related activities, large areas of bare soil could be exposed to erosion by wind and water for extended periods of time. Bare soil surfaces are more likely to erode than vegetated areas due to the lack of dispersion, infiltration and retention created by covering vegetation. Soil disturbance, excavation, and grading activities could increase erosion and sedimentation to storm drains that empty to local surface waters. Construction water quality impacts are temporary and managed through the standard industry accepted Best Management Practices (BMPs). Contractors are responsible for implementing these practices during the project.

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.

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

(c – d) Less Than Significant with Mitigation Incorporation. There will be no streams or rivers altered as a result of this project. There may be changes in erosion patterns as a result of any new

structures and impervious surfaces being created as a result of this project. No instances of flooding as a result of diversion is expected as a result of the project.

Any new structures being proposed would alter the erosion patterns on site, which could pose problems in the long run. With mitigation incorporation, this impact can be lessened to less than significant.

(e - f) Less than Significant Impact. Erosion runoff through the project site could pick up silt and dirt and other contaminants that could impact water quality. Properly managed site will make this impact less than significant.

(g - i) Less than Significant Impact. Many lowland areas of the Central Valley are prone to flooding. The addition of additional warehouse space could be located in areas that have been identified as subject to 100-year floods. Centralized facilities and associated building, disposal fields and substrate storage could be subject to damage if located in these areas. Workers, therefore, would also be subject to injury or death as a result of flooding hazards.

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

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

General Information

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

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

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

The flood hazard areas of the County of Madera are subject to periodic inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental

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

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

Discussion:

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

(b) Less than Significant Impact. The business currently operating at this site has been at this location since before the zoning and general plans were adopted. The use is considered "grandfathered in" and allowed to continue at this point. If the applicant wishes to expand the business, or if it were to burn down and the applicant wishes to rebuild, then a Conditional Use Permit would need to be applied for and approved through the Planning Commission.

There are also two single family residences on the property. These structures also have been in place since before the zoning and general plan designations were adopted, and are also considered "grandfathered in." Similar to the business, if the applicant wishes to expand the structures, or if they burn down and the applicant wishes to rebuild, then, in this case, a Conditional Use Permit would also have to be applied for and approved through the Planning Commission.

XI. MINERAL RESOURCES – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Discussion:

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

XII. NOISE – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

Background noise level changes throughout a typical day, but does so gradually, corresponding with the addition and subtraction of distant noise sources such as traffic and atmospheric conditions. What makes community noise constantly variable throughout a day, besides the slowly changing background noise, is the addition of short duration single event noise sources (i.e. aircraft flyovers, motor vehicles, sirens) which are identifiable to the individual.

An individual's noise exposure is a measure of noise over a period of time. A noise level is a measure of noise at a given instant in time. Community noise varies continuously over a period of time with

respect to the contributing sound sources of the community noise environment. Community noise is primarily the product of many distant noise sources, which constitute a relatively stable background noise exposure, with the individual contributors unidentifiable.

The noise near the facility would be expected to be typical of rural residences and Highway 41. The predominant sources of noise would include roadway traffic and equipment noise from existing agricultural operations.

(a) Less than Significant Impact. It is anticipated that there will be a temporary increase in noise during the construction phase of this project. Minimal noise may occur as a result of the operations of this facility.

Operationally, there is no anticipated increase in background noise. The surrounding area is sparsely populated. Noise from localized point sources (sources that can be identified and are at a fixed location) typically decreases by approximately 6 dBA (decibels attenuated) with each doubling of distance from the source.

(b) Less than Significant Impact. With the exception of construction related activities, there is no known instance of groundborne vibrations related to this project. What groundborne vibrations are generated as a result of construction, they will be temporary in nature for the duration of construction. No operational vibrations are expected, and if any are generated will be localized to the point of origin.

(c & d) Less Than Significant Impact with Mitigation Incorporation. The current business is not anticipated to increase any noise levels in the area. However, depending on what potential businesses that may come in as a result of the rezoning and general plan amendment, new construction would occur. This construction would be temporary in nature for the duration of the construction. Depending on the nature of the new business, ambient noise levels could increase and be permanent in nature.

(e & f) No Impact. The project is not within proximity to a known airport. The project is not in an Airport/Airspace Overlay district. This project will not interfere with flight patterns as an overall whole, however certain design criteria will need to be adhered to to avoid interference of flight (i.e. glare, instrument interference, etc.).

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, and fences), outdoor receptors within approximately 400 feet of construction site could experience maximum noise levels of greater than 70 dBA when onsite construction-related noise levels exceed approximately 89 dBA at the project site boundary. Construction activities that occur during the more noise-sensitive eighteen hours could result in increased levels of annoyance and sleep disruption for occupants of nearby existing residential dwellings. As a result, noise-generating construction activities would be considered to have a potentially significant short-term impact. However with implementation of mitigation measures, this impact would be considered less than significant.

Long Term Noise

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

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

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

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

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

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

Note: Each of the noise levels specified above shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).

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

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

Reaction of People and Damage to Buildings from Continuous Vibration Levels		
Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings
0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings
0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations vibration	Architectural damage and possibly minor structural damage
Source: Whiffen and Leonard 1971		

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

Discussion:

(a - c) No Impact. The construction of and operation of the facility will not have an impact on housing or population needs for the County or the area specifically. The surrounding area is predominately agriculturally zoned and sparsely populated.

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

XIV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) Less than Significant Impact. The Madera County Fire Department exists through a contract between Madera County and the CALFIRE (California Department of Forestry and Fire Prevention) and operates six stations for County responses in addition to the state-funded CALFIRE stations for state responsibility areas. Under an “Amador Plan” contract, the County also funds the wintertime staffing of four fire seasonal CALFIRE stations. In addition, there are ten paid-call (volunteer) fire companies that operate from their own stations. The administrative, training, purchasing, warehouse, and other functions of the Department operate through a single management team with County Fire Administration.

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

(a - ii) Less than Significant Impact. The proposed project in and of itself would not result in any additional demands for police protection with the exception of ancillary need for potential events of vandalism and theft.

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

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

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

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

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

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

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

XV. RECREATION

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

Discussion:

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

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

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

safety risks?

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- e) Result in inadequate emergency access?
- f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Discussion:

(a – c) No Impact. In the area around the proposed project, opportunities for bicycles and pedestrians, especially as an alternative to the private automobile, are significantly limited by lack of developed shoulders, sidewalks or pavement width accommodating either mode. The condition is not uncommon in rural areas where distances between origins and destinations are long and the terrain is either rolling or mountainous. In the locations outside urbanized portions of the County, the number of non-recreational pedestrians/cyclists would likely be low, even if additional facilities were provided.

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

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

During the period of any potential construction of the project, it is expected that there will be some construction related vehicles.

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

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

Unsignalized intersections.

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

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

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

No structures associated with this project will interfere with air flight patterns. The project is not within proximity to a known airport. The project is in an Airport/Airspace Overlay district. This project will not interfere with flight patterns as an overall whole, however certain design criteria will need to be adhered to to avoid interference of flight (i.e. glare, instrument interference, etc.).

(d) Less Than Significant Impact with Mitigation Incorporation. The access to the parcels in this project is located right on Highway 41 just north of Lucky Lane. There are no south-bound left turn pockets, nor deceleration pockets on the northbound side. Given freeway speeds, this could potential be a problem for any future development on the parcel. While the exact development on the site for the future has not been determined, it could range from continuation of the existing business to professional offices or retail operations.

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

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

Discussion:

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

General Discussion

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

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

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

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

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

XVIII MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

the effects of other current projects, and the effects of probable future projects)?

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

Discussion:

CEQA defines three types of impacts or effects:

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

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

(b) Less Than Significant Impact. Overall construction and operation of this project will be minimal in light of the whole.

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

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

California Department of Finance

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

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

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

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

Madera County Department of Public Works

Madera County Environmental Health Department

Madera County Fire Marshall's Department

Madera County General Plan

Madera County Integrated Regional Water Management Plan

Regional Water Quality Control Board

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

MND 2016-21

1

November 3, 2016

MITIGATED NEGATIVE DECLARATION

MND

RE: PRJBds #2016-005 – Michael Steen

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on east side of Road 24, approximately 436 feet north of its intersection with Avenue 13 (13181 Road 24) Madera. This is a request to amend an existing Conditional Use Permit to allow for additional production (from 100,000 cases per year to 160,000 cases per year) and to expand the facility by an additional 6,018 square feet that was not covered in the applicant's previous Conditional Use Permit.

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:

See attached



Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 200 West Fourth Street, Ste. #3100, Madera, California.

DATED: November 3, 2016

FILED:

PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2016-21

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
						Initials	Date
Aesthetics							
Agricultural Resources							
Air Quality							
1	No idling of trucks on the parcel for more than 10 minutes.	Construction and ongoing	SJVAPCD	Planning	Odor Complaints		
Biological Resources							
Cultural Resources							
Geology and Soils							
Hazards and Hazardous Materials							
1	Provide for adequate containment of all materials used in the process on-site.	Operations	Environmental Health	Environmental Health	sign off by EH		
Hydrology and Water Quality							
1	No construction activities to interfere with water flow that could cause increased erosion						
2	Applicant to apply for grading permits as needed						
Land Use and Planning							
Mineral Resources							

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Noise								
1	Restrict construction activities to daylight hours only.	Construction	Contractor	Building				
2	No idling of vehicles longer than 10 minutes	Operations	Operations					
Population and Housing								
Public Services								
Recreation								
Transportation and Traffic								
1	No construction materials or operations to interfere with aircraft (i.e. no glare or interference with electronics aboard aircraft).	Operations	Contractor	Building				
2	Maintain access in a clear and safe manner. Advise new clients of best and safest means of accessing the property.	Operations	Applicant	Public Works, Roads				
Utilities and Service Systems								