

# Community and Economic Development Planning Division

Matthew Treber   
Director of Community and Economic Development

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

**PLANNING COMMISSION DATE:** December 6, 2016

**AGENDA ITEM:** #4

<b>CUP</b>	<b>#2016-011</b>	<b>A Conditional Use Permit to allow agriculturally oriented services and an outdoor recreational facility.</b>
<b>APN</b>	<b>#028-030-010</b>	<b>Applicant/Owner: Alfredo Diaz</b>
<b>CEQA</b>	<b>#2016-016</b>	<b>Mitigated Negative Declaration</b>

**REQUEST:**

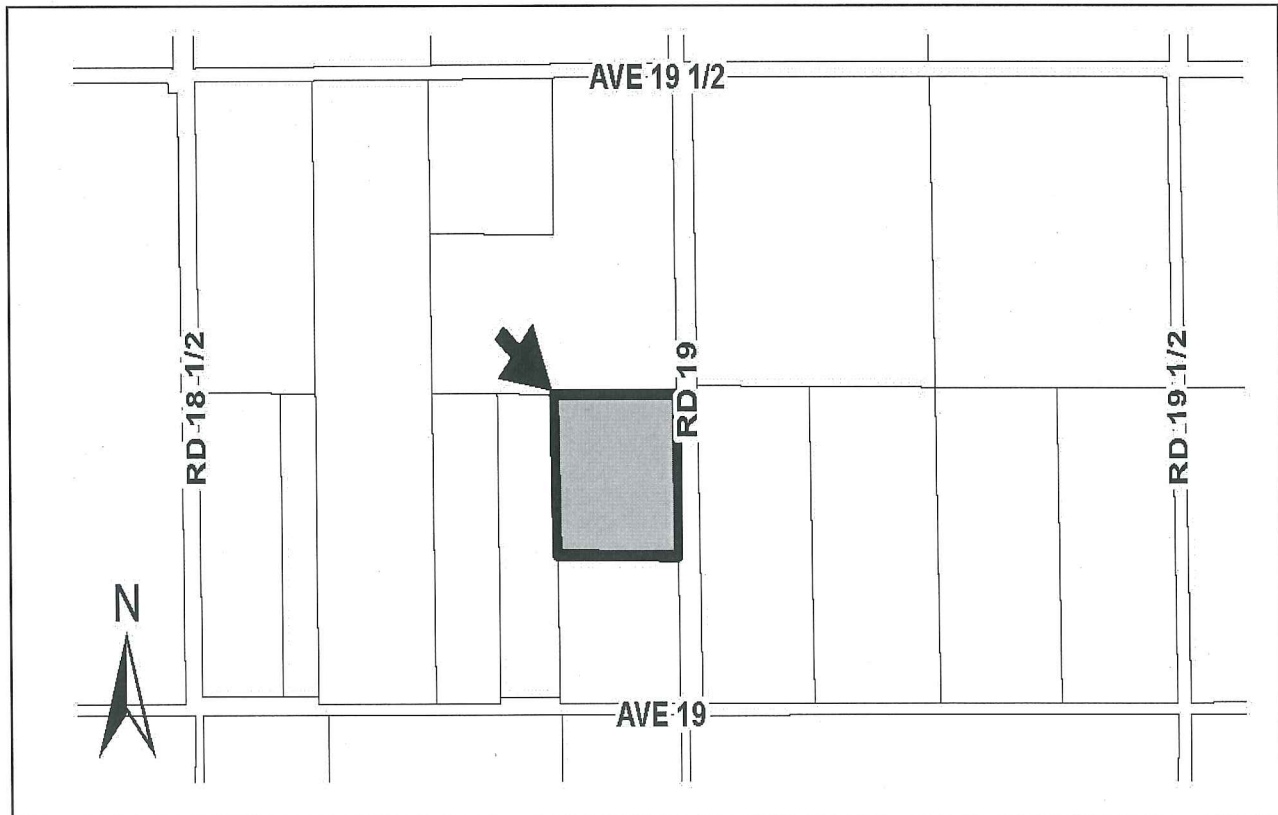
This request is for a conditional use permit to allow agriculturally oriented services to permit a farm labor contracting business and an outdoor recreational facility to allow for outdoor events.

**LOCATION:**

The project site is located in southwest Madera County, on the west side of Road 19, approximately 775 feet north of its intersection with Avenue 19 (19268 Road 19), Madera.

**ENVIRONMENTAL ASSESSMENT:**

A Mitigated Negative Declaration (MND #2016-016) has been prepared and is subject to approval by the Planning Commission.



**RECOMMENDATION:**

Staff recommends approval of the agriculturally oriented service (farm labor contracting and storage of agricultural equipment) but denial of the outdoor recreational facility (outdoor event center) of CUP #2016-011 and approval of MND #2016-016 and the Mitigation Monitoring Plan.

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

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

**ZONING (Exhibit B):**

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

**LAND USE:**

**SITE:** Residential  
**SURROUNDING:** Agricultural, Residential, Agriculturally-Oriented Services (Almond Processing).

**SIZE OF PROPERTY:** 9.68 acres

**ACCESS:** Access to the site has been approved along Road 19.

**BACKGROUND AND PRIOR ACTIONS:**

In May of 1983, the Planning Commission denied a Zoning Permit (ZP 83-63) to allow a catering business.

In 1994 Zoning Permit #94-87 was approved to allow the conversion of the storage building to a guest house.

In 2005, Zoning Permit #2005-016 was approved to recognize the second single family dwelling in order for the property owner to replace the structure with a new single family dwelling.

In 2005 a third single family dwelling was constructed. In 2016, a Demo Permit (16-0035 DEMO) for the 19268 Road 19 dwelling was applied for and approved. The third single-family dwelling has since been removed from the property.

The Sheriff's Office and Code Enforcement Division received several noise complaints ranging from late April to early May of 2016 regarding excessive noise and traffic stemming from the property. The Code Enforcement team made several site visits where they documented excessive noise late at night. In addition, during the night of events, there were approximately one hundred cars parked on the property and along Road 19. Cars parked on the property were double parked, which presents a fire and safety issue. In addition, bright lights and noise that exceeded the accepted threshold in the surrounding area stemmed from a large non-permanent canopy tent area, similar to an EZ-Up Instant Canopy. The non-permanent canopy structure was left up without the necessary building permits, which poses building code, occupancy, and fire & safety issues. In June of 2016, CUP #2016-011 was applied for.

The project was heard at the September 2016 Planning Commission but was continued to the October 2016 Planning Commission meeting to request additional information. The applicant then continued the project to the December Planning Commission meeting because of changes to the project such as reducing the expected number of customers

from 400 to 300, limiting outdoor events to months outside of the almond harvesting season, and also changing the construction materials for the canopy shade structure.

**PROJECT DESCRIPTION:**

The request is to allow agriculturally oriented services and an outdoor recreational facility on an agriculturally zoned parcel. The proposed use of the property is the operation of a farm labor contracting business and an outdoor event center. The plans call for conversion of a storage building into an office and permanent restroom facility and also the construction of a 100 foot by 61 foot canopy tent shade structure. The proposed hours of operation for the farm labor housing are approximately 24 hours a day, 7 days a week. However, the outdoor event facility will have approximately 16-23 events per year with events occurring mainly on weekends from 3:00 PM to 12:00 AM, with no events occurring during almond hauling season. Per the applicant, all events will be private with no tickets to be sold to the public. In addition, no food or alcohol will be provided or sold by the property owners. During non-event days, the canopy tent shade structure will be used as a cover for agricultural equipment.

**ORDINANCES/POLICIES:**

Madera County Code 18.56.010(C) (8 & 11) of the Madera County Zoning Ordinance outlines allowed uses within the ARE-20 (Agricultural, Rural, Exclusive 20-Acre) zone district.

Madera County Code 18.94.080 of the Madera County Zoning Ordinance provides additional information on outdoor recreational facilities

Madera County Code 18.04.025 of the Madera County Zoning Ordinance defines what uses would be under "Agriculturally oriented services."

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

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

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

**ANALYSIS:**

After circulating the project, comments were received from the Sheriff's Office, Fire Marshall's Office, Building Division, Environmental Health, and the Public Works Department. The Sheriff's Office was concerned with the increased traffic volumes on the days of events and the potential for increased enforcement activity as a result (Exhibit L). Public Works is concerned with the impact of the increased traffic volumes on the rural county roads (Exhibit K). The project, if approved will have to pay a road impact fee. Environmental Health noted that the use of portable restrooms (porta-potties) would not be acceptable for an outdoor event center (Exhibit I).

There are currently an onsite water well and septic system that will adequately support the project. The site plan includes a water retention basin will be built onsite to collect runoff from the property. In addition, due to the frequency and amount of people that

would attend outdoor events, the water well would need to be classified and regulated as a public water system as per the State Drinking Water Program.

The subject parcel is designated Agriculture (A) by the General Plan. An Agriculture designation allows for agriculturally oriented services, which are intended to serve the surrounding land use of agriculture. This designation includes agriculturally oriented uses that are consistent with the proposed farm labor contracting business. In addition, the General Plan designation allows for "recreational, public and quasi public uses, and other similar uses". Therefore the designation is consistent with an outdoor event center. The current zone district, Agricultural, Rural, Exclusive 20-Acre (ARE-20), allows for agriculturally oriented services and outdoor recreational facilities with an approved Conditional Use Permit. Therefore, the zoning and general plan would be consistent for an agriculturally oriented service and outdoor event center.

The farm labor contracting business is consistent with other uses located in the surrounding area. The properties along Road 19 are also zoned ARE-20 or ARE-40 (Agricultural, Rural, Exclusive, 20-Acre or 40-Acre district) and have the same General Plan designation of Agriculture. The surrounding land uses are residential, agriculture, and almond hulling. A farm labor contracting business would be consistent with the surrounding land uses. In addition, the operational statement indicated that the laborers would meet the applicant in the field for work and payment. However, in the future, the applicant expects to hire up to four employees that would work as clerical and administration staff for the farm labor business.

The outdoor event center will host about 16-23 events per year. The events would mostly be on weekends but could occur on weekdays as well from 3:00 PM to 12:00 AM. Per the applicant, no events will occur during the "almond hauling" season, which could potentially range from March (for green almonds) or July (for standard almonds) to October. If events were not allowed to take place for four months out of a year (based on conservative estimate of 16 events and an almond hauling season from July to October season), then there would be approximately one event every two weeks.

The applicant is expecting to have up to approximately 200-300 maximum people in attendance per event. Based on the site plan, there will be approximately 215 parking spaces onsite whereas only 209 spaces are required; 1 space per 30 sq. ft. of public recreational facility, 1 space for employee, and 1 truck space. In addition, the applicant will be constructing a 6,100 square foot canopy tent shade structure and a restroom facility for outdoor events.

The outdoor event center would not be consistent with the surrounding land uses. Although intermittent, at the time of events the applicant expects up to 300 attendees. Although the applicant has provided a site plan that depicts adequate on-site parking (approximately 215 stalls), the amount of cars and level of traffic associated with 300 people is not consistent with typical conditions for rural roadways in the area. Traffic congestion is a major concern because Road 19 is a two lane road (one lane each way) that is often used by delivery trucks and agricultural vehicles. In this portion of the County, there are no large arterial roads such as Avenue 12 or major highways such as State Route 99 close by. Most of the roads in the area are narrow two lane roads that could all potentially be inundated with congestion during days of the event. The resulting traffic on the days of events could potentially impede business operations of the surrounding agricultural and ag-oriented services.

The applicant resubmitted a project description that limits outdoor events to days that are outside of the almond hauling season, which would be from March to October, depending on the varietal of almond. This would reduce some concern for traffic safety around heavy-duty agricultural hauling trucks, however, the concern for passenger traffic congestion and the effect on the surrounding agricultural residential land uses is still present.

Noise is also of particular concern since there have been complaints made by surrounding property owners. An outdoor event facility that has hundreds of people for an event could cause further conflict with surrounding property owners.

The canopy tent shade structure is a concern with the Fire Marshall's Office. As noted in Exhibit O, the current tent structure does not comply California Fire or Building Code. The applicant noted that the tent would be treated periodically to make the tent more flame resistant. However, even if the tent structure is made more fire resistant, the tent structure would still not be allowed to be erected for more than 180 days within a calendar year. In addition, the tent structure is not permitted to be used for farm or storage at any time. Exhibit D2 shows that the metal poles for the shade structure will be permanently set into the ground with concrete footings, which will alleviate concerns regarding windy conditions however, may be an issue since the tent membrane has to be taken down after 180 days within a calendar year.

#### **FINDINGS:**

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

#### **Farm Labor Contracting and Storage of Agricultural Equipment**

1. *The proposed project does not violate the spirit or intent of the zoning ordinance.* The ARE-20 zone district allows agriculturally oriented services with an approved Conditional Use Permit. Farm labor contracting and the storage of agricultural equipment is compatible with the surrounding land uses as well.
2. *The proposed use will not be contrary to the public health, safety, or general welfare.* The farm labor contracting business would not pose any concerns towards public health, safety, or welfare. The property will only store equipment for agriculture and the farm labor contracting business. The cleaning of trailers and portable toilets would occur at the job site and will be performed by a professional cleaning service.
3. *The proposed use will not be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, glare, or other similar factors.* The farm labor contracting business would not pose any issues since the workers meet in the fields for work and payment and the portable restrooms are cleaned at the work site as well.
4. *The proposed use will not for any other reason cause a substantial effect upon the property values and general desirability of the neighborhood or of the county.* There are no foreseen effects on property values in the area because no farm laborers will come to the property. In addition, the site would only be storing agricultural equipment and not cleaning or using it on the property.

Outdoor Event Center

1. *The proposed project does not violate the spirit or intent of the zoning ordinance. **Staff is unable to recommend that this finding be made.*** This parcel is zoned ARE-20 but is under 10 acres, and as noted in paragraph 4 below, would be inconsistent with the surrounding uses.
2. *The proposed use will not be contrary to the public health, safety, or general welfare. **Staff is unable to recommend that this finding be made.*** As indicated in the staff report, access to the parcel is from Road 19, a two lane rural arterial road with significant truck traffic. Periodically adding up to 300 cars could pose significant safety issues on the small roadway.
3. *The proposed use will not be hazardous, harmful, noxious, offensive, or a nuisance by reason of noise, dust, smoke, odor, glare, or other similar factors. **Staff is unable to recommend that this finding be made.*** During an outdoor event there will be a significant amount of particulate matter generated by the increase in traffic. In addition, there will be noise and glare during the events from music, speaker systems, and party lights.
4. *The proposed use will not cause a substantial effect upon the property values and general desirability of the neighborhood or of the county. **Staff is unable to recommend that this finding be made.*** The surrounding property owners have submitted formal complaints to the Sheriff's Office & the Code Enforcement Team before regarding noise and traffic. The surrounding land use is predominantly agriculture and agriculturally oriented services. Farmers and similar job occupations depend on the quiet rural farming community because they often need to get up early in the morning to perform certain farming operations such as harvesting or spraying.

**WILLIAMSON ACT:**

The property is not subject to a Williamson Act contract.

**GENERAL PLAN CONSISTENCY:**

The farm labor contracting business and storage of agricultural equipment is consistent with agriculturally oriented services, which are allowed within the Agriculture designation as outlined in the Madera County General Plan. This designation would also allow an outdoor recreational facility. The uses are allowed within an Agricultural, Rural, Exclusive-20 Acre (ARE-20) zone with an approved Conditional Use Permit (CUP) as an "agriculturally-oriented service" and "outdoor recreational facility". Therefore there is consistency between the General Plan and the zoning for the farm labor contracting business and storage of agricultural equipment and an outdoor event center. However, although there is vertical consistency between the General Plan and the zone district, the outdoor event center is not compatible with the predominant surrounding land uses of agriculture and agriculturally oriented services. Outdoor events would impact Road 19 by increasing traffic, dust, noise, and glare. The lack of major roadways exacerbates the impact in the area as well.

**RECOMMENDATION:**

The analysis provided in this report supports approval of the farm labor contracting business and storage of farm equipment but denial of the outdoor event center of CUP #2016-011 and approval of the MND #2016-016 and the attached Conditions of Approval and Mitigation Monitoring Reporting Program.

**CONDITIONS**

See attached.

**ATTACHMENTS:**

1. Conditions of Approval
2. Exhibit A, General Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Site Plan
6. Exhibit D1, Restroom Facility Plans
7. Exhibit D2, Shade Structure Plans
8. Exhibit D3, Truss Calculations for Shade Structure
9. Exhibit E, Aerial Map
10. Exhibit F, Topography Map
11. Exhibit G, Operational Statement
12. Exhibit G1, Project Description
13. Exhibit H, Email Confirming Number of Events Per Year
14. Exhibit I, Environmental Health Department Comments
15. Exhibit J, Fire Marshall Department Comments
16. Exhibit K, Public Works Department Comments
17. Exhibit L, Sheriff's Department Comments
18. Exhibit M, Russell Harris Farms Comment Letter
19. Exhibit N, Violation Photos
20. Exhibit O, Letter from William Sykes (Project Consultant)
21. Exhibit P, Letters of Support
22. Exhibit Q, Fire Marshall Response Letter (Response to Exhibit O)
23. Exhibit R, Initial Study
24. Exhibit S, Mitigated Negative Declaration
25. Mitigation Monitoring Report

## CONDITIONS OF APPROVAL

**PROJECT NAME:**

Conditional Use Permit #2016-011 - Alfredo Diaz

**PROJECT LOCATION:**

West side of Road 19, approximately 775 feet north of its intersection with Avenue 19 (19268 Road 19), Madera

**PROJECT DESCRIPTION:**

Request for a Conditional Use Permit to allow agriculturally-orientated services (farm labor contracting & storage of farming equipment) and an outdoor event facility.

**APPLICANT:**

Alfredo Diaz - (559) 333-1087

**CONTACT PERSON/TELEPHONE NUMBER:**

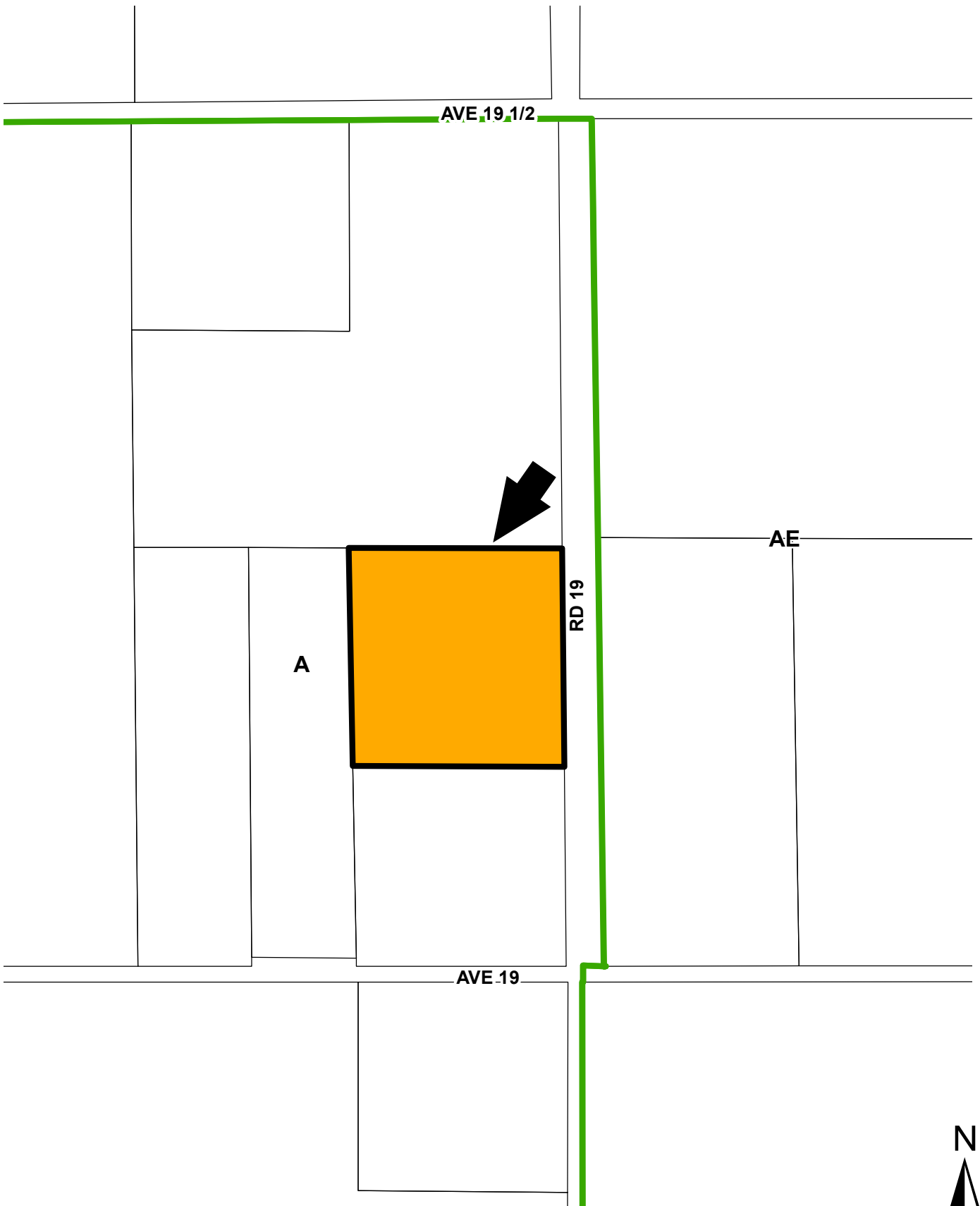
Joey Dinh - Madera County Planning (559) 675-7821

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Environmental Health Department</b>					
1	The operation must adhere to Madera County General Plan Noise Policy (1995).				
2	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s): Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.				
3	The owner/operator must obtain all the necessary Environmental Health Division permits prior to any construction activities on site and must comply with Madera County Code(s) Title 13 and 14 throughout the property development as it pertains to the Sewage Disposal System(s) and Water System(s).				
4	Solid waste collection with sorting for green, recycle, and garbage is required.				
5	All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division, Public Works or Regional Water Quality Control Board.				
6	Portable toilets are only allowed for temporary use (events) and only allowed if they comply with Planning Divisions condition of approval for an outdoor event permit.				
7	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.				
8	Any inactive Sewage Disposal System(s) or Water Well(s) on the property no longer in use must be properly abandoned/destroyed under Madera County Code, California Plumbing Code and/or State Division of Drinking Water requirements. A destruction permit is required through the Environmental Health Division.				

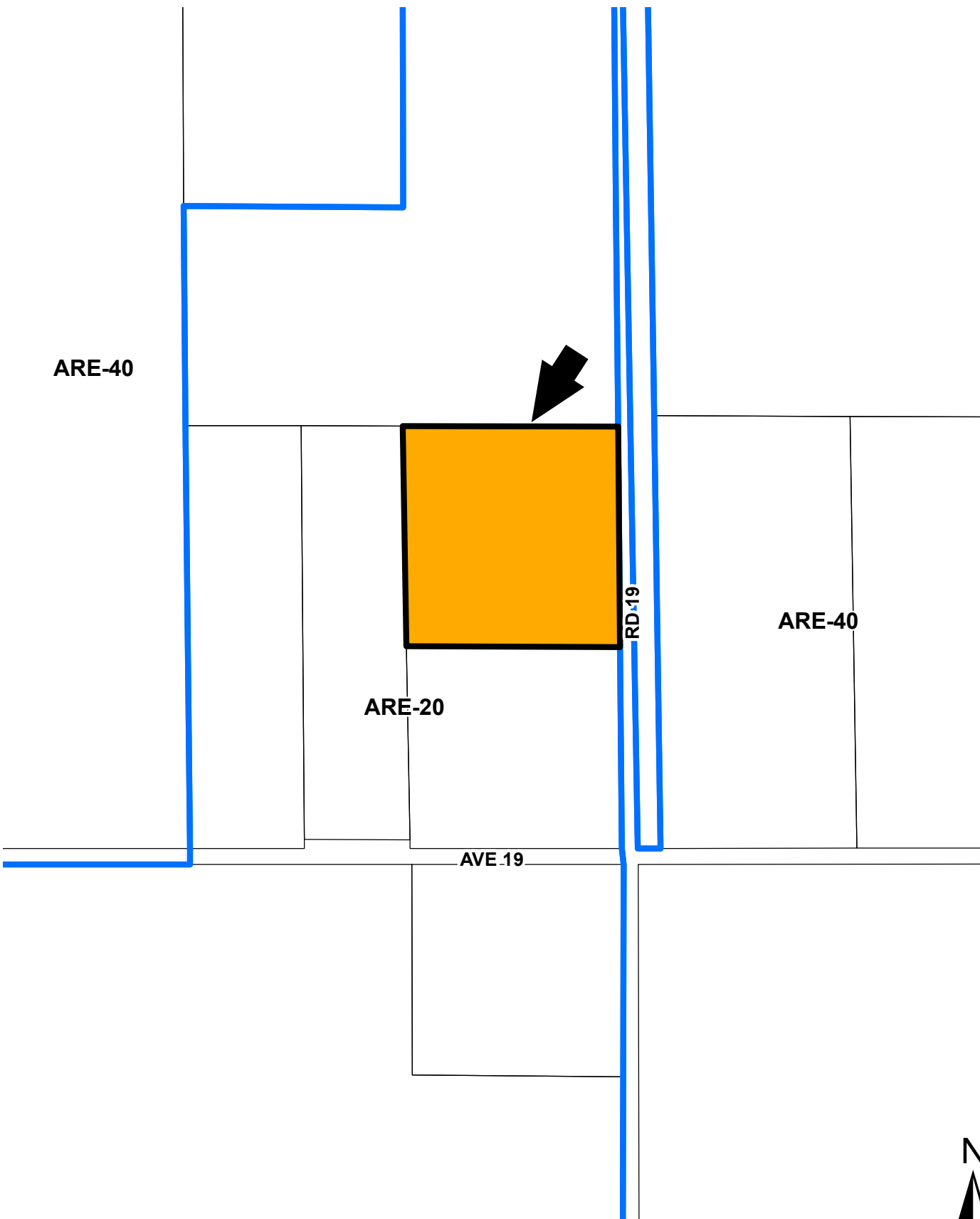


No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
9	As of January 2013 all CUPA regulated businesses must submit their Hazardous Material Business Plan electronically into the California Environmental Reporting System (CERS) at: <a href="http://www.cers.caiepa.ca.gov">www.cers.caiepa.ca.gov</a> . The operator must complete and then submit a Business Activities Declaration Form with the CUPA Program with the Environmental Health Department before the release of the Conditional Use Permit. The operator must obtain all necessary Environmental Health Department permits prior to any construction activities on site.				
10	If food service is provided to the public (not private) for food consumption an Environmental Health Division permit will be required.				
<b>Fire Department</b>					
1	The proposed shade structure will be required to be protected by Automatic Engineered Fire Sprinklers meeting the minimum standards of NFPA 13 due to the use of the building.				
2	Water storage meeting the demands of the automatic fire sprinkler system shall be on-site, tested and approved before the release of the Conditional Use Permit.				
3	The building shall be protected by an automatic fire alarm system meeting the minimum standards of NFPA 72.				
4	The canopy tent shade structure is not to be allowed to be erected on a parcel for more than 180 days within a calendar year.				
5	The canopy tent shade structure is not permitted to be used for farm and storage uses at any time.				
<b>Planning Department</b>					
1	The project shall be developed and operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project.				
2	The applicant shall submit a parking and circulation plan to the Planning Department for approval prior to issuance of the conditional use permit. This plan shall indicate that all parking, circulation, and processing areas within the proposed project site shall be surfaced with asphalt, concrete, compacted gravel, or other material, as approved by the Madera County Planning Department to control dust within the project site.				
3	Provide 209 parking spaces as required by County Ordinance. One parking space on-site per employee based on the highest number of employees scheduled to work on-site at any time. One space per 30 square foot of the outdoor canopy structure. However, at a minimum, the facility must have a minimum of four parking spaces designated for employees or customers, one truck parking space, and one handicap (as required by state standards) parking space at the office area.				
4	All mitigation measures outline in the Mitigated Negative Declaration #2016-012 shall be implemented in development of this project unless added to, deleted from, and/or otherwise modified by the Planning Commission.				
5	No off-site parking is allowed.				
6	No outdoor events will be permitted to take place during the almond harvesting season.				
<b>Public Works DEPARTMENT</b>					

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
1	At any time during the operations of the proposed or existing development, at the County's discretion and depending on the condition of the roadway at the time, the County reserves the rights to require the applicant to repair and provide any necessary improvements to the existing roadways if there are damages to the existing pavement caused by the daily operations proposed the development.				
2	Road 19 is classified as a Minor Road according to the Madera County General Plan road classification with a minimum road right of way of 60-foot. There is existing 25-ft of right of way on either side of Road 19, measuring from the centerline of the road; therefore, a 10-ft strip along the frontage of the parcel is required to dedicate to the County for road purposes.				
3	At the time of applying for building permits, the applicant is required to apply for an encroachment permit from Public Works Department for the existing facilities (fence and driveway approaches) that will be in the County right of way, after the road dedication, to remain in the interim but they will need to be removed at such time as it is deemed necessary by the County.				
4	All driveway approaches accessing the site shall be built to County approach standards as described in the permit. Maximum approach widths are 25' wide for residential and 35' for commercial uses. Approaches wider than the stated maximums may be allowed subject to prior approval of the road commissioner or designee. Any construction within the County road of right-of-way will require an Encroachment Permit from the Public Works Department. Once this permit is secured, the applicant may commence with construction.				
5	At the time of applying for the building permits, if any grading is to occur, the applicant 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.				
6	If there are existing drainage facilities and storage pond existed on site, the developer is required to verify that the existing system and its onsite storage still have the adequate capacity and fully functional for the proposed development.				
7	All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be affected by pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance. All stabilized construction on and off site access locations shall be constructed per the latest edition of the California Stormwater Quality Association (CASQA) details to effectively prevent tracking of sediment onto paved areas. If applicable, all BMPs to be inspected weekly and before and after each rain event. Repair or replace as necessary. The contractor shall abide all of the laws, ordinances, and regulations associated with the NPDES and the Clean Water Act.				
8	Contractor shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavation. Contractor shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.				



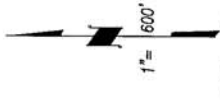
**GENERAL PLAN MAP**



**ZONING MAP**

Tax Area Code  
61-024  
28-03

SEC. 27 T10S. R16E. M.D.B.&M.  
FAIRMEAD COLONY NO. 7



Assessor's Map No. 28-03  
Dixieland  
County of Madera, Calif.  
1954

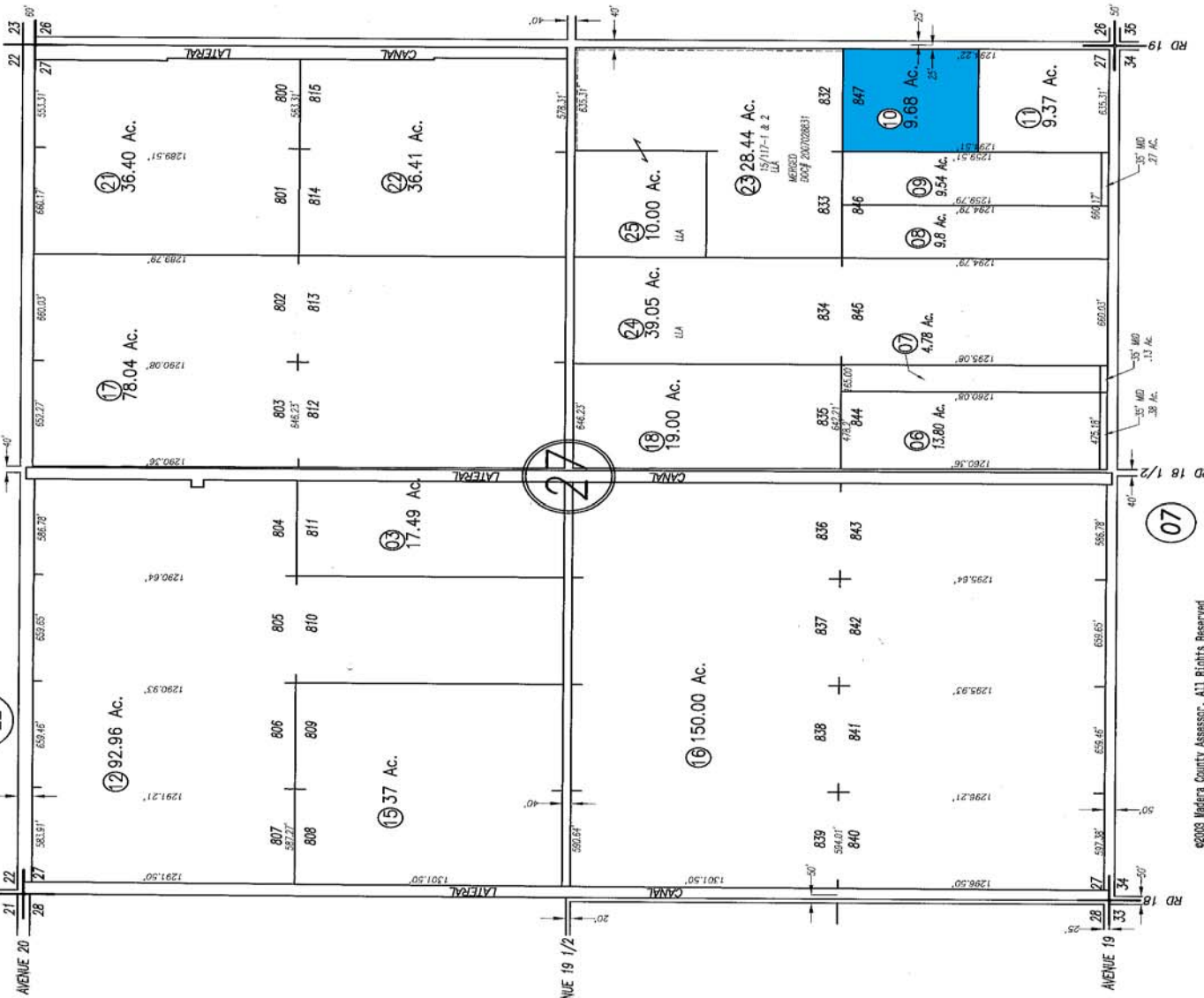
27  
22

04

27

02

07



ORIGINAL

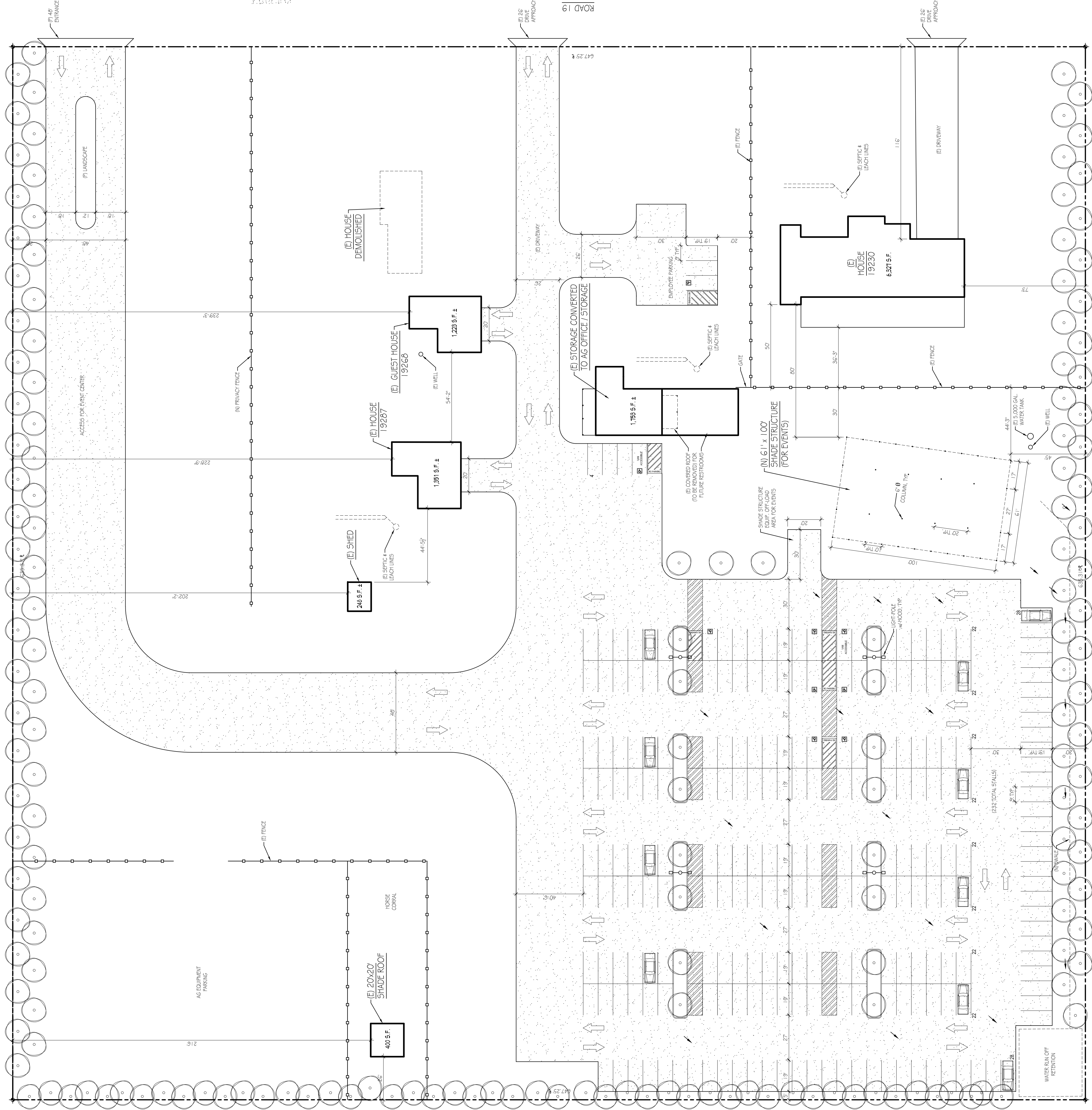
NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

# Index of Drawings

SHEET	CONTENT
T1	Site Plan.
A1	Aerial, Shade Structure Floor Plan & Elevations.
A2	Future Restroom Bldg Floor Plan & ADA Details.
A3	Future Restroom Bldg Elevations.

DATE:  
6-13-16  
6-16-16  
10-10-16

PREPARED BY  
W W ENTERPRISES  
P.O. BOX 8339  
FRESNO, CA 93747  
Tel (559) 289-4912 Fax (559) 272-6195  
wventerprises@outlook.com



(N) 61' x 100' SHADE STRUCTURE  
OCCUPANCY = A-3  
  
LOT SIZE = (9.68 ac) 411,204.4 S.F.  
TOTAL BUILDING AREAS : 12,724 S.F.  
LOT COVERAGE : 3.1 %

### ORGANIC DUST STABILIZER/SUPPRESSANT PRODUCT:

DUST-OFF IS ENVIRONMENTALLY FRIENDLY

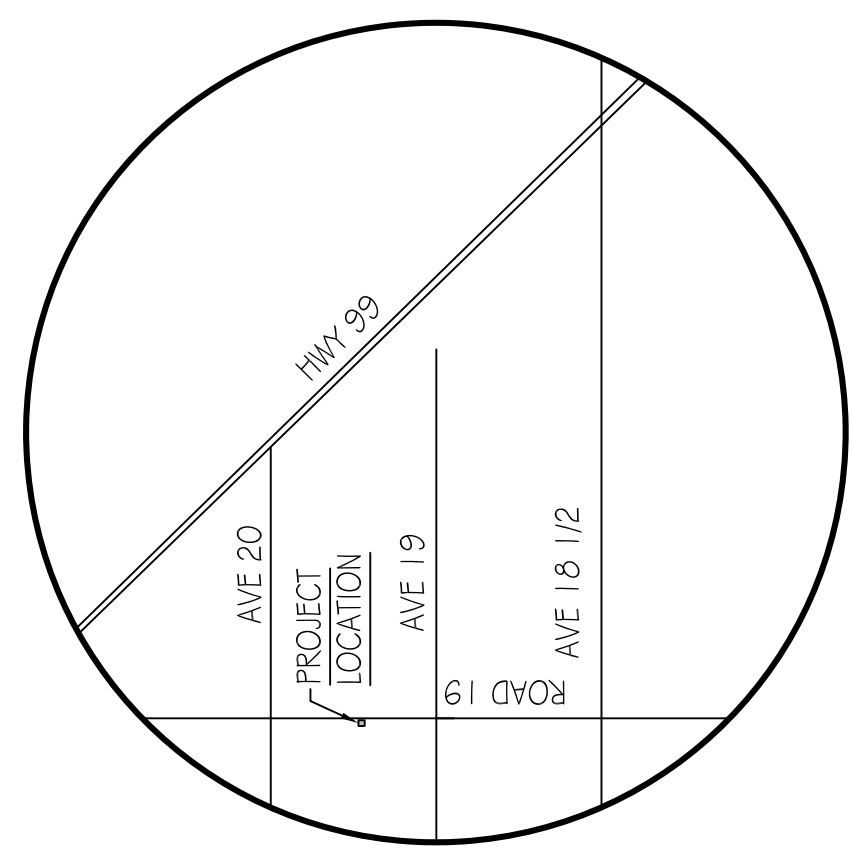
The principal ingredient in Dust-Off is derived naturally through solar evaporation of sea water. It has been evaluated and found to be environmentally acceptable in a dust control study done by the Environmental Protection Agency and U.S. Army Construction Engineering Research Laboratory. Plus, it has been approved for use by the U.S. Forest Service and is in use in several Western national forests. Most other dust suppressants can't make these safety claims. For example, oils and emulsions can run off roads and kill roadside foliage, or contaminate groundwater, lakes and streams.

Dust-Off comes ready to apply, so there's no time wasted in mixing or preparation. What's more, after an application of Dust-Off, you can travel on treated roads immediately, even with heavy machinery. For your added convenience, your local authorized Dust-Off distributor/dealer is available to help you with all phases of application.

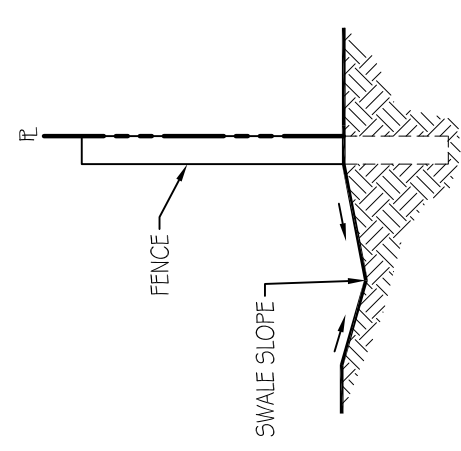
Sold By: California-Fresno Oil Company

(N) 61' x 100' SHADE STRUCTURE PARKING CALCS :  
6,100 S.F. ÷ 7 S.F./PERSON = 871 OCCUPANT LOAD.  
871 ÷ 4/GAR = 218 PARKING STALLS REQ'D.  
PROVIDED = 232 TOTAL PARKING STALLS  
225 STANDARD STALLS  
6 ADA PARKING STALLS  
1 VAN ACCESSIBLE STALL

TREE SHADING CALCULATION :  
232 TOTAL PARKING STALLS  
232 ÷ 6 = 38.67 TREES REQ'D.  
TREES PROVIDED = 39 MIN.



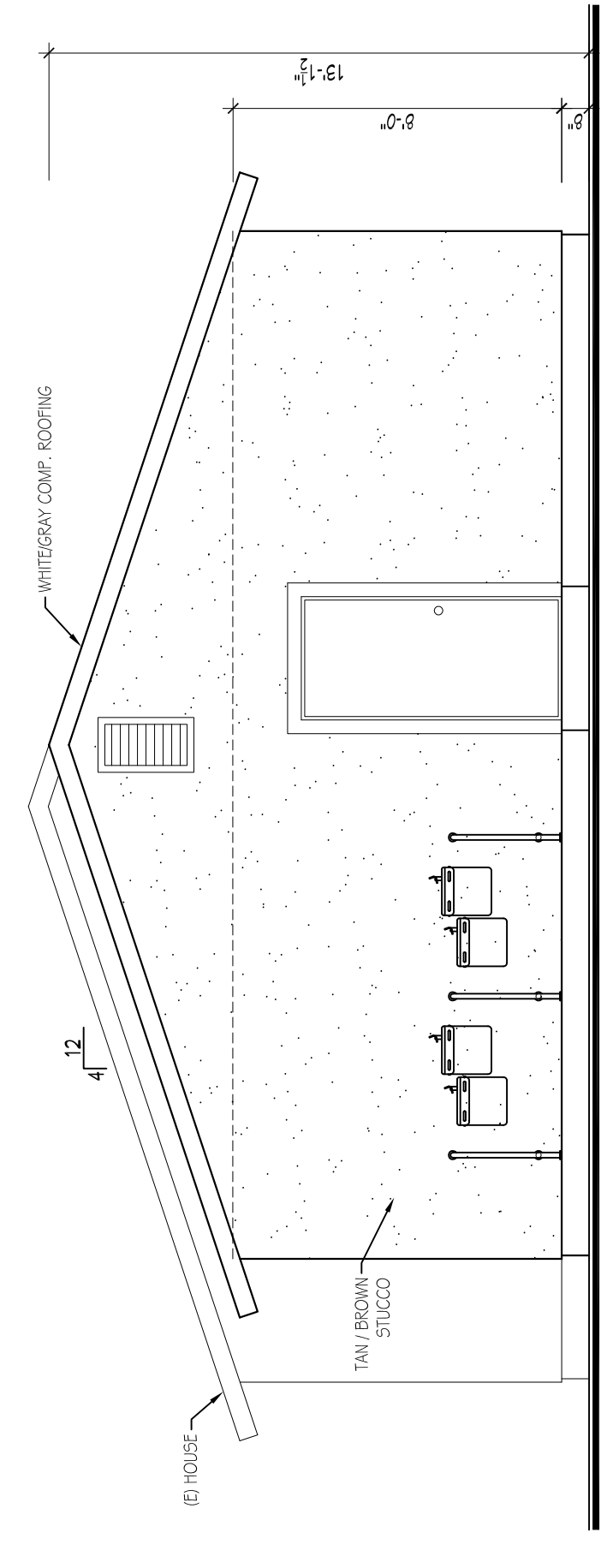
VICINITY MAP  
SCALE: 1" = 50'



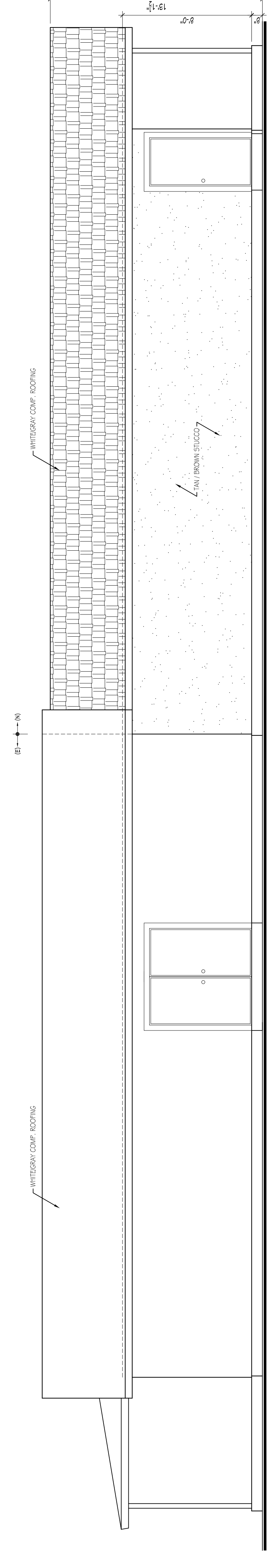
- GRADING NOTES:**
1. NO DRAINAGE TO ADJACENT PROPERTY
  2. LOT SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% WITHIN 10' OF THE BUILDING. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM BUILDING. ALL SITE GRADING OUTSIDE THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 5% SLOPE TOWARD THE STREET.
  3. FINISH FLOOR ELEVATION IS TO BE ABOVE THE CROWN OF THE STREET.
  4. FINISH FLOOR ELEVATION IS TO BE ABOVE THE CROWN OF THE STREET.

1 SITE PLAN  
SCALE: 1" = 30'

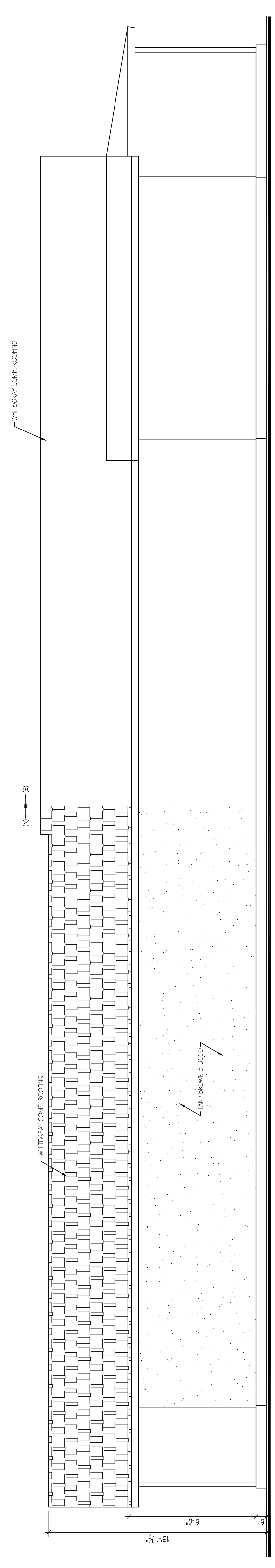




3 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



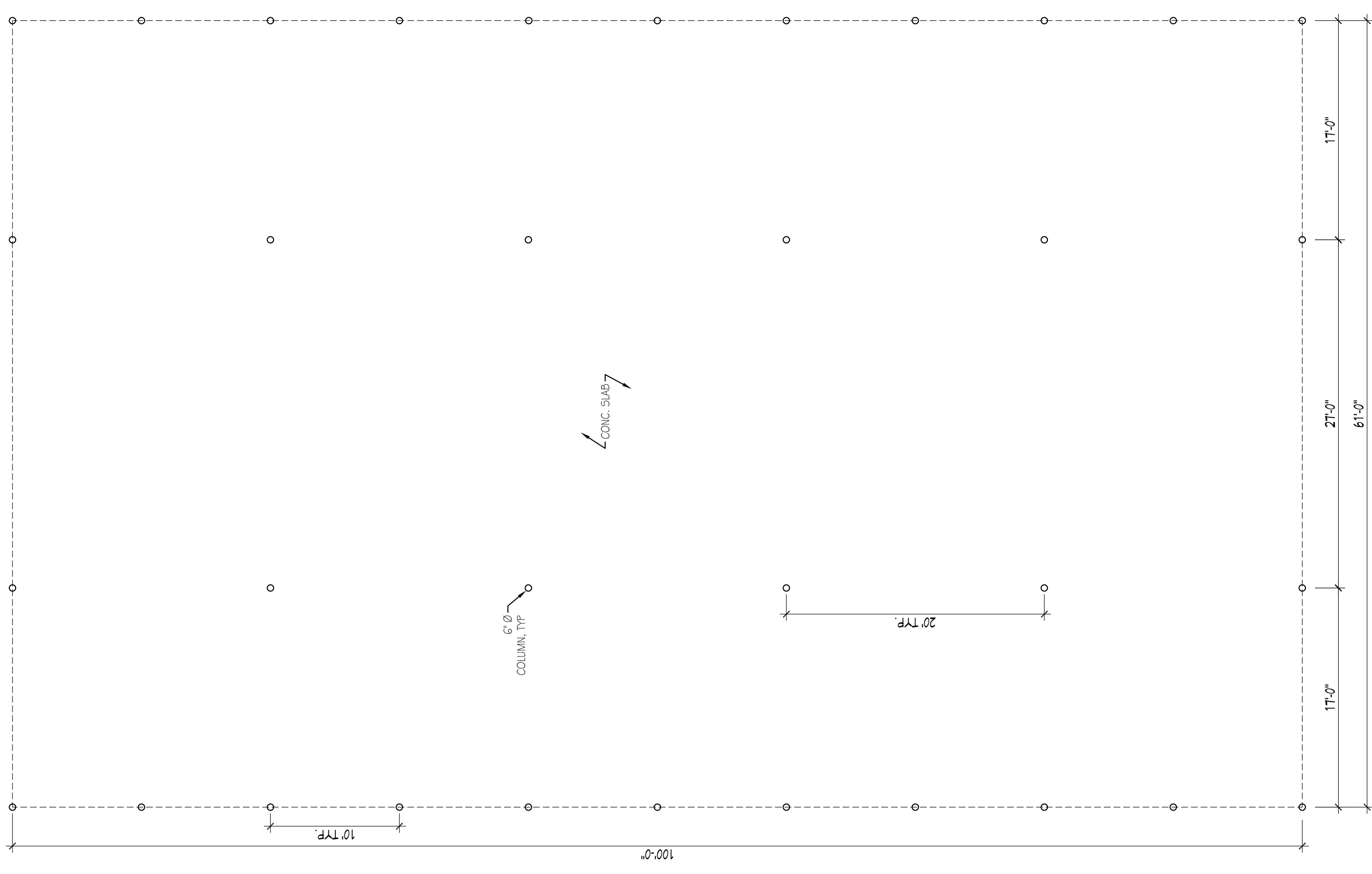
2 WEST ELEVATION  
SCALE: 1/4" = 1'-0"



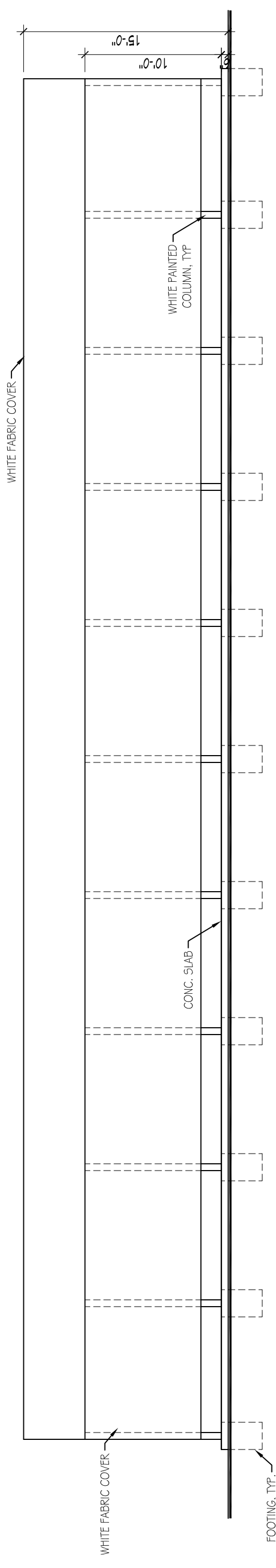
1 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



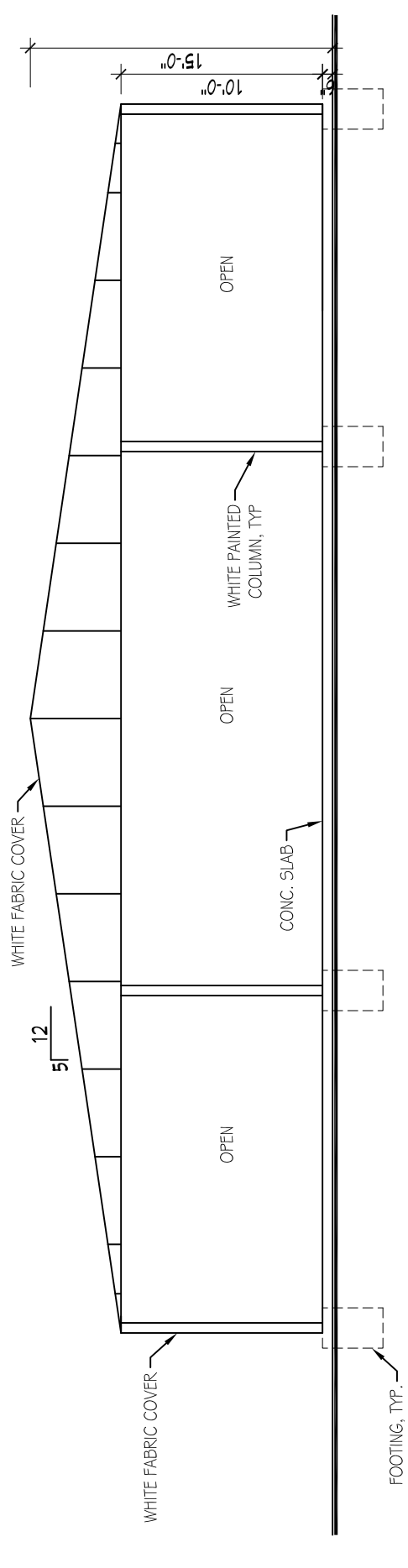
**1 FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**2 NORTHWEST & SOUTHEAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 NORTHEAST & SOUTHWEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 AERIAL**  
SCALE: NTS



The contractor shall verify all dimensions and conditions at the site and shall notify the Designer of any discrepancies between the actual conditions and information shown on the drawings before proceeding with the work. The contractor shall immediately notify the Designer of any condition in which, in his opinion, might endanger the stability of the structure or cause distress to the structure.

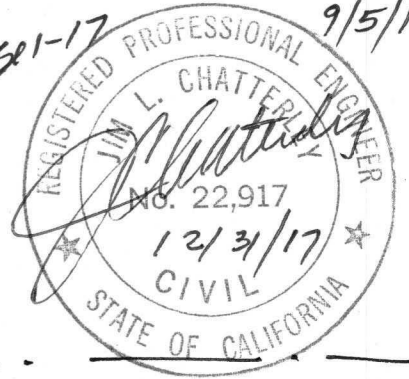
19268 ROAD 19  
MADERIA, CA 93637

CFS 2010 - Consultants  
Jim L. Chatterley P.E.  
Phone: 801-874-9663  
Email: Jim@CFS2010.com  
684 East 1200 North  
Orem, Utah 84097

Objective: Review The Design & Existing Construction details of 6100SF Tensil FABRIC Covered SHADE Structure. in Accordance with CBC 2013 Building Codes (And Local Building Codes) REFERENCE PLANS & DETAILS

- SITE PLAN Page 2
- PARTIAL SECTIONS / DETAILS Page 3
- ELEVATION SECTIONS Page 4.

Page 1-17



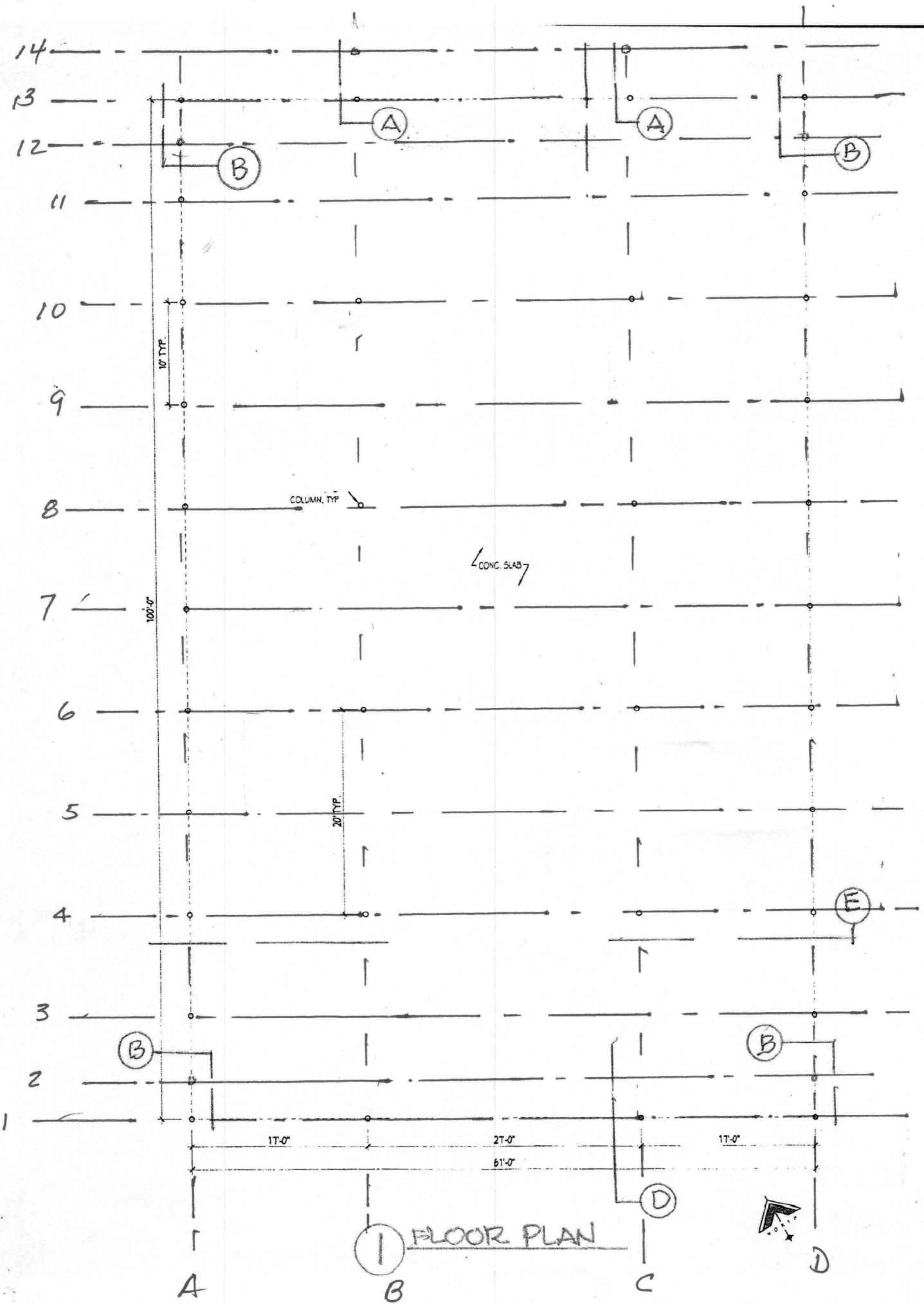
Building Code Review: - SEE PAGE

Chapter 31 of CBC 2013 - SPECIAL CONSTRUCTION MEMBRANE STRUCTURES  
Section 3102.7 ENGINEERING DESIGN -

Compliance with CBC 2013 - Chapter 16 For Wind, SNOW LOADS ETC.

SNOW LOADS in MADERIA, Calif. Not Applicable

- DUE to the Light wtg. of the MEMBRANE FABRIC the DEAD LOADS of the TENSIL FABRIC & SUPPORTING PIPE TRUSS. will NOT Affect the GRAVITY LOAD Design of the Supporting Structure.
- The PRIMARY Design Force for the SAFE STABILITY of the SHADE structure will be LATERAL & uplift due to wind FORCES - For PARTIALLY Enclosed structures  
WIND FORCE 85 MPH.



COLUMN, TYP

CONC. SLAB

10'-0" TYP

100'-0"

20'-0" TYP

17'-0"

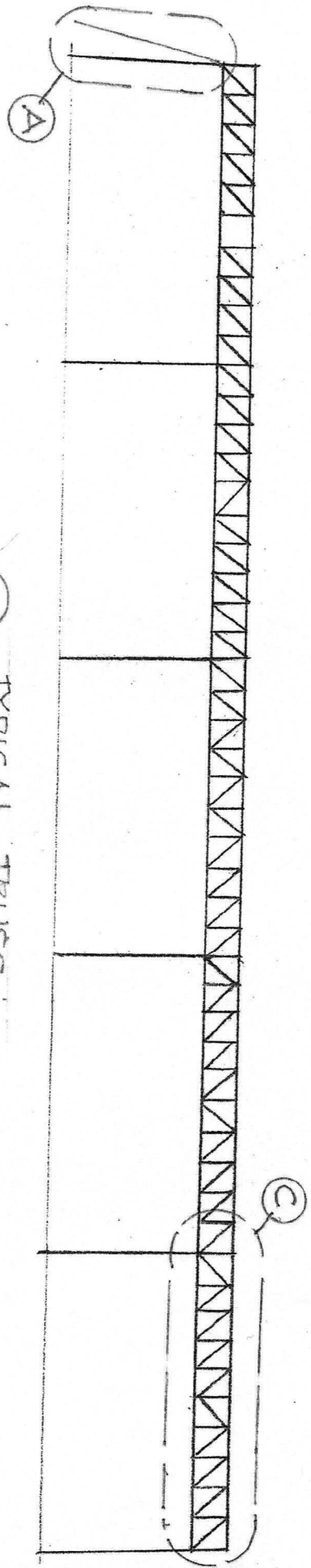
27'-0"

17'-0"

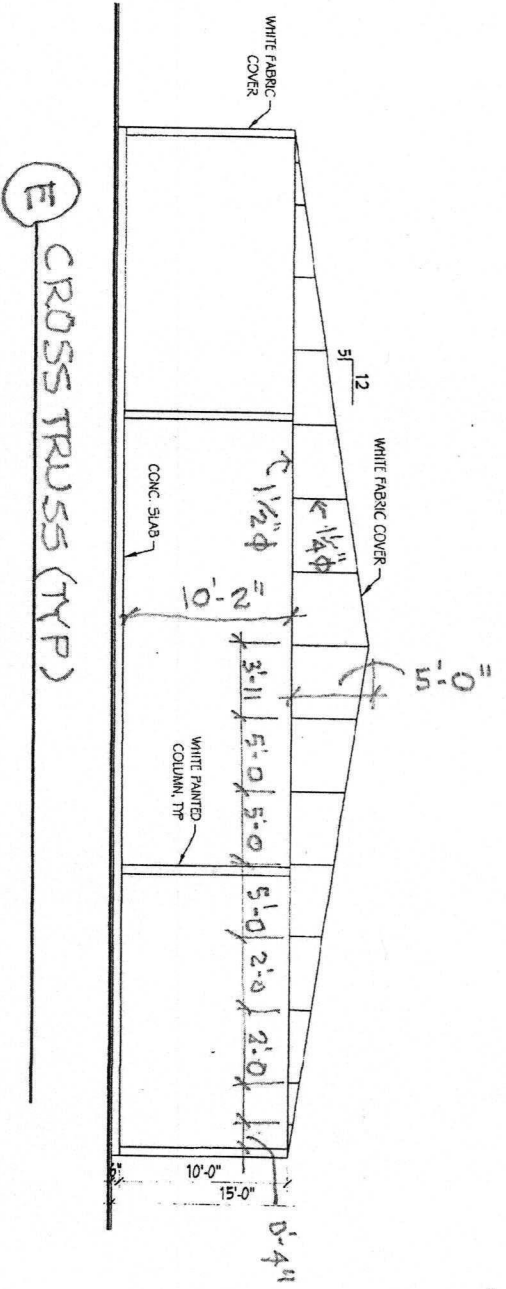
61'-0"

FLOOR PLAN





D TYPICAL TRUSS



E CROSS TRUSS (TYP)



5/17

CHAPTER 31

SPECIAL CONSTRUCTION

SECTION 3101  
GENERAL

**3101.1 Scope.** The provisions of this chapter shall govern special building construction including membrane structures, temporary structures, pedestrian walkways and tunnels, automatic vehicular gates, awnings and canopies, marquees, signs, and towers and antennas.

SECTION 3102  
MEMBRANE STRUCTURES

**3102.1 General.** The provisions of Sections 3102.1 through 3102.8 shall apply to air-supported, air-inflated, membrane-covered cable and membrane-covered frame structures, collectively known as membrane structures, erected for a period of 180 days or longer. Those erected for a shorter period of time shall comply with the *California Fire Code*. Membrane structures covering water storage facilities, water clarifiers, water treatment plants, sewage treatment plants, greenhouses and similar facilities not used for human occupancy are required to meet only the requirements of Sections 3102.3.1 and 3102.7. Membrane structures erected on a building, balcony, deck or other structure for any period of time shall comply with this section.

**3102.2 Definitions.** The following terms are defined in Chapter 2:

**AIR-INFLATED STRUCTURE.**

**AIR-SUPPORTED STRUCTURE.**

Double skin.

Single skin.

**CABLE-RESTRAINED, AIR-SUPPORTED STRUCTURE.**

**MEMBRANE-COVERED CABLE STRUCTURE.**

**MEMBRANE-COVERED FRAME STRUCTURE.**

**NONCOMBUSTIBLE MEMBRANE STRUCTURE.**

**3102.3 Type of construction.** Noncombustible membrane structures shall be classified as Type IIB construction. Noncombustible frame or cable-supported structures covered by an approved membrane in accordance with Section 3102.3.1 shall be classified as Type IIB construction. Heavy timber frame-supported structures covered by an approved membrane in accordance with Section 3102.3.1 shall be classified as Type IV construction. Other membrane structures shall be classified as Type V construction.

**Exception:** Plastic less than 30 feet (9144 mm) above any floor used in greenhouses, where occupancy by the general public is not authorized, and for aquaculture pond covers is not required to meet the fire propagation performance criteria of NFPA 701.

**3102.3.1 Membrane and interior liner material.** Membranes and interior liners shall be either noncombustible as set forth in Section 703.5 or shall be flame resistant in accordance with appropriate standards set forth in CCR, Title 19, Division 1, Chapter 8. Tops and sidewalls shall be made either from fabric that has been flame resistant treated with an approved exterior chemical process by an approved application concern, or from inherently flame resistant fabric approved and listed by the State Fire Marshal (see CCR, Title 19, Division 1, Chapter 8).

**Exception:** Plastic less than 20 mil (0.5 mm) in thickness used in greenhouses, where occupancy by the general public is not authorized, and for aquaculture pond covers is not required to meet the fire propagation performance criteria of NFPA 701.

**3102.4 Allowable floor areas.** The area of a membrane structure shall not exceed the limitations set forth in Table 503, except as provided in Section 506.

**3102.5 Maximum height.** Membrane structures shall not exceed one story nor shall such structures exceed the height limitations in feet set forth in Table 503.

**Exception:** Noncombustible membrane structures serving as roofs only.

**3102.6 Mixed construction.** Membrane structures shall be permitted to be utilized as specified in this section as a portion of buildings of other types of construction. Height and area limits shall be as specified for the type of construction and occupancy of the building.

**3102.6.1 Noncombustible membrane.** A noncombustible membrane shall be permitted for use as the roof or as a skylight of any building or atrium of a building of any type of construction provided it is not less than 20 feet (6096 mm) above any floor, balcony or gallery.

**3102.6.1.1 Membrane.** A membrane meeting the fire propagation performance criteria of NFPA 701 shall be permitted to be used as the roof or as a skylight on buildings of Types IIB, III, IV and V construction, provided it is not less than 20 feet (6096 mm) above any floor, balcony or gallery.

**3102.7 Engineering design.** The structure shall be designed and constructed to sustain dead loads; loads due to tension or inflation; live loads including wind, snow or flood and seismic loads and in accordance with Chapter 16.

**3102.8 Inflation systems.** Air-supported and air-inflated structures shall be provided with primary and auxiliary inflation systems to meet the minimum requirements of Sections 3102.8.1 through 3102.8.3.

**3102.8.1 Equipment requirements.** This inflation system shall consist of one or more blowers and shall include provisions for automatic control to maintain the required



SINCE THE SHADE STRUCTURE IS OPEN ON ALL SIDES & DOES NOT HAVE A ROOF DIAPHRAGM THE PRIMARY & MOST CRITICAL WIND PRESSURE OCCUR FROM THE WIND FORCES - UPLIFT OF THE TENSILE FABRIC.  
 PER ASCE-7 2005 - SECTION 6.5.12

DESIGN WIND LOADS ON PARTIALLY ENCLOSED STRUCTURES.

FLEXIBLE BUILDINGS SECTION 6.5.12.2.3

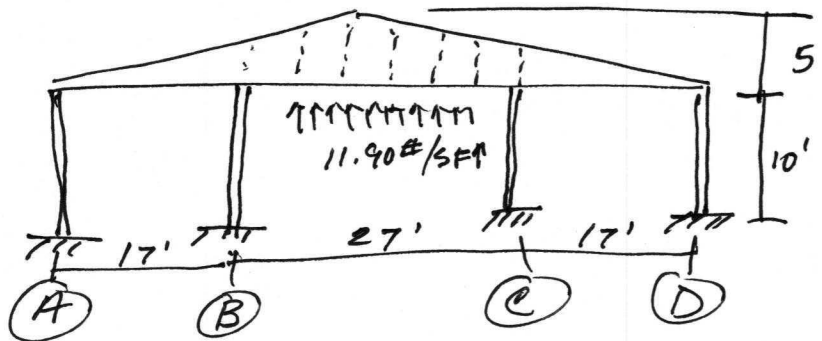
$$P = q C_{ef} C_p - q_i (G_i C_{pi})$$

SEE CALCULATION PAGE 7

THE MAXIMUM UPLIFT PRESSURE FROM WIND FORCES = 11.89 #/SF AT THE CENTER OF THE SHADE STRUCTURE.

CALCULATE THE UPLIFT FORCES ON TRUSS @ GRID (C)

PER CROSS SECTION "E" - PAGE 3



$$W = 10' (11.9 \text{ #/SF}) = 119 \text{ #/LF.}$$

CONT. PAGE 8.

7/17



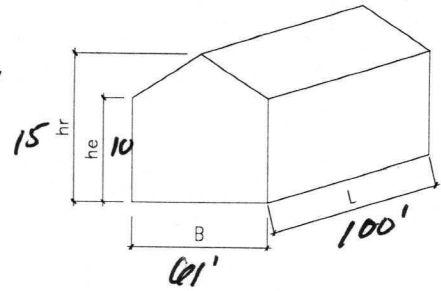
**Wind Analysis for Low-rise Building, Based on ASCE 7-2010**

**INPUT DATA**

Exposure category (B, C or D, ASCE 7-10 26.7.3)  
Importance factor (ASCE 7-10 Table 1.5-2)  
Basic wind speed (ASCE 7-10 26.5.1 or 2012 IBC)  
Topographic factor (ASCE 7-10 26.8 & Table 26.8-1)  
Building height to eave  
Building height to ridge  
Building length  
Building width  
Effective area of components (or Solar Panel area)

**C**

$I_w = 1.00$  for all Category  
 $V = 85$  mph  
 $K_{zt} = 1$  Flat  
 $h_e = 10$  ft  
 $h_r = 15$  ft  
 $L = 100$  ft  
 $B = 61$  ft  
 $A = 0$  ft<sup>2</sup>



**DESIGN SUMMARY**

Max horizontal force normal to building length, L, face = 24.00 kips, SD level (LRFD level), Typ.  
Max horizontal force normal to building length, B, face = 12.20 kips  
Max total horizontal torsional load = 103.54 ft-kips  
Max total upward force = 97.60 kips

**ANALYSIS**

**Velocity pressure**

$q_h = 0.00256 K_h K_{zt} K_d V^2 = 13.36$  psf

where:  $q_h$  = velocity pressure at mean roof height, h. (Eq. 28.3-1 page 298 & Eq. 30.3-1 page 316)

$K_h$  = velocity pressure exposure coefficient evaluated at height, h, (Tab. 28.3-1, pg 299) = **0.85**

$K_d$  = wind directionality factor. (Tab. 26.6-1, for building, page 250) = **0.85**

$h$  = mean roof height = **12.50** ft

< 60 ft, [Satisfactory] (ASCE 7-10 26.2.1)

< Min (L, B), [Satisfactory] (ASCE 7-10 26.2.2)

**Design pressures for MWFRS**

$p = q_h [(G C_{pf}) - (G C_{pi})]$

where:  $p$  = pressure in appropriate zone. (Eq. 28.4-1, page 298).

$p_{min} = 16$  psf (ASCE 7-10 28.4.4)

$G C_{pf}$  = product of gust effect factor and external pressure coefficient, see table below. (Fig. 28.4-1, page 300 & 301)

$G C_{pi}$  = product of gust effect factor and internal pressure coefficient. (Tab. 26.11-1, Enclosed Building, page 258)

= **0.18** or **-0.18**

$a$  = width of edge strips, Fig 28.4-1, note 9, page 301,  $MAX[MIN(0.1B, 0.1L, 0.4h), MIN(0.04B, 0.04L), 3]$  = **5.00** ft

**Net Pressures (psf), Basic Load Cases**

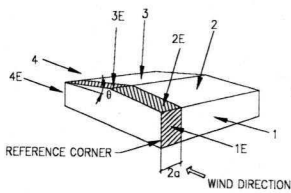
Surface	Roof angle $\theta = 9.31$			Roof angle $\theta = 0.00$		
	$G C_{pf}$	Net Pressure with		$G C_{pf}$	Net Pressure with	
		(+ $G C_{pi}$ )	(- $G C_{pi}$ )		(+ $G C_{pi}$ )	(- $G C_{pi}$ )
1	0.44	3.44	8.25	-0.45	-8.42	-3.61
2	-0.69	-11.63	-6.82	-0.69	-11.63	-6.82
3	-0.40	-7.77	-2.96	-0.37	-7.35	-2.54
4	-0.33	-6.82	-2.01	-0.45	-8.42	-3.61
5				0.40	2.94	7.75
6				-0.29	-6.28	-1.47
1E	0.66	6.48	11.29	-0.48	-8.82	-4.01
2E	-1.07	-16.70	-11.89	-1.07	-16.70	-11.89
3E	-0.58	-10.10	-5.29	-0.53	-9.49	-4.68
4E	-0.49	-8.96	-4.15	-0.48	-8.82	-4.01
5E				0.61	5.75	10.56
6E				-0.43	-8.15	-3.34

**Net Pressures (psf), Torsional Load Cases**

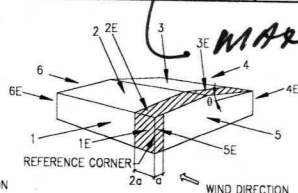
Surface	Roof angle $\theta = 9.31$		
	$G C_{pf}$	Net Pressure with	
		(+ $G C_{pi}$ )	(- $G C_{pi}$ )
1T	0.44	0.86	2.06
2T	-0.69	-2.91	-1.70
3T	-0.40	-1.94	-0.74
4T	-0.33	-1.70	-0.50

Surface	Roof angle $\theta = 0.00$		
	$G C_{pf}$	Net Pressure with	
		(+ $G C_{pi}$ )	(- $G C_{pi}$ )
5T	0.40	0.73	1.94
6T	-0.29	-1.57	-0.37



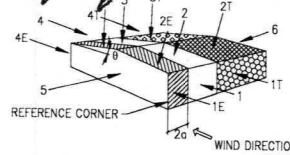
Load Case A (Transverse)



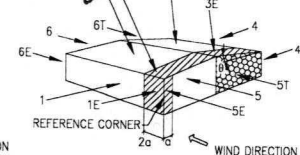
Load Case B (Longitudinal)

Basic Load Cases

*MAX. uplift @ Center of Structure.*



Load Case A (Transverse)



Load Case B (Longitudinal)

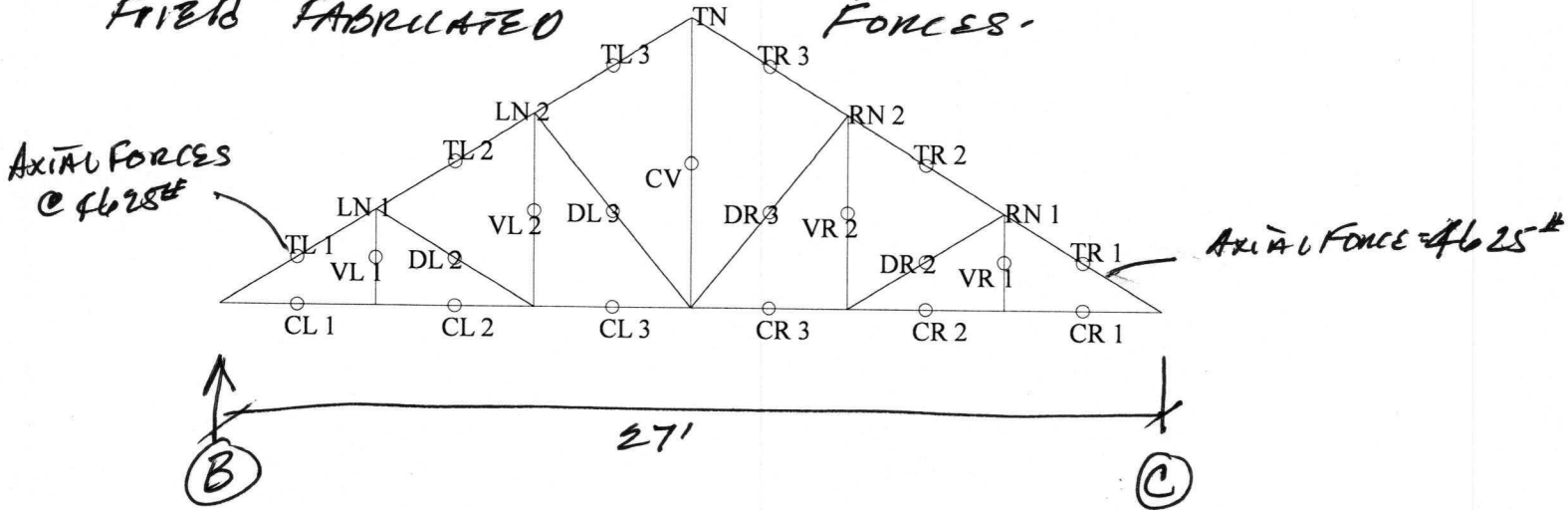
Torsional Load Cases



TITLE:  
DESCRIPTION:

8/17

The Wood Truss software is used to calculate the axial forces for the steel pipe field fabricated forces.



TRUSS TYPE IS: ENGLISH TRUSS

MEMBER INFORMATION

Note, if Area = 10000 then no member types were selected.

MEMBER	TYPE	AREA in <sup>2</sup>	LENGTH ft	AXIAL LOAD(lb)
TOP MEMBERS				
TL 1	4X4	12.3	4.8	4625.5 ← Max Force.
TL 2	4X4	12.3	4.8	3854.6
TL 3	4X4	12.3	4.8	3083.7
TR 1	4X4	12.3	4.8	4625.5 ← ✓ ✓
TR 2	4X4	12.3	4.8	3854.6
TR 3	4X4	12.3	4.8	3083.7
BOTTOM MEMBERS				
CL 1	4X4	12.3	4.5	4337.6
CL 2	4X4	12.3	4.5	4337.6
CL 3	4X4	12.3	4.5	3614.6
CR 1	4X4	12.3	4.5	4337.6
CR 2	4X4	12.3	4.5	4337.6
CR 3	4X4	12.3	4.5	3614.6
DIAGONAL MEMBERS				
DL 2	4X4	12.3	5.6	770.9
DL 3	4X4	12.3	6.7	899.7
DR 2	4X4	12.3	4.8	770.9
DR 3	4X4	12.3	6.7	899.7
VERT. MEMBERS				
VL 2	4X4	12.3	3.3	267.8
VL 3	4X4	12.3	5.0	0.0
VR 2	4X4	12.3	3.3	267.8
VR 3	4X4	12.3	5.0	0.0
CV	4X4	12.3	5.0	1071.0

Wood. NOT Applicable - STANDARD STEEL PIPE - USED FOR STEEL. FIELD FABRICATED TRUSS.

9/17

TITLE:  
DESCRIPTION:

APPLIED LOADS (LBS)

LN 1 = 535.5  
LN 2 = 535.5  
RN 1 = 535.5  
RN 2 = 535.5  
TN = 1071.0

TRUSS END REACTIONS

R1 = 1606.50 lbs          R2 = 1606.50 lbs

DEFLECTIONS (in)

LN 1 = 0.1707  
LN 2 = 0.2136  
RN 1 = 0.1701  
RN 2 = 0.2136  
TN = 0.2163

WOOD TYPE

WOOD TYPE IS: Douglas Fir South  
GRADE IS: Select Structural

REVIEW OF STRESSES

9.117

(TL 1)

Actual Stress = 377.59 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

MAX AXIAL Stress on  
1 1/4"  $\phi$  STANDARD STEEL PIPE

(TL 2)

Actual Stress = 314.66 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(TL 3)

Actual Stress = 251.73 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(TR 1)

Actual Stress = 377.59 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(TR 2)

Actual Stress = 314.66 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(TR 3)

Actual Stress = 251.73 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(CL 1)

Actual Stress = 354.09 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(CL 2)

Actual Stress = 354.09 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(CL 3)

Actual Stress = 295.07 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(CR 1)

Actual Stress = 354.09 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(CR 2)

Actual Stress = 354.09 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(CR 3)

Actual Stress = 295.07 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(DL 2)

Actual Stress = 62.93 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(DL 3)

Actual Stress = 73.44 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(DR 2)

Actual Stress = 62.93 psi  
Allowable axial stress = 875.00 psi with full lateral bracing.  
Assumes min. lateral bracing of 14.58 ft

(DR 3)

Actual Stress = 73.44 psi

STAND. STEEL PIPE  $1\frac{1}{4}$ "  $\phi$  =

$$A = 0.669 \text{ IN}^2$$

$$I = 0.195 \text{ IN}^4$$

$$S = 0.235 \text{ IN}^3$$

$$r = 0.540 \text{ IN}$$

$$F_y = 36,000$$

10/17

$$\frac{P}{A} = f$$

Column LOADED concentrically

$$f = 17,000 - 0.485 \left( \frac{L}{r} \right)^2 \text{ PSI} \quad \text{when } \frac{L}{r} \leq 120$$

$$L \approx 5'$$

$$r = 0.54$$

$$\frac{L}{r} = \frac{5}{0.54} = 9.25 < 120 \quad \text{OK.}$$

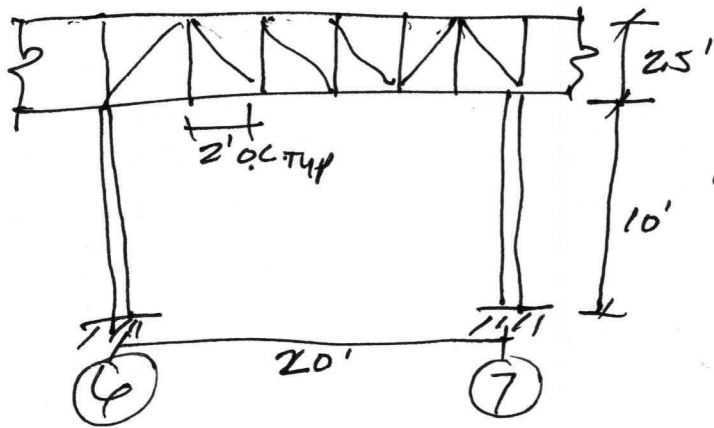
$$f = 17,000 - 0.485 (9.25)^2 = 17,000 - 41.5 \text{ PSI} = 16,958 \text{ PSI}$$

ALLOWABLE.

ACTUAL<sup>MAX</sup> stress = 378 PSI < 16,958 PSI OK.

ACTUAL stress in  $1\frac{1}{4}$ "  $\phi$  PIPE LESS THAN ALLOWABLE.

CALCULATE THE FORCES ON THE TRUSS NORTH & SOUTH  
SEE SECTION (D) PAGE 3 & PARTIAL SECTION (C) PAGE 4



TYPICAL HOWE TRUSS  
@ SPACED @ 5' 0" OC.  
 $W/LF = 5' (11.9 \#/SF) = 60 \#/LF$   
MAX. UPLIFT FORCE  
PAGE 7

STANDARD STEEL

SEE CALCULATION FOR TYPICAL WORST CASE PIPE WELDED  
TRUSS. PAGE 12

CHECK CAPACITY OF STANDARD STEEL PIPE FOR MAX  
AXIAL FORCES ON

PIPE 1.0"  $\phi$  =  $A = 0.494 \text{ IN}^2$

$I = 0.087 \text{ IN}^4$

$S = 0.133 \text{ IN}^3$

$r = 0.421 \text{ IN}$

ASSUME EXISTING STEEL  $f = 36 \text{ KSI}$  QUALITY

$$F_{ALL} = 17,000 - 0.485 \left( \frac{L}{r} \right)^2 \text{ PSI}$$

$$= 17,000 - 0.485 \left( \frac{2.5}{0.421} \right)^2 =$$

$$= 17,000 - 1699 = 15,308 > 377 \#$$

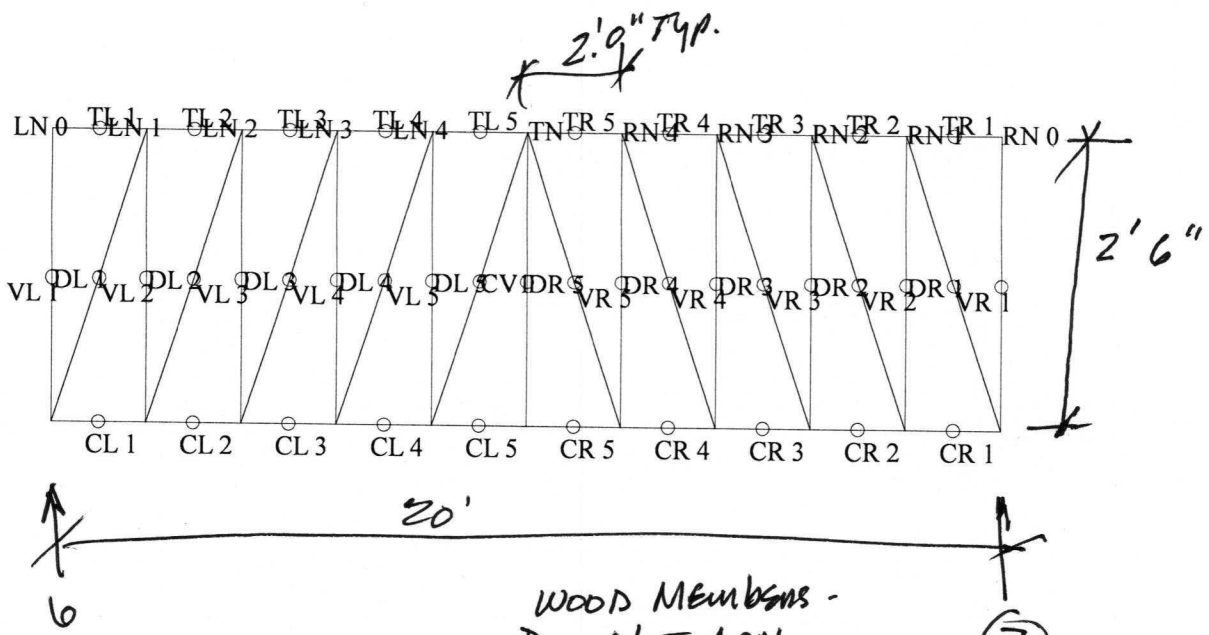
OK.

ALLOWABLE.      ACTUAL

Cont. Page 13

TITLE:  
DESCRIPTION:

12/17



TRUSS TYPE IS: HOWE TRUSS

WOOD MEMBERS -  
DO NOT APPLY -

⑦

MEMBER INFORMATION

Note, if Area = 10000 then no member types were selected.

CALCULATION FOR AXIAL  
FORCES in 1"  $\phi$  STEEL PIPE.

MEMBER	TYPE	AREA in <sup>2</sup>	LENGTH ft	AXIAL LOAD(lb)
<b>TOP MEMBERS</b>				
TL 1	4X4	12.3	2.0	0.0
TL 2	4X4	12.3	2.0	432.0
TL 3	4X4	12.3	2.0	768.0
TL 4	4X4	12.3	2.0	1008.0
TL 5	4X4	12.3	2.0	1152.0
TR 1	4X4	12.3	2.0	0.0
TR 2	4X4	12.3	2.0	432.0
TR 3	4X4	12.3	2.0	768.0
TR 4	4X4	12.3	2.0	1008.0
TR 5	4X4	12.3	2.0	1152.0
<b>BOTTOM MEMBERS</b>				
CL 1	4X4	12.3	2.0	432.0
CL 2	4X4	12.3	2.0	768.0
CL 3	4X4	12.3	2.0	1008.0
CL 4	4X4	12.3	2.0	1152.0
CL 5	4X4	12.3	2.0	1200.0
CR 1	4X4	12.3	2.0	432.0
CR 2	4X4	12.3	2.0	768.0
CR 3	4X4	12.3	2.0	1008.0
CR 4	4X4	12.3	2.0	1152.0
CR 5	4X4	12.3	2.0	1200.0
<b>DIAGONAL MEMBERS</b>				
DL 1	4X4	12.3	3.2	691.5
DL 2	4X4	12.3	3.2	537.9
DL 3	4X4	12.3	3.2	384.2
DL 4	4X4	12.3	3.2	230.5
DL 5	4X4	12.3	3.2	76.8
DR 1	4X4	12.3	3.2	691.5
DR 2	4X4	12.3	3.2	537.9
DR 3	4X4	12.3	3.2	384.2
DR 4	4X4	12.3	3.2	230.5
DR 5	4X4	12.3	3.2	76.8
<b>VERT. MEMBERS</b>				

← MAX AXIAL FORCES

← MAX AXIAL FORCES

DIAZ

5 Sep 16

13/17

CALCULATION

Archon Weld Calculator Program

$d = 1.900$  (in) - DIA for 1 1/4"  $\phi$  stand. steel pipe

Allowable Stress = 36 (ksi) MAX AXIAL FORCE

LOADS:

FX = 4.65 (kips)

FY = 1.0 (kips)

FZ = 1.0 (kips)

MX = 18.0 (in-kips)

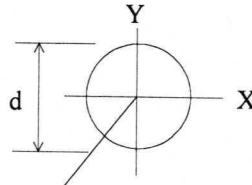
MY = 1.0 (in-kips)

MZ = 1.0 (in-kips)

Actual Weld Size = 5.0 (in)

Min. Weld for Stress = 0.272 (in)

Fillet



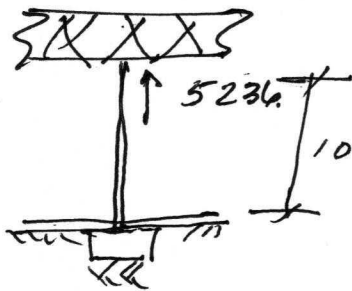
CALCULATE THE PIPE WELD FOR EACH CONNECTION  
Therefore each pipe weld for standard steel pipe  
should be full diameter of pipe 1/4" fillet weld  
for all connections -

With The Light DEAD Weight Gravity Forces The Critical Loads to Calculate will be the wind up lift forces from the wind during a storm.

Interior Columns @ Grid (B/3) & (C/3) have the largest Area around the column to resist the uplift forces of  $11.9 \text{ #/SF}$  ↑ uplift.

Tributary Area =  $22' \times 20' = 440 \text{ SF}$

MAX uplift forces =  $440 \text{ SF} (11.9 \text{ #/SF}) = 5,236 \text{ #}$



Gravity DEADLOAD FROM STEEL TRUSS & CANVAS will be Ignored -

Add Concrete ENCASED Column to resist the uplift forces & provide additional LATERAL Resisting Forces to the LATERAL Forces on the TRUSS FRAMING system.

Calculate the diameter of Circular concrete column that will weigh  $5,200 \text{ #}$  with concrete @  $\frac{150 \text{ #}}{\text{ft}^3}$

$$\frac{5200 \text{ #}}{150 \text{ #/ft}^3} = 34.6 \text{ ft}^3 \text{ for } 10' \text{ high Column}$$

$$34.6 \text{ ft}^3 / 10' = 3.46 \text{ ft}^2 \text{ LF of Column}$$

$$A = \pi R^2$$

$$R = \sqrt{\frac{3.46}{3.14}} = 1.1$$

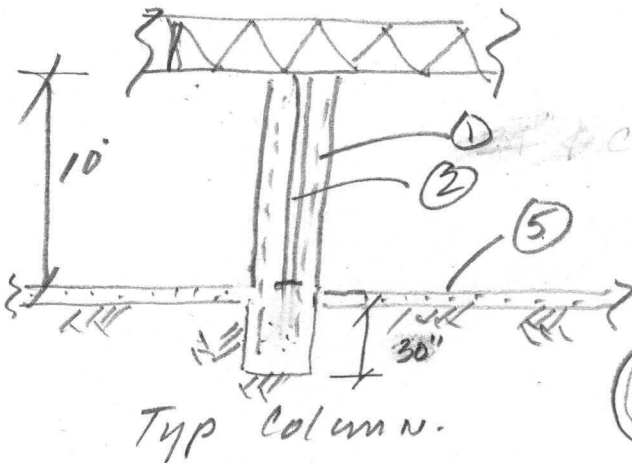
$$\sqrt{1.1} = 1.04' = R$$



Therefore:

Each interior column. B/4 B/6 B/8 B/10  
 D/4 D/6 D/8 D/10

Will be ENCASED WITH 2'  $\phi$  concrete column.  
 Around the existing PIPE column.



- ① 24"  $\phi$  concrete column @ INTERIOR column.
- ② Existing steel Post
- ③ - 4 #4 Rebar
- ④ - #3 Sturrip @ 9" O.C.
- ⑤ Existing Conco S.O.G.

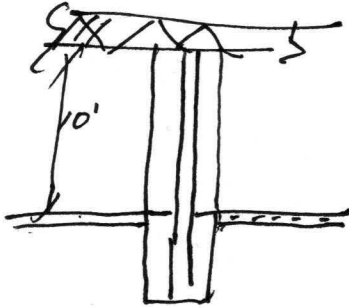
Since Extension column will Resist LESS uplift forces  
 From the wind -

Each Extension column A/2 thru A/12

D/2 thru D/12

Will require 1'0"  $\phi$  concrete Encasement.

CALCULATE THE CAPACITY OF CONCRETE ENCASED COLUMNS TO RESIST LATERAL FORCES.



← 24K - PAGE 7  
TOTAL FOR STRUCTURE  
OR 545# / COLUMN.

WITH 11 (4) = 44 COLUMNS.

EACH COLUMN WILL RESIST  $\frac{24K}{44col} = 545\#$

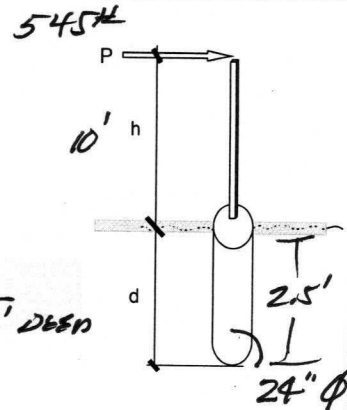
SEE CALCULATION PAGE 17 FOR FOOTING DEPTH & DIAMETER



**Flagpole Footing Design Based on Chapter 18 of IBC & CBC**

**INPUT DATA & DESIGN SUMMARY**

IS FOOTING RESTRAINED @ GRADE LEVEL ? (1=YES,0=NO)	1	yes
LATERAL FORCE @ TOP OF POLE	P = 0.54	k
HEIGHT OF POLE ABOVE GRADE	h = 10	ft
DIAMETER OF POLE FOOTING	b = 2	ft
LATERAL SOIL BEARING CAPACITY	S = 0.5	ksf / ft
ISOLATED POLE FACTOR (2012 IBC 1806.3.4)	F = 2	
FIRST TRIAL DEPTH	===> d = 2.5	ft



Use 2 ft dia x 2.26 ft deep footing restrained @ ground level

OK - USE 2.5' DEEP

**ANALYSIS**

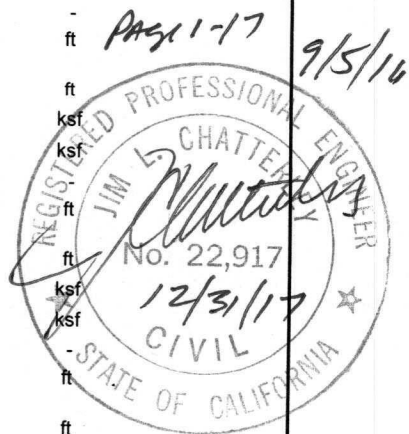
LATERAL BEARING @ BOTTOM :  $S_3 = FS \text{ Min}(d, 12')$   
 LATERAL BEARING @ d/3 :  $S_1 = FS \text{ Min}\left(\frac{d}{3}, 12'\right)$

$A = \frac{2.34P}{bS_1}$

REQUIRE DEPTH :

$d = \begin{cases} \frac{A}{2} \left[ 1 + \sqrt{1 + \frac{4.36h}{A}} \right] & \text{, FOR NONCONSTRAINED} \\ \sqrt{\frac{4.25Ph}{bS_3}} & \text{, FOR CONSTRAINED} \end{cases}$

		NONCONSTRAINED		CONSTRAINED	
LATERAL FORCE @ TOP OF POLE	P =>	0.54	k	0.54	k
HEIGHT OF POLE ABOVE GRADE	h =>	10.0	ft	10.0	ft
DIAMETER OF POLE FOOTING	b =>	2.00	ft	2.00	ft
LATERAL SOIL BEARING CAPACITY	FS =>	1.00	ksf / ft	1.00	ksf / ft
<b>1ST TRIAL</b>					
TRY d <sub>1</sub> =>		2.50	ft	2.50	ft
LAT SOIL BEARING @ 1/3 d	S <sub>1</sub> =>	0.83	ksf	0.83	ksf
LAT SOIL BEARING @ 1.0 d	S <sub>3</sub> =>	2.50	ksf	2.50	ksf
CONSTANT 2.34P/(bS <sub>1</sub> )	A =>	0.76	-	-	-
REQD FOOTING DEPTH	RQRD d =>	3.28	ft	2.14	ft
<b>2ND TRIAL :</b>					
TRY d <sub>2</sub> =>		2.89	ft	2.32	ft
LAT SOIL BEARING @ 1/3 d	S <sub>1</sub> =>	0.96	ksf	0.77	ksf
LAT SOIL BEARING @ 1.0 d	S <sub>3</sub> =>	2.89	ksf	2.32	ksf
CONSTANT 2.34P/(bS <sub>1</sub> )	A =>	0.66	-	-	-
REQD FOOTING DEPTH	RQRD d =>	3.02	ft	2.22	ft
<b>3RD TRIAL :</b>					
TRY d <sub>3</sub> =>		2.96	ft	2.27	ft
LAT SOIL BEARING @ 1/3 d	S <sub>1</sub> =>	0.99	ksf	0.76	ksf
LAT SOIL BEARING @ 1.0 d	S <sub>3</sub> =>	2.96	ksf	2.27	ksf
CONSTANT 2.34P/(bS <sub>1</sub> )	A =>	0.64	-	-	-
REQD FOOTING DEPTH	RQRD d =>	2.98	ft	2.25	ft
<b>4TH TRIAL :</b>					
TRY d <sub>4</sub> =>		2.97	ft	2.26	ft
LAT SOIL BEARING @ 1/3 d	S <sub>1</sub> =>	0.99	ksf	0.75	ksf
LAT SOIL BEARING @ 1.0 d	S <sub>3</sub> =>	2.97	ksf	2.26	ksf
CONSTANT 2.34P/(bS <sub>1</sub> )	A =>	0.64	-	-	-
REQD FOOTING DEPTH	RQRD d =>	2.98	ft	2.25	ft
<b>5TH TRIAL :</b>					
TRY d <sub>5</sub> =>		2.97	ft	2.26	ft
LAT SOIL BEARING @ 1/3 d	S <sub>1</sub> =>	0.99	ksf	0.75	ksf
LAT SOIL BEARING @ 1.0 d	S <sub>3</sub> =>	2.97	ksf	2.26	ksf
CONSTANT 2.34P/(bS <sub>1</sub> )	A =>	0.64	-	-	-
REQD FOOTING DEPTH	RQRD d =>	2.97	ft	2.26	ft



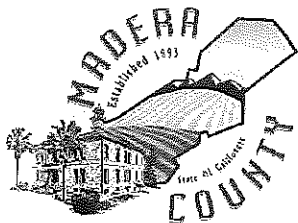


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

**AERIAL MAP**



TOPOGRAPHICAL MAP



Community and Economic Development  
Planning Division

Norman L. Allinder, AICP  
Director

- 200 W 4<sup>th</sup> 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: 028-030-010-000

Applicant's Name: Alfredo Diaz

Address: 19268 Road 19 Madera, CA 93637

Phone Number: 559-333-1087

2. Describe the nature of your proposal/operation.

Private clubs and outdoor recreational facilities  
& Agriculturally Oriented Services

3. What is the existing use of the property?

2 houses, Guest house, barn, TARP, Latter trailers, Porta  
Potties trailers, Trailer shades (Farm Labor Contractor Equipment)  
septic Truck

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

N/A

5. What are the proposed operational time limits?

Months (if seasonal): 24/7 Depends on Demand but most  
likely full year

Days per week: 7 DAYS

Hours (from \_\_\_ to \_\_\_): Total Hours per day: \_\_\_\_\_

6. How many customers or visitors are expected?

Average number per day: 400

Maximum number per day: \_\_\_\_\_

What hours will customers/visitors be there? 3PM TO 12 AM (SATURDAYS)  
office hrs 8AM TO 5PM

7. How many employees will there be?

Current: 0

Future: 4

Hours they work: 8AM TO 5PM

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

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

Porta Potties, Trailer shades, Trailer Ladders, Septic Tank, trailers, car pool TARP, office

9. Will there be any service and delivery vehicles? ~~AT~~ ~~AT~~ NO

Number: ~~AT~~

Type: \_\_\_\_\_

Frequency: \_\_\_\_\_

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

10+

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

Road 19.

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

Depending on the season min 10 max 100

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

Posters, Flyers, Tickets, Media

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

15 feet height, color white (TARP) in the future build an office, warehouse, equipment storage, future building for the parties

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

Tarp on 19268 Road 19 Madera, CA 93637

Pine trees around property & fence around the house

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

It's surrounded by pine trees on North, South, and West.

East is facing towards Rd 19, Back is surrounded by Almond trees

Agriculture

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

No because our surrounding uses agriculture businesses

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

no water will necessary

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

none will be generated

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?

trash bin Service from County

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

no there none

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

no none

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

N/A

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

no none

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

yes P&T Portable Truck, It will be disposed in the city waste Disposal

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

no none

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

none

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

none

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

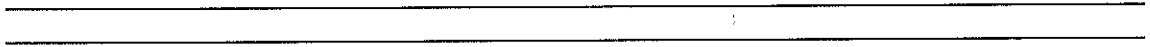
Square feet of building area(s):

Total number of employees:

Building Heights:



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



PROJECT: ALFREDO DIAZ

19268 ROAD 19

MADERA, CA 93637

APN: 028-030-010

AAT AGRICULTURE, INC.

#### FARM LABOR CONTRACTOR BUSSINESS DESCRIPTION:

AS A FARM LABOR CONTRACTOR I MUST GO AND LOOK FOR WORK WITH THE GROWERS FIRST. IF THE GROWERS WANT TO CONTRACT OUR BUSSINESS. I WILL THEN LOOK FOR FARM LABOR WORKERS TO GO WORK AT THE GROWERS FIELDS. I THEN START MY PROCESS TO HIRE EMPLOYEES TO WORK FOR MY CONTRACTING BUSSINESS. I PAY THEM UNDER MY CONTRACTING LICENSE. I BASICALLY WORK IN THE GRAPES ALL ASPECTS, CHERRIES, PEACHES, NECTARINES, PLUMS, APRICOTS AND BLUEBERRY. MY BUSSINESS NEED LATTERS TO PERFORMED THE JOBS IN CHERRIES, NECTARINES, PLUMS, APRICOTS. I HAVE TRAILERS TO KEEP MY LATTERS. MY BUSSINESS IS A SEASONAL YEAR AROUND BUSSINESS. TO KEEP MY BUSSINESS IN COMPLIANCE WITH CAL-OSHA, I MUST SUPPLY TRAILER SHADES TO MY EMPLOYEES. I AM REQUIRED TO HAVE TRAILER SHADES BECAUSE THE FOOD SAFETY ADMINISTRATION DOES NOT ALLOW EMPLOYEES TO SIT ON THE GROOUND OR PUT FOOD BY THE P FRUIT. I AM ALSO REQUIRED TO SUPPLY WATER SO I MUST CARRY WATER JUGS TO PROVIDE WATER, TOOLS, SUPPLIES, ECT. I AM ALSO REQUIRED TO HAVE PORTABLE POTTIES TRAILERS FOR MY EMPLOYEES ON THEIR JOB SITE LOCATION. MY BUSINESS IS STARTING TO GROW AND I NEED A BIGGER AGRICULTURE OFFICE I CAN HAVE SECRETARIES WORKING IN MY OFFICE. A LARGE SPACE TO STORE ALL MY DOCUMENTS. WHERE MY EMPLOYEES ARE WELCOME TO COME AND FILL OUT THEIR APPLICATION. SO I CAN START HAVING ORIENTATION, MEETING, TRAINING ECT. I ALSO NEED A PLACE TO STORE MY EQUIPMENT LIKE LATTERS, TRAILERS, TRACTORS, PORTA POTTIES. ECT.

#### P&T PORTABLES

##### CLEANING SERVICES DESCRIPTION:

P & T PORTABLES IS A SERVICE TRUCK FOR CLEANING THE PORTA POTTIES FOR MY OWN COMPANY. THE MAJORITY OF OUR GROWERS REQUIRED FOR OUR PORTA POTTIES TO BE CLEANED AT LEAST ANY OTHER DAY AS REQUIRED FOR FOOD SAFETY ADMINISTRATION AS WELL. THE SERVICE TRUCK GOES OUT IN THE FIELD WHERE THE PORTA POTTIES ARE REQUIRED TO HAVE SERVICE. THE WASTE IS DUMP IN THE WATER TREATMENT PLANT IN THE CITY OF MADERA. IT IS ONLY FOR MY COMPANY USE.

## PEREZ PROMOTIONS

### OUT DOOR EVENTS:

OUT DOOR EVENTS WILL BE MAINLY ON WEEKENDS. THERE WILL BE DIFFERENT KINDS OF EVENTS FROM WEDDINGS, QUINCEANERAS, SWEET SIXTEEN, BAPTISMS, CONFIRMATIONS, BIRTHDAYS, UNIVERSITIES, CHARITY EVENTS, CHURCH EVENTS, COMMUNITY EVENTS, CONCERTS, ECT. ON THE DAY OF THE EVENT THEIR WILL BE SECURITY AS MANY AS NECESSARY FOR THE EVENT.

### HORSES AND STALL

WE HAVE HORSES AND A STALL FOR OUR PERSONAL USE ONLY.

I ANDREA TORRES AS OWNER OF AAT AGRICULTURE, INC. WILL MAINTAIN SEPARATE EVERY BUSINESS ABOVE. THIS PROJECT WILL WRING MORE JOBS NOT ONLY ON THE SITE BUT OUT IN THE FIELD BECAUSE I WILL BE ABLE TO GROW MORE. MY COMPANY HAS BEEN INVOLVED IN THE COMMUNITY WITH THE KIDS, YOUTH, STUDENTS AND ADULTS AS A SPONSOR AND IT'S AN HONOR TO ME TO HELP OTHERS. I TRULY BELIEVE I CAN DO MORE FOR MY COMMUNITY IF I EXPAND MORE. I CAME FROM THE BOTTOM. I WAS A FARM WORKER MYSELF. I BELIEVE IN THE AMERICAN DREAM. THIS THE LAND OF OPPORTUNITIES. I WANT TO ASK YOU FOR THE OPPORTUNITY TO LIVE MY DREAM AND CONVERT IT INTO A REALITY.

THANK YOU VERY MUCH.

**From:** [WW Enterprises](#)  
**To:** [Joey Dinh](#)  
**Subject:** Alfredo Diaz - Shade Structure  
**Date:** Monday, July 25, 2016 7:07:17 PM  
**Attachments:** [Shade Structure - Footing 1.pdf](#)

---

Joey,

Please see attached revised plan showing white corrugated roofing & siding on long walls. Footings are noted on elevations.

Event center will have 16 - 23 events

during the year. Thank you,

-Bill

---

WW Enterprises

P.O. Box 8339  
Fresno, CA 93747  
Phone: (559) 289-4912  
Fax: (559) 272-6195  
[wwenterprises@outlook.com](mailto:wwenterprises@outlook.com)

Community and Economic Development  
Environmental Health Division

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

Dexter Marr, Deputy Director

---

**MEMORANDUM**

TO: Joey Dinh  
FROM: Dexter Marr, Environmental Health Division  
DATE: August 23, 2016  
RE: Diaz , Alfredo - Conditional Use Permit - Madera (028-030-010-000)

---

**Comments**

TO: Planning Division  
FROM: Environmental Health Division  
DATE: August 3, 2016  
RE: Conditional Use Permit (CUP) #2015-011, Alfredo Diaz, Madera APN 028-030-010

The Environmental Health Division Comments:

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

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

Permanent restroom facilities will be required for scheduled events. Portable toilets are only allowed for temporary use (events) and only allowed if they comply with Planning Divisions condition of approval for an outdoor event permit.

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

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

If food service is provide to the public for food consumption an Environmental Health Division permit will be required.

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

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

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



## Community and Economic Development Environmental Health Division

Dexter Marr  
Interim Deputy Director

- 2037 W. Cleveland Avenue
- Mail Stop E
- Madera, CA 93637
- (559) 675-7823
- FAX (559) 675-7919
- [envhealth@madera-county.com](mailto:envhealth@madera-county.com)

---

**TO: Planning Division**  
**FROM: Environmental Health Division**  
**DATE: July 13, 2016**  
**RE: Conditional Use Permit (CUP) #2015-011, Alfredo Diaz, Madera  
APN 028-030-010**

---

The Environmental Health Division Comments:

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

Portable toilets are only allowed for temporary use (events) and only allowed if they comply with Planning Divisions condition of approval for an outdoor event permit. Permanent restroom facilities will be required once the Conditional Use Permit is approved for an outdoor event business that is utilized more than four times a year.

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

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

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

If food service is provide to the public (not private) for food consumption an Environmental Health Division permit will be required.

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

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

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

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

DM/dm



**Community and Economic Development**

**Fire Protection Division**

DEBORAH KEENAN  
MADERA COUNTY FIRE MARSHAL

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

---

**MEMORANDUM**

TO: Joey Dinh  
FROM: Deborah Keenan, Fire Marshal  
DATE: August 23, 2016  
RE: Diaz , Alfredo - Conditional Use Permit - Madera (028-030-010-000)

---

**Conditions**

The Madera County Fire Marshal's Office has no comments or conditions to apply to the proposed CUP beyond the special events aspect of the proposal.

The proposed shade structure will be required to be protected by Automatic Engineered Fire Sprinklers meeting the minimum standards of NFPA 13 due to the use of the building.

Water storage meeting the demands of the automatic engineered fire sprinkler system shall be on-site, tested and approved.

The building shall be protected by an automatic fire alarm system meeting the minimum standards of NFPA 72.

Additional conditions and requirements will be provided once building permits have been applied for.



# Community and Economic Development

## Fire Protection Division

DEBORAH KEENAN  
MADERA COUNTY FIRE MARSHAL

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

---

## MEMORANDUM

TO: Joey Dinh  
FROM: Deborah Keenan, Fire Marshal  
DATE: June 21, 2016  
RE: Diaz , Alfredo - Conditional Use Permit - Madera (028-030-010-000)

---

### Conditions

Membrane tent structures require building permits. Additional water storage/ sprinklers etc. will be required due to the proposed use of the membrane structure. All events shall cease until building permits have been applied for, approved, and finalized. Building is unsafe to occupy for any purpose.

**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:** August 23, 2016  
**TO:** Joey Dinh  
**FROM:** Phu Duong, Public Works  
**SUBJECT:** Diaz , Alfredo - Conditional Use Permit - Madera (028-030-010-000)

**Comments**

The Public Works Department has reviewed the CUP#2016-011 located at 19268 Road 19, Madera, CA 93637. The Department has the following additional conditions of approval:

Previous conditions and/or requirements dated June 15th, 2016 still applicable to the proposed development. However, due to the nature of the intent usage and operations of the development, the applicant is required to provide the necessary mitigation measures to offset the impacts to the local roads within the vicinity of the project area. The applicant is conditioned to pay the appropriate road impact fee based on the average number of visitors expected to attend along with the number of trips generated by the events. The applicant is to work with County staff to determine the mutual amount to be paid and to discuss other feasible measures to accommodate the difference in operations within the agricultural-designated zoning area.



**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:** June 21, 2016  
**TO:** Joey Dinh  
**FROM:** Phu Duong, Public Works  
**SUBJECT:** Diaz , Alfredo - Conditional Use Permit - Madera (028-030-010-000)

**Comments**

The Public Works Department has reviewed the CUP#2016-011 located at 19268 Road 19, Madera, CA 93637. The Department has the following conditions of approval:

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

Road 19 is classified as a Minor Road according to the Madera County General Plan road classification with a minimum road right of way of 60-foot. There is existing 25-ft of right of way on either side of Road 19, measuring from the centerline of the road; therefore, a 10-ft strip along the frontage of the parcel is required to dedicate to the County for road purposes.

At the time of applying for building permits, the applicant is required to apply for an encroachment permit from Public Works Department for the existing facilities (fence and driveway approaches) that will be in the County right of way, after the road dedication, to remain in the interim but they will need to be removed at such time as it is deemed necessary by the County.

All driveway approaches accessing the site shall be built to County approach standards as described in the permit. Maximum approach widths are 25' wide for residential and 35' for commercial uses. Approaches wider than the stated maximums may be allowed subject to prior approval of the road commissioner or designee. Any construction within the County road of right-of-way will require an Encroachment Permit from the Public Works Department. Once this permit is secured, the applicant may commence with construction.

At the time of applying for the building permits, if any grading is to occur, the applicant 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.

If there are existing drainage facilities and storage pond existed on site, the developer is required to verify that the existing system and its onsite storage still have the adequate capacity and fully functional for the proposed development.

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

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

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



## Community and Economic Development Planning Division

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

### PROJECT REVIEW REQUEST

DATE: June 13, 2016

#### Community Advisory Councils

- Ahwahnee Community Council
- Coarsegold Area Plan Committee

- North Fork Community Development Council
- Oakhurst Community Advisory Council

#### Review Agencies

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

#### Homeowners Associations

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

#### RETURN TO:

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

#### REGARDING:

CUP #2016-011, Diaz , Alfredo - Conditional Use Permit - Madera (028-030-010-000)

The request consists of a conditional use permit to allow Farm Equipment, Labor Contractor, Event Center.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: June 27, 2016. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer. This application will be reviewed by the Madera County Development Review Committee Jun 22, 2016.

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

CUP #2016-011

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2016-011

Return to: Joey Dinh, Planning Department

Diaz, Alfredo

Responding Agency: Madera S.O.

Contact Person.: Jay A. Varney

Signature: Jay A. Varney

Telephone No.: 559-675-7777

Date: 6-21-16

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.

Increased traffic volumes on event days. Increased enforcement activity at any event where alcohol is served.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Yes

No

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2016-011

Return to: **Joey Dinh, Planning Department**

Diaz , Alfredo

Responding Agency: Madera S.O. Date: 6/21/16

Respondent's Signature: Jay A. Jay

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?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.





September 1, 2016

Mr. Matt Treber  
Madera County Planning Department  
2037 W Cleveland Ave  
Madera, CA 93637

RE: CUP #2016-011

Dear Mr. Treber,

This letter is to comment on the proposed "Farm Labor Contractor and Farm Equipment, and Outdoor Event Center" to be located at 19268 Road 19, Madera, CA 93637. CUP #2016-011.

For the past several years, we, The Hulling Company, located at 19482 Road 19, Madera, CA 93637, have operated an almond hulling and shelling operation. This and other businesses in the area are all Ag related and function with the normal issues that Ag Zoning creates, such as heavy truck traffic, equipment movement and operational dust. While we have no issue with the "Farm Labor Contractor" aspect of this application, we strongly object to the "Outdoor Event Center" aspect of this application. An Outdoor Event Center would create a significant conflict in uses for this area. It would create safety issues on Road 19 with event participants and truck traffic, and well as inconsistent general use of the area.

We respectfully request that you deny this application in the current format that includes an "Outdoor Event Center".

Regards

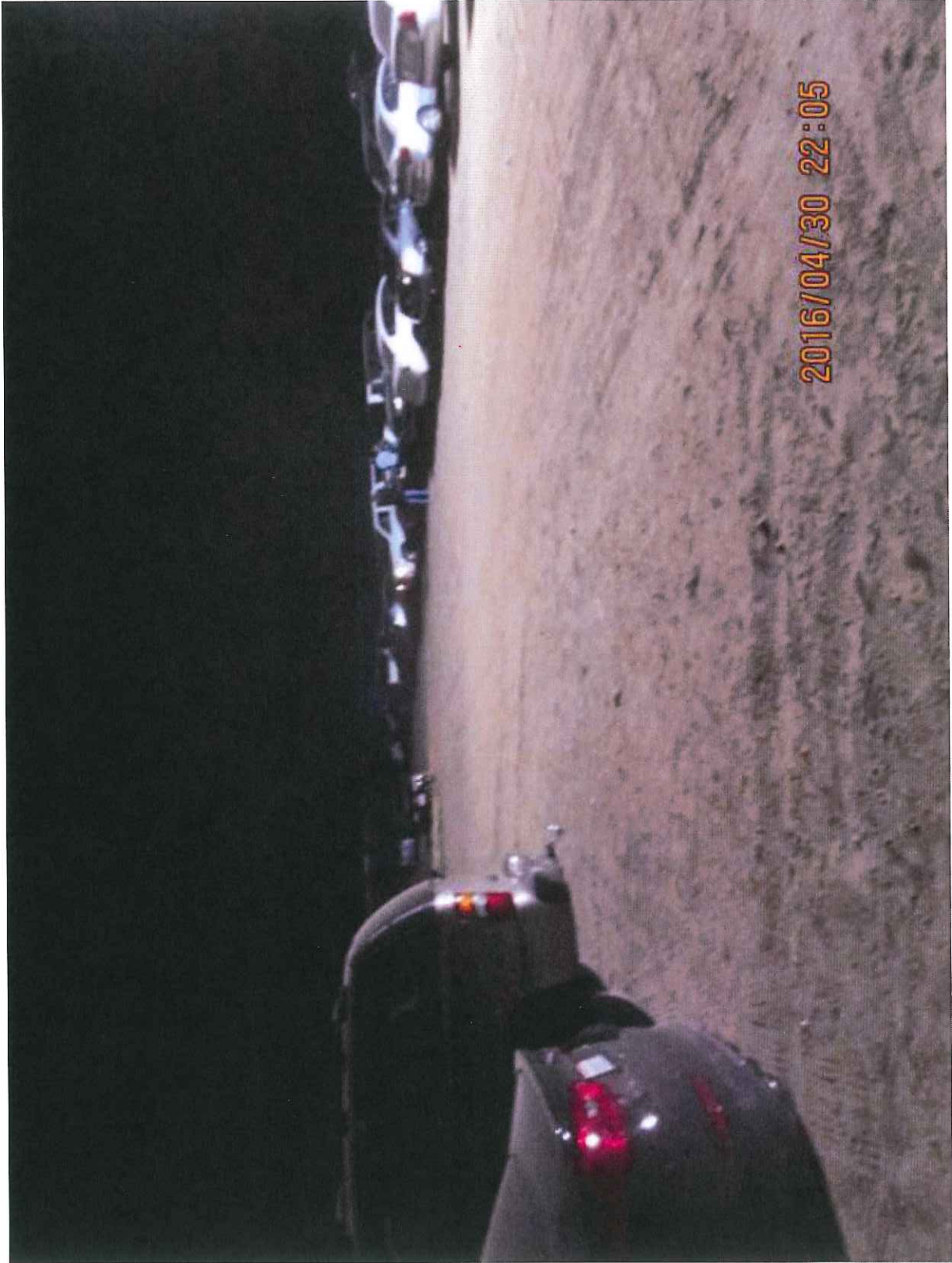
A handwritten signature in blue ink, appearing to read "Jim Kopshever", is written over the word "Regards".

Jim Kopshever  
The Hulling Company  
19482 Road 19  
Madera, CA 93637  
559 260-6318

2900 Airport Drive, Madera, CA 93637  
Office (559) 674-1300, Fax (559) 665-5581

MADERA COUNTY CODE ENFORCEMENT  
APN: 028-030-010  
SITUS: 19268 Road 19, MADERA

CASE#: 2016-0144  
DATE: 2016-05-06  
PHOTO NUMBER: 1



MADERA COUNTY CODE ENFORCEMENT

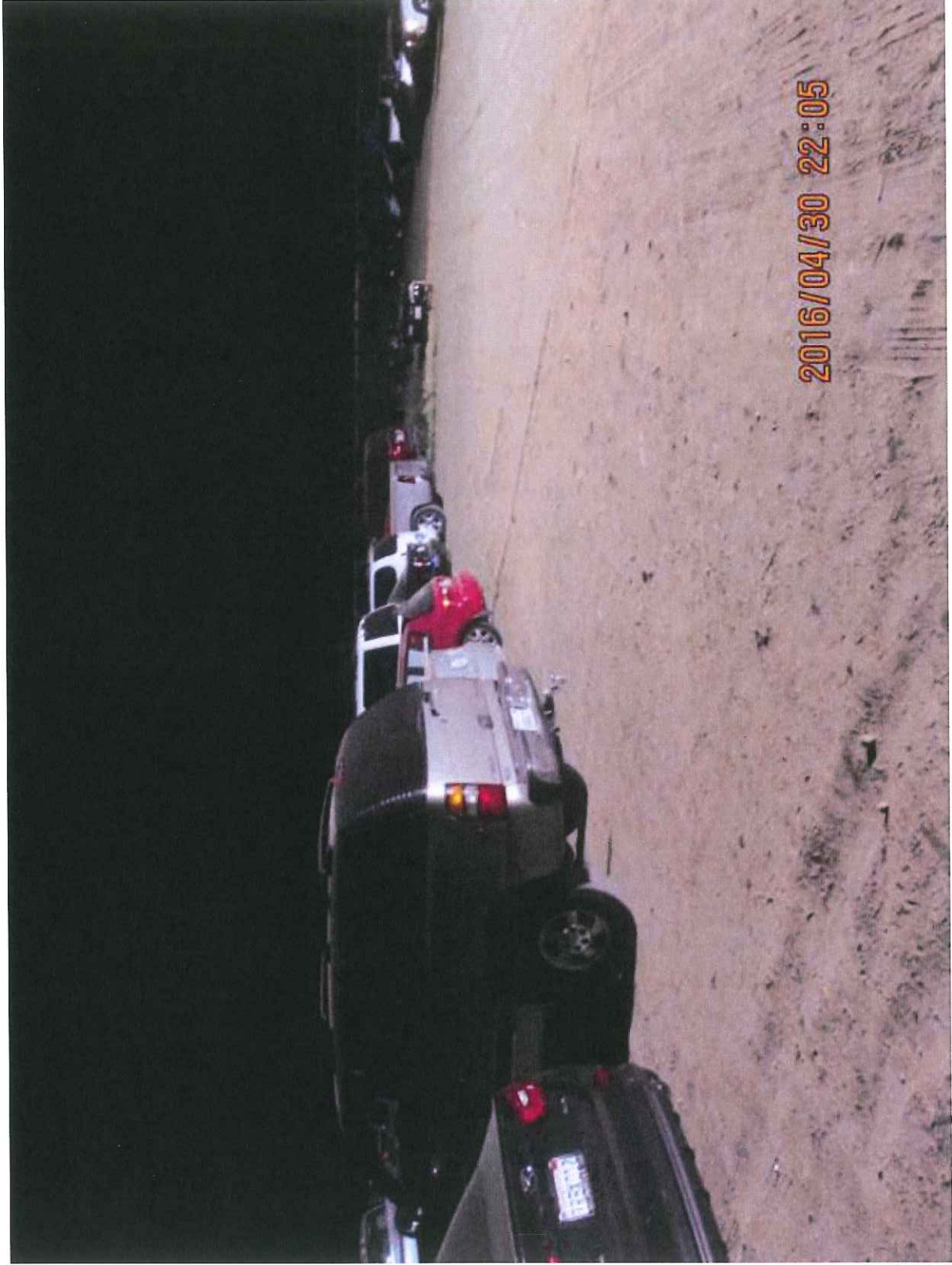
APN: 028-030-010

SITUS: 19268 Road 19, MADERA

CASE#: 2016-0144

DATE: 2016-05-06

PHOTO NUMBER: 2



2016/04/30 22:05

MADERA COUNTY CODE ENFORCEMENT

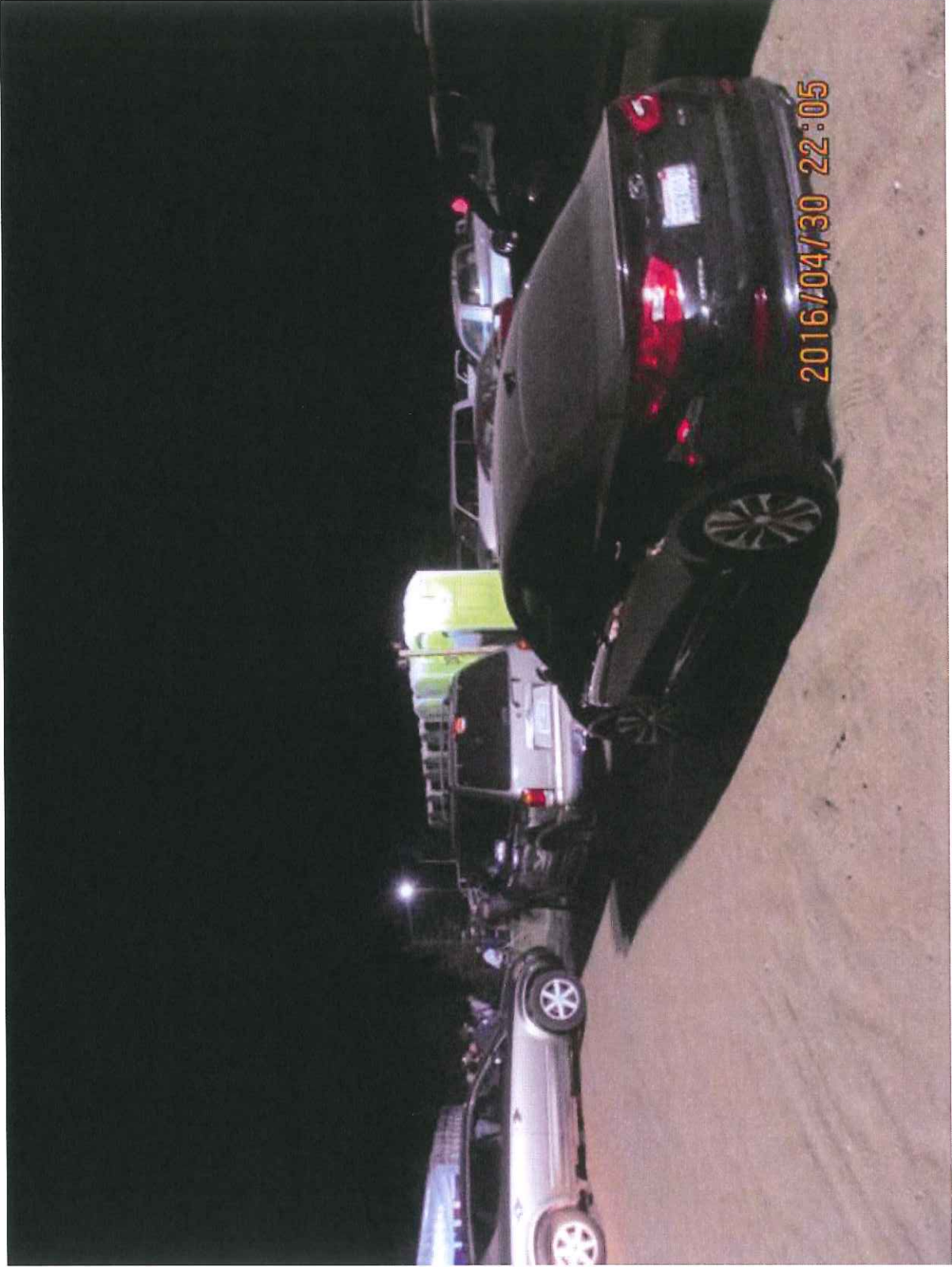
APN: 028-030-010

SITUS: 19268 Road 19, MADERA

CASE#: 2016-0144

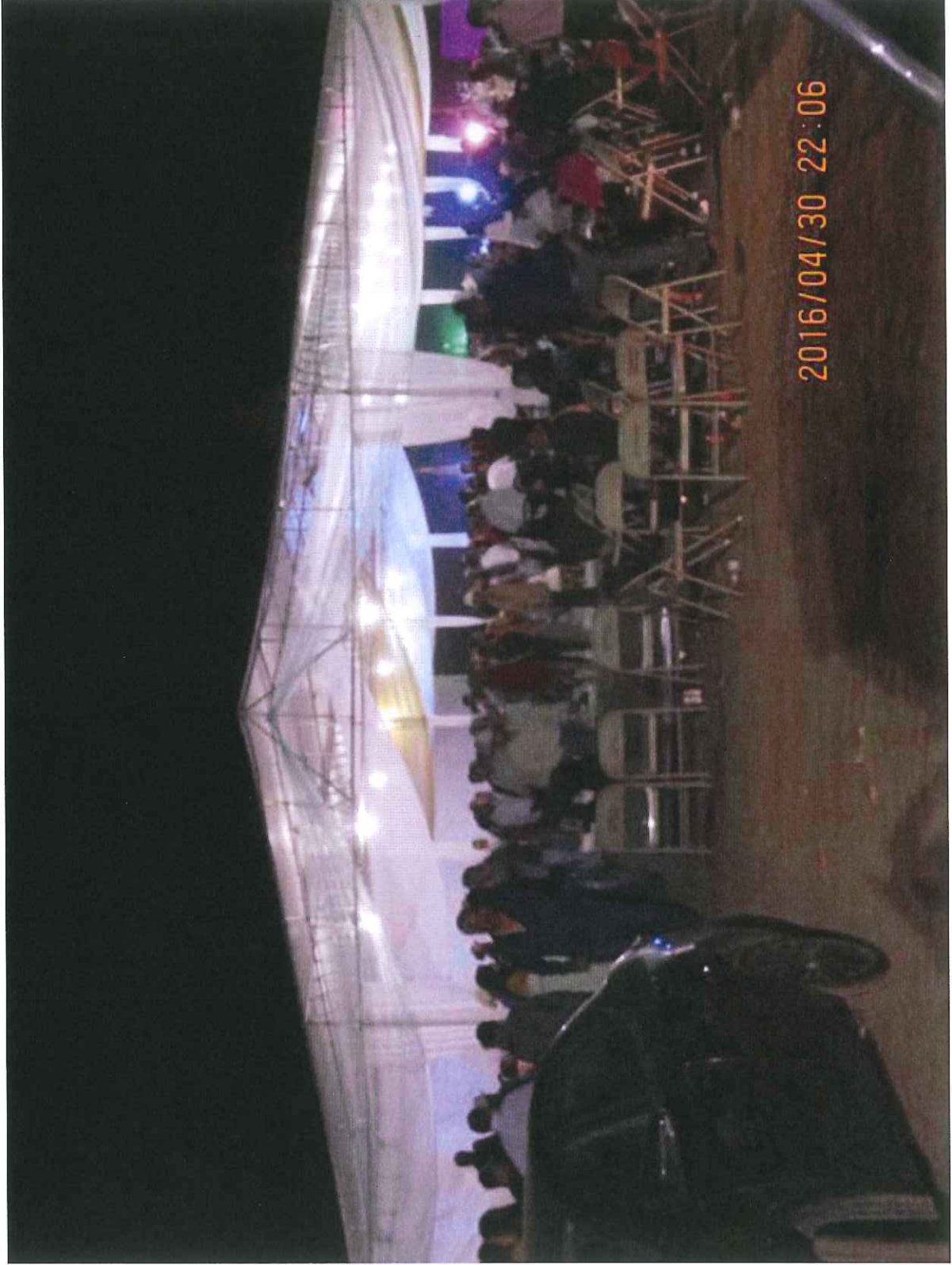
DATE: 2016-05-06

PHOTO NUMBER: 3



MADERA COUNTY CODE ENFORCEMENT  
APN: 028-030-010  
SITUS: 19268 Road 19, MADERA

CASE#: 2016-0144  
DATE: 2016-05-06  
PHOTO NUMBER: 7



MADERA COUNTY CODE ENFORCEMENT  
APN: 028-030-010  
SITUS: 19268 Road 19, MADERA

CASE#: 2016-0144  
DATE: 2016-05-06  
PHOTO NUMBER: 9



MADERA COUNTY CODE ENFORCEMENT

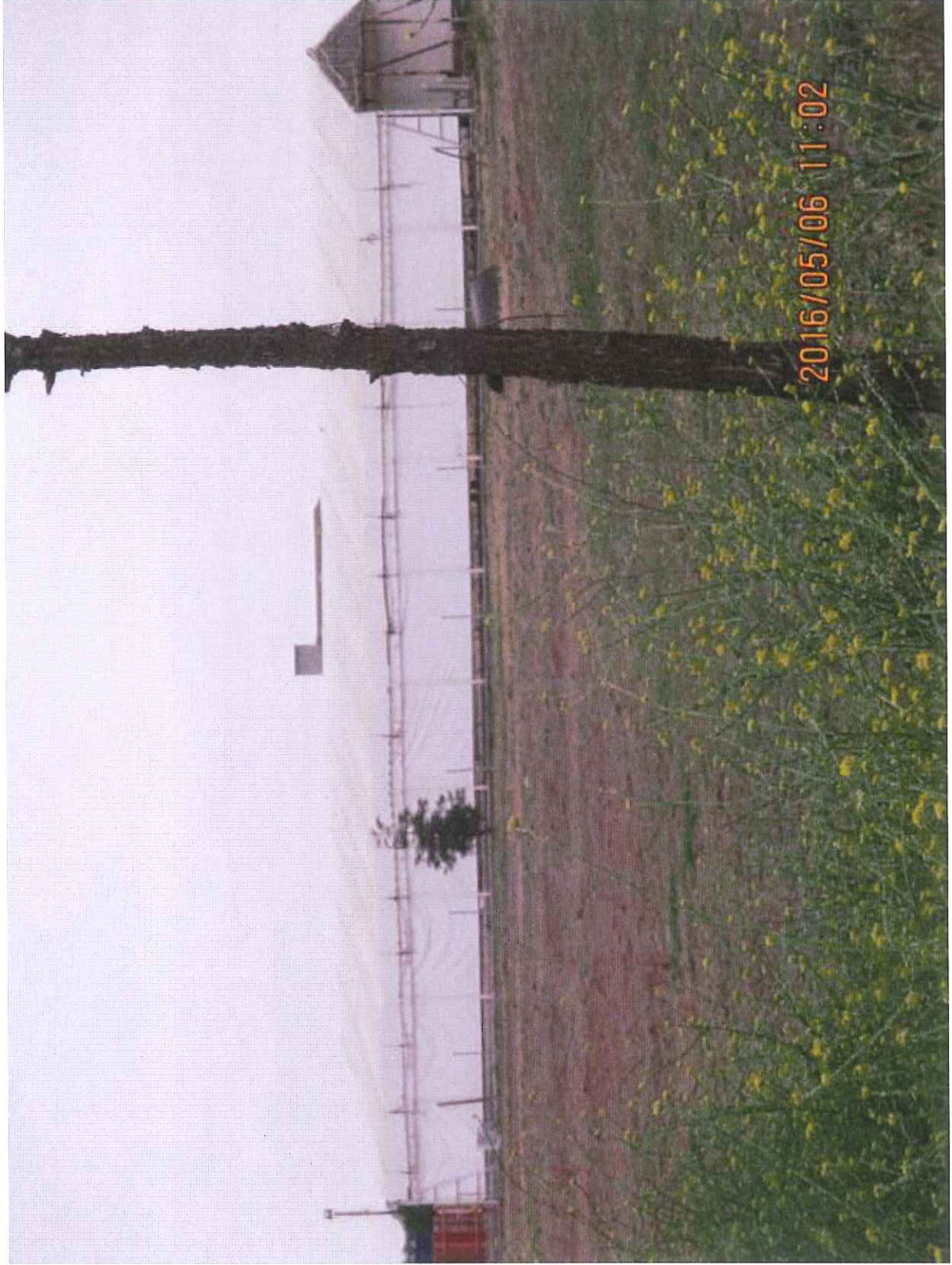
APN: 028-030-010

SITUS: 19268 Road 19, MADERA

CASE#: 2016-0144

DATE: 2016-05-06

PHOTO NUMBER: 14





CONSTRUCTION DOCUMENTS • CONSULTING • DESIGN • 3D RENDERINGS

October 11, 2016

Joey Dinh, Planner 1  
Planning & Building Division Madera County  
200 W. Fourth Street, Suite 3100  
Madera, CA 93637

Ref: Diaz, Alfredo - Conditional Use Permit- #2016-011  
Subj: Considerations For Granting CUP for Ag Services (Labor Contractor and farm equipment) including Event Center Serving Minority Farm Labor Charities (of over 50% of projected use)

Mr. Dinh:

Thank you for providing the conditions from the various departments in response to the subject of this letter listed above. Without exception, Mr. Diaz is willing to conform to the requirements, and in some cases will exceed what is being asked.

The access to and from the property is Road 19. That is two lane and is adequate to support truck traffic. The functions in the Event Center are not held during the almond hauling season. The shade structure serves a multipurpose not only for events, but as weather protection, providing shade and rain protection for farm equipment when not being used otherwise. Fire has responded favorably to a product to treat the fabric of the structure for temporary use, however, long term use (permanent) per California Fire Code Section 3104 the attempt will be made to conform to the requirements of "Permanent Tent and Membrane Structures".

The events attract 200 to 300 people maximum. (Not open to the public.) No alcoholic beverages or food will be sold at events. Sound levels will be checked hourly by use of a sound meter and maximum decibel level of 65. Training of field workers occurs in the fields and the paychecks are passed out there too. Confusion may have occurred when Mr. Diaz spoke with Mr. Les Esparza in the County office prior to purchase of the property and confirmed the property could be used for his purposes of farm labor and an Event Center.

It is important to understand that Mr. Diaz is attempting to give back to a "community" and that he provides a means of them supporting themselves. The "community" is grateful for the opportunity of living and working in this country. Their desire is to help, uplift, and give back to their communities both here and in the areas of their origin outside of this country. Through the generosity of the Diaz family, a facility can be provided to meet their goal and not charge a use fee for these gatherings.

With this information, a positive response is asked for the Farm Labor Contracting business and Outdoor Event Center that has dual purpose. Thank you for your positive consideration.

Sincerely,

*WbJj) <a?*

William E. Sykes

Attachments: 6 documents





# MESA DIRECTIVA SANTA MARIA TINDU

A California Non-profit Public Benefit Corporation

730 SANTA BONITA ST. MADERA CA 93637 • PO BOX 1225, MADERA CA 93639

PH: (559) 363-8436 • [mesadirectivasmt@gmail.com](mailto:mesadirectivasmt@gmail.com) • PH: (559)474-0990

MIGUEL CHAVEZ  
President

ELFEGO CERVANTES  
Vice-President

JOSE ROJAS MORALES  
Executive Secretary

OSCAR CORTES SOTO  
Treasurer

GRECIA MENDOZA  
Public Information Officer

AUGUST 05, 2016

TO: THE COUNTY OF MADERA

RE: PROPERTY OWNERS ALFREDO P. DIAZ & ANDREA A. TORRES  
19268 ROAD 19  
MADERA, CA 93637

It is with pleasure that we write this letter of recommendation for Mr. Alfredo P. Diaz & Ms. Andrea Torres. We have known Ms. Torres since she was a scholar in high school. She always expressed a concern for the underserved population in our area. Ms. Torres has grown into a responsible adult who has become an entrepreneur in the last years. Alfredo and Andrea have demonstrated to be trustworthy persons with neighbors and citizens in the community. They have recently assisted several local nonprofit community organizations. They have graciously volunteered to assist with contributions to the local chapter of Santa Maria Tindu.

We've been fortunate to see their extraordinary contributions and participation as community leaders with the nonprofit organization of Santa Maria Tindu in Madera California thru cultural events.

They have demonstrated to be trustworthy sponsors for the local organizations in Madera. It would be very difficult for us not to be able to schedule fund raiser events for our scholarships. Every year we give a two scholarships to our high school graduates of Oaxacan descent who pursue a higher education, and we also provide other incentives to local students from 1st- 11th grade who maintain a GPA of 3.5 and above throughout the school year.

We strongly recommend and support this pilot project for Mr. Alfredo P. Diaz and Ms. Andrea A. Torres without a reservation as your recipients of such permit, since they have shown the potentials and great capabilities to excel as reliable sponsors who support education and make it safe and possible for migrant students pursuing a higher education.

Sincerely,

  
MIGUEL CHAVEZ, PRESIDENT



TEZOATIAN, HUAJUAPAN, OAXACA

  
ELFEGO CERVANTES RUEDA, VICE RESIDENT

Rogelio Diaz

313 Y2 Vineyard Ave. Madera] CA 93638

(559) 474-9381

Aug 29<sup>th</sup>, 2016

To Whom It May Concern:

My name is Rogelio Diaz and am a blessed resident of Madera California. I have known Mr. Perez and his wife Mrs. Torres for more than 10 years. I have been a close friend of them. I had experience on the first hand how they help economically those in need. They are an extraordinary family that always wants to help the community and people that are in need. They love to help the community in every situation that they can. In my opinion, that's the best part of a human to help others. From Mr. Perez I had received many great inspirations and guides] to help those in need in my best way I can. It's not easy to find people that care for others.

I know that Mr. Perez and Mrs. Torres are trying to create a recreation area as to help the low income families where they can use it for their special events at a low cost or, even as a donation. As we know most of Madera residents are farm labor workers] where they work hard with a minimum wage. As for that reason] this recreation area would be a big help for them because it won't be expensive while they celebrate their special moments or have an event to collect funds for a loss of a family. Other places or halls in Madera area are expensive and for the reason Mr. Perez and Mrs. Torres are doing this to help in the economic situation that they go through.

I'm asking you not as a resident but as a community to support the project that Mr. Perez and Mrs. Torres are about to create. I know that this project is going to be beneficial and a blessing to the community and for the farm labor working families that need help. In all honesty I'm privileged to know this extraordinary family and am sure that Madera community will be pleased to have this recreation area.

I appreciate your willingness to serve on this very important issue and trust you will do all within your power and authority to help this project for our community. With kindest regards and much appreciation I remain.

Sincerely]

A handwritten signature in black ink that reads "Rogelio Diaz". The signature is written in a cursive style and is positioned above the printed name.

Rogelio Diaz

MESA DIRECTIVA DE SAN ISIDRO ZARAGOZA


9/1/2016

To the County Of Madera,

RE: Property located on 19268 Rd 19, Madera, CA 93638  
property owners: Alfredo P Diaz & Andrea A Torres

We the Community of San Isidro Zaragoza, Oaxaca Mexico. We reside here in the county of Madera are Honored to recommend Mr. Alfredo P Diaz and Andrea A Torres. Mrs Torres who was born in the our town San Isidro Zaragoza, Oaxaca Mexico. Who migrated when she was a child. That came to live In Madera County since 1985. We are recomending Mr Alfredo P Diaz & Mrs Andrea A Torres because they have help us in many ways in our community that resides here in Madera County and the community in our town. It is with great Joy and pleasure that we recommend this people that have demostrated their love and devotion towards our believes and traditions not only Mrs. Torres Home Town believes and traditions but other community. Today we stand on to you to Please ask you to please do not opposed to their dream because is not only her dream but is our dream aswell. Thru Mrs Torres we are all living our dream. We are very Proud of her because some of us saw as child. We came from nothing. She is our hope and thru her we all see that The American Dream is real. We as a community ask you to please let her live her dream. She and Mr Diaz will help us and other community to pass on our believes and traditions. Their property is perfect for us is like having our own place. Where we are undestood and not made fun of our traditions and believes. For this reason we recommend this kind and well respected people. They have demostrated good integrity and honesty. The San Isidro Zaragoza community is very thankful to The County Of Madera for the time and effort you have demostrated on this project.

Thank you,

  
Josefirio Martinez Vasquez



Otorga el presente

Por el apoyo brindado a las comunidades Oaxaqueñas en la primer Guelaguetza en Madera California 2014. Su contribución ayuda a promover y preservar la cultura indígena Oaxaqueña, muchas gracias.



AAT Agriculture, Inc.

**Domingo 26 de Octubre del 2014**



# CERTIFICADO O AGRADECIMIENTO

6? {jO/Jlil;b Od *Ja*U/:JUmV Boczi:eccu, Jf/ta&  
le& cbl a& <aeic tffi (//:'

**ALFREDO PEREZ**

}m" - UU jxuuccv l/ear-acab eu-e/tff. .../  
§:'Clda&l



  
**PRESIDENTE: FELIPE GARCIA**

VICE PRESIDENTE: ANTONIO SANTIAGO

FECHA Diciembre 27, 2014

a \_\_\_\_\_  
TESORERO, ERNANDEZ

SECRETARIO: MAURO C. SANTIAGO

# CERTIFICADO O AGRADO. CIMIENTO


*Jit(Jo-nzit:b0d!Z1te6b 0&J{Ull:Jtu:uV rJoateca6'  
le& cb/a&y'adc& ; a:*

ALFREDO PEREZ

*ilbt" .uuYUV*

*jxv'cv !/e0ar- acczbo-- eaL:f eot:/!Lo-; .../  
Jh'Clda&:!*

FECHA: Diciembre 26, 2015

  
COMITE: JAIME HERNANDEZ

  
COMITE: CAMILO ORDAZ

  
COMITE: ANGEL VASQUEZ

  
COMITE: SEVERIANO ARELLANES

COMITE: SEVERIANO ARELLANES

COMITE: RAMON VASQUES

**From:** [Deborah Mahler](#)  
**To:** [Joey Dinh](#)  
**Cc:** [Matthew Treber](#); [Alan Pehl](#)  
**Subject:** Diaz CUP 2016-011  
**Date:** Wednesday, October 19, 2016 9:44:51 AM

---

Good Morning Joey,

In regards to the letter you received dated October 11, 2016 from Mr. William Sykes; The Madera County Fire Marshal's Office has a few concerns over the provided document and its verbiage. To clarify:

- The existing tent structure is not permitted for any type of use as it is not in compliance with the currently adopted California Fire or Building Code requirements. The applicant remains in violation as long as the building is erected.
- The existing tent structure once approved and permitted will not be allowed to be erected on a parcel for more than 180 days within a calendar year. Mr. Sykes alluded to using the tent structure for farm/storage uses while not being used for events.  
**Those uses are not permitted within tent structures at any time.**
- 
- Treating the tent fabric is required if the tent is being used for any purpose or length of time, current or in the future. This has nothing to do with the current application.
- **The tent structure cannot be utilized in any fashion; storage, events, parking, handing out paychecks etc., until the proper permits and conditions have been met.**

I hope this clarifies, but please feel free to contact me if you have additional questions or concerns.

**DEBORAH KEENAN-MAHLER**  
**FIRE MARSHAL/DEPUTY DIRECTOR**  
**FIRE PREVENTION FOR LAND DEVELOPMENT**  
**MADERA COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT**  
**559-661-5190**



**Environmental Checklist Form****Title of Proposal:** CUP #2016-011 Alfredo Diaz (APN 028-030-010)**Date Checklist Submitted:** 06/12/2016**Agency Requiring Checklist:** Madera County C&ED, Planning Division**Agency Contact:** Joey Dinh, Planner I**Phone:** (559) 675-7821**Description of Initial Study/Requirement**

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have significant effects on the environment. In the case of the proposed project, the Madera County Planning Department, acting as lead agency, will use the initial study to determine whether the project has a significant effect on the environment. In accordance with CEQA, Guidelines (Section 15063[a]), an environmental impact report (EIR) must be prepared if there is substantial evidence (such as results of the Initial Study) that a project may have significant effect on the environment. This is true regardless of whether the overall effect of the project would be adverse or beneficial. A negative declaration (ND) or mitigated negative declaration (MND) may be prepared if the lead agency determines that the project would have no potentially significant impacts or that revisions to the project, or measures agreed to by the applicant, mitigate the potentially significant impacts to a less-than-significant level. The initial study considers and evaluates all aspects of the project which are necessary to support the proposal. The complete project description includes the site plan, operational statement, and other supporting materials which are available in the project file at the office of the Madera County Planning Department.

**Description of Project:**

The request is to allow agriculturally orientated services and an outdoor recreational facility on an agriculturally zoned parcel. The proposed use of the property is the operation of a farm labor contracting business and an outdoor event center. The plans call for conversion of a storage building into an office and permanent restroom facility and also the construction of a movable shade structure. The proposed hours of operation for the farm labor housing are approximately 24 hours a day, 7 days a week. However, the outdoor event facility will have events mainly on weekends from 3:00PM to 12:00AM.

**Project Location:**

The project is located in southwest Madera County, on the west side of Road 19, approximately 775 feet north of its intersection with Avenue 19 (19268 Road 19), Madera.

**Applicant Name and Address:**

Alfredo Diaz  
19268 Road 19  
Madera, CA 93637

**General Plan Designation:**

Agriculture (A) Designation

**Zoning Designation:**

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

**Surrounding Land Uses and Setting:**

Agriculture, Residential

**Other Public Agencies whose approval is required:**

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

\_\_\_\_\_  
Signature

June 23, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion:**

**(a - c) No Impact.** No impacts have been identified as a result of the project. There have been no identified scenic resources on the site. According to the Caltrans Map of Designated Scenic Routes, there are no official state-designated scenic routes or eligible state scenic highways in the area. The only eligible routes designated at this time are Highway 49 and also Highway 41 north of its intersection with Highway 49. The sides and rear of the property are shielded from view with a six-foot high fence and tall pine trees. The farm labor business and the outdoor event center will not degrade the existing visual character. The surrounding land uses are agriculture, agriculturally processing plants, and single-family dwellings. The proposed changes to the property are the conversion of a storage building into an office and restroom facility and the construction of a shade structure.

**(d) Less Than Significant with Mitigation Incorporation.** During the day, there are no impacts identified. However, during the nights where there is an outdoor event, substantial light or glare may be produced. Therefore, any existing and new lighting will be hooded and directed away from surrounding properties. In addition, any security lighting must employ motion sensor technology.

**General Information:**

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

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

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

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

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

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

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Protection (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest land?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

## **Discussion:**

**(a - e) No Impact.** As this parcel is in an agriculturally related zone, there will be no conversion of farmland. Additionally, the Farmland Mapping and Monitoring Program designates this parcel as "Semi-agriculturally and Rural Commercial Land", which is land that is more suitable for farming, agriculturally storage, or other agriculturally-orientated services. The property is not in the Williamson Act. The property is not within forestry or timberland protection areas and therefore is not subject to PRC 12220(g). The project will not convert Farmland or forest land.

## **General Information**

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

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

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

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

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

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

**GRAZING LAND (G):** Land on which the existing vegetation is suited to the grazing of livestock. This category was developed in cooperation with the California Cattlemen's Association, University of California Cooperative Extension, and other groups interested in the extent of grazing activities. The minimum mapping unit for Grazing Land is 40 acres.

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

structures, and other developed purposes.

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

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

**Discussion:**

**(a - c) Less Than Significant with Mitigation Incorporation.** During the construction phase, there is a potential for dust emissions. In order to reduce dust emissions, the applicant will be paving all parking and circulation areas with asphalt, concrete, or compacted gravel. In addition, to reduce the potential for dust emissions, construction related activity will be limited to 7:00 AM to 7:00 PM Monday through Friday, 9:00 AM to 5:00 PM Saturdays, and all construction activity prohibited on Sundays.

During the operational phase of the farm labor contracting business, vehicular trips and emissions will be less than significant because the business only has the secretary coming to the property. The farm workers will meet in the farming fields for work and to collect their checks.

Outdoor events are estimated to host approximately anywhere between 10 to 400 people per event but are intermittent. However, the project is still subject to any applicable local, state, and federal air quality regulations.

**(d & e) No Impact.** It is acknowledged that there are farming residences in the vicinity of the project; however, there are no known sensitive receptors in the area. In addition, there are no odors

expected to be emitted because of the project.

**General Information**

**Global Climate Change**

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

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

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

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of				

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

**(a) Less Than Significant with Mitigation Incorporation.** The area is part of the valley floor. This surrounding area has historically been in agriculture. These valley habitats have been modified by farming and grazing, and by rural residential development. The project site is currently developed as a rural residential development. The current residential structures have been previously constructed residential purposes. There are no known special status species habitats or migration corridors known to exist in the vicinity of this project. However, there is suitable habitat or marginally suitable habitat within the project site for plants, special-status invertebrates, birds, and mammals. Mitigations measures have been added for each group.

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

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

**(d) No Impact.** There will be no impacts to migration. The project site is currently developed and has been used for residential activity since 1981. The lack of natural communities on the project site and in the vicinity greatly diminishes the potential existence of any wildlife corridor onsite.

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

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



**General Information**

Special Status Species include:

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

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

<b>Species</b>	<b>Federal Listing</b>	<b>State Listing</b>	<b>CA Dept. of Fish and Wildlife Listing</b>	<b>CNPS Listing</b>
Swainson's Hawk	None	Threatened	-	-
Vernal Pool Fairy shrimp	Threatened	None	-	-
Heartscale	None	None	-	1B.2
Lesser Saltscale	None	None	-	1B.1
Succulent Owl's-Clover	Threatened	Endangered	-	1B.2
Ewan's Larkspur	None	None	-	4.2

**Berenda Quadrangle**

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

**Ranking**

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

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

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

SSC Species of Special Concern

WL Watch List  
FP Fully Protected

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

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

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

**Discussion:**

**(a - d) No Impact.** A majority of paleontological evidence has been found in the Valley floor, specifically in the vicinity of the Fairmead Landfill near the community of Fairmead. The site has been developed already, and the project will be utilizing existing structures, converting an existing storage building into an office and restroom facility, and constructing a mobile shade structure. No grading or disturbance to the ground is expected. No paleontological resources or unique geological features are known to exist in the vicinity of the site. There are no known historic or culturally significant resources on the properties, or the surrounding community. The project will not involve activities that would disturb any subsurface resources.

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

### **General Information**

Most of the archaeological survey work in the County has taken place in the foothills and mountains. This does not mean, however, that no sites exist in the western part of the County, but rather that this area has not been as thoroughly studied. There are slightly more than 2,000 recorded archaeological sites in the County, most of which are located in the foothills and mountains. Recorded prehistoric artifacts include village sites, camp sites, bedrock milling stations, pictographs, petroglyphs, rock rings, sacred sites, and resource gathering areas. Madera County also contains a significant number of potentially historic sites, including homesteads and ranches, mining and logging sites and associated features (such as small camps, railroad beds, logging chutes, and trash dumps.

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

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

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

Reference CEQA Guidelines §15064.5 for definitions.

VI. GEOLOGY AND SOILS -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

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

**(a – iv) No Impact.** The site and the surrounding area are flat; therefore chance of landslides is

minimal and unexpected.

**(b) No Impact.** There will be no grading. The project will utilize or convert existing buildings.

**(c) No Impact.** This area consists of San Joaquin-Madera soil which is brownish to a reddish-yellow that has claypan subsoil over an indurated iron-silica hardpan. The area slopes gently upward from west to east, and the relief is undulating. The claypan-hardpan is slowly permeable.

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

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

### **General Information**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Discussion:**

**(a - b) Less Than Significant Impact With Mitigation Incorporation.** The project is expected to

emit some greenhouse gases (GHG) during construction and operation of the outdoor event business. Construction related activity could potentially emit some greenhouse gases. The project is only constructing a shade structure, converting a storage into an office and restroom facility, and paving circulation areas to material that reduces dust, therefore impact is minimal. However, construction related activity will be limited to 7:00 AM to 7:00 PM Monday through Friday, 9:00 AM to 5:00 PM Saturdays, and all construction activity prohibited on Sundays.

Vehicular trips generated by the farm labor business are minimal and would not generate a significant amount of greenhouse gases directly or cumulatively. The outdoor event/recreational business estimates an maximum attendance of approximately 400 people per event. However, events will likely occur on weekends and would be intermittent. The project will have to comply with any and all applicable state and local regulations including but not limited to those from the San Joaquin Valley Air Pollution Control Board and the County Environmental Health Department.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

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

emergency evacuation plan?

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

**Discussion:**

**(a - d) No Impact.** This project is not expected to create, store, or transport hazardous material.

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

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

**(h) No Impact.** No impacts have been identifies as a result of this project.

**General Information**

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

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

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

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



IX. HYDROLOGY AND WATER QUALITY – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

j) Inundation by seiche, tsunami, or mudflow?

**Discussion:**

**(a & f) No Impact.** The proposed project is a farm labor contracting business and outdoor event/recreational facility. There are no expected impacts to water quality. Portable restrooms used by the farm labor contracting business will be serviced and cleaned by a cleaning service off-site, at the job site. The onsite septic system will collect waste water created by the project. There are no foreseeable impacts to water quality based from the project.

**(b - e) Less Than Significant Impact.** No grading will occur. However, the project will be required to pave all circulation and parking areas with asphalt, concrete, or compact gravel and could potential impact the natural drainage and runoff flow of the property. However, the property and the surrounding area is relatively flat and mostly used as agricultural land, therefore impacts are expected to be less than significant. Water runoff will be collected in a onsite retention basin.

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

**General Information**

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

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

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

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

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

**Discussion:**

**(a - c) No Impact.** This project will not physically divide an existing community or be an impact on habitat conservation plans. It will not conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

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

**Discussion:**

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

XII. NOISE – Would the project result in:

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

**Discussion:**

**(a, b, & d) Less than Significant Impact with Mitigation Incorporation.** The proposed project is expected to generate noise and groundborne vibration in excess to the standards established by the Madera County Noise Ordinance. Noise and vibration may be generated from construction or when there is an outdoor event. Although noise and vibration is common in the area because of the surrounding commercial agricultural uses, construction related activity will be limited to certain hours based on the day.

Outdoor events are intermittent and noise and vibration are variable depending on the magnitude of the event. However, the project will not be allowed to exceed the Madera County Noise Ordinance.

**(c) Less than Significant Impact.** The project will not substantially or permanently increase ambient noise levels. Construction related activity and operation of outdoor events will be temporary and intermittent. The farm labor contracting business is not expected to substantially increase ambient noise levels.

**(e - f) No Impact.** The proposed project is outside the flight path of the airport nor is it in the vicinity of a private airstrip and will not subject people to noise levels which could be considered excessive.

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

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

### **General Discussion**

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

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

### **Short Term Noise**

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

### **Long Term Noise**

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

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

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

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

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

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

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

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

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

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

Source: Whiffen and Leonard 1971

XIII. POPULATION AND HOUSING -- Would the project:

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

**Discussion:**

**(a - c) No Impact.** The project would not result in population growth, and would not displace existing housing or people.

The proposed project is not designed to induce population growth, and will not result in substantial

direct or indirect growth inducement. No housing will be displaced as a result of the project. No people will be displaced as a result of the project.

XIV. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 & ii) Less Than Significant Impact with Mitigation Incorporation.** Since the property is already developed residentially, there is already fire and sheriff protection. However, there is the potential for an increase in fire and sheriff protection during outdoor events. Therefore, the applicant will be required to notify the appropriate authorities such as the Fire Department, Sheriff’s Department, or California Highway Patrol at least two weeks before each event.

**(a - iii) No Impact.** Although the property is developed residentially, since there are no new homes being built, there is no expected increase in student enrollment levels.

**(a - iv) No Impact.** There are no foreseeable impacts on parks.

**(a - v) No Impact.** The project is not expected to impact other public facilities.

**General Information**

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



their own stations. The administrative, training, purchasing, warehouse, and other functions of the Department operate through a single management team with County Fire Administration.

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

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

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

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

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

XV. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion:**

**(a - b) Less Than Significant Impact.** The project would not result in a conflict with an applicable plan, ordinance, or policy in relationship to the circulation and transportation system in the area. There is some trucking activity in the surrounding area due to surrounding land uses of commercial agriculture and agriculturally orientated services. The farm labor business is expected to add approximately 10 or less vehicular round trips per day. The outdoor recreational/event facility could potentially add up to 400 vehicular trips. However, outdoor events are intermittent and will likely occur on weekends, which has significantly less traffic and activity on the surrounding roads.

**(c - f) No Impact.** The project has no potential to conflict with any air traffic plans and will have no impact upon alternative transportation. The parcel already obtains access of an existing roadway and will not affect emergency access or access to other properties. There is no infrastructure in place on Road 19 or in the surrounding area that supports alternative transportation such as bikes or trains.

**General Information**

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

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

Unsignalized intersections.

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

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

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

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

**Discussion:**

**(a & e) Less Than Significant Impact.** The property has an onsite septic tank and will only be creating sanitary wastewater from the use of restrooms. The farm labor business employs porta-potties for their employees in the fields but will be cleaned and serviced offsite at the fields by a cleaning service. In addition, the property will have a wastewater and runoff retention basin.

**(b & c) No Impact.** There is no foreseeable impact that would cause a need for new wastewater or storm water facilities.

**(d) Less Than Significant Impact.** The site has one on-site groundwater wells which will supply

the water used for the property. In addition, the property also has a 5,000 gallon water tank.

**(f & g) Less Than Significant Impact.** The farm labor contracting business is not expecting to produce any solid waste. Outdoor events will produce some waste but is intermittent and should be sufficiently serviced by the Fairmead landfill.

### **General Discussion**

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

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

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

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

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

XVIII MANDATORY FINDINGS OF SIGNIFICANCE

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

**Discussion:**

CEQA defines three types of impacts or effects:

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

sensitive species are involved.

**(a) No Impact.** The project will not degrade fish and wildlife, or their habitat, or to eliminate major periods of California history or prehistory. All potentially significant impacts have been identified and shown to have less than significant to no impacts.

**(b & c) Less Than Significant Impact With Mitigation Incorporation.** The project has the potential to impact humans directly and cumulatively through air quality, greenhouse gas emissions, and noise. The farm labor contracting business and outdoor recreational/event facility will primarily contribute in emissions and noise during construction and operation of the outdoor event facility. The project has the potential to cause a nuisance to humans through air quality and noise but is not substantial in nature. However, the project can be mitigated to a level that is less than significant as outlined in the Mitigation Reporting Plan.



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

Madera County General Plan

California Department of Finance

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

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](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 Public Works Department

Madera County Environmental Health Department

Madera County Fire Marshall's Department

Madera County Integrated Regional Water Management Plan

Madera County Public Works Department

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

## MITIGATED NEGATIVE DECLARATION

MND 2016-016

RE: Alfredo Diaz – Conditional Use Permit #2016-011

### LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the west side of Road 19, approximately 775 feet north of its intersection with Avenue 19 (19268 Road 19), Madera.

The project is a request for a Conditional Use Permit to allow agriculturally-orientated services (farm labor contracting & storage of farm equipment) and also an outdoor event facility.

### ENVIRONMENTAL IMPACT:

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

### BASIS FOR NEGATIVE DECLARATION:

1. Please see attached Mitigation Monitoring Report.

  
\_\_\_\_\_  
Madera County Environmental Committee

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

DATED:

FILED:

PROJECT APPROVED:

# MITIGATION MONITORING REPORT

**MND # 2016-012**

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
						Initials	Date
<b>Aesthetics</b>							
1	Any proposed lighting shall be hooded and directed away from surrounding properties and roadways.	Construction	Madera County Planning Department	Madera County Planning Department			
2	Any security lighting must employ motion sensor technology.	Construction, Duration of Project	Madera County Planning Department	Madera County Planning Department			
3	The owner must maintain the property's natural aesthetic shielding formed by tall tree lines on the north, south, and west property lines.	Duration of Project	Madera County Planning Department	Madera County Planning Department			
<b>Agricultural Resources</b>							
<b>Air Quality</b>							
1	Applicant must comply with all applicable air quality regulation requirements including those from but not limited to the San Joaquin Valley Air Pollution Control District (SJVAPCD), CalRecycle, and Madera County Environmental Health Department.	Duration of Project	Madera County Planning Department	Madera County Planning Department			
<b>Biological Resources</b>							
1	Any species listed in the Berenda Quadrangle as shown in the Biological Resources Table in the Initial Study that is identified must be quarantined and protected.	Pre-Construction, Construction, Duration of Project	Madera County Planning Department	Madera County Planning Department			
<b>Cultural Resources</b>							
1	If project construction or project related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities should be halted and a professional archaeologist will be brought in to determine the culture of the deposits.	Construction	Madera County Planning Department	Madera County Planning Department			
<b>Geology and Soils</b>							
1	The applicant must submit detailed grading and drainage plans when applying for permits with the Madera County Public Works Department. In addition, the applicant must comply with any applicable regulations from the Public Works Department.	Pre-Construction	Madera County Public Works Department	Madera County Public Works Department			
<b>Hazards and Hazardous Materials</b>							
1	The proposed shade structure will be required to be protected by Automatic Engineered Fire Sprinklers meeting the minimum standards of NFPA 13 due to the use of the building.	Pre-Construction	Madera County Fire Marshall's Office	Madera County Fire Marshall's Office			

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
2	Water storage meeting the demands of the automatic fire sprinkler system shall be on-site, tested and approved before the release of the Conditional Use Permit.	Pre-Construction	Madera County Fire Marshall's Office	Madera County Fire Marshall's Office				
3	The building shall be protected by an automatic fire alarm system meeting the minimum standards of NFPA 72.	Pre-Construction	Madera County Fire Marshall's Office	Madera County Fire Marshall's Office				
4	The canopy tent shade structure is not to be allowed to be erected on a parcel for more than 180 days within a calendar year.	Duration of Project	Madera County Fire Marshall's Office	Madera County Fire Marshall's Office				
5	The canopy tent shade structure is not permitted to be used for farm and storage uses at any time.	Duration of Project	Madera County Fire Marshall's Office	Madera County Fire Marshall's Office				
<b>Hydrology and Water Quality</b>								
1	The applicant must submit detailed wastewater discharge and drainage plans to the Madera County Public Works Department. In addition, the applicant must comply with any applicable regulations from the Public Works Department.	Pre-Construction	Madera County Public Works Department	Madera County Public Works Department				
2	Any inactive Sewage Disposal System(s) or Water Well(s) no longer in use must be properly destroyed under Madera County Code, California Plumbing Code or State Division of Drinking Water requirements. A destruction permit is required through the Environmental Health Division.	Duration of Project	Madera County Environmental Health Department	Madera County Environmental Health Department				
3	The applicant and facility must comply with Regional Water Quality Control Board (RWQCB) regulatory requirements.	Duration of Project	Madera County Planning Department	Madera County Planning Department				
<b>Land Use and Planning</b>								
<b>Mineral Resources</b>								
<b>Noise</b>								
1	Construction activities are limited to the hours of seven a.m. and seven p.m. Monday through Friday and nine a.m. and five p.m. on Saturdays. Construction activities will be prohibited on Sundays.	Construction	Madera County Planning Department	Madera County Planning Department				
2	Applicant will comply with the County's Noise Ordinance.	Duration of Project	Madera County Environmental Health Department	Madera County Environmental Health Department				
3	Outdoor events will be limited to 3:00 PM to 12:00 AM	Duration of Project	Madera County Planning Department	Madera County Planning Department				
<b>Population and Housing</b>								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
<b>Public Services</b>								
1	The applicant is required to notify the appropriate authorities (i.e. Sheriff's Department, Fire Department, California Highway Patrol) at least two weeks before any events.	Duration of Project	Madera County Planning Department	Madera County Planning Department				
<b>Recreation</b>								
<b>Transportation and Traffic</b>								
1	The applicant is required to pay an appropriate road impact fee based on the average number of visitors expected to attend outdoor events along with the number of trips generated by the events as determined by the Public Works Department.	Duration of Project	Madera County Public Works Department	Madera County Public Works Department				
<b>Utilities and Service Systems</b>								