



Community and Economic Development Planning Division

Jamie Bax *JB*
Director

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

PLANNING COMMISSION DATE: October 24, 2023

AGENDA ITEM: #1

CUP	#2023-008	Amendment to Conditional Use Permit (CUP #2015-005) to increase the size of a proposed storage warehouse.
APN	#042-072-004	Applicant: Victor Packing
CEQA	ND #2023-24	Owner: Victor Sahatdjian/RKRK Trust
		Negative Declaration

REQUEST:

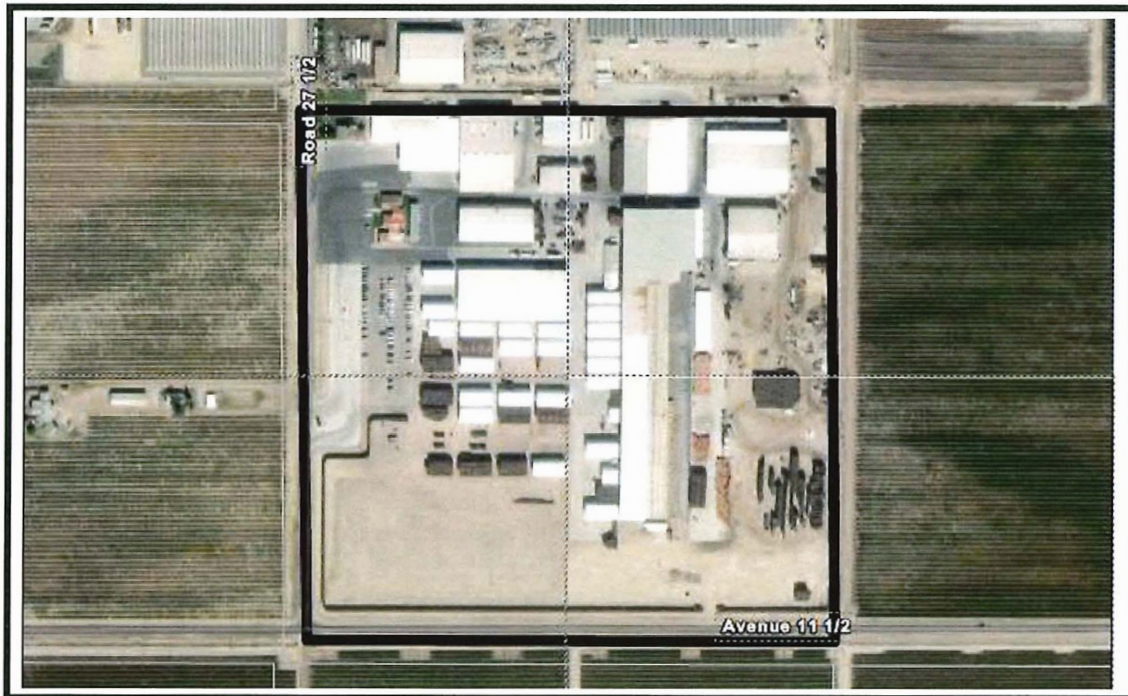
The applicant is requesting an amendment to Conditional Use Permit (CUP #2015-005) to increase the size of a previously approved storage warehouse from 102,000 square foot to 194,258 square foot at an existing raisin processing and packaging facility.

LOCATION:

On the northeast corner of the intersection of Avenue 11 1/2 and Road 27 1/2 (11687 Road 27 1/2), Madera.

ENVIRONMENTAL ASSESSMENT:

A Negative Declaration (ND #2023-24) (Exhibit L) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Adopt a resolution approving Conditional Use Permit #2023-008 subject to conditions, Findings of Fact and Negative Declaration #2023-24.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: AE (Agricultural Exclusive) Designation

SURROUNDING: AE (Agricultural Exclusive) Designation

ZONING (Exhibit B):

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

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

LAND USE:

SITE: Existing raisin processing and packaging facility

SURROUNDING: Agricultural uses on the north, south, east, and west side

SIZE OF PROPERTY: 38.34 Acres

ACCESS (Exhibit D-1): Ingress and egress to the property is from Road 27 1/2.

BACKGROUND AND PRIOR ACTIONS:

Conditional Use Permit #78-370 was approved by the Planning Commission in 1978 for an agricultural processing plant. On July 7, 2015, Conditional Use Permit 2015-005 was approved to allow an expansion of the existing processing plant to include additional tunnels and to allow a 102,000 square foot warehouse.

PROJECT DESCRIPTION:

This is a request for an amendment to Conditional Use Permit #2015-005 to change the square footage of a proposed warehouse for storage from 102,000 square foot to 194,258 square foot for storage of packaging materials to support the existing on-site packaging. The facility current operation is to grow, manufacture, process, pack, market, and ship raisins around the world.

ORDINANCES/POLICIES:

Chapter 18.53 of the Madera County Zoning Ordinance outlines the permitted uses within the Agricultural zones.

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

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

General Plan Policy 5.A.6 of the Madera County General Plan supports continued agricultural operations on lands designated for agricultural uses.

General Plan Policy 5.A.11 of the Madera County General Plan supports the allowing of agricultural services in agriculturally designated areas in support of that industry.

Part 1 of the Madera County General Plan outlines the AE (Agricultural Exclusive) designation.

ANALYSIS:

The request is to amend Conditional Use Permit 2015-005 which allowed expansion of the existing agricultural processing plant and a 102,000 square foot storage warehouse. The proposed amendment is to increase the warehouse size to 194,258 square foot to allow for storage of packaging materials. There is no proposed increase in operations, vehicular trips, or additional employees.

The property is located on the northeast corner of the intersection of Avenue 11 1/2 and Road 27 1/2. The project site is in an area that is largely agricultural in land use, with several agricultural processing plants to the north and east including Lamanuzzi and Pantaleo, LLC, Sunsweet Dryers and Golden Valley Grape Juice and Wine, LLC. The site is served by private wells and septic systems. Daily water usage will not increase and is anticipated to be 2,000 gallons per day. The wastewater that is generated is distributed on land adjacent to the project site and owned by the applicant as per Water Board Order #R5-2014-0140.

During the drying season the facility has approximately 12 trucks per day and 45 employees and operates 24 hours per day Monday through Friday. Most employees work from 6:00am to 3:00pm. Off season hours are 8:00am to 5:00pm, Monday through Friday with approximately 15 employees and two trucks per week.

The property is designated Prime Farmland and Urban and Built-up Land within the Farmland Mapping and Monitoring Program. The surrounding parcels are in agricultural production. The facility has been in operation since 1979 and services the agricultural market. The facility is a processing and package facility to dry grapes turning them into raisins. The proposed increase of square footage for the warehouse is for storage of packaging materials to support the existing facility. The materials will be moved by truck or forklift onsite to deliver packing materials to locations within the existing facility. The project parcel is not enrolled in a Williamson Act contract.

The Zoning Ordinance lists “agriculturally oriented services” as one of the allowed uses on the property with an approved Conditional Use Permit in this zone district. The general plan designation of Agricultural (A) allows for agriculturally oriented services as well. The processing plant is considered an agriculturally oriented service.

This project was circulated to internal departments and outside agencies for review. This included California Department of Transportation, Regional Water Quality Control, California Highway Patrol, San Joaquin Valley Air Pollution Control Board, and the Department of Fish and Wildlife. Comments were received from the Environmental Health Division, Building/Fire Safety Division and the Public Works Department. California Department of Transportation responded with no comment.

Prior to construction the facility will require improvements to the existing fire suppression water storage and road improvements. These improvements are included in the conditions of approval.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, for \$2,814.00 to cover the Notice of Determination (CEQA) filing at the Madera County Clerks' office. The amount covers the \$2,764.00 Department of Fish and Wildlife fee that took effect January 1, 2023, and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit.

FINDINGS OF FACT:

The following findings of fact must be made by the Planning Commission to make a finding of approval of the project. Should the Planning Commission vote to approve the project, Staff recommends that the Planning Commission concur with the following:

1. *The proposed project does not violate the spirit or intent of the Zoning Ordinance.* The parcel is zoned ARE-40 (Agricultural, Rural, Exclusive –40 Acre District). The zoning designation allows for agricultural oriented services with an approved conditional use permit. The existing raisin processing plan is an agricultural service operation which is allowed under Section 18.58.010(C) of the zoning ordinance with a Conditional Use Permit.
2. *The proposed project is not contrary to the public health, safety, or general welfare* The project site is located in an agricultural area that has similar use. No hazardous materials will be used or are discharged as part of the operation. Wastewater is distributed on an adjacent parcel owned by the applicant as per Water Board Order R5-2014-0140.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar factors.* The project must adhere to the conditions of approval. There have been no recorded complaints on the existing project. No hazardous materials will be used or are discharged as part of the operation.

4. *The proposed project will not cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* The project site is located in an area that is largely agricultural in land use, with several agricultural processing plants to the north and east including Lamanuzzi and Pantaleo, Sunsweet Dryers and Golden Valley Grape Juice and Wine. The project is not believed to present an adverse effect to the area.

WILLIAMSON ACT:

The property is not subject to a Williamson Act contract.

GENERAL PLAN CONSISTENCY:

The General Plan designates the parcel AE (Agricultural, Exclusive). The property is zoned ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) district. The AE designation allows agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), agriculturally-oriented services (e.g., wineries, cotton gins), timber production, mineral extraction, airstrips, public and commercial refuse disposal sites, recreational uses, public and quasi-public uses, and similar and compatible uses. The zoning and general plan designations are compatible with the use.

RECOMMENDATION:

The analysis provided in this report supports approval of Conditional Use Permit #2023-008 subject to conditions, Findings of Fact, Negative Declaration #2023-24, and associated Resolution.

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3. Exhibit C, Assessor's Map
4. Exhibit D-1, Site Plan
5. Exhibit D-2, Floor Plan
6. Exhibit D-3, Elevation Plan
7. Exhibit E, Aerial Map
8. Exhibit F, Topographical Map
9. Exhibit G, Operational Statement
10. Exhibit H, Environmental Health Comments
11. Exhibit I, Fire Marshal Comments
12. Exhibit J, Public Works Comments
13. Exhibit K, Initial Study
14. Exhibit L, Negative Declaration ND #2023-24
15. Exhibit M, Resolution

CONDITIONS OF APPROVAL

PROJECT NAME:

Victor Packing - Conditional Use Permit - Madera (047-090-006-000)

PROJECT LOCATION:

northeast corner of the intersection of Avenue 11 1/2 and Road 27 1/2 (11687 Road 27 1/2), Madera

PROJECT DESCRIPTION:

Amendment to Conditional Use Permit (CUP #2015-005) to increase the size of a previously approved storage warehouse from 102,000 square foot to 194,258 square foot at an existing raisin processing and packaging facility.

APPLICANT:

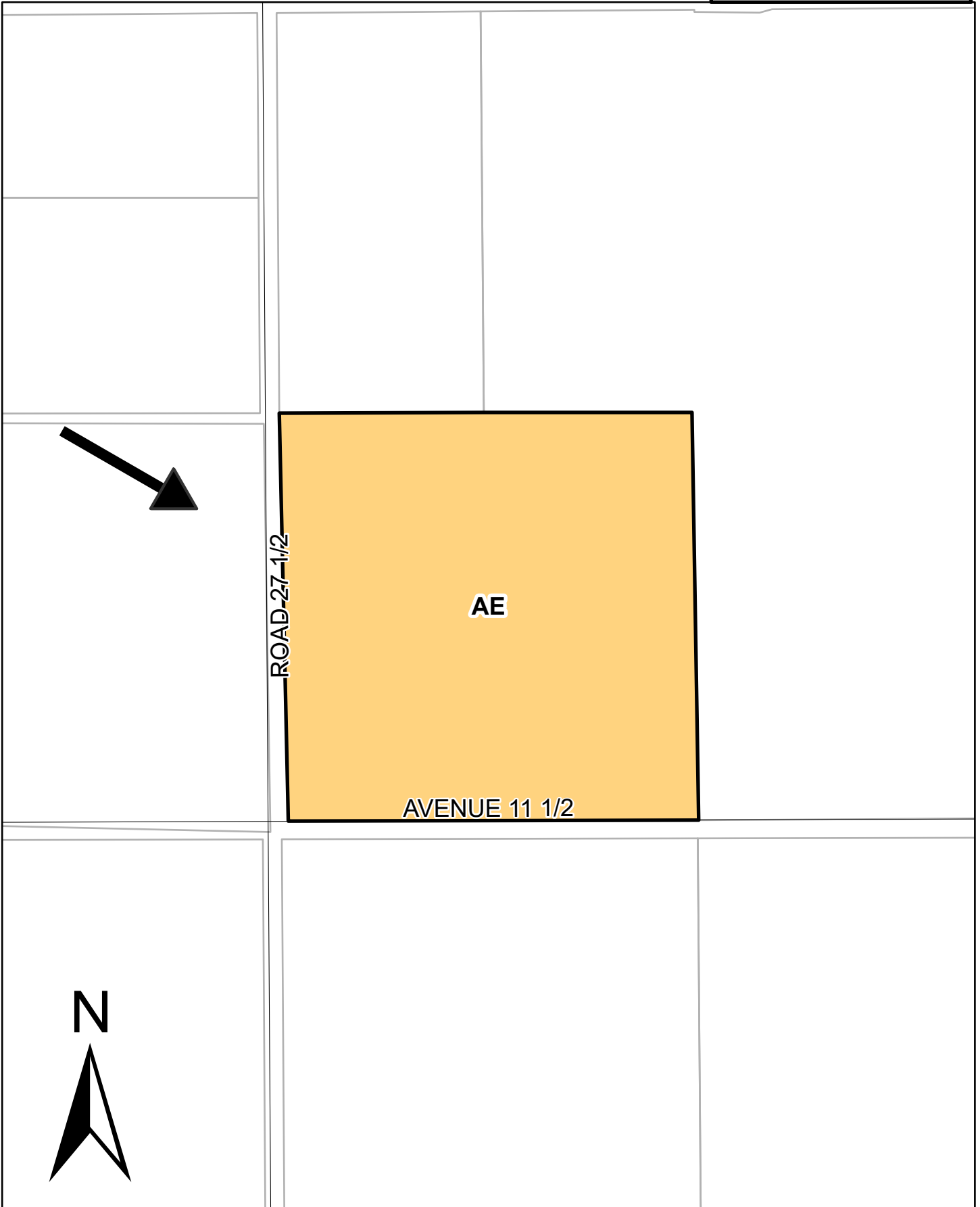
Victor Packing - 11687 Road 27 1/2, Madera, CA 93637

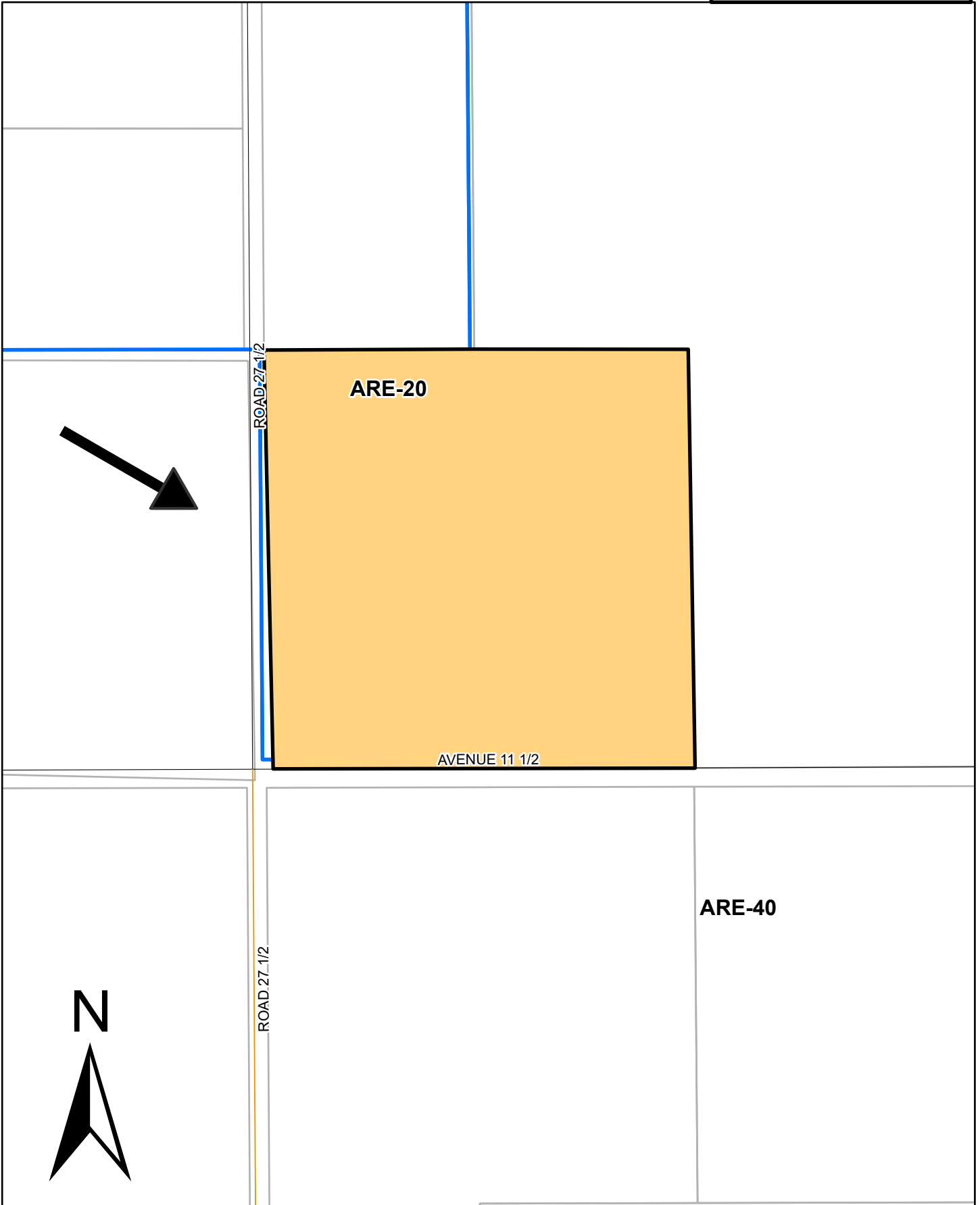
CONTACT PERSON/TELEPHONE NUMBER:

(559) 673-5900

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	
ENVIRONMENTAL HEALTH					
1	Proposed building shall comply with Madera County Code Title 13 as it relates to onsite domestic water and sewage disposal.				
2	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 Division.				
3	The construction of ongoing operations must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s): Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.				
FIRE DEPARTMENT					
1	The increase in square footage will require improvement to the existing Fire Suppression water storage. Water system improvements will be a condition of the building Permit at time of construction.				
PLANNING					
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 conditions of approval required for the project.				
2	All internal parking and circulation areas within the project site shall be maintained in a dust-free condition.				
3	Any proposed lighting shall be hooded and directed away from surrounding properties and roadways.				
4	Use low-glare lighting to minimize nighttime glare effects on neighboring parcels.				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
5	If archeological evidence is noted on the site prior to the start of construction, no work shall start without first notifying the Planning Department and completion of a Phase 3 Archeological study.				
PUBLIC WORKS					
1	Applicant shall arrange for purchase and delivery of Hot Mix Asphalt material sufficient for installation of a road overlay on Road 27 ½ from the northern property line to the intersection of Avenue 11 ½ & Road 27 ½. The installation of the overlay will be coordinated with the County Public Works Department.				
2	An encroachment permit will need to be obtained prior to commencing any works within the road right of way.				
3	On-site drainage facilities (i.e. detention/retention ponds and/or swales, subterranean drainage systems, etc.) shall be improved and/or modified to ensure all on-site drainage is retained on the property and outside of the County right of way. Plans showing the on-site drainage improvements and/or modifications shall be prepared by a registered Civil Engineer and submitted to the Public Works department, with appropriate drainage analysis and calculations, for review and approval prior to starting site work.				
4	Applicant shall apply for and obtain a grading permit from the Public Works Department for any onsite grading pursuant to Chapter 14.50.030 of Madera County Code.				
5	The County does not maintain water or sewer utilities to serve this location. Applicant will be responsible for provision of water and sewer facilities as applicable.				





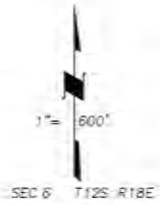
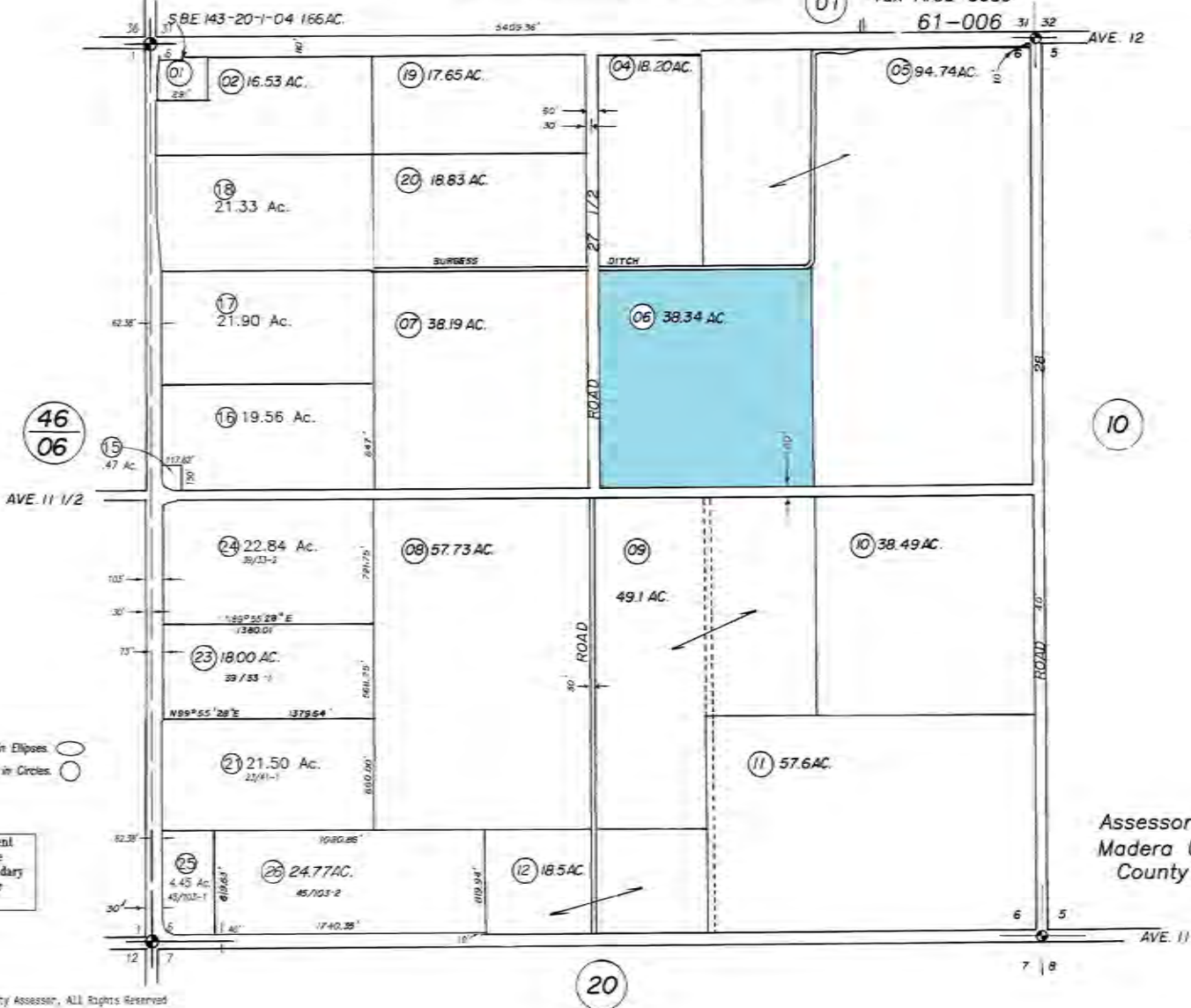
ZONING MAP

SEC. 6 T.12S. R.18E. M.D.B.&M.

01 Tax Area Code
61-006

47-09

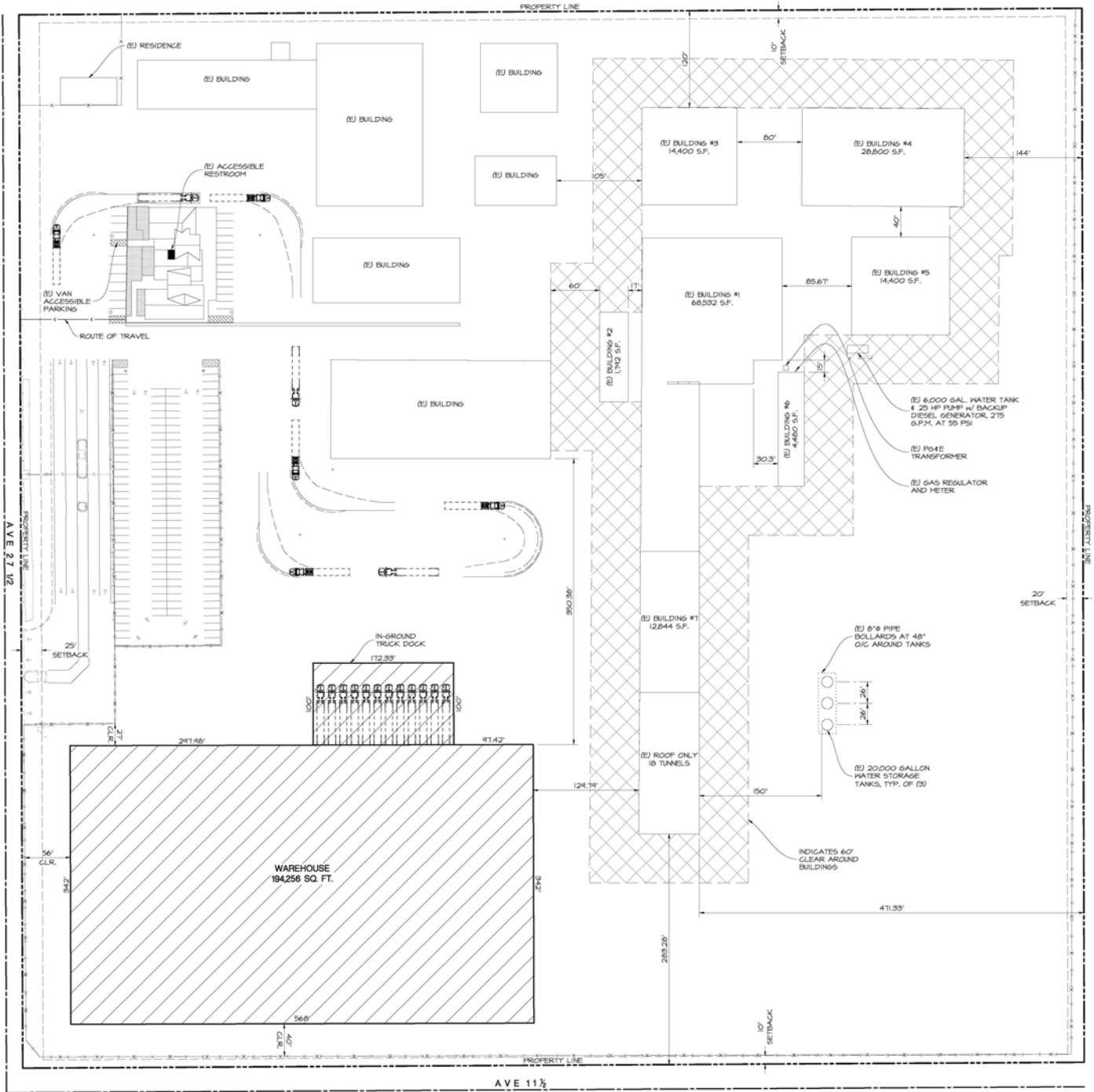
ORIGINAL



NOTE - Assessor's Block Numbers Shown in Ellipses (06)
Assessor's Parcel Numbers Shown in Circles (01)

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

Assessor's Map No. 47-09
Madera Unified/Eastin Arcola
County of Madera, Calif.
1955



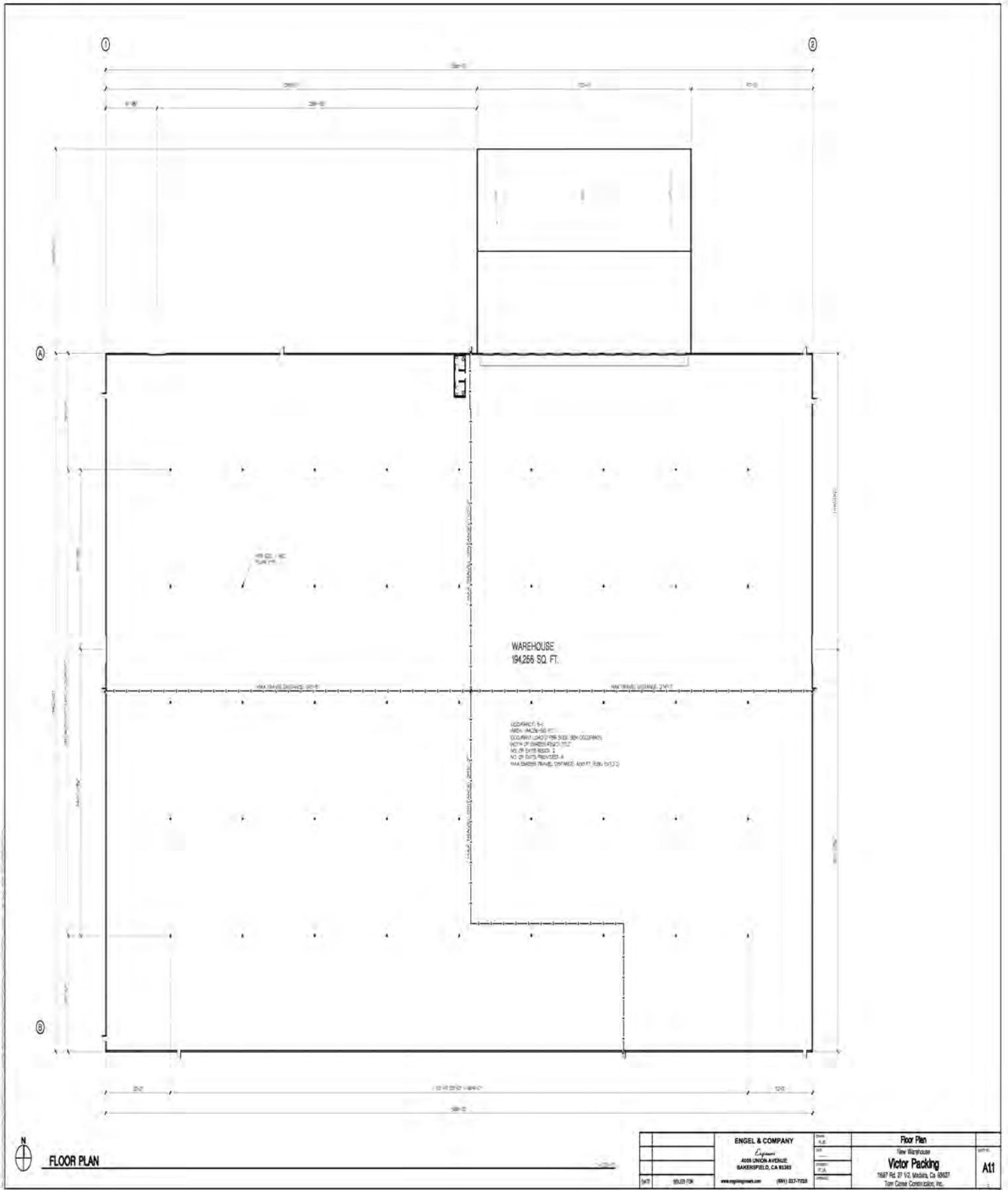
SITE PLAN

APN: 041-010-006

1" = 60'

DATE		ISSUED FOR		ENGEL & COMPANY <i>Engineers</i> 4009 UNION AVENUE BAKERSFIELD, CA 93305 www.engelengineers.com (661) 327-7025		DRAWN A.J.C. DATE 11/11/11 CHECKED P.J.A. APPROVED		Site Plan New Warehouse Victor Packing 11687 Rd. 27 1/2, Madera, Ca 93637 Tom Corea Construction, Inc.		SHEET NO. SP11 OF 24/225	
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SITE PLAN



FLOOR PLAN



NORTH
EXTERIOR ELEVATION



SOUTH
EXTERIOR ELEVATION



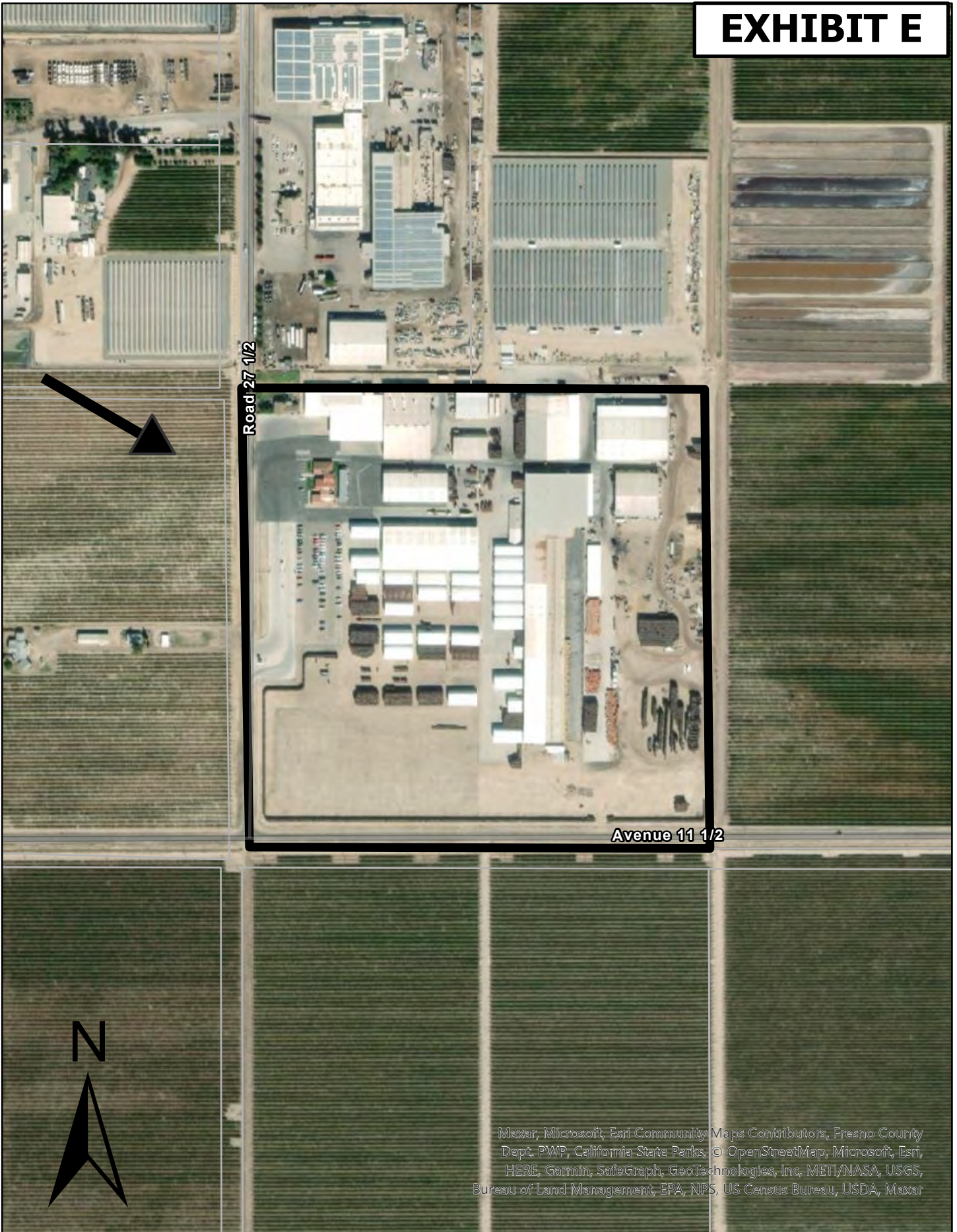
EAST
EXTERIOR ELEVATION



WEST
EXTERIOR ELEVATION

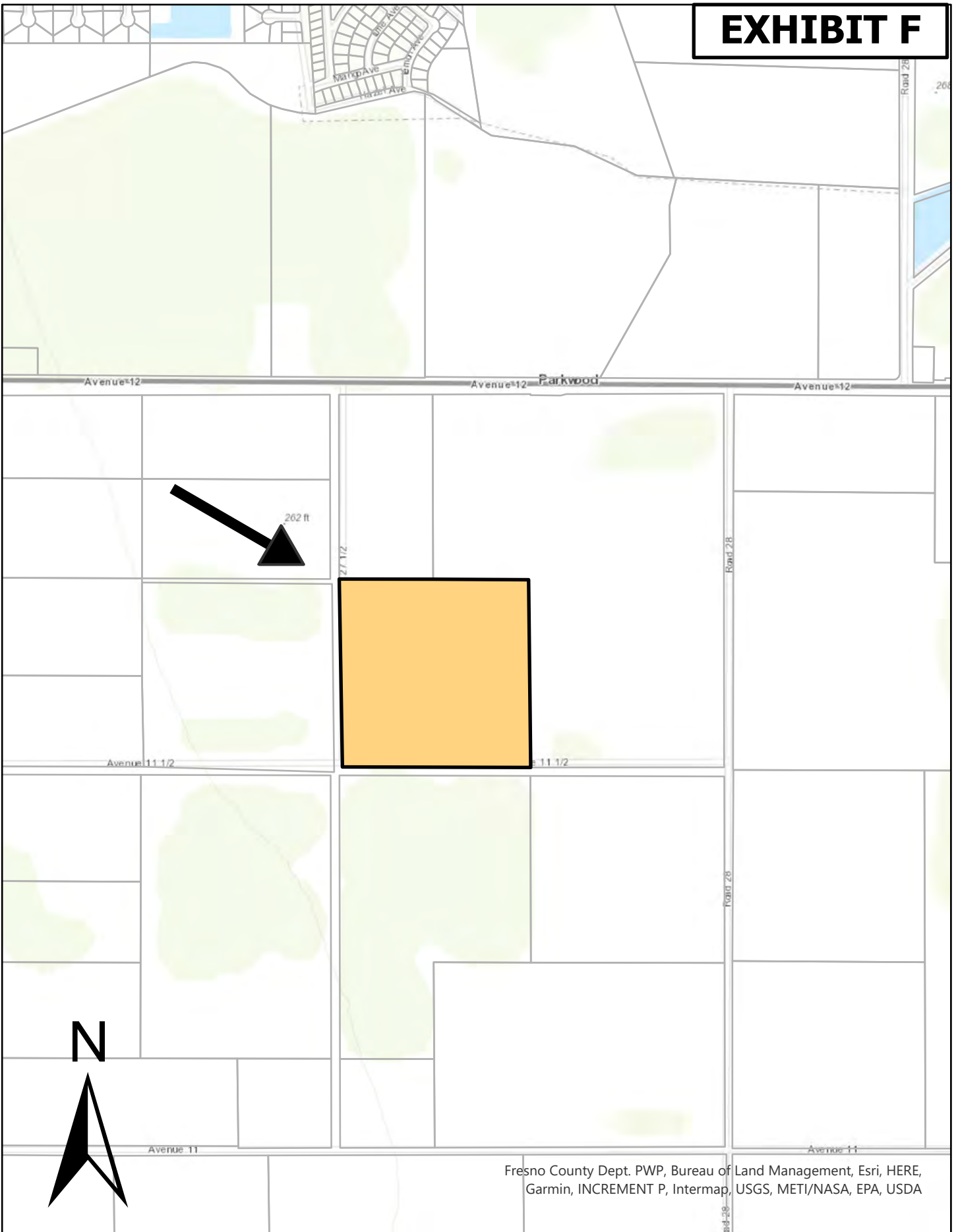
DATE	ISSUED FOR	ENGEL & COMPANY	DATE	EXTERIOR ELEVATIONS	REV.
		1800 UNION AVENUE BAKERSFIELD, CA 93301	08	New Warehouse	
		www.engel.com	01	Victor Packing	
		(805) 837-7626	02	1807 N. 21st St., Modesto, CA 95803 Tom Corp. Construction, Inc.	
					A21

EXHIBIT E



AERIAL MAP

EXHIBIT F



TOPOGRAPHICAL MAP



**OPERATIONAL/ENVIRONMENTAL STATEMENT
CHECKLIST**

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

1. Please provide the following information:

Assessor's Parcel Number: _____

Applicant's Name: _____

Address: _____

Phone Number: _____

2. Describe the nature of your proposal/operation.

3. What is the existing use of the property?

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

5. What are the proposed operational time limits?

Months (if seasonal): _____

Days per week: _____

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

6. How many customers or visitors are expected?

Average number per day: _____

Maximum number per day: _____

What hours will customers/visitors be there? _____

7. How many employees will there be?

Current: _____

Future: _____

Hours they work: _____

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

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

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

Number: _____

Type: _____

Frequency: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Square feet of building area(s): _____

Total number of employees: _____

Building Heights: _____

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



Community and Economic Development
Environmental Health Division

Dexter Marr
Deputy Director

EXHIBIT H

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 661-5191
- FAX (559) 675-6573
- TDD (559) 675-8970

MEMORANDUM

TO: Annette Kephart
FROM: Dexter Marr, Environmental Health Division
DATE: July 17, 2023
RE: Victor Packing - Conditional Use Permit - Madera (047-090-006-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: June 27, 2023
RE: Conditional Use Permit (CUP) #2023-008, Victor Packing,
Madera APN 047-090-006

The Environmental Health Division Comments:

Proposed building shall comply with Madera County Code Title 13 as it relates to onsite domestic water and sewage disposal.

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 Division.

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

If there are any questions or comments regarding these conditions, contact this Division at (559) 675-7823.



Community and Economic Development
Fire Prevention Division

Deborah Mahler, Fire Marshal
Deputy Director

EXHIBIT I

- 200 W. Fourth St.
- Suite 3100
- Madera, CA 93637
- TEL (559) 661-5191
- FAX (559) 675-6573
- TDD (559) 675-8970

MEMORANDUM

TO: Annette Kephart
FROM: Deborah Mahler, Fire Marshal
DATE: July 17, 2023
RE: Victor Packing - Conditional Use Permit - Madera (047-090-006-000)

Condition

The increase in square footage will require improvement to the existing Fire Suppression water storage. Water system improvements will be a condition of the building Permit at time of construction.

From: [Phu Duong](#)
To: [Annette Kephart](#)
Cc: [Jared Carter](#); [Doug Wilson](#); [Robert Palacios](#); [Robert Palacios](#); [Philip Toler](#); [Steve Deis](#)
Subject: RE: Victor Packing Plant on Road 27.5 - CUP2023-008
Date: Thursday, July 20, 2023 1:34:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[04709.pdf](#)
[ST-6.pdf](#)

Hi Annette,

Below are the conditions of approval from Public Works Dept.

- Due to the existing poor conditions of the road, the developer is required to provide the frontage improvements consisting of, but not limited to, pavement widening, signs, pavement striping, landscaping, and drainage. Both sides of Road 27-1/2 are to be improved to satisfy the Class IV road design specification as shown on the attached detail, ST-6.
- All required road improvements shall be submitted to the department for review, approve, and inspect by the Public Works Department. The design and construction of all roads and road appurtenances will be the responsibility of the developer. The geometric design of all roads and road appurtenances will be in accordance with County standards specifications and/or any concept not mentioned in either CALTRANS or AASHTO standards.
- Appropriate pavement, striping, and signage transition will need to be provided. Signing shall be in conformance with Madera County's and the California Manual on Uniform Traffic Control Devices (CA MUTCD) standards or latest editions thereof.
- An encroachment permit will need to be obtained prior to commencing any works within the road right of way.
- All work in the County right of way will be inspected by the County in accordance with the encroachment permit process. The developer shall reimburse the County for all on and off site inspection costs incurred by County staff.



Phu Duong | Development Services Engineer

PUBLIC WORKS, ENGINEERING SERVICES

200 W. 4th Street, Suite 3100, Madera, CA 93637

Office: (559) 675-7811



**County of Madera
California Environmental Quality Act (CEQA)
Initial Study**

1. **Project title:** Conditional Use Permit #2023-008 – Victor Packing
2. **Lead agency name and address:** County of Madera
Community and Economic Development Department
200 West 4th Street, Suite 3100
Madera, California 93637
3. **Contact person and phone number:** Annette Kephart, Planner III
559-675-7821
Annette.kephart@maderacounty.com
4. **Project Location & APN:** The subject property is located on the northeast corner of the intersection of Avenue 11 1/2 and Road 27 1/2 (11687 Road 27 1/2), Madera, APN: 047-090-006
5. **Project sponsor's name and address:** Victor Packing
11687 Road 27 1/2
Madera, CA 93637
6. **General Plan Designation:** AE (Agricultural Exclusive) Designation
7. **Zoning:** ARE-20 (Agricultural, Rural, Exclusive, Twenty Acre) District
8. **Description of project:** amend an existing Conditional Use Permit to increase the size of a proposed storage warehouse from 102,000 square foot to 194,258 square foot at an existing raisin processing and packaging facility.
9. **Surrounding Land Uses and Setting:** The subject property is located in a predominately agricultural area. The parcel is flat with an elevation of approximate 260 feet. On the northwest corner there is another agricultural processing plant and other surrounding uses are agricultural production.
10. **Other Public Agencies Whose Approval is Required:** None
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**
Local Tribes were contacted per AB 52. No comments were received.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural/Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION	
On the basis of this initial evaluation:	
<input checked="" type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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 or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

Annette Kephart

Signature

July 26, 2023
Date

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

I. AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

(a - c) No Impact. The project is consistent with surrounding land uses in the area. The area is predominately agricultural in nature. There are no designated scenic highways within the immediate vicinity of the project.

(d) Less Than Significant Impact. No additional lighting is proposed; however, if additional lighting is installed it would be required to be hooded and directed away from roadways and neighboring properties.

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 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.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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II. AGRICULTURAL AND FORESTRY RESOURCES

In determining whether agricultural 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:

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 Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (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 use?	<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"/>

Responses:

a) No Impact

The property is designated Prime Farmland and Urban and Built-up Land within the Farmland Mapping and Monitoring Program. The surrounding parcels are in agricultural production. The facility has been in operation since 1979 and services the agricultural market. The facility is a dehydrator to dry grapes turning them into raisins. No additional conversion will occur.

(b) No Impact

The project is not subject to the Williamson Act. The proposed project is not significantly displacing the existing agricultural operation. The parcel is not enrolled in the Williamson Act.

(c-e) No Impact

No impacts have been identified as a result of this project. This parcel has not been in agricultural production

since the 1970s.

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 to produce the state's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

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

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

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

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

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with, or obstruct implementation of, the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Responses:

(a-b) Less than Significant Impact

This project has the potential of contributing to the air quality impact. There will be no increase, however, there will be cumulative to some degree. Currently, the facility is running seven days per week during the season, with the increase in storage capacity, they can run five days per week and allow the workers the weekends to rest. The majority of the impact will be that of diesel exhaust from the trucks coming to and from the facility as a direct result of its' operation. While the exhaust will be localized at initial emission point, there will be dispersal as a natural result.

(d) No Impact

Sensitive receptors are facilities that “house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors.” (GAMAQI 2002). While this project will increase the amount of vehicular traffic to the area in the form of diesel fueled trucks, based on the provided definition of sensitive receptors, this project has no impacts identified. There are no schools or hospitals in the area and is sparsely populated as a whole.

(e) Less than Significant Impact

While the vehicular traffic that will be generated as a result of this project will create exhaust as a given result, the area is sparsely populated, and the exhaust fumes will dissipate over the distances to those residences. There are no known impacts related directly with the operation of the plant.

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. It can occur naturally, as in the case of an ice age, or occur because 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, currently there are no generally accepted thresholds of significance for determining the impact of GHG emissions from an individual project on GCC. Thus, permitting agencies are in the position of developing policy and guidance to ascertain and mitigate to the extent feasible the effects of GHG, for CEQA purposes, without the normal degree of accepted guidance by case law.

IV. BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (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 a native wildlife nursery site?	<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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

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

(a) Less Than Significant Impact. While the list below indicates that there are species of concern, given that the site has been developed since 1979, the chances of any of the listed species being present are less than likely. There is still the potential of the species existing in the quadrangle, but since this parcel has many buildings and is an active facility, most habitats may not exist. No contact was made by the Department of Fish and Game (as of this date) to either add to the information provided or dispute the findings.

(b-f) No Impact. The project does not contain any natural riparian habitat or designated wetlands. In addition, it is not redirecting, obstructing or change in a wildlife corridor for native resident species. This parcel was developed in 1979 and is currently an active facility.

Special Status Species include:

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

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

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
California tiger salamander - central California	Threatened	Threatened	WL	-

DPS				
western spadefoot	None	None	SSC	-
Swainsons hawk	None	Threatened	-	-
burrowing owl	None	None	SSC	-
vernal pool fairy shrimp	Threatened	None	-	-
midvalley fairy shrimp	None	None	-	-
California linderiella	None	None	-	-
American bumble bee	None	None	-	-
molestan blister beetle	None	None	-	-
hoary bat	None	None	-	-
California legless lizard	None	None	SSC	-
blunt-nosed leopard lizard	Endangered	Endangered	FP	-
coast horned lizard	None	None	SSC	-
Northern Hardpan Vernal Pool	None	None	-	-
Munzs tidy-tips	None	None	-	1B.2
hairy Orcutt grass	Endangered	Endangered	-	1B.1
Madera leptosiphon	None	None	-	1B.2

Madera Quadrangle

List 1A: Plants presumed extinct.

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

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

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

List 4: Plants of Limited Distributed - a watch list

Ranking

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

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

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

SSC Species of Special Concern

WL Watch List

FP Fully Protected

General Information

Effective January 1, 2007, Senate Bill 1535 took effect that has changed de minimis findings procedures. The Senate Bill takes the de minimis findings capabilities out of the Lead Agency hands and puts the process into the hands of the California Department of Fish and Wildlife (formally the California Department of Fish and Game). A Notice of Determination filing fee is due each time a NOD is filed at the jurisdictions Clerk's Office.

The authority comes under Senate Bill 1535 (SB 1535) and Department of Fish and Wildlife Code 711.4. Each year the fee is evaluated and has the potential of increasing. For the most up-to-date fees, please refer to: http://www.dfg.ca.gov/habcon/ceqa/ceqa_changes.html.

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

(a - c) Less Than Significant Impact with Mitigation Incorporation. While the County is known to potentially have historical and archaeological resources, due to the buildings, pavement and use of the parcel since 1979, the chances of finding any archaeological or paleontological resources are not likely. Most of the paleontological finds in Madera County have been found in the proximity of the landfill, located near the community of Fairmead. Most of the historical finds in Madera County have been found in the mountain and foothill areas above the valley floor due to previous Native American presence in the area. However, any new findings are unlikely on this project due to previous development.

There are no known fossil bearing sediments on the project site and no known unique geological features in the vicinity of the project.

General Information

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

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

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

(CEQA Guidelines §15064.5 for definitions)

Paleontology is a branch of geology that studies the life forms of the past, especially prehistoric life forms, through the study of plant and animal fossils. Paleontological resources represent limited, non-renewable and impact sensitive and educational resources. Most of the paleontological finds have been on the valley floor.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. ENERGY				
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

(a - b) Less Than Significant Impact. There is little likelihood that there will be a significant impact to energy resources or that the project will conflict with any state or local energy resource plans.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS				
Would the project:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause 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 Zone 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 geological 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 direct or indirect 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) 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"/>

Responses:

(a-i – a-iii) Less than Significant Impact

Foothill and Sierra Nevada regions of California are areas that are crossed by very few faults. There is an unnamed fault line that crosses through the southeastern portion of the County and is 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 faultlines that rupture, depending on their magnitude.

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.

(a-iv) No Impact

Topographically, the area is flat. Many structures currently exist, and although grading had occurred, landslides are very unlikely.

(b) No Impact

As structures already exist and impervious ground cover already exists, so therefore, rainfall has already been diverted to areas where concentration of rainfall has increased and therefore causes more erosion than previous.

(c) No Impact

The basin includes the older alluvial deposits in the western part of the Madera area. The relief is nearly level to very gently undulating, and the entire area slopes downward very gently from the east toward the west. The elevation ranges from 260 feet to about 285 feet. Soil types include Fresno-El Peco-Pozo, Fresno-El Peco, Dinuba-El Peco, and Traver-Chino.

There are no impacts identified.

(d-f) No Impact

There are 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 principal 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 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.

(a – iv) No Impact. The parcel is in an area where it is topographically not conducive to landslides, so therefore there will be no impacts. Topographical maps indicate a relatively flat area with minimal increases in elevation heading from west to east on the property.

(b) Less Than Significant Impact. The parcel itself is currently used for agricultural purposes. The overall footprint related to the project is minimal considering the whole. What erosion might occur will be minimal in nature and localized to the area around the footprint of the biofiltration bed and associated equipment.

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VIII. GREENHOUSE GAS EMISSIONS

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

(a) Less Than Significant Impact. The greenhouse gases generated will be from vehicular traffic related to the construction of the facilities. Operationally, there is no increase to the number of employees or vehicular traffic with the increased warehouse size. The estimated average of delivery truck trips is twice per week which is no change from the current operation. The proposed warehouse is for storing packaging materials which will be moved into other parks of the existing facility.

(b) No Impact. There is no anticipated impact because of this project.

General Information

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

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

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?

Potentially Significant Impact Less Than Significant With Mitigation Incorporation Less Than Significant Impact No Impact

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?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Responses:

a) No Impact

There will not be any hazardous materials onsite. This facility is used for drying grapes for raisins.

(b) No Impact

No impacts are identified. As mentioned above, no materials onsite, and thus will not constitute a hazard to surrounding properties.

(c) No Impact

No hazardous materials are expected to be used on site during normal operations. The facility is not within 1/4 mile of a school.

(d) No Impact

No impacts are identified. There are no sites in the immediate vicinity that qualify as a site having had hazardous materials on site or listed as such.

(e) No Impact

The project site is not within an Airport/Airspace Overlay District nor within proximity to any known airports and airstrips. No impacts are identified.

(f) No Impact

The project site is not within an Airport/Airspace Overlay District nor within proximity to any known airports and airstrips. No impacts are identified.

(g) No Impact

No impacts are identified as a result of this project.

(h) No Impact

The area is not located in a wildfire risk area. However, equipment used during construction could create sparks and cause fires in the agricultural areas that surround the project site.

Normal operations will not pose significant risk of fire.

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>.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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X. HYDROLOGY AND WATER QUALITY

Would the project:

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) 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; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(a) Less Than Significant Impact. Considering the entire project, 275,852 square feet of buildings currently exists on the site, there will be future expansion, but will not significantly alter the course of any drainage. While impervious surfaces and buildings exist on site and are currently causing a change in drainage patterns on the property, there is no alteration of the course of a stream or river as a result. Through the existing impervious surfaces, this project site could contribute to runoff of storm water from rainfall.

The site is not near any creeks or streams or bodies of water in which runoff could have an impact to water quality. With best management practices during business operations in place, this impact will be insignificant.

The site is not within a special flood zone indicating 100-year floods.

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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING				
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a - b) No Impact. This project will not physically divide an existing community and is not in conflict with any applicable land use plan, policy, or regulation.

The zone district for this parcel is agricultural and allows for agricultural oriented operations with a Conditional Use Permit. The purpose of the Conditional Use Permit is to allow for a use that may typically be found in the

zoning. The proposal will not conflict with applicable land use plan adopted for the purpose of avoiding or mitigating an environmental effect.

XII. MINERAL RESOURCES

Would the project:

- 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?
- 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

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

XIII. NOISE

Would the project result in:

- a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies?
- b) Generation of excessive groundborne vibration or groundborne noise levels?
- c) For a project located within the vicinity of a private airstrip or 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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

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

An individual's noise exposure is a measure of noise over a period of time. A noise level is a measure of noise at a given instant in time. Community noise varies continuously over a period of time with respect to the contributing sound sources of the community noise environment. Community noise is primarily the product of many distant noise sources, which constitute a relatively stable background noise exposure, with the individual contributors unidentifiable.

The noise near a winery would be expected to be typical of agricultural areas and rural residences. The predominant sources of noise would include roadway traffic and equipment noise from existing agricultural operations.

(a - b) Less Than Significant Impact. There is the potential of a slight increase of noise generation for the duration of construction. This increase is expected to be minimal and temporary for the duration of the construction phase of the project. Minimal noise may occur because of the operations of this facility.

Except for construction related activities, there is no known instance of ground borne vibrations related to this project. Any ground borne vibrations generated will be temporary in nature for the duration of construction. No operational vibrations are expected, and any generated will be localized to the point of origin.

(c) No Impact. Operations of this facility are not expected to increase noise levels substantially. It is acknowledged that traffic in and out of the facilities parking lot will generate minimal noise levels during ingress and egress. Ambient noise levels are not expected to increase.

This project is not within proximity to an airstrip or airport. It is not within an airport/airspace overlay district. There will be no impacts as a result.

General Discussion

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

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

Short Term Noise

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

Long Term Noise

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

Landscape maintenance equipment, such as leaf blowers and gasoline powered mowers, could result in

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

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

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

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

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

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

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

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

Reaction of People and Damage to Buildings from Continuous Vibration Levels		
Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings
0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely

0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings
0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings
0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations vibration	Architectural damage and possibly minor structural damage
Source: Whiffen and Leonard 1971		

XIV. POPULATION AND HOUSING

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?

Potentially Significant Impact Less Than Significant With Mitigation Incorporation Less Than Significant Impact No Impact

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

Responses:

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

XV. PUBLIC SERVICES

Potentially Significant Impact Less Than Significant With Mitigation Incorporation Less Than Significant Impact No Impact

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

Responses:

(a.i) Less Than Significant Impact. There is a minimal chance that electrical equipment could potentially start a grass fire in the area.

The Madera County Fire Department exists through a contract between Madera County and 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 Fire Department had no comments of concern with the project.

The building construction will be governed by the requisite Building, Life, Safety and Fire Codes applicable at the time of construction.

(a.ii) Less Than Significant Impact. The proposed project in and of itself would not result in any additional demands for police protection except for ancillary need for potential events of vandalism and theft. Crime and emergency response is provided by the Madera County Sherriff's Department. There will be an incidental need for law enforcement in the events of theft and vandalism on the project site. The Madera County Sheriff had no comments of concern with the project.

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

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

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

(a.iv) No Impact. No impacts are anticipated as a direct, indirect, short, or long-term impact as a result of this project.

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

(a.v) No Impact. No impacts identified because of this project.

XVI. 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"/>

Responses:

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XVII. TRANSPORTATION

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially increase hazards due to a geometric 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"/> |
| d) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

(a – d) No Impact. The proposed project is located on the north side of Avenue 11½, east of Road 27½. The proposed project has access onto Avenue 27½ which is designated as a Minor Road (General Plan Policy Document). There are no public transportation facilities or routes in the area. Thus, the area is almost totally dependent on private automobile and truck access. There are no rail or airport facilities in the area.

In the area around the proposed project, opportunities for bicycles and pedestrians, especially as an alternative to the private automobile, are significantly limited by lack of developed shoulders, sidewalks or pavement width accommodating either mode. The condition is common in rural areas where distances between origins and destinations are long, and the terrain is either rolling or mountainous.

As with most rural areas, Madera County is served by limited alternative transportation modes. Currently, only limited public transportation facilities or routes exist within the area. Volunteer systems such as the driver escort service, as well as the Madera Area Express (MAX) bus system operate in the County. The rural densities which are prevalent throughout the region have typically precluded successful public transit systems, which require more concentrated populations to gain sufficient ridership.

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

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

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

Level of Service	Description	Average Control Delay
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		(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	Employment	Average	Total Lane Miles
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	(thousands)	(thousands)	Weekday VMT (millions)	
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 low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

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

Potentially Significant Impact Less Than Significant With Mitigation Incorporation Less Than Significant Impact No Impact

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

- a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or
- ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria

set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Responses:

(a.i) No Impact. There are no sites listed on the historical registry on this parcel.

(a.ii) Less Than Significant Impact. No known tribal cultural resources exist on the project site, however there is still the potential for uncovering previously unknown tribal cultural resources. Therefore, the project will cease all operations if any human remains, cemeteries, archaeological, paleontological, or historic resource is uncovered during the construction or operational phase of the project, until the County can determine whether the project can continue. Conditions of approval will be placed on the project regarding any cultural resources that may be located on the site. The local tribes were invited to comment on the project, no responses were received.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it had adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a - d) No Impact. The proposed warehouse was previously evaluated on ND 2015-11. The increase of square footage currently proposed will not change or impact the current operation.

General Discussion

Madera County has 34 County Service Areas and Maintenance Districts that together operate thirty small water systems and 16 sewer systems. Fourteen of these special districts are in the Valley Floor, and the remaining twenty 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 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 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Substantially impair an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a - d) No Impact. The project site is not located in or near a state responsibility area or in a high fire hazard severity zone.

XIX. 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 substantially 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

CEQA defines three types of impacts or effects:

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

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

(b) Less Than Significant Impact. Overall construction and operation of this project will be minimal considering the existing operation and surrounding agricultural uses.

(c) Less Than Significant Impact. While there have been some minimal impacts identified through this study, none are considered significant in and of themselves, and/or cumulative inducing enough to be considered significant.

Bibliography

Madera County General Plan

California Department of Finance

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm accessed December 31, 2020

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

California Important Farmland Finder <https://maps.conservation.ca.gov/DLRP/CIFF/>

Madera County Airport Land Use Compatibility Plan

Madera County Air Quality Element of the General Plan (2010)

Madera County Integrated Regional Water Management Plan

Madera County Department of Environmental Health

San Joaquin Valley Air Pollution Control District

NEGATIVE DECLARATION

ND 2023-24

RE: Victor Packing, Sahatjian, Victor – Conditional Use Permit 2023-008

Project Location: The subject parcel is located northeast corner of the intersection of Avenue 11 1/2 and Road 27 1/2 (11687 Road 27 1/2), Madera.

Project Description: Amend an existing Conditional Use Permit to increase the size of a proposed storage warehouse from 102,000 square foot to 194,258 square foot at an existing raisin processing and packaging facility.

ENVIRONMENTAL IMPACT:

No adverse environmental impact is anticipated from this project.

BASIS FOR NEGATIVE DECLARATION:

1. Please see initial study.

Annette Kephart

Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Community & Economic Development Department - Planning Division, 200 West 4th Street, Ste. #3100, Madera, California.

DATED: July 26, 2023

FILED:

PROJECT APPROVED:

BEFORE
THE PLANNING COMMISSION
OF THE COUNTY OF MADERA
STATE OF CALIFORNIA

In the Matter of)	Resolution No.: PCR 2023 - _____
)	
VICTOR PACKING, INC.)	RESOLUTION APPROVING THE
CONDITIONAL USE PERMIT)	APPLICATION OF VICTOR PARKING,
#2023-008)	INC. FOR A CONDITIONAL USE PERMIT
)	AMENDMENT AND APPROVING A
)	RELATED MITIGATED NEGATIVE
)	DECLARATION UNDER THE CALIFORNIA
)	ENVIRONMENTAL QUALITY ACT (CEQA)
_____)	

WHEREAS, the Planning Commission at a regular meeting in the Madera County Government Center, 200 West Fourth Street, Madera, California on Tuesday, _____, 2023 held a duly noticed public hearing to consider the application of Victor Packing, Inc. for a Conditional Use Permit; and

WHEREAS, County staff has presented substantial factual information regarding the Conditional Use Permit; and

WHEREAS, the hearing was to consider the application of Victor Packing, Inc. for an amendment to Conditional Use Permit (CUP #2015-005) to increase the size of a proposed storage warehouse from 102,000 square foot to 194,258 square foot at an existing raisin processing and packaging facility; and

WHEREAS, the property 047-090-006-000 (38.34 acres) is located on the northeast corner of the intersection of Avenue 11 1/2 and Road 27 1/2 (11687 Road 27 1/2), Madera; and

WHEREAS, the property is zoned ARE-20 (Agricultural, Rural, Exclusive, 20 Acre) District; and

WHEREAS, a draft Mitigated Negative Declaration (MND #2023-24) was also considered; and

WHEREAS, the Planning Commission has considered all public testimony and information presented during the public hearing regarding this item.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission finds as follows:

1. The Commission found that the proposed use is consistent with the General Plan and Zoning Ordinance, and any applicable Area Plan or Specific Plan. The General Plan designates the parcel AE (Agricultural, Exclusive). The property is zoned ARE-20 (Agricultural, Rural, Exclusive – 20 Acre) District. The AE designation allows agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), agriculturally-oriented services (e.g., wineries, cotton gins), timber production, mineral extraction, airstrips, public and commercial refuse disposal sites, recreational uses, public and quasi-public uses, and similar and compatible uses. The zoning and general plan designations are compatible with the use.

2. The Commission found that any potentially significant negative impacts to environmental quality and natural resources have been properly evaluated. Under the provisions of the California Environmental Quality Act (CEQA), Section 15074 and the Madera County Environmental Guidelines, the County has determined that this project will not have a significant effect on the environment. The Planning Commission therefore approves Mitigated Negative Declaration (MND 2023-04). The foregoing reflects the independent judgment and determination of the Planning Commission.

3. The Commission found that the proposed project does not violate the spirit or intent of the zoning ordinance. The existing raisin processing plan is an agricultural

service operation which is allowed under Section 18.58.010(C) of the zoning ordinance with a Conditional Use Permit.

4. The Commission found that the request will not be contrary to the public health, safety, or general welfare of the citizens of Madera County. The project site is located in an agricultural area that has similar use. No hazardous materials will be used or are discharged as part of the operation. Wastewater is distributed on an adjacent parcel owned by the applicant as per Water Board Order R5-2014-0140.

5. The Commission found that the proposed project will not be hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar factors. There have been no recorded complaints on the existing project. No hazardous materials will be used or are discharged as part of the operation.

6. The Commission found that the proposed project will not, for any reason, cause a substantial, adverse effect upon the property values and general desirability of the properties. The project site is located in an area that is largely agricultural in land use, with several agricultural processing plants to the north and east including Lamanuzzi and Pantaleo, Sunsweet Dryers and Golden Valley Grape Juice and Wine. The project is not believed to present an adverse effect to the area.

7. As a result of Findings 1 – 6, the Conditional Use Permit is approved, subject to the applicable conditions and mitigation measures.

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The foregoing Resolution was adopted on a motion by Commissioner _____ and seconded by Commissioner _____, at a regular meeting held before the Madera County Planning Commission on this _____ day of _____ 2023 by the following vote:

COMMISSIONER MILES-MATTINGLY VOTED: _____

COMMISSIONER DAL CERRO VOTED: _____

COMMISSIONER BURDETTE VOTED: _____

COMMISSIONER PALMER VOTED: _____

COMMISSIONER ESTRADA VOTED: _____

Tom Burdette, Chairperson

ATTEST:

Secretary of the Planning Commission

Approved as to Legal Form:
COUNTY COUNSEL

By: _____