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

1. Project title:	PRJ-BDS #2025-003 – General Plan Amendment and Zone Change
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:	Jacob Aragon, Planner III 559-675-7821 Jacob.Aragon@maderacounty.com
4. Project Location & APN:	Located on the south side of Road 145 and 102 feet at its intersection with Road 206. APN(s) #:051-156-002 and 051-195-003
5. Project sponsor's name and address:	Lovett, LLC 4201 W, Shaw Avenue suite 106 Fresno CA, 93722
6. General Plan Designation:	LI (Light Industrial); OS (Open Space)
7. Zoning:	ARF (Agricultural, Rural Foothill) District

8. Description of project:

The project site is located on Road 145, just east of the intersection with Road 206, APNs 051-195-003 and 051-156-002 (17999 Road 206), Friant. Access is provided from road 145. The site currently operates as a concrete ready-mix plant and will be expanded to enhance operational capacity and storage. The project involves a General Plan Amendment (GPA) changing both parcels from LI (Light Industrial), MDR (Medium Density Residential), and OS (Open Space) to Heavy Industrial and a rezone from ARE (Agricultural Rural Exclusive) to IH (Industrial, Urban or Rural, Heavy) District. Once the GPA and ZC occur the applicant intends to construct of a 12,000 sq. ft. shop/warehouse building, new landscaping barriers, upgraded parking, and minor drainage improvements.

The topography of the project site consists of gently sloping terrain, with elevations ranging from approximately 560 to 615 feet above sea level. There are no perennial streams, ponds, or wetlands present on the site. The site lacks significant vegetation with limited trees; the remaining vegetation comprises disturbed grasses resulting from previous grading and ongoing activities. The site is predominantly covered with compacted gravel, asphalt patches, and concrete paving in operational zones.

The current operation encompasses the production of Ready-mix concrete and aims to broaden its services to include landscape supplies such as rock and sand, which are to be produced onsite and delivered to clients. The concrete operation shall operate throughout the year, typically for up to 10 hours per day, seven days a week, with potential extension to 24 hours daily. The landscape segment shall operate from Monday to Friday, between 8:00 a.m. and 5:00 p.m. Currently, there are 15 full-time employees onsite, in addition to 35 drivers. The plan is to augment staffing by an additional 18 employees. The project presently has a mine; however, it is not currently engaged in extracting any minerals. Following the implementation of the GPA and ZC, along with the associated operational and construction activities, it is anticipated that the new operation will serve approximately 20 customers daily. This will result in approximately 70 light vehicle trips and 105 truck trips. The expanded operation will not introduce or utilize any new noise-generating equipment beyond the existing operations.

The proposed development will consist of a newly constructed 12,000 sq. ft. steel-frame warehouse/shop (21 ft high) for equipment storage, maintenance, and office functions. The landscaping will have a visual barrier landscaping between the site and residential properties, plus perimeter fencing.

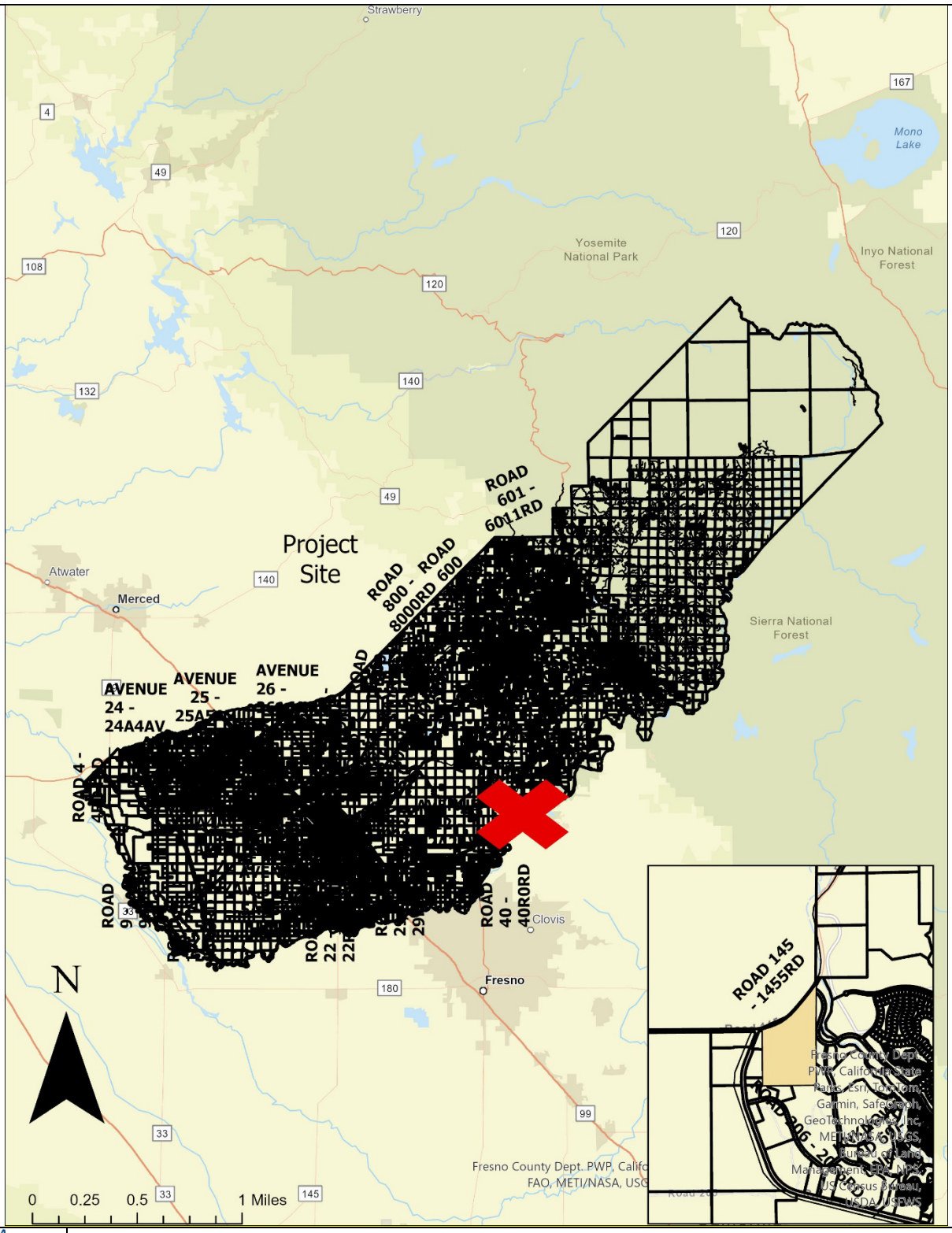

Figure 1 Area Map

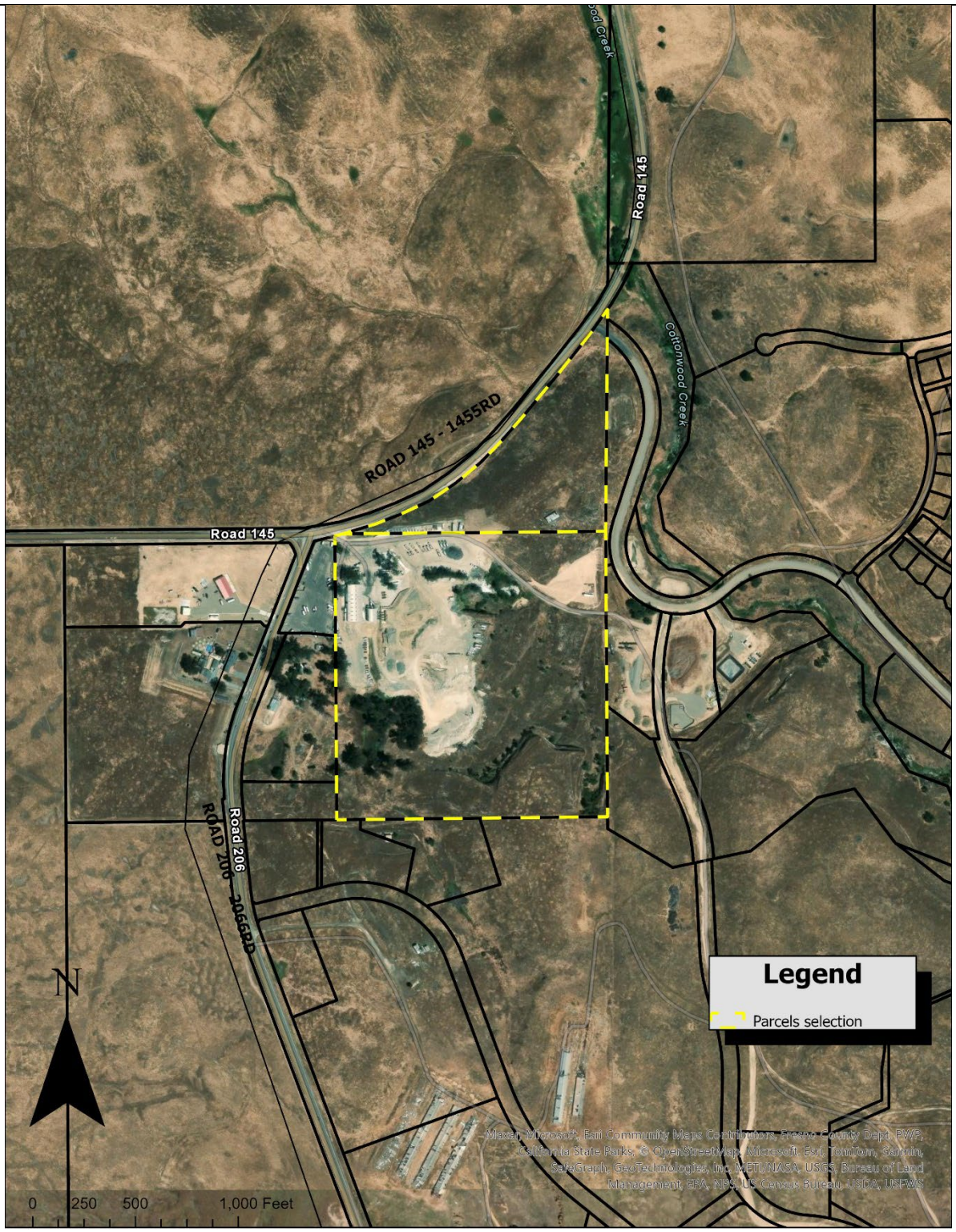

Figure 2 Project Boundary

9. Surrounding Land Uses and Setting:

The project site is located on Road 145, just east of the intersection with Road 206, APNs 051-195-003 and 051-156-002 (17999 Road 206), Friant. The parcel is zoned ARF (Agricultural, Rural Foothill) District with a designated land use of LI (Light Industrial); OS (Open Space) and is currently developed. The northern portion of the parcel is undeveloped, flat, and barren. Surrounding zoning designations include:

West: CRG (Commercial, Rural, General), and I-H (Industrial, Urban or Rural, Heavy) District.

East: NFV-CO (North Fork Village - Commercial/Office), NFV-OSA (North Fork Village - Open Space, Use Area), NFV-OSP (North Fork Village - Open Space, Preserve)

North: ARE-40 (Agriculture Rural Exclusive 40-Acre) District.

South: NFV-HDR (North Fork Village - High Density Residential).

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.?

In accordance with Public Resources Code Section 21080.3.1, notification letters were sent to tribal representatives of California Native American tribes that have requested to be notified of projects within the project area of Madera County. Tribal representatives were advised of the project and invited to request formal consultation with the County regarding the project within 30 days of receiving the notification letters. Eight notification letters were sent to representatives of the following tribes on August 27, 2025:

- Table Mountain Rancheria
- Picayune Rancheria of the Chukchansi Indians
- Dumna Wo Wah Tribal Government
- Chowchilla Yokuts Tribe

As of the preparation of this Initial Study, more than 30 days following the County's transmittal of notification letters, no requests for consultation have been received. Section XVIII of this Initial Study provides additional discussion of tribal cultural resources and outreach.

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.

☐ Aesthetics	☐ Agricultural/Forestry Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION (to be completed by Lead Agency)

On the basis of this initial evaluation:

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

Signed: Jacob Aragon Date: 3/19/2026

I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Responses:

(a-b) No Impact. The project site does not contain scenic resources and is not visible from a state scenic highway; the closest area that would be considered SR 41 and 49 in Oakhurst which is approximate 22 miles north of the project stie.

(c) No Impact. The project site currently functions as a concrete batch plant with the intention to construct a 12,000-square-foot structure and implement landscape services. These modifications will align with the proposed land use and zoning changes for the project and are designed to have no effect on the character or quality of public views. Consequently, the project will have no impact.

(d) Less than Significant Impact with Mitigation. The project involves a Zone Change and General Plan modifications, and will necessitate the implementation of AES MM-1 when construction of new facilities occurs and will have a less than significant impact.

(AES MM-1) Lighting will be required to be hooded and directed down and away from neighboring parcels to maintain the visual character and mitigate any light disbursement during the evenings.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses

(a-e) The Department of Conservation has designated the project site as Grazing and Semi-AG and Rural Commercial Land refer to figure 3 (California Department of Conservation, 2025). The two parcels involved in the GPA and ZC are not subject to the Williamson, currently operates as a concreate batch plan and as a result would not conflict the zoning, or have an effect on forest or agricultural land (refer to figure 3) and as a result the project would have no impact.

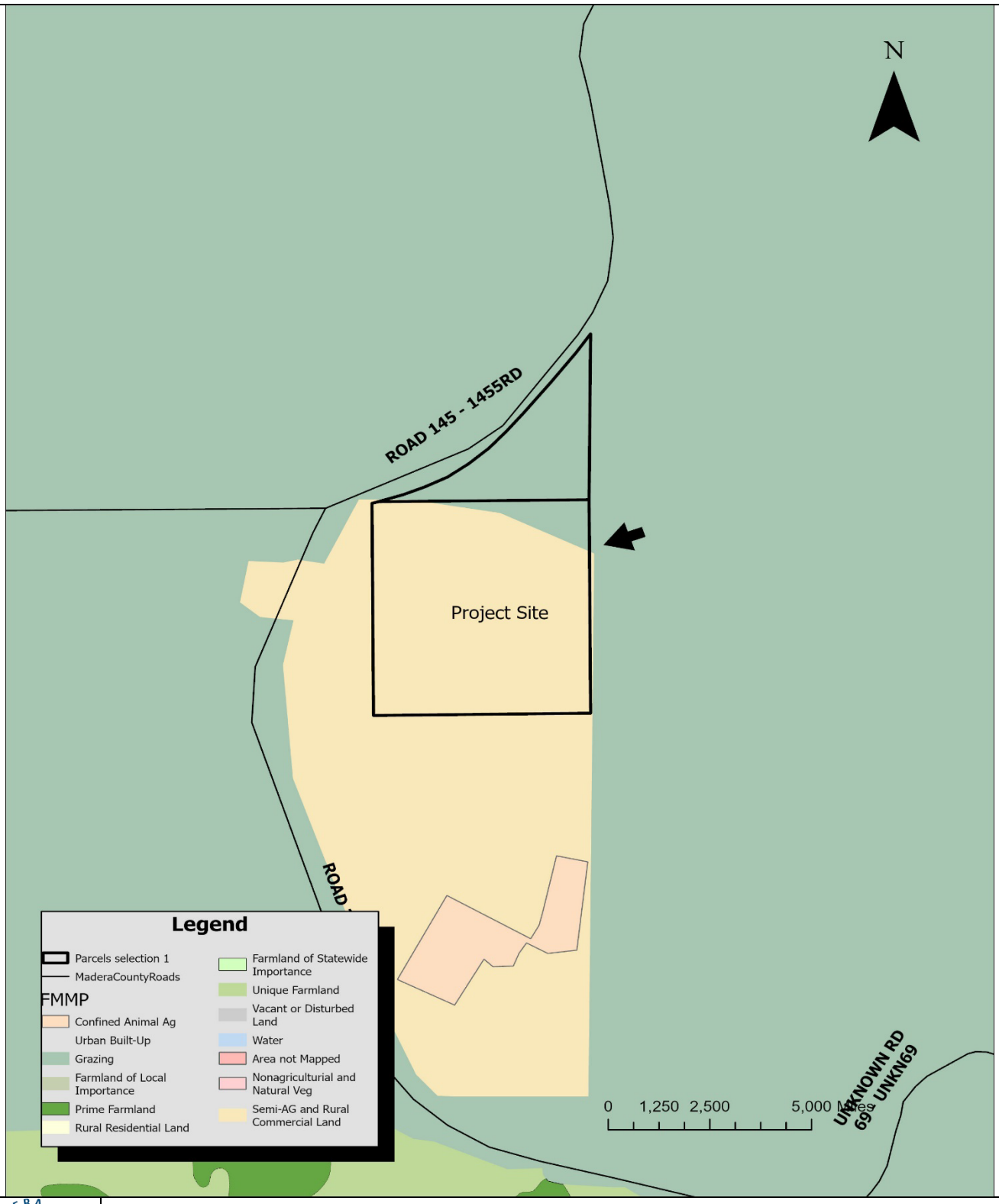

Figure 3 Farmland

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Responses:

(a-d) Less Than Significant Impact. The San Joaquin Valley Air Pollution Control District (District) provides guidance for evaluating potential air quality impacts and associated mitigation measures in its Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). To ensure compliance with air quality standards, the District has established significance thresholds for criteria pollutant emissions, based on its New Source Review (NSR) offset requirements for stationary sources. By analyzing project characteristics such as type, size, and vehicle trip generation, the District has pre-determined emission levels that are unlikely to exceed significance thresholds which are identified in the Small Project Analysis Levels (SPAL) (San Joaquin Valley Air Pollution Control District , 2022). The proposed project entails a land use modification from LI and OS to HI, as well as a zone change from ARF HI. The applicant intends to continue utilizing the site for industrial operations as a concrete batch plant with the construction of a 12,000-square-foot metal building. According to the SPAL table provided below, the project is anticipated to result in a less-than-significant impact.

Table 1a: Industrial

Land Use Type	Size	Unit	AND LESS THAN	Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (50 mile trip length)
General Light Industry	280,000	square feet		550	70
Heavy Industry	900,000	square feet			
Industrial Park	295,000	square feet			
Manufacturing	472,000	square feet			

Table 1b: Industrial (Warehouse)

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (146 mile trip length)
Refrigerated Warehouse - No Rail	190,000	square feet	AND LESS THAN	140	15
Refrigerated Warehouse - Rail		square feet			
Unrefrigerated Warehouse - No Rail		square feet			
Unrefrigerated Warehouse - Rail		square feet			

Table 1c: Industrial (Warehouse)

Land Use Type	Size	Unit		Average Daily One-way Trips for all fleet types (except HHDT)	Average Daily One-way for HHDT Trips only (146 mile trip length)
Refrigerated Warehouse - No Rail	190,000	square feet	AND LESS THAN	N/A	25
Refrigerated Warehouse - Rail		square feet			
Unrefrigerated Warehouse - No Rail		square feet			
Unrefrigerated Warehouse - Rail		square feet			

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?	☐	☒	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Responses:

(a) Less Than Significant Impact With Mitigation. A Biological Assessment was conducted on June 10, 2025, by a qualified biologist from Soar Environmental. The purpose of the Habitat Assessment was to search for suitable habitat conditions, or the presence of special-status species that have historically been observed within the surrounding area of the Project site, as well as any other biological or environmentally sensitive resources. No special-status plant or wildlife species were observed in the Project area during the Biological Assessment. However, based on the proximity of documented occurrences of special-status species, and results of the Habitat Assessment, the following special-status species have the potential to occur in the vicinity of the Project area, and were considered for further analysis:

Special Status Wildlife Species with Potential to Occur

1. Burrowing owl (*Athene cunicularia*)
2. California tiger salamander (*Ambystoma californiense*)
3. San Joaquin kit fox (*Vulpes macrotis mutica*)
4. Swainson's hawk (*Buteo swainsoni*)
5. Western spadefoot (*Spea hammondii*)

Special Status Wildlife Species with Potential to Occur

1. Hartweg's golden sunburst (*Pseudobahia bahiifolia*)
2. Hoover's calycadenia (*Calycadenia hooveri*)
3. Succulent Owl's-clover (*Castilleja campestris ssp. Succulenta*)

The properties are composed of groves of Eucalyptus Spp, Tree-of-Heaven (Ailanthus altissima), Fremont cottonwood forest, and woodland (Populus fremontii). Other predominant understory vegetation associations include non-native annual grassland (Avena spp. – Bromus spp.). The project site also features a few other tree species, including valley oak (Quercus lobata) and tree tobacco (Nicotiana glauca). The project site overlaps designated critical habitat for the California tiger salamander (Ambystoma californiense, population 1) and the succulent owl, Clover (Castilleja campestris var.succulenta). The site features industrial buildings and parking lots, bordered by several large eucalyptus trees, and contains a grove of non-native Tree-of-Heaven, as well as several Fremont Cottonwood trees that could provide suitable nesting habitats for birds. The adjacent parcel to the north and surrounding habitats are also a matrix of non-native grasslands.

Before performing the Biological Assessment, Soar Environmental researched records and databases for threatened or endangered species that could occur near the Project area. The records search included a review of the California Natural Diversity Database (CNDDB), the United States Fish and Wildlife Service (USFWS), Information for Planning and Consultation (IPaC), and the California Native Plant Society (CNPS) Online Rare Plant Inventory. The area covered by the data records search included the USGS 7.5-minute quadrangles of Millerton Lake West, Knowles, O'Neals, North Fork, Little Table Mountain, Millerton Lake East, Lanes Bridge, Friant, and Academy. From these sources, a list of special-status plant and animal species was generated. Proximal CNDDB locations of previously reported special-status plant and animal species located within 5 miles of the Project Site but none on the site itself.

Special-status plants and wildlife that have reasonable potential to occur in the Project area based on habitat suitability and requirements, elevation and geographic range, soils, topography, surrounding land uses, and proximity of known occurrences in the CNDDB, IPaC, and CNPS databases to the Project area are listed in **Table 2** and **Table 3**. The likelihood for occurrence of special-status species was assessed using information from the various listed sources such as CNDDB, USFWS, IPaC, and the CNPS Online Rare Plant Inventory, as well as the Habitat Assessment. Narratives are supplied for species for which there are land use planning and regulatory implications. A records search of the CNDDB and IPaC databases revealed 16 special-status wildlife species that are most likely to occur within or near the Project area. Of these, five (5) species were determined to have the potential to occur within the Project area. Of the 15 special-status plant species identified from the data records search, three (3) plant species were determined to have low potential

to occur in the Project area and were excluded from further analysis:

Special Status Wildlife Species with Potential to Occur

- Burrowing owl (*Athene cunicularia*)
- California tiger salamander (*Ambystoma californiense*)
- San Joaquin kit fox (*Vulpes macrotis mutica*)
- Swainson's hawk (*Buteo swainsoni*)
- Western spadefoot (*Spea hammondii*)

Special Status Wildlife Species with Potential to Occur

- Hartweg's golden sunburst (*Pseudobahia bahiifolia*)
- Hoover's calycadenia (*Calycadenia hooveri*)
- Succulent Owl's-clover (*Castilleja campestris ssp. Succulenta*

The remaining special-status plants were determined to have no potential to occur near the Project area due to lack of suitable habitat or proximity of historical occurrences, and were excluded from further analysis. Special-status species for which there are no regulatory implications (i.e., lack of suitable habitat or no record of historical occurrences within 5 miles) are excluded from further analysis.

Special-status species and sensitive habitats include plant and wildlife taxa, or other unique biological features afforded special protection by local land use policies, and/or state and federal regulations. Special-status plant and wildlife species are those listed as rare, threatened, or endangered under the state or federal Endangered Species Acts. Vegetation communities may warrant special status if they are of limited distribution, have high wildlife value, or are particularly vulnerable to disturbance. Listed and special-status species are defined as:

- Listed or proposed for listing under the state or Federal Endangered Species acts.
- Protected under other regulations (e.g., Migratory Bird Treaty Act).
- California Department of Fish & Wildlife (CDFW) Species of Special Concern.
- Listed as species of concern by CNPS or USFWS; and/or
- Receive consideration during environmental review under CEQA.

Subsequent determinations are based on Habitat Assessment results and the most recent occurrence and proximity to the Project site.

- **Present**: Species known to occur on the site, based on CNDDB records, and/or was observed on the site during the field survey.
- **High**: Species known to occur on or near the site (based on CNDDB record within 5 miles), and/or there is suitable habitat on the site.
- **Low**: Species known to occur on or near the site (based on CNDDB record within 5 miles), but there is no suitable habitat onsite.
- **None**: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site -OR- The species was surveyed during the appropriate season with negative results.

Table 2

Common/ Scientific Name	*Listing Status	Habitat Requirements	Potential for Occurrence
Bald eagle (*Haliaeetus leucocephalus*)	SE, MBTA	Typically breed and winter in forested areas adjacent to large bodies of water. Select large, super-canopy roost trees that are open and accessible, nest constructed below the crown of trees.	**None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.
Burrowing owl (*Athene cunicularia*)	-/CCE/SSC	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	**Low**: The species is known to occur within 5 miles of the site, and there is potentially suitable habitat on the site.
Golden eagle (*Aquila chrysaetos*)	BCC, MBTA	Open areas with large, rocky cliffs or large trees, such as Ponderosa pines.	**None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.
Swainson's hawk (*Buteo swainsoni*)	-/ST/-	Nests in isolated trees or riparian woodlands adjacent to suitable foraging habitat (agricultural fields, grasslands, etc.).	**Present:** There is suitable nesting and foraging habitat on the site, and the species was present during the site visit.
Tricolored blackbird (*Agelaius tricolor*)	ST, BCC, MBTA	Found in areas near water, such as marshes, grasslands, and wetlands. They require some sort of substrate nearby to build nests.	**None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.
Western yellow-billed cuckoo (*Coccyzus americanus occidentalis*)	FT/CE/ MBTA	Woodlands near streams or lakes, abandoned farmland, old fruit orchards, successional shrubland and dense thickets.	**None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.
Invertebrates			
Crotch's bumblebee (*Bombus crotchii*)	-/CCE/S2	Grasslands and shrublands, with food sources; milkweeds, dusty maidens, lupines, medics, phacelias, sages, clarkias, poppies, and wild buckwheat.	**None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.
Monarch butterfly (*Danaus plexippus*)	FC	Closed-cone coniferous forest. Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.	**None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.
Valley elderberry	FT/-/-	Occurs only in the Central Valley of California, in	**None:** The species is not known to occur within 5

longhorn beetle (*Desmocerus californicus dimorphus*)		association with blue elderberry (*Sambucus mexicana*), in riparian scrub.	miles of the site, and there is no suitable habitat on the site. No Elderberry shrubs were present on site during the July 10, 2025 site visit.
Mammals			
Fisher (*Pekania pennanti*)	FE	Occurs in intermediate to large-tree stages of coniferous forests and deciduous-riparian habitats with a high percent canopy closure.	**None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.
Fresno kangaroo rat (*Dipodomys nitratoides exilis*)	FE/SE/-	Arid and alkaline plains under shrub and grass vegetation, coastal scrub, open stages of chaparral, and desert scrub habitats, and in conifer woodlands.	**None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.
San Joaquin kit fox (*Vulpes macrotis mutica*)	FE/SE/-	Arid flat grasslands, scrublands, and alkali meadows with short vegetation.	**Low:** The nearest CNDDB record is approximately 2 miles southeast of the project within Friant at an unspecified date in the 1990's. There is poor habitat quality within the project site and it is known to be the northern extent of its range in this area.
Reptiles			
Northwestern Pond Turtle (*Actinemys marmorata*)	FT/-/SSC	An aquatic turtle of ponds, marshes, slow-moving rivers, streams, and irrigation ditches with riparian vegetation. Requires adequate basking sites and sandy banks or grassy open fields to deposit eggs.	**None:** The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.

*Listing Status Notes:

Federal:
FE Federally listed Endangered
FT Federally listed Threatened
FCE Federal Candidate Endangered species
FCT Federal Candidate Threatened species
FPT Federal Proposed Threatened
FWL USFWS Watch list
BCC USFWS Bird of Conservation Concern
MBTA Migratory Bird Treaty Act

State:
CE State listed Endangered
CT State listed Threatened
CCE State Candidate Endangered species
CCT State Candidate Threatened species
CR State Rare Species
CA State Special Animal
FP CDFW Fully Protected Species

Table 3

Common/Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Potential for Occurrence
Boggs Lake hedge- hyssop (*Gratiola heterosepala*)	-/CE/1B.2 Apr-Aug	Clay marshes and swamps (lake margins), vernal pools. Found between 35 – 7,790 ft elev.	None: The species is known to occur within 5 miles of the site. However, there is no suitable habitat on the site.
Dwarf downingia (*Downingia pusilla*)	-/-/2B.2 Mar-May	Valley and foothill grassland, vernal pools. Found between 5 - 1460 ft elev.	None: The species is not known to occur within 5 miles of the site.
Hairy Orcutt grass (*Orcuttia pilosa*)	FE/CE/1B.1/ May-Sep	Near streams, alluvial fans and within annual grasslands/ 150 - 655 ft elevation	None: The species is not known to occur within 5 miles of the site.
Hartweg's golden sunburst (*Pseudobahia bahiifolia*)	FE/CE.1B.1/ Mar-Apr	Open grasslands and grasslands at the margins of blue oak woodland, foothills	Low: According to CNDDB records, the nearest occurrence of this species was recorded in the Friant 7.5- minute quadrangle, less than 1/4 mile east of the Project site in 2010.
Hoover's calycadenia (*Calycadenia hooveri*)	-/-/1B.3 Jul-Sep	Cismontane woodland, Valley and foothill grassland	Low: The species is known to occur within 5 miles of the site, and there is potentially suitable habitat on the site.
Madera leptosiphon (*Leptosiphon serrulatus*)	-/-/1B.2 Apr-May	Cismontane woodland, Lower montane coniferous forest	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.
Mariposa pussypaws (*Calyptridium pulchellum*)	FT/-/1B.1 Mar-Aug	An annual herb found in openings of chaparral and cismontane woodland. Prefers granitic microhabitats, butSometimes occurs in gravelly or sandy	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat onthe site. The site

		microhabitats. Found at elevations between 1,310 and 3,610 feet.	is outside the elevation Range for the species.
Orange lupine (Lupinus citrinus var. citrinus)	/-/1B.2 Apr-Jul	Annual herb found in chaparral, cismontane woodland and lower montane coniferous forest. Often associated with granitic soils. Found at elevation between 1,245 – 5,580 feet.	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site. The site is outside the elevation Range for the species.
Pincushion navarretia (Navarretia myersii ssp. myersii)	1B.1 Apr-May	Vernal pools. Found at elevations between 65 – 1,085 feet.	None: The species is known to occur within 5 miles of the site, and there are no vernal pools within the project site.
San Joaquin Valley Orcutt grass (Orcuttia inaequalis)	FT/CE/1B.1/ Apr-Sep	Vernal pools	None: Species is known to occur within 5 miles of the site, and there are no vernal pools within the project site.
Sanford's arrowhead (Sagittaria sanfordii)	-/-/1B.2 May-Nov	Marshes, ponds, ditches and swamps (freshwater) at elevations between 0 - 2135 feet	None: There is no suitable aquatic habitat within the project site.
Spicate calycadenia (Calycadenia spicata)	-/-/1B.3 May-Sep	Cismontane woodland, valley and foothill grassland. Found in clay, disturbed dry areas, gravelly openings and roadsides at elevations between 130 and 4595 feet.	None: The species is not known to occur within 5 miles of the site, and there is no suitable habitat on the site.
Spiny- sepaled button celery (Eryngium spinosepalum)	FT/-/1B.2 Apr-June	Valley and foothill grassland, vernal pools/330- 4,000 ft elevation	None: The species is known to occur within 5 miles of the site, and there are no vernal pools within the project site.
Succulent Owl's-clover (Castilleja campestris ssp. Succulenta)	1B.2 (Mar) Apr May	Vernal pools (50 – 750 m; 165-2460 ft)	Low: The Project Site overlaps USFWS Designated Critical Habitat for the species, However there are no vernal pools within the project site or suitable habitat.

Tree-anemone (Carpenteria californica)	-/ST/1B.2 (Apr)May-Jul	Evergreen shrub found in chaparral, cismontane woodland habitat. Prefers granitic microhabitats. Found at elevations between 1,115 – 4,395 feet.	None: The project site is outside the suitable elevation range for the species.

*Plant Listing Status Notes:

Federal:
- **FE** Federally listed Endangered
- **FT** Federally listed Threatened
- **FC** Federal Candidate Species

State:
- **CE** State Listed Endangered
- **CT** State listed Threatened
- **CC** State Candidate Species
- **CR** State Rare Species

CRPR: California Native Plant Society Rare Plant Rank
- **1A** Considered extirpated in CA
- **1B** Rare, threatened, or endangered in CA and elsewhere
- **2** Rare, threatened, or endangered in CA but common elsewhere
- **4** Limited distribution (Watch-list)

CRPR Extensions
- **0.1** Seriously endangered in California
- **0.2** Fairly endangered in California
- **0.3** Not very endangered in California

During the site visit, one special-status species was observed: Swainson's hawk (Buteo swainsoni). No other special-status plant or wildlife species were observed. The project site contains a few tree species, including valley oak, several large eucalyptus trees, and contains a grove of non-native Tree-of-Heaven, as well as several Fremont Cottonwood trees, which could provide suitable nesting bird habitat. This site contains elevational changes, such as a large berm and cliffs with burrows and cavities, which are known to be used by American barn owls for nesting. The project site includes one seasonal intermittent drainage identified as Riverine within the USFWS National Wetlands Inventory. This feature is located on the very northern boundary of the northern parcel where no project activities will occur. The surrounding lands consist of contiguous annual grasslands, predominantly located to the north of the site, and freshwater emergent wetlands.

The projects site falls within the boundaries of USFWS Designated critical habitat for two species: California Tiger Salamander Pop. 1 (*Ambystoma Californiensis*) and Succulent Owl's Clover (*Castilleja camperstris*). However, the immediate Project area is absent from any of the Primary Constituent Elements (PCEs), required for these species within the critical habitat boundaries. Therefore, there would be no impact to critical habitats. There are no vernal pools within the site that could support the succulent owl's clover or suitable breeding pools for the California Tiger Salamander. Additionally, the site is largely disturbed and void of small mammal burrows that could serve as subterranean estivation habitat for tiger salamanders during the non-breeding season.

During the Habitat Assessment, Soar Environmental observed one of the referenced special-status species near the Project area, Swainson's hawk. No other special status-species were observed, although critical habitat for California tiger salamander, and fleshy owl's clover, overlap with the Project area. Based on suitable habitat and the proximity of documented occurrences of special-status species from the data record search, it was determined that there is potential occurrence of the following special-status wildlife species: burrowing owl, California tiger salamander, San Joaquin kit fox, Swainson's hawk, and western spadefoot toad. Special-status plant species with potential of occurrence include Hartweg's golden sunburst, Hoover's calycadenia, and succulent owl's clover. There is no suitable habitat for these species within the area where project activities will occur; however, suitable habitat for the aforementioned species exists in the surrounding area. As a result the project would have

a less than significant impact with the following mitigations (Soar Environmental Consulting, 2025):

Bio MM 1: Swainson's Hawk Pre-construction Survey
During the raptor nesting season, the applicant should have a qualified biologist survey construction areas and their immediate vicinity for active raptor nests. Swainson's hawk typically breed and rear their young between February through early August. Implementation of one or both of the following measures will likely reduce impacts to nesting raptors to a less than significant level if project construction were to occur during this period.

Avoidance. Active raptor nests discovered during the preconstruction survey should be marked on a map. A construction-free setback or buffer should be established around each active nest by means of fencing or stakes with conspicuous flagging. No construction activities should be permitted within the buffer area until the young have fledged or the species are no longer attempting to nest.

Bio MM 2: Burrowing Owl Pre-construction Survey
Soar Environmental Consulting, Inc. recommends the following mitigation measures prior to the commencement of ground disturbing activities, and during construction activities while burrowing owls remain present on site. 1) Biological preconstruction surveys to determine presence and nesting status of burrowing owls near the Project site. 2) If burrowing owls are present during construction activities, biological monitoring is recommended to avoid causing disturbance or harm to resident burrowing owls. Surveys will be conducted according to the Staff Report on Burrowing Owl Mitigation (CDFG 2012).

Bio MM 3: California Tiger Salamander Pre-construction Survey
Prior to initiating the project, a qualified biologist shall perform surveys for California tiger salamander within the project area plus a 50-foot buffer zone around the construction area. The approved biologist shall complete walking surveys of the project area prior to any ground-disturbing activity. The approved biologist shall survey suitable habitat features, such as aquatic and upland areas, beneath woody debris. ruts, dens, burrows, and holes that have the potential to contain salamanders.

Bio MM 4: Western Spadefoot Pre-construction Survey
A qualified biologist should conduct a western spadefoot survey over all suitable habitat present within the project area. If western spadefoot is encountered during surveys, a site-specific avoidance, and minimization plan should be prepared for review and approval by CDFW. This plan should be submitted and approved prior to starting construction activities within the areas where toads or egg masses were discovered. All the measures included in the approved plan should be implemented during project activities. If construction activities must be implemented during the wet season (October 15 through May 15), silt fencing should be installed around the project footprint to exclude amphibians from the work area.

Bio MM 5: San Joaquin kit fox Pre-construction Survey
Prior to ground disturbance a pre-construction survey shall be conducted to determine if any San Joaquin kit foxes are present or if there is a potential for the Project site to have suitable habitat for San Joaquin kit fox. A qualified biologist shall conduct the survey no more than 30 days prior and no less than 14 days before ground disturbance. The survey shall include inspections of all construction materials. If the biologist observes signs indicating the presence or recent past presence of San Joaquin kit fox, a qualified biologist shall be required to monitor all ground-disturbing activities and the feature location avoided by a buffer of 50-feet or greater until a biologist confirms no San Joaquin kit fox are present within the Project footprint.

(b-c) No Impact. The project site includes one seasonal intermittent drainage identified as Riverine within the USFWS National Wetlands Inventory. This feature is located on the very northern boundary of the northern parcel (APN 051-156-002) and runs parallel immediately south of road 145 and drains off to the northeast to Cottonwood Creek**.** No standing water was present during the July 10, 2025, site visit. The Riverine System includes all wetlands and deepwater habitats contained within a channel, with two exceptions: (1) wetlands dominated by trees, shrubs, persistent emergents, emergent mosses, or lichens, and (2) habitats with water containing ocean-derived salts of 0.5 ppt or greater. A channel is an open conduit either naturally or artificially created, which periodically or continuously contains moving water, or which forms a connecting link between two bodies of standing water. This Subsystem includes channels that contain flowing water only part of the year. When the water is not flowing, it may remain in isolated pools, or surface water may be absent. Class **Streambed (SB)**: Includes all wetlands contained within the Intermittent Subsystem of the Riverine System and all channels of the Estuarine System or of the Tidal Subsystem 87987 that are completely dewatered at low tide. Water Regime **Seasonally Flooded (C)**: Surface water is present for extended periods, especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface. Due to the intermittent flow regime or seasonal hydrology, these seasonal wetlands and the associated intermittent drainage provide important habitat for wildlife and native plant species, and can serve as a seasonal water source for drinking and bathing by birds and mammals, as well as breeding and foraging habitat for aquatic insects and other invertebrates. However as the project site is limited to the parcel south (APN: 051-195-003) there will be no impact.

(d) Less Than Significant Impact. The Project area contains Eucalyptus groves, Fremont cottonwood, tree-of-heaven, and annual grassland habitats that function as wildlife movement corridors between adjacent wildlands to the east and north of the area. Nesting birds, small mammals, and insects are common in the grassland habitat. The nearest significant wildlife movement corridor is the Cottonwood Creek and its associated riparian corridor, which is approximately 200ft east of the Project area and runs parallel to the eastern boundary of the two parcels on the opposite side of Railroad Drive. Additional movement corridors occur further south, including the Madera Canal, Friant-Kern Canal, and the San Joaquin River as a result the project would have a less than significant impact.

(e) Less Than Significant Impact. The project would not conflict with local policies or ordinances protecting biological resources.

(f) No Impact. The Project site is not covered by any local, regional, or state conservation plan. There would be no impact.

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

Responses:

(a-c) No Impact. On June 2, 2025, a records search requests to the Southern San Joaquin Valley Information Center (SSJVIC) located at the California State University, Bakersfield. The records search included a 0.5-mile buffer around the Project area. The results from the record search received on June 9, 2025 indicate that there are no resources within the Project area (Soar Environmental Consulting , 2025).

Most of the archaeological survey work in the County has taken place in the foothills and mountains. There are slightly more than 2,000 recorded archaeological sites in the County, most of which are located in the foothills and mountains. Recorded prehistoric artifacts include village sites, camp sites, and bedrock milling stations, pictographs, petroglyphs, rock rings, sacred sites, and resource gathering areas. Madera County also contains a significant number of potentially historic sites, including homesteads and ranches, mining and logging sites and associated features (such as small camps, railroad beds, logging chutes, and trash dumps). Per AB 52 Tribal Governments that request outreach have been alerted by the County.

	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?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Responses:

(a - b) Less Than Significant Impact. California has implemented numerous energy efficiency and conservation programs that have resulted in substantial energy savings. The State has adopted comprehensive energy efficiency standards as part of its Building Standards Code, California Codes of Regulations, Title 24. In 2009, the California Building Standards Commission adopted a voluntary Green Building Standards Code, also known as CALGreen, which became mandatory in 2011. CALGreen sets forth mandatory measures applicable to new residential and non-residential structures and additions and alterations on water efficiency and conservation, building material conservation, interior environmental quality, and energy efficiency.

Additionally, California has adopted a Renewables Portfolio Standard, which requires electricity retailers in the state to generate 33 percent of the electricity they sell from renewable energy sources (i.e., solar, wind, geothermal, hydroelectric from small generators, etc.) by the end of 2020. In 2018, SB 100 was signed into law, which increases the electricity generation requirement from renewable sources to 60% by 2030 and requires all the state's electricity to come from carbon-free resources by 2045. The main sources of energy consumption would be construction activities and ongoing project operations. Project construction would involve fuel consumption and use of other nonrenewable resources. Construction equipment used for such improvements typically runs on diesel fuel or gasoline. The same fuels are typically used for vehicles transporting equipment and workers to and from a construction site. However, construction-related fuel consumption would be finite, short-term and consistent with construction activities of a similar character. This energy use would not be considered wasteful, inefficient or unnecessary. Equipment overtime would be more energy-efficient in order to assist with meeting State emissions reduction goals. Additionally, under California's Renewable Portfolio Standard, a greater share of electricity would be provided from renewable energy sources over time, so less fossil fuel consumption to generate electricity would occur. The project would be required to comply with the building energy efficiency standards of California Code of Regulations Title 24, Part 6, also known as the California Energy Code. Compliance with these standards would reduce energy consumption associated with project operations, although reductions from compliance cannot be readily quantified at this time. Overall, project construction and operations would not consume energy resources in a manner considered wasteful, inefficient, or unnecessary; the project would also not conflict or obstruct any state or local plans for renewable energy efficiency. project impacts related to energy consumption are considered less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS Would the project:				
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.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Responses:

(a i - iv) Less than Significant Impact. The project site is located in the Millerton Lae West Quadrant and according to the California Earthquake Hazards Zone Application (EQ Zapp), Landslide Inventory located on the Department of Conservation, the project is not within an Earthquake Fault Zone (Department of Conservation, 2025).

The Earthquake Shaking Potential for California Map located on the Department of Conservations website displays the Level of hazards regarding ground shaking for each

county. According to the map, the project site is located in a region were only weaker, masonry buildings would be damaged. However, very infrequent earthquakes could still cause strong shaking. The project does not consist of constructing masonry buildings and therefore, the project would have a less than significant impact (California Department of Conservation, 2025)

(b) Less Than Significant Impact: Due to the flat nature of the project site and considering that a portion of the subject property has been developed and has undergone surface grading and substantial subsurface disturbance, the project site is anticipated to result in a less than significant impact.

(c) Less Than Significant Impact. The project site is not located in an earthquake fault zone and is in an area with a low probability of seismic activity. Lateral spreading, subsidence, and collapse are uncommon in Madera County. Since the project site is not located on a geologic unit or soil that is unstable or would become unstable due to project activities, there is little to no potential for result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Impacts from these criteria are considered less than significant.

(d-e) Less Than Significant Impact. According to Table 18-1B of the Uniform Code (1994) soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted (California Building Code , 2022) :

1. Plasticity index (PI) of 15 or greater, determined in accordance with ASTM D4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 μm), determined in accordance with ASTM D422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D422.
4. Expansion index greater than 20, determined in accordance with ASTM D4829.

According to the U.S. Department of Agriculture, Natural Resources Conservation Service's Web Soil Survey, the soil on the project site primarily consists of Rocklin rocky sandy loam, pumice's variant (RmD), which has a plasticity index of 2.5; Gravel Pits (GP), with a plasticity index of 0; and Ramona sandy loam (RaA), which has a plasticity index of 2.5. These soils do not meet the criteria to be classified as expansive, and therefore, the project is expected to have a less-than-significant impact.

(f) Less Than Significant Impact. Refer to the discussion regarding Cultural Resources.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Responses:

(a) Less than Significant Impact. The project is a general plan amendment and zone change. The project also proposes a newly constructed 12,000 sq. ft. steel-frame warehouse/shop (21 ft high) for equipment storage, maintenance, and office functions. The landscaping will have a visual barrier landscaping between the site and residential properties, plus perimeter fencing. The project will not result in

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

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

Following the adoption of AB 32, the California State Legislature adopted Senate Bill 375, which became the first major bill in the United States that would aim to limit climate change by linking directly to "smart growth" land use principles and transportation. It adds incentives for projects which intend to be in-fill, mixed use, affordable and self-contained

developments. SB 375 includes the creation of a Sustainable Communities Strategy (SCS) through the local Metropolitan Planning Organizations (MPO) in order to create land use patterns which, reduce overall emissions and vehicle miles traveled. Incentives include California Environmental Quality Act streamlining and possible exemptions for projects which fulfill specific criteria.

IX. HAZARDS AND HAZARDOUS MATERIALS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☒	☐
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 – d) Less Than Significant Impact. The Project is a General Plan Amendment and Zone Change. The project site currently operates as a construction/Landscape materials operation. The project site does currently store hazardous materials on the site; however, the material is used as a mix when producing cocreate and at which time the productis no longer considered hazardous. The will update their Hazardous Material Business Plan if the hazardous material storage location or hazardous material quantity(s) has change from the current operation. If the project is approved the applicant intends to The project's

construct a 12,000 square foot building for the purpose of storing tools, work equipment, and offices. As a result, the project would have a less than significant impact.

(e) No Impact. The Madera Airport is located over 20 miles to the west of the project site and as a result the project would not have in impact.

(f) No Impact. The project would not interfere with the adoption of an emergency response plan or an emergency evacuation plan.

(g) No Impact. According to the Madera County General Plan, a Wildland is a non-urban, natural area that contains uncultivated land, timber, range, watershed, brush, or grasslands. The project area is developed and the proposed project itself will not expose people or structures, directly or indirectly, to a significant risk of loss, injury, or death involving wildfires (County of Madera , 1995).

X. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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:	☐	☒	☐	☐
(i) Result in substantial erosion or siltation on- or off-site;	☐	☒	☐	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	☐	☒	☐	☐
(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	☐	☒	☐	☐
(iv) Impede or redirect flood flows?	☐	☒	☐	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Responses:

(a) Less Than Significant Impact. The project consists of a general plan amendment and a zone change. The property is already developed with no intention of changing its operation as a result the project will have a less than significant impact.

(b) Less Than Significant. Large-scale developments are required to quantify, tabulate, and calculate a groundwater balance and establish a county-wide groundwater replenishment program. In order to be considered a Large-Scale Development one of the following must be applicable:
A. A proposed residential development of more than five hundred dwelling units.
B. A proposed shopping center or business establishment employing more than one thousand persons or having more than five hundred thousand square feet of floor space.
C. A proposed commercial office building employing more than one thousand persons or having more than two hundred fifty thousand square feet of floor space.
D. A proposed hotel or motel, or both, having more than five hundred rooms.
E. A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than one thousand persons, occupying more than forty acres of land, or having more than six hundred fifty thousand square feet of floor area.
F. A mixed-use project that includes one or more of the projects specified in this subdivision.
G. A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a five-hundred dwelling unit project.
The project is a general plan amendment and zone change, with the intention of constructing a 12,000 warehouse facilities and will not meet any of the requirements listed above and as a result the project will have a less than significant impact.

(c i - iv) Less Than Significant Impact with Mitigation. Extensive grading or other soil disturbing activities often leave the soils of construction zones barren of vegetation and, therefore, vulnerable to erosion. However as previously stated the project is a general plan amendment and a zone change, and when construction occurs the applicant will be required to maintain the required permits from public works.

(d) Less Than Significant Impact. The project is not located in a flood hazard, tsunami, or seiche zone, and would not have the potential to release pollutants from flooding.

(e) No Impact. The project would not increase groundwater use beyond the sustainable yield and would not have the potential to obstruct implementation of a water quality control plan.

HYDRO MM-1: Prior to construction, the Applicant shall submit a copy of: (1) the approved Storm Water Pollution Prevention Plan (SWPPP) and (2) the Notice of Intent (NOI) to comply with the General National Pollutant Discharge Elimination System (NPDES) from the Central Valley Regional Water Quality Control Board. The requirements of the SWPPP and NPDES shall be incorporated into design specifications and construction contracts. The Applicant or person responsible shall meet County of Madera construction site requirements regarding the control of surface water, and runoff. Runoff created at the project site shall meet the following minimum requirements:

- Sediments generated on the project site shall be retained using adequate treatment control or structural Best Management Practices (BMPs)

- Construction-related materials, wastes, spill or residues shall be retained at the project site to avoid discharge to streets, drainage facilities, receiving waters or adjacent properties by wind or run-off.

HYDRO MM-2: All stabilized construction at on and off-site access locations shall be constructed per the latest edition of the California Stormwater Quality Association (CASQA)

details to effectively prevent tracking of sediment onto paved areas. If applicable, all BMPs are to be inspected weekly and before and after each rain event and repaired or replaced as necessary. The contractor shall abide all the laws, ordinances, and regulations associated with the NPDES and the Clean Water Act.

	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

(a) No Impact. The project would not divide an established community.

(b) No Impact. The project would not conflict with the County General Plan once the amendment is approved or other land use plan policies or regulations adopted to avoid or mitigate an environmental effect.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐

Responses:

(a - b) Less than Significant Impact. The project site presently contains an existing Pumice Mine (CA Mine ID # 91-20-0007) with an approved reclamation plan. The mine is authorized to extract up to 50,000 tons of pumice annually, with a maximum total of 750,000 tons over its operational lifespan. Currently, mine operations are inactive. The site is subject to annual inspection reports to confirm compliance with the conditions specified in CUP 90-32 and the Surface Mining Reclamation Act. The GPA and ZC will not influence this activity, as the applicant is still obligated to adhere to the reclamation plan approved in 1991 the proposed project will have a less than significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒

Responses:

(a) Less Than Significant Impact. The project is a general plan amendment and a zone change. The project area currently operates as a construction materials operation along with an idle mine. The GPA and ZC will notte increase the ambient noise.

b) Less Than Significant Impact with mitigation. During project construction, heavy equipment would be used for grading, excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of the construction.

NOISE MM-1 The following measures shall be incorporated into the project on-site construction operations:

•Pursuant to Section 9.58.020(G) of the Madera County Municipal Code, construction activities are limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and from 9:00 a.m. to 5:00 p.m. on Saturdays. Construction activities are prohibited on Sundays.

•All equipment and vehicles should be powered off when not in use. Unnecessary idling of internal combustion engines should be prohibited.

•All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
•Select quiet equipment, particularly air compressors, whenever possible. All noise producing project equipment and vehicles using internal combustion engines should be equipped with manufacturer-recommended mufflers and be maintained in good working condition. Electrically powered equipment should be used instead of pneumatic or internal combustion powered equipment, where feasible.

•Project area and site access road speed limits shall be established and enforced during the construction period.

c) No Impact. This project is approximately 20 miles away from the neareast airport and therefore, the project will have no impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Responses:

(a) No Impact. The project will not induce unplanned population growth either directly or indirectly.

(b) No Impact. The project is located on a developed site and would not displace housing or people.

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

Responses:

(a – i-ii) Less Than Significant Impact. The General Plan Amendment and Zone Change would eventually lead to the construction of a 12,000 squarfoot facility however it would not increase the risk of emergency services being provided to the project site. The impact would be less than significant.

(a – iii through v) No Impact. The project would not result in new or physically altered governmental facilities to maintain acceptable service ratios, response times, or other performance objectives for any public services. And therefore, the project will have no impact.

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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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

(a – b) No Impact. The project would not result in the need for new or physically altered governmental or recreational facilities. The project is for industrial use and would not result in an increase in population or the need for parks or recreational facilities and, as a result, would have no impact.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☐	☒	☐

Responses:

(a) Less Than Significant Impact. The proposed project would not conflict with any adopted program, plan, ordinance, or policy addressing the circulation system. The project is consistent with applicable County circulation and transportation policies and does not propose modifications to existing transit, roadway, bicycle, or pedestrian facilities. Additionally, the project's location within a low-VMT area supports consistency with regional transportation planning objectives aimed at reducing vehicle miles traveled.

(b) Less Than Significant Impact. Transportation impacts are evaluated based on Vehicle Miles Traveled (VMT), consistent with CEQA Guidelines §15064.3(b). While the project exceeds the 110 daily trip screening threshold identified by the California Governor's Office of Planning and Research, it is located within Transportation Analysis Zone (TAZ) 533, which has been identified by the Madera County Transportation Commission as having VMT levels at least 15 percent below the regional average. Pursuant to guidance from the California Department of Transportation and OPR, projects located in such low-VMT areas are presumed to have a less-than-significant impact. Therefore, the project would not conflict with CEQA Guidelines §15064.3(b).

(c) Less Than Significant Impact. The proposed project does not include any unusual or hazardous design features, nor does it introduce incompatible uses that would substantially increase transportation-related hazards. The project would utilize existing roadways and access points designed to current standards, and no evidence indicates the creation of unsafe conditions such as inadequate sight distance or conflicting traffic patterns.

(d) Less Than Significant Impact. The project would not impair emergency access. Access to the site would be provided via existing roadways that meet applicable County

and fire access standards. The project does not propose any features that would obstruct or constrain emergency vehicle access.

	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, ii) No Impact. In accordance with Public Resources Code Section 21080.3.1, notification letters were sent to tribal representatives of California Native American tribes that have requested to be notified of projects within the project area of Madera County. Tribal representatives were advised of the Project and invited to request formal consultation with the County regarding the Project within 30 days of receiving the notification letters. Eight notification letters were sent to representatives of the following tribes on August 27, 2025:

- Table Mountain Rancheria
- Picayune Rancheria of the Chukchansi Indians
- Dumna Wo Wah Tribal Government
- Chowchilla Yokuts Tribe

As of the preparation of this Initial Study, more than 30 days following the County's transmittal of notification letters, no tribal representatives requested. No tribal cultural resources have been identified associated with the site.

	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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Responses:

(a-c) Less Than Significant Impact. The project proponent intends to build a warehouse with office space once the general plan amendment and zone change have been completed. The project proponent intends to utilize the exiting well and septic services; however, it will not result in relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities and, therefore, would have a less than significant impact.

(d-e) Less Than Significant Impact. Project construction would generate nominal solid waste associated with construction activities that would be disposed in existing permitted disposal sites. Solid waste generated by the project would not be expected to exceed the existing capacity of local infrastructure and would not conflict with any federal, state, or local management and reduction statutes or regulations.

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

(a - d) No Impact. The project is located in a State Responsibility Area (SRA); however it is designated as a moderate zone (CalFire, 2025).

Madera County developed an Operational Area Emergency Operations Plan which, was updated in January of 2010 and a Multi-Hazard Functional Plan which, is responsible for establishing emergency management organization required to mitigate any emergency or disaster affecting Madera County. Both documents Identify policies, responsibilities and procedures required to protect the health and safety of Madera County communities, public and private property and the environmental effects of natural and technological emergencies and disasters. And establish the operational concepts and procedures associated with Initial Response Operations (field response) to emergencies, the Extended Response Operations County Emergency Operations Center (EOC) activities and the recovery process. Madera County also developed a Local Hazard Mitigation Plan (LHMP) which is responsible for evacuation procedures. The LHMP states the Sheriff's Department uses a system known as "MCALERT". There is nothing in both documents That indicate the project would impact a response plan or emergency evacuation plan. The project does not propose any actions or structures that expose people or structures to significant risks. Furthermore, the project would not generate runoff, post-fire slope instability, or negatively impact drainage.

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

Responses:

(a) Less Than Significant Impact. The analysis conducted in this Initial Study/Mitigated Negative Declaration results in a determination that the project, with the incorporation of mitigation measures, would have a less than significant impact on the environment. As a result, the project would not have the potential to substantially degrade the quality of the environment and, therefore will have a less than significant impact

(b) Less Than Significant Impact. Implementation of the project would not result in significant cumulative impacts and all potential impacts would be reduced to less than significant.

(c) Less Than Significant Impact. For the reasons discussed in Sections I through XX, above, the Project would not have the potential to result in environmental effects that would cause substantial adverse direct or indirect effects on human beings.

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