

County of Madera
California Environmental Quality Act (CEQA)
Initial Study # 2026-003

- 1. Project title:** Parcel Map 4327 and General Plan Amendment 2025-002 – 19225 Road 24 (APN 029-210-015)
- 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:** Trevor Stearns, Senior Planner
559-675-7821
Trevor.Stearns@maderacounty.com
- 4. Project Location & APN:** The project site is located at 19225 Road 24, in unincorporated Madera County, approximately 0.25 miles north of Avenue 19 and west of State Route 99. The site is identified as Assessor’s Parcel Number (APN) 029-210-015.
- 5. Project sponsor's name and address:** Gateway Engineering
405 Park Creek Drive
Clovis, CA 93619
Contact: Daniel Bond, P.E.
- 6. General Plan Designation:** A (Agriculture)
- 7. Zoning:** IL (Industrial, Urban or Rural, Light District)

8. Description of project:

The proposed project involves approval of a Parcel Map to subdivide approximately a 10-acre parcel into five separate parcels, along with a General Plan Amendment to change the land use designation from Agricultural to Industrial (Light).

The subdivision is proposed as follows:

- Parcel A (2.85 acres), Parcel C (1.86 acres), Parcel D (2.03 acres): Are potential development sites intended for light industrial uses consistent with IL zoning.
- Parcel B (2.17 acres): Existing warehouse/manufacturing facility.
- Parcel E (0.96 acres): Contains the existing stormwater retention basin and fire protection water storage (pool) that will serve all proposed parcels.

The property is comprised of one warehouse building, an onsite well, a private septic system, an onsite storm drain basin, and existing internal driveways and utility connections. The remainder of the site consists of compacted dirt and gravel with minimal vegetation. The site is generally flat and drains to the existing basin

constructed on the east side of the property. No natural drainage courses, creeks, or sensitive biological features occur on-site. The surrounding area contains a mix of light industrial and rural agricultural uses, with industrial land to the north and agricultural lands to the south and west.

Primary access to the property is provided from Road 24, a two-lane paved County-maintained roadway. Internal circulation improvements and driveways will be constructed as needed with future site-specific development on each parcel.

The purpose of the project is to facilitate the efficient subdivision of an existing industrial property to support additional warehouse and light manufacturing facilities consistent with County zoning and economic development goals. The General Plan Amendment will align the land-use designation with existing and planned industrial uses, provide flexibility for future expansion, and maintain compatibility with adjacent land uses. Future construction on the newly created parcels will occur incrementally as demand warrants. Each new building will be subject to subsequent site plan review and building permit approvals to ensure compliance with applicable County, State, and Federal regulations, including but not limited to air quality, stormwater management, and environmental health requirements.

The project site is largely developed and disturbed, and the proposed subdivision will not directly result in substantial new ground disturbance beyond typical site grading and infrastructure work. The project is expected to result in minimal short-term construction impacts and limited long-term operational effects, which will be further evaluated in the technical sections of this Initial Study.

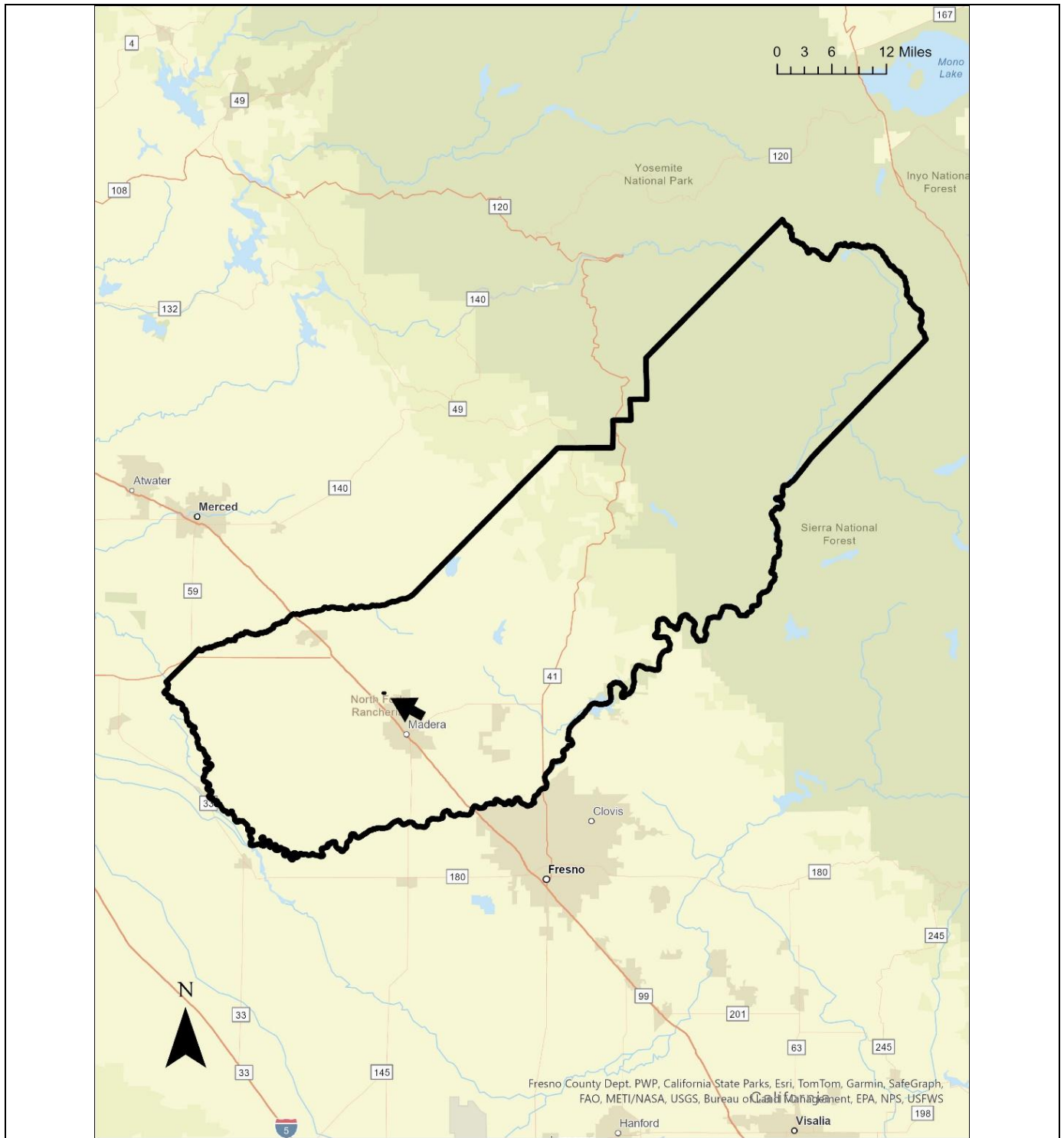


Figure 1 Area Map

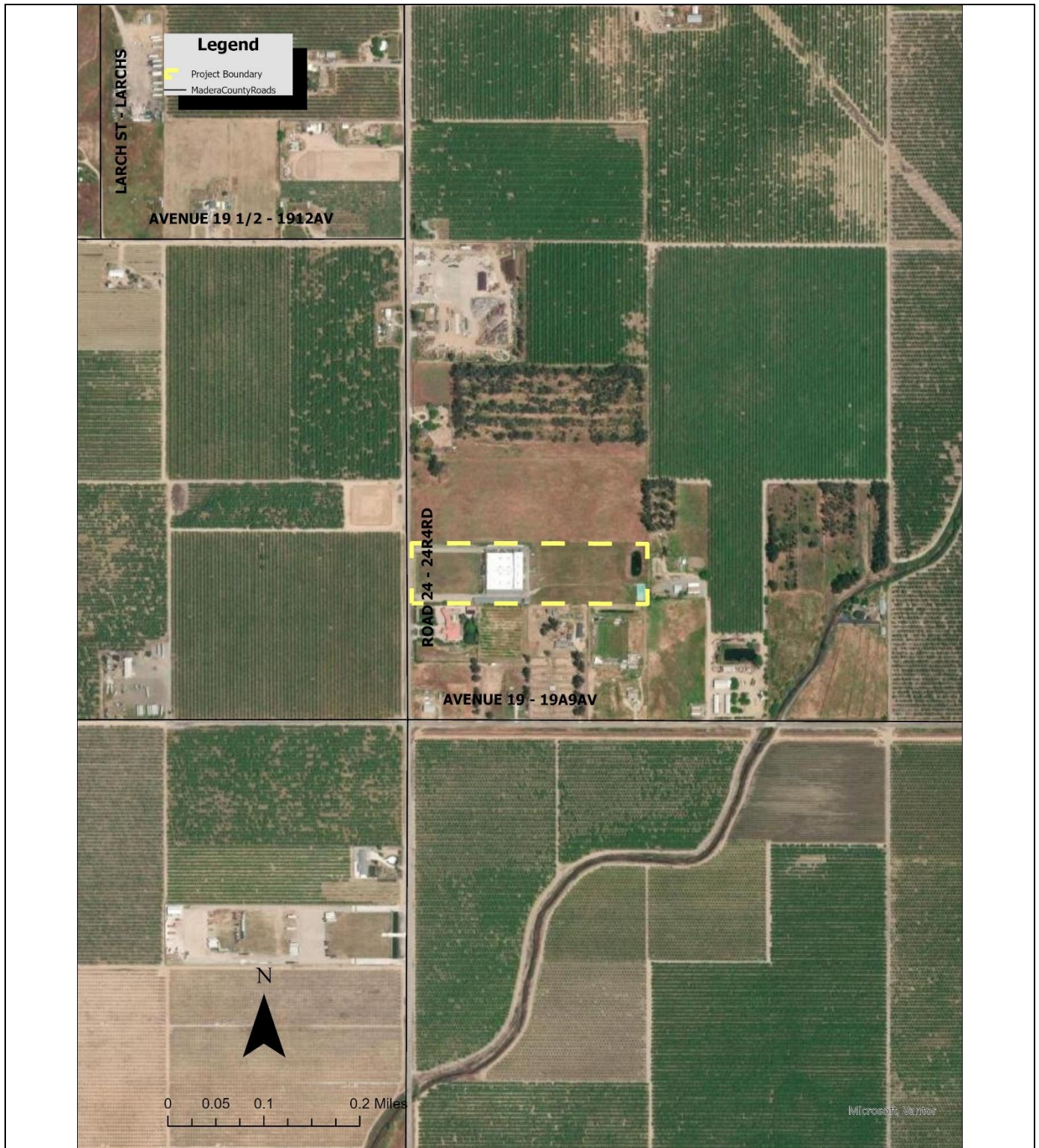


Figure 2 Project Boundary

9. Surrounding Land Uses and Setting:

The surrounding area is zoned Agricultural, Rural, Five Acre (AR-5) and Industrial, Urban or Rural, Light (IL).

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. Five notification letters were sent to representatives of the following tribes on May 30th, 2025:

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

As for the preparation of this Initial Study, more than 30 days after the County's transmittal of notification letters, no letters were received, except for a letter from Table Mountain Rancheria dated June 26, 2025. Staff coordinated with tribal staff and provided a Cultural Resources Records memorandum indicating no identified Tribal Cultural Resources were recorded within the project site. 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.

- | | | |
|--|--|---|
| <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 (to be completed by Lead Agency)	
On the basis of this initial evaluation:	
<input 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 checked="" 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.

Signed: _____ Date: _____

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

Responses:

(a-c) No Impact. The project site is situated in an area that combines both agricultural and industrial land uses. Current existing uses within proximity of the project site include primarily vacant land, agriculture, and residential dwellings. The project involves a general plan amendment from A (Agricultural) to IL (Industrial, Urban, or Rural, Light District) in addition to a parcel map creating five parcels from a 10-acre original parcel. No development is proposed as part of the proposed project. As a result, the project would not impact scenic vistas, resources, or affect any public vantage points. And therefore, the project would have no impact.

(d) Less Than Significant Impact With Mitigation Incorporated. There is potential for additional lighting resulting from the project; however, the additional lighting would be minimal. With the implementation of AES MM-1 it would 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 evening

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-e) No Impact. The property involved in this project is designated as Rural Residential Land and Grazing Land (Figure 4), according to the California Department of Conservation (DOC) Farmland Mapping and Monitoring Program. Therefore, the project will not impact Prime

Farmland, Unique Farmland, or Farmland of Statewide Importance, nor will it affect timber or forest land, resulting in no impact.

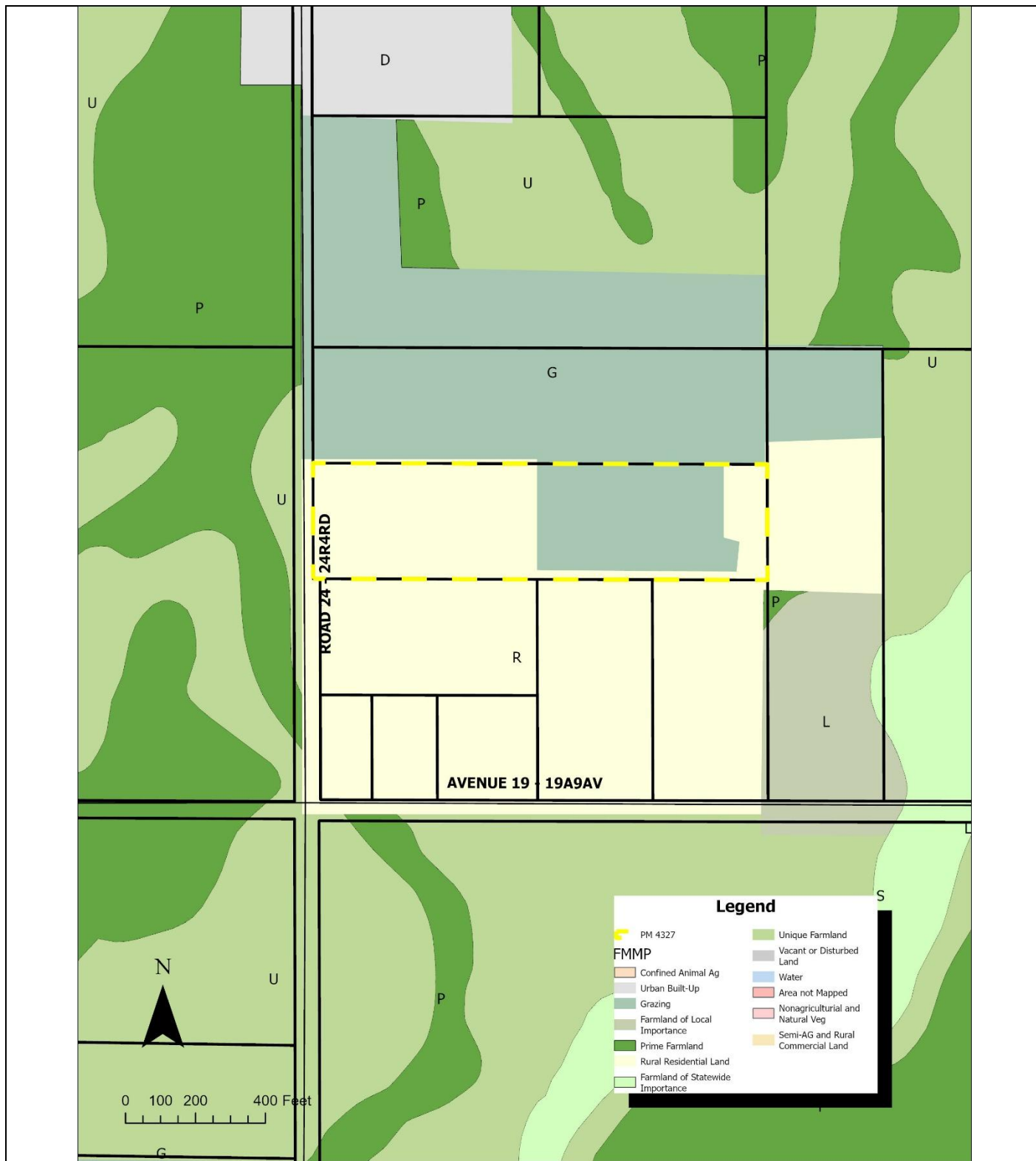


Figure 4 Farmland Mapping and Monitoring Program

	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:

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

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 General Plan Amendment amending the General Plan Land use designation from Agriculture to Light Industrial, accompanied by a parcel map subdividing the project site into five parcels. The adjacent land use is primarily comprised of Agriculture. The adjacent zoning designations are primarily IL and AR-5, indicating light industrial and agricultural designations. Although there are no immediate development plans for these parcels, future development proposals would necessitate the submission of necessary permits to the County. This process ensures that the proposed use aligns with applicable local, state, and federal regulations and that the potential impacts remain less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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IV. BIOLOGICAL RESOURCES

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a) Less Than Significant Impact. The project site is approximately 10 acres, APN: 029-210-015, and currently operates as an HVAC and construction materials manufacturer on a portion of the overall project site. The California Natural Diversity Database (CNDDDB) was reviewed to determine which special status species could be present within the area of the project site. The project is located in the Kismet quadrangle according to the California Department of Fish and Wildlife, with 9 species identified as endangered, threatened, Species of Special Concern (SSC), or Watch List (WL) (refer to table 1) (California Department of Fish and Wildlife , 2022).

Table 1 Species List (California Department of Fish and Wildlife , 2022)

Common Name	Federal Status	State Status	CDFW Status
California tiger salamander - central California DPS	Threatened	Threatened	WL
western spadefoot	None	None	SSC
Swainson's hawk	None	Threatened	-
Burrowing Owl	None	Candidate Endangered	SSC
Vernal Pool Fairy Shrimp	Threatened	None	-
San Joaquin Valley Orcutt grass	Threatened	Endangered	-
hairy Orcutt grass	Endangered	Endangered	-
Greenes tuctoria	Endangered	Rare	-

The surrounding properties are a mix of industrial and agricultural uses. The project area has experienced some disturbance due to development, weed abatement, and heavy discussion activities, and as a result, the project would have a less than significant impact.

(b - d) Less Than Significant Impact. Wetlands are regions where water covers the soil at or near the surface. Water may be present throughout the year or seasonally. These areas are capable of supporting both aquatic and terrestrial species. The National Wetland Inventory (NWI) Map was examined to identify any wetlands or drainage features within the project vicinity. The site contains no wetlands or riparian habitats. The project area is not situated in or near a water body where migratory fish are typically found. There is a canal (Dry Creek) that is located approximately 1,000 feet east of the project site. Consequently, the project is expected to have a less-than-significant impact.

(e & f) No Impact. A Habitat Conservation Plan or Natural Community Conservation Plan has not been adopted in the County of Madera, and therefore, the project would have no impact.

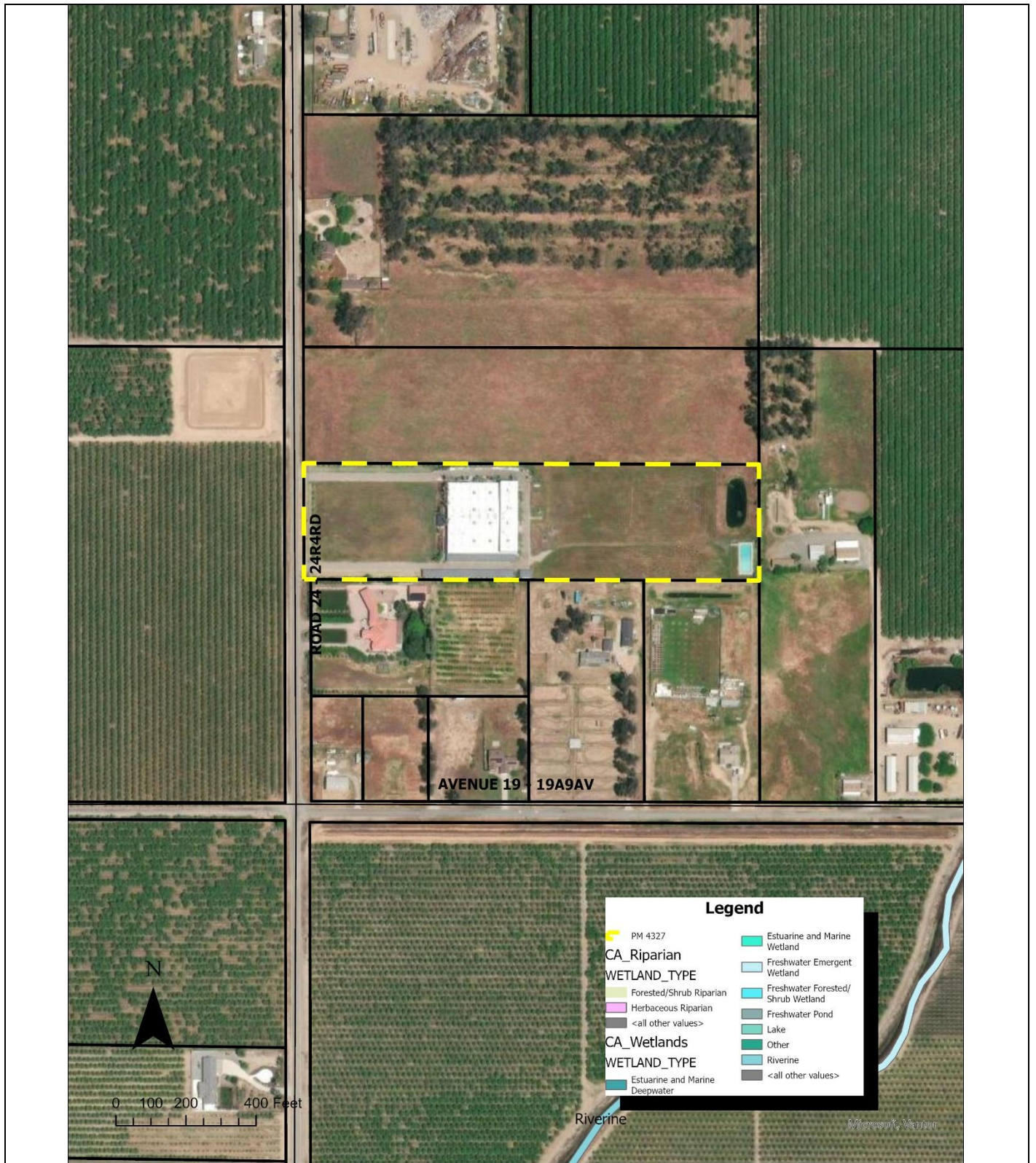


Figure 7 Wetlands

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Responses:

(a - c) Less Than Significant Impact with Mitigation.

A cultural resources records search was conducted by ECORP Consulting, Inc. for the proposed project (Appendix A). The Project Area encompasses approximately 9.91 acres and is located in Sections 27 and 28 of Township 10 South, Range 17 East, Mount Diablo Base and Meridian (MDBM). The records search utilized reasonably accessible records and database information, including a review of aerial photographs, topographic maps, and a formal query of the California Historical Resources Information System (CHRIS).

The SSJVIC records search determined that the Project Area has not been previously surveyed for cultural resources, and no known cultural resources have been recorded within or adjacent to the Project Area. One previously documented historic-era resource, Avenue 19 (P-20-2308/CA-MAD-002649H), is located less than 0.5 mile south of the Project Area. No other previously recorded archaeological sites, architectural resources, or traditional cultural properties were identified within the search radius.

Additional database and literature reviews were conducted, including the Built Environment Resource Directory (BERD) for Madera County (OHP 2023), the National Register Information System (NPS 2022), California Historical Landmarks (OHP 2022), Caltrans Bridge Inventories (2018, 2019), and Historic Spots in California (Kyle 2002). None of these sources identified historic resources within 0.5 mile of the Project Area.

A review of historic maps and aerial imagery indicates that the Project Area was used for agriculture until the early 2000s, with a structure appearing between 2005 and 2009. Residential development was already present in the surrounding area by the 1980s. The existing on-site structure does not meet the 50-year threshold for consideration as a historical resource under CEQA.

Based on the results of the records search and background review, no previously recorded

archaeological or historical resources are located within the Project Area. The on-site structure is of recent construction (post-2005) and does not qualify as a historical resource. No evidence suggests the presence of buried cultural resources; however, the potential for undiscovered subsurface materials cannot be entirely ruled out. If ground-disturbing activities reveal cultural materials (e.g., artifacts, bone, shell, or features such as hearths or foundations), all work in the vicinity should be halted, and a qualified archaeologist should be contacted to evaluate the find in accordance with CEQA Guidelines §15064.5. If human remains are discovered, the Madera County Coroner must be notified immediately, consistent with California Health and Safety Code §7050.5 and Public Resources Code §5097.98. The project would have a less than significant impact with the implementation of CUL MM-1

CUL MM-1 In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site, or any nearby area suspected to overlie adjacent remains until the Madera County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the Madera County Coroner determines that the remains are not subject to his or her authority and if the County Coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone, the Native American Heritage Commission (NAHC). After notification, the NAHC will follow the procedures outlined in Public Resources Code Section 5097.98, which include notification of most likely descendants (MLDs) and recommendations for treatment of the remains. The MLDs will have 48 hours after notification by the NAHC to make their recommendations (PRC Section 5097.98).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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VI. ENERGY

Would the project:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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. 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, development of the project site is not proposed and the existing operations being conducted onsite are in compliance with the applicable California Building Standards Code and Green Building Standards Code. Therefore, 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
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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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 - iv) Less than Significant Impact. According to the California Earthquake Hazards Zone Application (EQ Zapp) located on the Department of Conservation, the project is not within an Earthquake Fault Zone (Department of Conservation, 2022). The nearest fault line to the project site is the Ortigalita Fault and is approximately 46 miles southwest of the project site.

The Earthquake Shaking Potential for California Map, located on the Department of Conservation

website, displays the Level of hazards regarding ground shaking for each county. According to the map, the project site is located in a region where 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 (Department of Conservation, 2016).

(b) Less Than Significant Impact. The parcel is subject to potential erosion due to rain events. Due to the flat nature of the project site, and given that the site has been previously developed, future development within the project site would result in a less than significant soil erosion 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 Services Web Soil Survey, identified are as follows

- Greenfield coarse sandy loam
- San Joaquin sandy loam

Alamo has a rating that exceeds the plasticity index of 15; however, it only makes up 5 percent of the soil content of the project site, so as a result, the project would have a less than significant impact.

f) No impact. Refer to the discussion regarding Cultural Resources.

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

Responses:

(a-b) Less than Significant Impact. The SJVAPCD has adopted CCAP, which includes suggested BPS for proposed development projects. However, the SVJAPCD’s CCAP was adopted in 2009 and was prepared based on the State’s 2020 GHG targets, which are now superseded by State policies (i.e., the 2019 California Green Building Code) and the 2030 GHG targets, established in SB 32. Many of the SJVAPCD’s BPS measures are intended for commercial, residential, and mixed-use projects and would not be applicable to the project. As such, absent any other local or regional Climate Action Plan, the project was analyzed for consistency with the goals of AB 32 and the AB 32 Scoping Plan. The following discussion evaluates the project according to the goals of AB 32, the AB 32 Scoping Plan, Executive Order B-30-15, and AB 197.

AB 32 is aimed at reducing GHG emissions to 1990 levels by 2020. AB 32 requires the CARB to prepare a Scoping Plan that outlines the main State strategies for meeting the 2020 deadline and to reduce GHGs that contribute to global climate change. The AB 32 Scoping Plan has a range of GHG reduction actions, which include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, market-based mechanisms such as a cap-and-trade system, and an AB 32 implementation fee to fund the program.

Executive Order B-30-15 added the immediate target of reducing GHG emissions to 40 percent below 1990 levels by 2030. The CARB released a second update to the Scoping Plan, the 2017 Scoping Plan to reflect the 2030 target set by Executive Order B-30-15 and codified by SB 32. SB 32 affirms the importance of addressing climate change by codifying into statute the GHG emissions reduction target of at least 40 percent below 1990 levels by 2030 contained in Executive Order B-30-15. SB 32 builds on AB 32 and keeps the State on the path toward achieving its 2050 objective of reducing emissions to 80 percent below 1990 levels. The companion bill to SB 32, AB 197, provides additional direction to the CARB related to the adoption of strategies to reduce GHG emissions. Additional direction in AB 197, intended to provide easier public access to air pollutant emissions data that are collected by the CARB, was posted in December 2016.

AB 32 Scoping Plan contains GHG reduction measures that work toward reducing GHG emissions, consistent with the targets set by AB 32, Executive Order B-30-15, and codified by SB 32 and AB 197. The measures applicable to the project include energy efficiency measures, water conservation and efficiency measures, and transportation and motor vehicle measures, as discussed below.

Energy efficient measures are intended to maximize energy efficiency building and appliance standards, pursue additional efficiency efforts including new technologies and new policy and implementation mechanisms, and pursue comparable investment in energy efficiency from all retail providers of electricity in California. In addition, these measures are designed to expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings. The project would not include the construction of any new structures that would be subject to Title 24 standards. Therefore, the energy measures would not be applicable to the project.

Water conservation and efficiency measures are intended to continue efficiency programs and use cleaner energy sources to move and treat water. Increasing the efficiency of water transport and reducing water use would reduce GHG emissions. The project would be required to comply with the California Model Water Efficient Landscape Ordinance. The project would use all high-efficiency irrigation methods, if needed. Therefore, the project would not conflict with any of the water conservation and efficiency measures.

The project would comply with existing State regulations adopted to achieve the overall GHG emissions reduction goals identified in AB 32 and would be consistent with applicable plans and programs designed to reduce GHG emissions. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs and would have a less than significant impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

(a – b) Less Than Significant Impact. The project is proposing to amend the General Plan Land Use Designation from Agriculture to Light Industrial and to subdivide the property into five parcels. Existing uses on the property are expected to continue, and no immediate development is proposed at the time of the analysis of the proposed project. The project will not be participating in the routine transport of hazardous materials. The project will treat waste instead of producing any hazardous material or waste. The project site is not located on a hazardous materials site; as a result, the project will have a less than significant impact.

(c) No Impact. The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school

(d) No Impact. The project is not listed on or near a hazardous materials site. Therefore, the project would have no impact.

(e) No Impact. The project area is approximately 2 miles from Madera Municipal Airport, it is not in an airport land use compatibility zone and, as a result, will have no impact.

(f) No Impact. The project does not propose development of the undeveloped portions of the project site; however, if development were to occur, any subsequent project will require compliance with the emergency response plan; therefore, it would not have an impact.

(g) Less Than Significant Impact. According to the Madera County General Plan, a Wildland is a nonurban, natural area that contains uncultivated land, timber, range, watershed, brush, or grasslands. Although the project area is regulated through either weed abatement or agricultural activities, the project will not expose people or structures, directly or indirectly, to a significant risk of loss, injury, or death involving wildfires, and therefore has a less than significant impact.

	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:

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|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (i) Result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iv) Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/> |

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 (from the Japanese language, roughly translated as “harbor wave”) is an unusually large sea wave produced by seaquake or undersea volcanic eruption. 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, flood-proofed, or protected from flood damage.

Responses:

(a - c) Less Than Significant Impact. The proposed Parcel Map and General Plan Amendment will not result in an increase in water consumption since no development is being proposed. Water usage is intended to remain consistent with the current day-to-day operation currently taking place. The project is within the 100-year flood zone identified by the Federal Emergency Management Agency. If any development is proposed as a part of projects not included in the scope of the proposed project, they will be required to comply with regulatory measures to reduce the risk of damages relating to flooding by complying with already established regulatory measures.

(d-e) No Impact. 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 (from the Japanese language, roughly translated as “harbor wave”) is an unusually large sea wave produced by seaquake or undersea volcanic eruption. According to the California Division of Mines and Geology, there are no active or potentially active faults of major historic significance within Madera County. Additionally, there are no bodies of water (lakes, etc.) within proximity of the site. Madera County is geographically located in the center of the state, therefore not affected by tsunamis. As previously mentioned, the proposed project is within the 100-year flood zone and if any development were to occur in the future, all proposals will need to comply with the most current regulatory measures relating to developing within a flood zone. The project is not located in a tsunami, or seiche zone, and would not have the potential to release pollutants from flooding.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XI. LAND USE AND PLANNING

Would the project:

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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. The project is located on the northeast corner of Avenue 19 and Road 24 (19225 Road 24), Madera. The proposed project intends to subdivide the parcels into five industrial parcels. The current zoning is IL (Light Industrial). The project also proposes to amend the land use designation for consistency purposes, which includes amending the existing land use of Agriculture to Light Industrial. No development is proposed at this time. As a result, the project would not have an impact.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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) No Impact. Mineral resources in Madera County include aggregate (sand, gravel, and crushed stone), asbestos, copper, gold, iron, and silver. There are no known minerals in the vicinity of the project area, which consists of agricultural land, and therefore, the project would have no impact.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIII. NOISE

Would the project result in:

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

(a-b) Less Than Significant Impact.

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. Short-Term (Construction) Impacts: Development or construction would temporarily increase ambient noise levels in the vicinity due to construction equipment in use. However, no development is proposed at the project site; therefore, any noise generated onsite would not be increased by the proposed project, and therefore, the impacts would be less than significant.

Ground-borne vibration impacts were evaluated by identifying potential vibration sources and measuring the distances between them and the surrounding structure locations. However, no development is proposed at the project site; therefore, any groundborne vibration generated onsite would not be increased by the proposed project, and therefore, the impacts would be less than significant.

c) Less Than Significant Impact. Refer to item g of the Hazards and Hazardous Materials discussion.

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
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

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

(a - b) Less Than Significant Impact. The project is to subdivide a 10-acre parcel into 5 separate parcels and amend the general plan designation to be consistent with the existing use on the property. No development is included in the scope of the proposed project; therefore, the impact will be nominal. The project will have a less than significant impact.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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-v) No Impact. The project proposes no construction activities; therefore, no additional resources would need to be constructed or dedicated for future use. The existing uses on the property are currently serviced by a private well and septic system. Additionally, no additional services will be required. Consequently, the project is assessed as having No Impact.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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"/>
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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"/>
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Responses:

(a – b) No Impact. The project does not have a recreational component, nor do the operations require recreational facilities and as a result would have no impact.

XVII. TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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) Less Than Significant Impact. The project will not result in any traffic increase or require any changes to the current Right-of-Way infrastructure. As a result, the project would have a less than significant impact.

(b) Less Than Significant Impact. Senate Bill 743 (SB 743) was approved on September 27, 2013, and statewide implementation was targeted for July 1, 2020. SB 743 requires land use projects under CEQA to analyze the project's impacts and mitigation measures based on Vehicle Miles Traveled (VMT). Madera County has not adopted a VMT threshold. VMT analysis is predicated on the assumption that the development impacts a project will produce based on the distance and frequency of trips to and from a project site. For projects where no development is proposed, the anticipated project impacts are exempt from further VMT analysis because the project does not increase traffic based on average daily trips.

(c) No Impact. The project will not result in a geometric design feature that will result in sharp curves or dangerous intersections.

(d) No Impact. The project will not result in inadequate emergency response and therefore have no impact.

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

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

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

Cultural resources can be defined as buildings, sites, structures, objects, or places of importance that may have historical, architectural, archaeological, cultural, or scientific importance (including those associated with Native Americans or Native American activities). Preservation of the County's unique cultural heritage should be considered when planning for future development of the area.

The western area of the County was originally inhabited by the Northern Valley Yokuts. Ethnographic information about this group is sparse due to the early dissemination of the aboriginal populations in the lower San Joaquin Valley.

The Northern Valley Yokuts territory is defined roughly by the crest of the Diablo Range on the west, and the foothills of the Sierra Nevada on the east. The southern boundary is approximately where the San Joaquin River bends northwards, and the northern boundary is roughly halfway between the Calaveras and Mokelumne Rivers.

Principal settlements were located on the tops of low mounds, on or near the banks of larger watercourses. Settlements were composed of single-family dwellings, sweathouses, and ceremonial assembly chambers. Dwellings were small and lightly constructed, semi-subterranean and oval. The public structures were large, and earth covered. With the development of Spanish Ranchos throughout California, cattle husbandry was prevalent, while dairy farms remained crude and sparse.

As a result of AB 52, which requires jurisdictions to notify Tribal Governments that request such outreach, the County alerted Tribal Entities that requested initial review packets.

(a – i, ii) No Impact. Per Public Resources Code Section 21080.3.1 notification letters were sent to tribal representatives of California Native American Tribes. County staff received feedback from the Table Mountain Rancheria Tribe in a letter dated June 13, 2025. County staff worked with the tribe and cultural specialists to provide the requested documentation. Table Mountain Rancheria tribe was satisfied and had no further comments. As a result the project would have a less than significant impact.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |

General Discussion

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

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

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

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

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

Responses:

(a - e) No Impact. The proposed project is a General Plan Amendment and Parcel Map and does not include any physical development, land use entitlements, or infrastructure projects that would necessitate the construction or expansion of water supply systems, wastewater treatment facilities, or solid waste management infrastructure. As such, implementation of the project would not result in an increased demand for potable water, nor would it generate additional wastewater that would require treatment or conveyance beyond existing capacities.

Additionally, the project does not authorize or facilitate any land use changes that would directly or indirectly increase population growth, intensify development, or alter consumption patterns. Therefore, it would not result in a measurable change in the generation, collection, or disposal of solid waste.

The proposed amendment is consistent with existing federal, state, and local regulations pertaining to the management, diversion, and reduction of solid waste, including compliance with applicable provisions of the California Integrated Waste Management Act, AB 939, and SB 1383. It would not conflict with adopted goals or policies related to waste minimization, recycling, or the long-term capacity of permitted solid waste facilities.

Based on the absence of physical development and the administrative nature of the project, no impact would occur with respect to water supply, wastewater treatment capacity, or solid waste services, and no mitigation measures are required.

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:

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|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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"/> |
| 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 is not located in a State Responsibility Area (SRA) nor does the project include occupiable structures. Further analysis of the project's potential impacts on wildfire is not warranted.

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 the 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 indicates 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
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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"/>
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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"/>
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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"/>
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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. 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. CEQA Guidelines Section 15064(i) States that a Lead Agency

shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. 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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APPENDIX A – Cultural Resources Records Search Memorandum