

To:
Dave Randall
Madera Planning Department Director

Additionally, please make copies and send to the members of:

1. Madera County Planning Commission
2. General Plan Steering Committee for the General Plan Update

Regarding:
General Plan Update, Olive Business Park Conceptual Specific Plan

A. Objections:

1. This area is in the historic pioneer farming district of Borden (formerly Borden Post Office and Voting District, settled as the Alabama Colony in 1870) and predated the establishment of Madera.
2. These farms have been sustainable working farms since that time. Our farm began in 1888 with Joseph Ruffin Borden as the first resident farmer. Joseph Borden was a nephew to Dr. Joseph Borden, the settlement's namesake and was first planted to vineyard over one hundred years ago. It is still a working vineyard today and retains the integrity of its early 20th century San Joaquin Valley home and farm buildings.
3. This plan will render surrounding farm land uneconomical due to land use conflicts, land speculation, and agricultural divestment and would unnecessarily consume viable farmland for urban sprawl.
4. The area of the future Olive Park Plan is currently zoned agricultural with some of Madera County's largest industries on adjoining property to the west (glass plant, winery, box plant, etc.).
5. Good development would prohibit the placement of homes next to existing heavy industrial zones with possible exposure to "toxic hot spot" air pollution from the glass plant's furnace emissions.
6. Avenue 12 services this heavy industry with a high volume of truck traffic to and from Highway 99. Adjoining urban and planned recreational park zoning is inappropriate due to possible increased incidence of health risks (possible toxic hot spot corridor due to diesel truck emissions).

7. Development should be restricted in Madera as the quality of life has declined considerably and this project will only increase public service costs.
8. If development is necessary this plan should not be located here, or now, as Madera's sole high school is already seriously over crowded.
9. New development should occur across town from the current high school and should be built in coordination with the construction of another high school to relieve overcrowding.
10. The Olive Park Plan is not currently necessary, or is it necessary in the in the near future, due to the current excess of homes and the housing slump.

B. Recommendations:

1. Investigate if the upwind heavy industry is a "significant toxic hot spot risk" and if Avenue 12 is a "significant toxic hot spot corridor".
2. Propose the development of a "Model Farmland Preservation" program like Fresno's and ask the *American Farmland Trust* to participate.
3. Propose that Madera establish a "Development Efficiency Benchmark" like Tulare's to measure progress at curbing unnecessary consumption of farmland.
4. Participate in the "San Joaquin Valley Blueprint" process for long range planning as to how the region will develop, which has preserving farmland as its the number one priority, and where local participants are asked to vote on specific aspects of planning future growth.
5. If housing must go in, this agricultural area should be used as a buffer between heavy industry and housing.



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