



Community and Economic Development Planning Division

Becky Beavers *BBS*
Deputy Director

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

PLANNING COMMISSION DATE: April 3, 2018

AGENDA ITEM: #1

CUP	#2018-003	Bed and Breakfast operation with Driveway Sign
APN	#054-541-032	Applicant/Owner: Sandra Saelens and Quentin Pick
CEQA	MND #2018-03	Mitigated Negative Declaration

REQUEST:

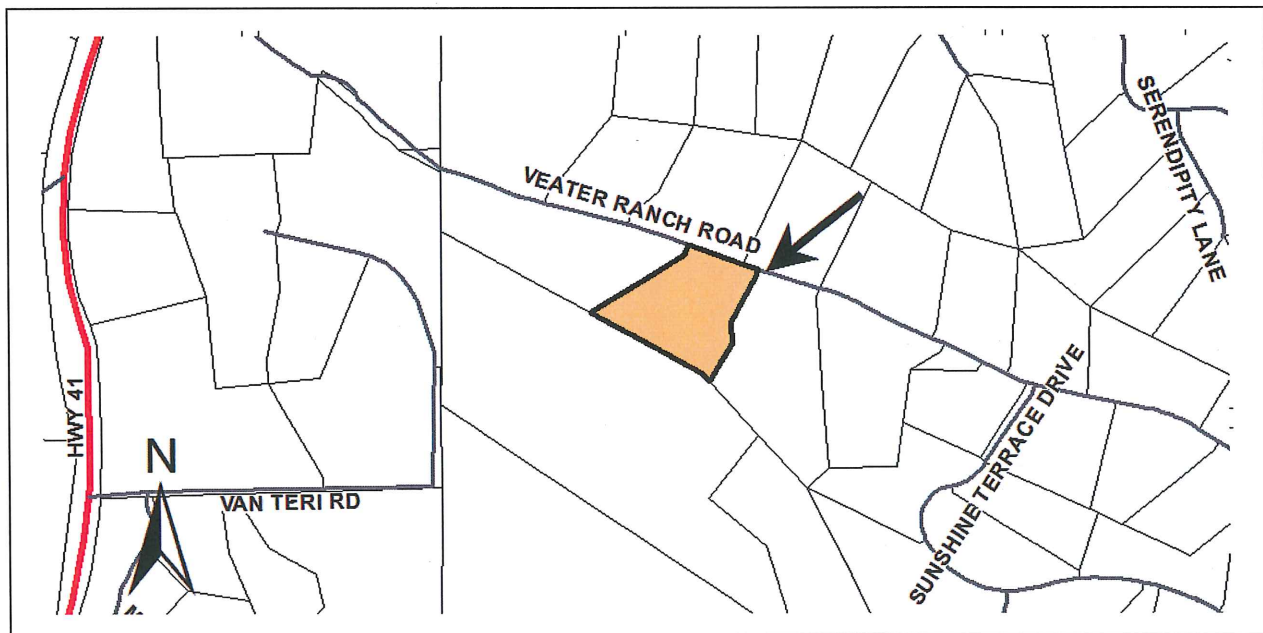
The application is to amend Conditional Use Permit #2017-031 to allow Bed and Breakfast operation with a driveway sign and gallery within the private residence.

LOCATION:

The parcel is located on the south side of Veater Ranch Road, approximately 0.23 miles west of its intersection with Sunshine Terrace Drive (46732 Veater Ranch Road), Coarsegold.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2018-03) (Exhibit R) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Approval of Conditional Use Permit #2018-003 subject to conditions, Mitigated Negative Declaration #2018-03 and associated Mitigation Monitoring Program. Denial for the request of an art gallery on the project site.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: RR (Rural Residential) Designation

SURROUNDING: RR (Rural Residential) Designation

ZONING (Exhibit B):

SITE: RRS-2½ (Rural Residential Single Family-2 ½ Acre) District

SURROUNDING: RRS-2½ (Rural Residential Single Family-2 ½ Acre) District
and ARF (Agricultural Rural Foothill) District

LAND USE:

SITE: Residential

SURROUNDING: Residential

SIZE OF PROPERTY: 4.11 Acres

ACCESS (Exhibit A): The property is accessed on Veater Ranch Road.

BACKGROUND AND PRIOR ACTIONS:

Lot Line Adjustment #2016-014 was approved on November 1, 2016. The Lot Line Adjustment was with the adjoining parcel, immediately east of the project site.

PROJECT DESCRIPTION:

This is a request is for a Conditional Use Permit to allow for a Bed and Breakfast operation with three bedrooms; the placement of a 2 foot high, 2 foot wide sign located near the driveway entrance. The display and sale of local artwork within the residence has also been proposed, however the applicant s not appropriately zoned for gallery sale activities. The three bedrooms will include one existing, 460 square foot room within the residential structure and two future rooms. The two future rooms will be created by converting an existing, 840 square foot garage into two, 420 square foot rooms. Each of the three bedrooms will have a private restroom. The proposed Bed and Breakfast will operate year round.

ORDINANCES/POLICIES:

Chapter 18.04.083 of the Madera County Zoning Ordinances defines a Bed and Breakfast establishment within a single family residential areas.

Chapter 18.102.040 of the Madera County Zoning Ordinances defines vehicular parking space requirements for residential units.

Chapter 18.11 of the Madera County Zoning Ordinances outlines the allowable uses within the RRS-2½ (Rural Residential Single Family-2½ Acre) District.

Chapter 18.89.030 of the Madera County Code outlines the Home Occupation Minimum Standards.

Chapter 18.90.110 of the Madera County Code outlines sign regulations for residential zone districts.

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

Madera County General Plan Policy Document (page 10) outlines the allowable uses within the RR (Rural Residential) designation.

ANALYSIS:

The request is to operate a three bedroom Bed and Breakfast establishment. The applicant plans to begin the Bed and Breakfast by offering the one bedroom within the existing residential structure. The applicant plans to begin construction on the two additional guest rooms in one to two years pending approval of their current application. The Bed and Breakfast will operate all year. The applicant anticipates that guests will visit the only for two to three days, with the majority of guests visiting over the weekend. The applicant expects a maximum of two guest per room. The owner shall reside on-site.

The property is situated along Veater Ranch Road surrounded by residential uses. To the north and to the east there are several parcels zoned RRS-2½ (Rural Residential Single Family-2½ Acre). To the south and to the west there are parcels zoned ARF (Agricultural Rural Foothill). Both zone districts allow for residential uses. Based on the plans for the proposed conversion of the existing garage into a two Bed and Breakfast guest rooms, the changes that will be made to the garage will be incidental to the use of the structure as a single family dwelling. The applicant has also proposed the display and sale of local art within their home. The applicant is not appropriately zoned for gallery sale activities. The sale of artwork may not occur on the project site.

The applicant has proposed a 2 foot high, 2 foot wide sign located near the parcel's driveway entrance. The sign will meet the height and area requirements for the residential zone .

Based on County Code Chapter 18.102.040 the applicant will be required to provide two parking spaces dedicated to the private residence of the household and one parking space for each room a guest may stay in. The parking spaces

must in oriented in such a way that emergency vehicles can safely maneuver within the parcel.

The project has been circulated to County Departments and outside regulatory agencies for comments. This included the California Department of Transportation, Regional Water Quality Control Board, Department of Fish and Wildlife, San Joaquin Valley Unified Air Pollution Control District, the Chowchilla Yokuts Tribe, Dumna Wo Wah Tribal Government, Picayune Rancheria of Chuckchansi, and Table Mountain Rancheria. One comment was received by the Picayune Rancheria of Chuckchansi Tribal Government, expressing no interest in the proposed project. The Madera County Environmental Health Division, Fire Division and Public Works Department have submitted comments.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,330.75 to cover the Notice of Determination (CEQA) filing at the Madera County Clerks' office. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit.

FINDINGS OF FACT:

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

1. *The proposed project does not violate the spirit or intent of the Zoning Ordinance.* The property is zoned RRS-2½ (Rural Residential Single Family-2 ½ Acre). The zone district allows 3 bedroom Bed and Breakfast establishments through a Conditional Use Permit. The zone district does not permit the operation of an art gallery. The applicant may not display and sell art on the project site.
2. *The proposed project is not contrary to the public health, safety, or general welfare.* No aspect of the submitted plans would indicate that there would be any significant impacts to health, safety and welfare. Adherence to the attached conditions of approval, and mitigation measures, will ensure further safety of visitors and the public.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors in that there are no hazardous materials anticipated to be used as a matter of this operation.* The applicant is conditioned to maintain appropriate hooded,

downward facing lighting for the duration of construction.

4. *The proposed project will not cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* The proposal is consistent with the residential uses in the area. The proposed use is not considered a use that will significantly impact adjacent properties or generate large amounts of trips that could affect other properties as many surrounding properties are already residentially developed. The dwelling on the project site will maintain the character of its exterior appearance.

WILLIAMSON ACT:

The property is not subject to a Williamson Act Contract.

GENERAL PLAN CONSISTENCY:

The Conditional Use Permit to a Bed and Breakfast establishment, if approved would be consistent with the existing zone district RRS-2 ½ (Rural Residential Single Family-2 ½ Acre). The zone district is consistent with the general plan designation RR (Rural Residential) which allows for residential and quasi-public uses.

RECOMMENDATION:

Approval of Conditional Use Permit #2018-003 subject to conditions, Mitigated Negative Declaration #2018-03 and associated Mitigation Monitoring Program. Denial for the request of an art gallery on the project site.

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit A-1, Coarsegold Area Plan
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Site Plan
6. Exhibit D-1, Floor Plan
7. Exhibit D-2, Floor Plan
8. Exhibit E, Aerial Map
9. Exhibit F, Topographical Map
10. Exhibit G, Operational Statement
11. Exhibit H, Letter from Melvin Coley
12. Exhibit I, Letter from Celena Smith
13. Exhibit J, Letter from Pam Ball
14. Exhibit K, Letter from Danial Peck
15. Exhibit L, Letter from William McCann
16. Exhibit M, Table Mountain Rancheria Tribal Government No Comments
17. Exhibit N, Public Works Comments
18. Exhibit O, Fire Division Comments
19. Exhibit P, Environmental Health Comments
20. Exhibit Q, Initial Study
21. Exhibit R, Mitigated Negative Declaration MND #2018-03

CONDITIONS OF APPROVAL

PROJECT NAME:	Saelens, Sandra - Conditional Use Permit - Oakhurst (054-541-032-000)
PROJECT LOCATION:	South of Veater Ranch Road, approximately 0.23 miles west of its intersection with Sunshine Terrace Drive (46732 Veater Ranch Road), Coarsegold.
PROJECT DESCRIPTION:	To allow for a Bed and Breakfast, with three sleeping rooms .
APPLICANT:	Sandra Saelens and Quentin Pick
CONTACT PERSON/TELEPHONE NUMBER:	(559) 642-2498

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. Indicate on the plot plan the location of existing and proposed private sewage disposal system(s) and it must comply with all construction requirements as it pertains to the 2016 California Plumbing Code Appendix H and Madera County Code Title 13. A septic system certification may be required at time of building permit submittal to show if the current septic system can meet the additional waste water usage.	EH			
2	Applicant must apply for an Environmental Health permit if food is being served to the Public.	EH			
3	Applicant will be required to comply with Cal Code exemption (113869) as a Small Public Water System.	EH			
4	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.	EH			
5	During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.	EH			

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
Fire					
1	A Fire Inspection will be required prior to rental occupancy.	Fire Marshal			
Planning					
1	Facility to operate in accordance with submitted Operational Statement and plans unless otherwise modified by conditions of approval and/or modified by the Planning Commission.	Planning			
2	Lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.	Planning			
3	The applicant shall be required to maintain the facility at an acceptable level as determined by the Planning Department regarding visual/aesthetic components of the facility.	Planning			
4	Construction activities are limited to the hours of seven a.m. and seven p.m. Monday through Friday and nine a.m. and five p.m. on Saturdays. Construction activities will be prohibited on Sundays.	Planning			
5	The owner(s) shall reside on site in the existing single family residence.	Planning			
6	If archeological evidence is noted on the site prior to the start of construction, no work shall start without first notifying the Planning Department and completion of a Phase 2 archaeological study.	Planning			
7	A business license shall be issued by the County prior to operation.	Planning			
8	Per the County's parking ordinance, the applicant shall provide two parking spaces per dwelling plus one parking space per Bed and Breakfast Room for guest parking.	Planning			
9	All roadways and parking areas associated with the project are to be covered and maintained with material sufficient to create a dust free environment.	Planning			
10	No offsite parking is allowed to occur at any time.	Planning			
Public Works					
1	Prior to any construction where such construction is occurred within an existing County right-of-way, the applicant is required to apply for an Encroachment Permit from the Public Works Department. Said permit must be obtained prior to commencing the work.	PW			

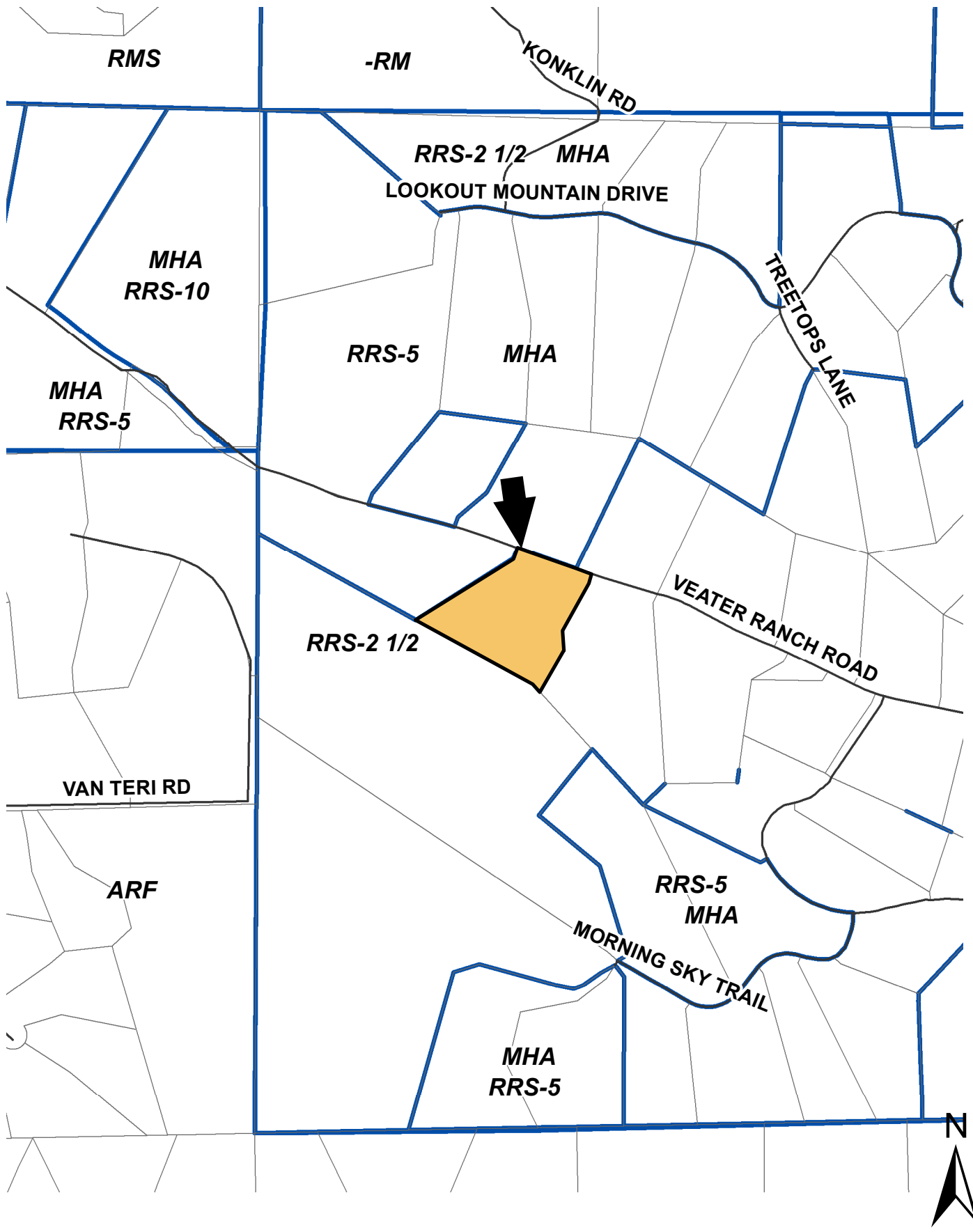
No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
2	All driveway approaches accessing the site shall be built to County applicable standards as described in the permit. Maximum approach width is 25' or with two separate approaches totaling 30' if the frontage exceeds 75' wide for residential uses. Approaches wider than the stated maximums may be allowed subject to prior approval of the Public Works Director or his designee. The approaches are subject to inspection conduct by the department inspector.	PW			
3	If there are existing drainage facilities and storage pond existed on site, the developer is required to verify that the existing system and its onsite storage still have the adequate capacity and fully functional for the proposed development and its usage.	PW			
4	All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be affected by pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.	PW			
5	All stabilized construction on and off site access locations shall be constructed per the latest edition of the California Stormwater Quality Association (CASQA) details to effectively prevent tracking of sediment onto paved areas. If applicable, all BMPS to be inspected weekly and before and after each rain event. Repair or replace as necessary. The contractor shall abide all of the laws, ordinances, and regulations associated with the NPDES and the Clean Water Act.	PW			
6	Contractor shall be responsible for locating all underground utilities prior to the start of any work by contacting Underground Service Alert (USA) 48 hours prior to any excavation. Contractor shall be responsible for contacting the appropriate party in advance of any work for necessary inspections in compliance to these plans, standard plans and standard specifications.	PW			



GENERAL PLAN MAP



COARSEGOLD AREA PLAN MAP

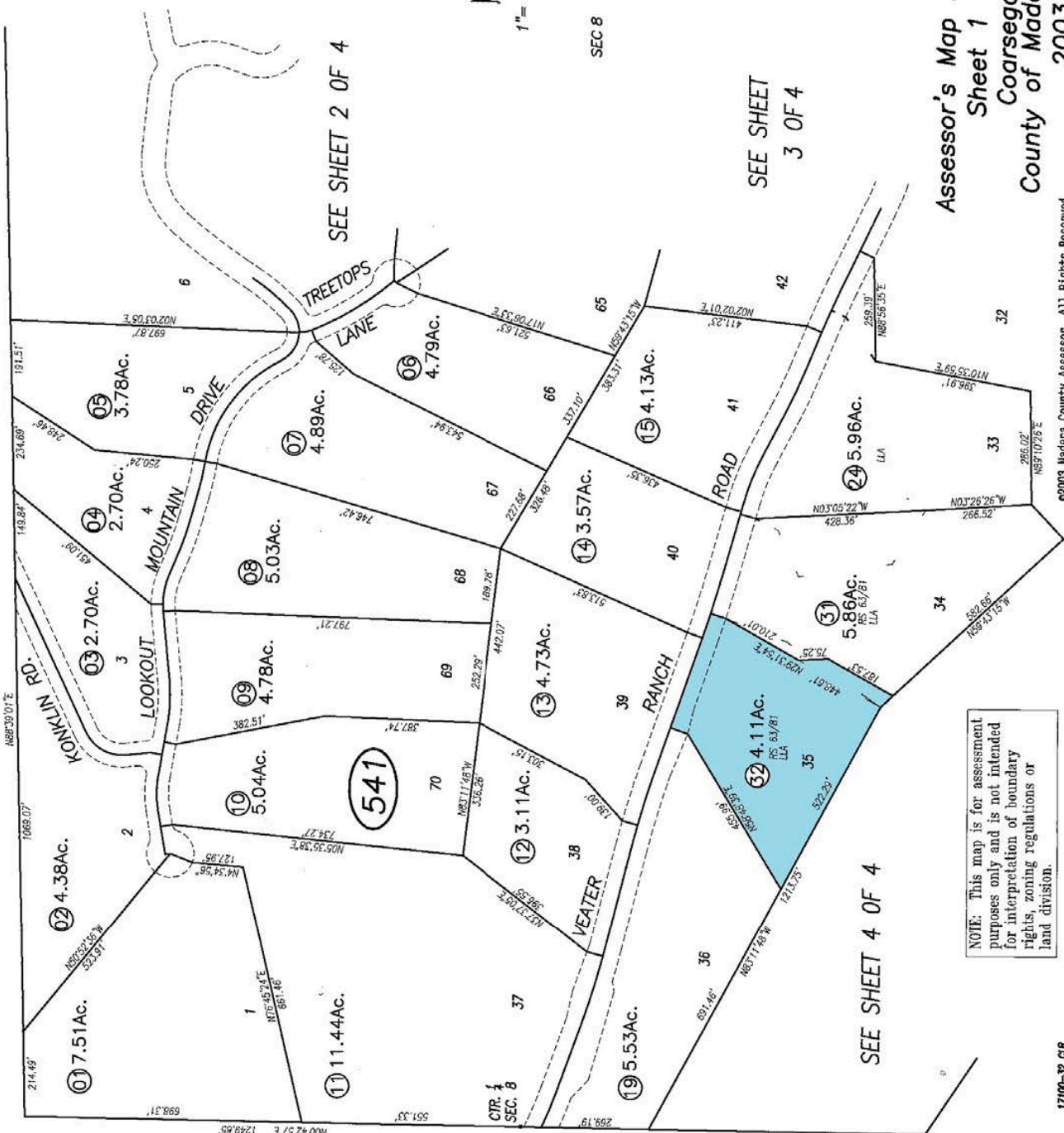


ZONING MAP

SEC. 8 T.8S. R.21E. M.D.B.&M.
MEADOW SPRINGS RANCH ESTATES

Tax Area Code 54-54
62-034 SHEET 1 of 4

TR. 249 VOL. 51 PGS. 27-38



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

Assessor's Map No. 54-54
Sheet 1 of 4
Coarsegold
County of Madera, Calif.
2003

©2003 Madera County Assessor, All Rights Reserved

17100-32 CLR

ORIGINAL



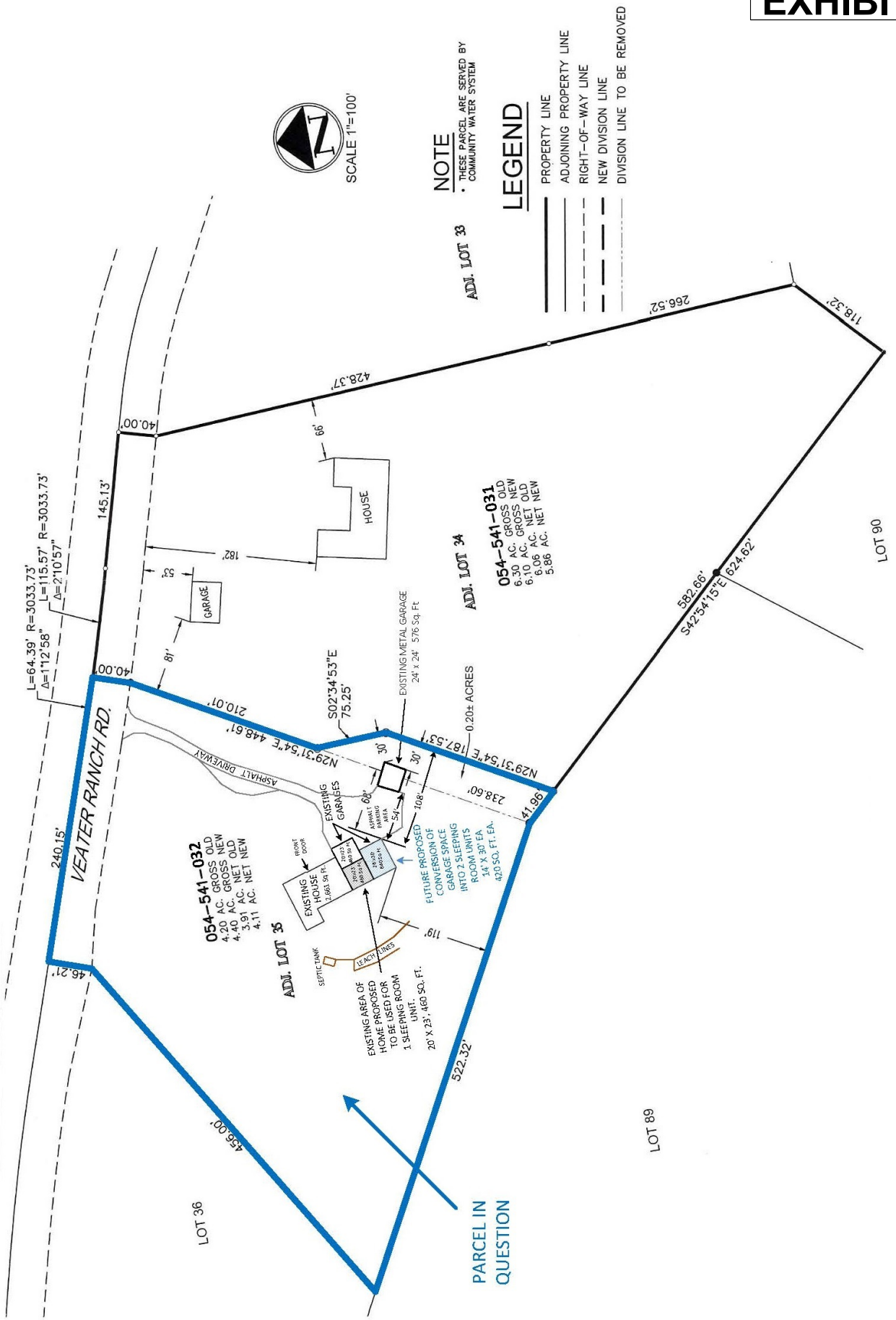
SCALE 1"=100'

NOTE

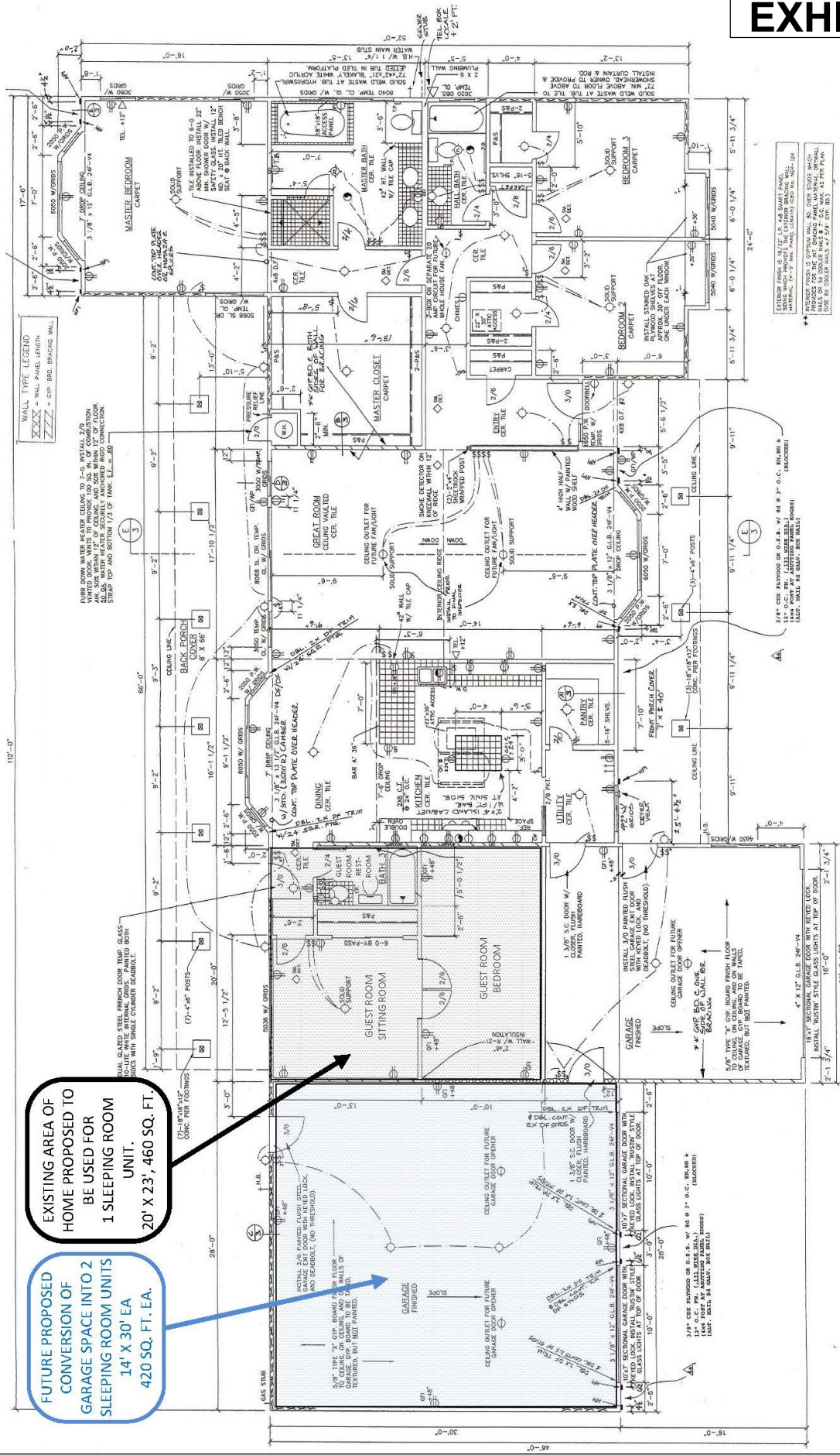
• THESE PARCEL ARE SERVED BY COMMUNITY WATER SYSTEM

LEGEND

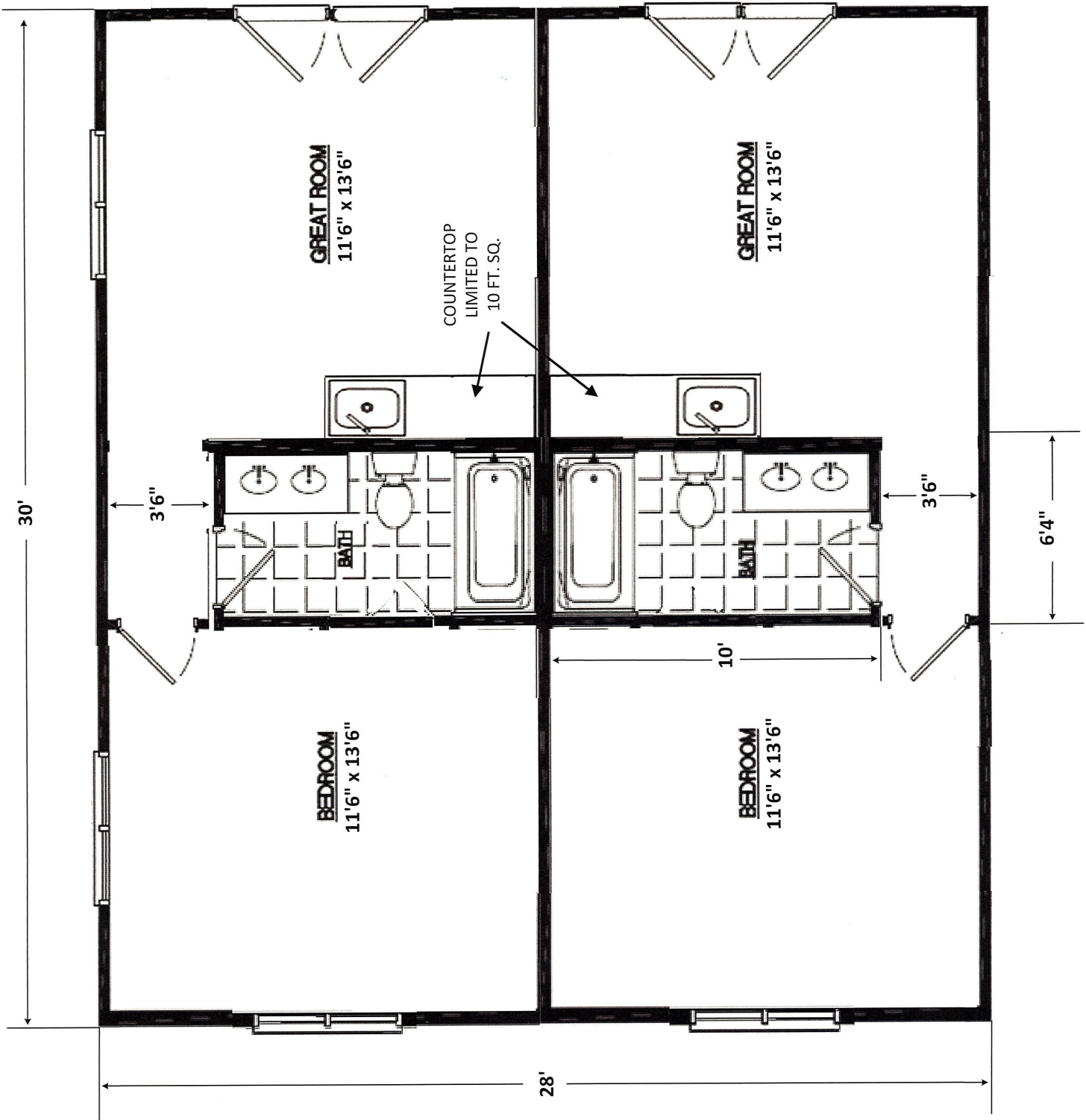
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- - - RIGHT-OF-WAY LINE
- - - NEW DIVISION LINE
- - - DIVISION LINE TO BE REMOVED



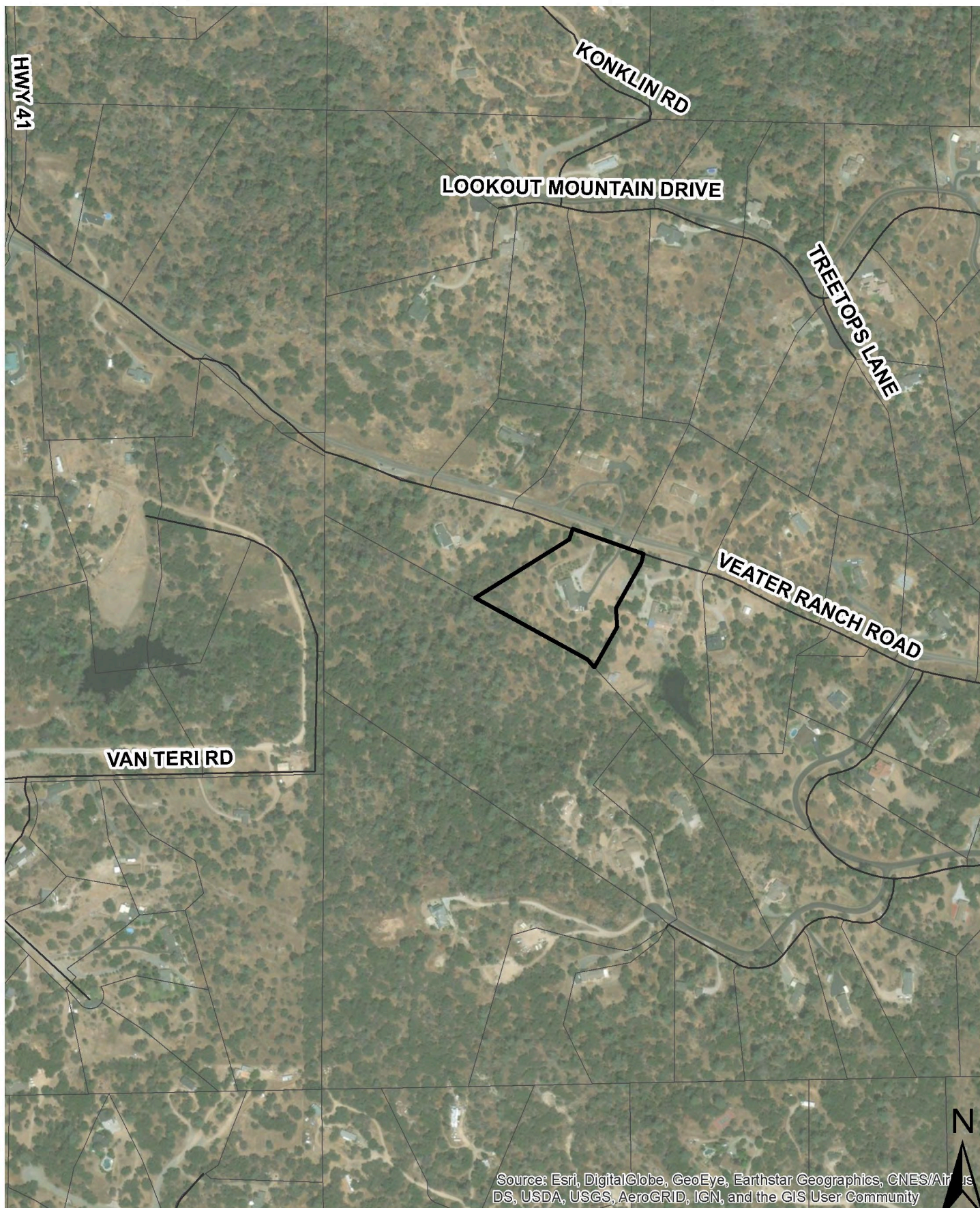
SITE PLAN MAP



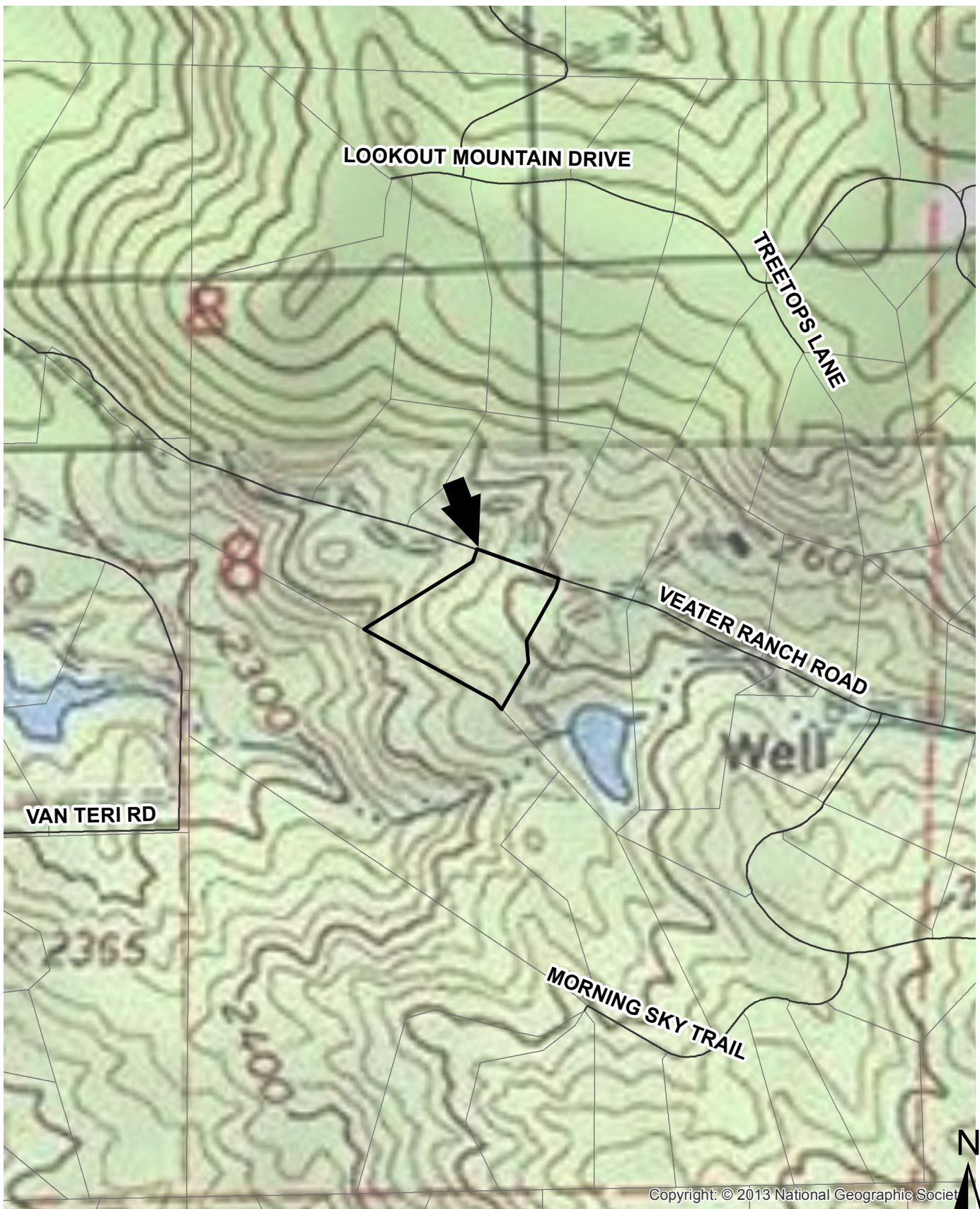
FLOOR PLAN MAP



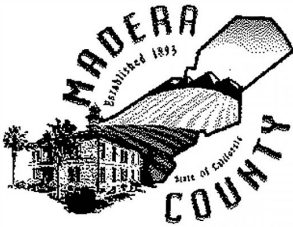
FLOOR PLAN MAP



AERIAL MAP



TOPOGRAPHICAL MAP



Community and Economic Development
Planning Division

Norman L. Allinder, AICP
Director

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- Madera, CA 93637
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**OPERATIONAL/ENVIRONMENTAL STATEMENT
CHECKLIST**

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

1. Please provide the following information:

Assessor's Parcel Number: 054-541-032
 Applicant's Name: Sandra Saelens & Quentin Pick
 Address: 46732 Veater Ranch Road, Coarsegold, CA 93614
 Phone Number: (559) 642-2498

2. Describe the nature of your proposal/operation.

Bed & Breakfast operation for 3 sleeping rooms. We plan to begin with one existing room in the residential structure and add 2 rooms within 1-2 years by converting a portion of our garage space. We would like to feature artwork/crafts by local artists in the rooms to sell as well.

3. What is the existing use of the property?

Single Family Residence

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

None.

5. What are the proposed operational time limits?

Months (if seasonal): All year.
 Days per week: 7 days a week with expected occupancy to be no more than 2-3 days per week; Fri-Sun
 Hours (from ___ to ___): Total Hours per day: 24 hours / day

6. How many customers or visitors are expected?

Average number per day: 6 visitors per week; 2 per sleeping room. (2-3 days per week)
 Maximum number per day: 12 visitors per week; 2 adults and 2 children per room
 What hours will customers/visitors be there? up to 24 hours per day

7. How many employees will there be?

Current: Owners of home; no additional employees.
 Future: Owners of home; possibly hiring a person to help clean rooms or do maintenance as needed.
 Hours they work: Available 24 hrs/day, but most likely work 3-5 hrs/wk to clean/prep rooms after guests depart.
 Do any live onsite? If so, in what capacity (i.e. caretaker)? Owners and family live on site.

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

Traditional house cleaning equipment (i.e. vacuum, mop, washer/dryer) and corresponding cleaning supplies. These supplies will be kept in the main residence.

9. Will there be any service and delivery vehicles? No.

Number: _____

Type: _____

Frequency: _____

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

Ample paved parking available for each sleeping room.

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

Paved driveway off of Yeater Ranch Road.

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

3 vehicle trips per day expected. One vehicle trip per sleeping room, per day. (With an expected occupancy rate of 2-3 days per week.)

The types of vehicles expected include small to mediums sized cars and pick-up trucks.

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

One professionally made small sign at driveway entrance approx 2' x 2' to meet both county ordinance and subdivision CC&R's.

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

We plan to use one sleeping room in our existing residential structure to start up our Bed & Breakfast. Then, within the next 1-2 years we plan to convert existing garage space into 2 more sleeping rooms with a restroom and small kitchenette for each room.

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

We are not proposing any significant landscaping, we are only planning to plant drought tolerant plants along our driveway.

No fencing is proposed.

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

All surrounding properties are residential.

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

No.

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

Water usage is not expected to significantly increase, as we expect occupancy to average the equivalent of 2 extra persons living at the residence. It is further expected that most guest activities to occur off-site, further reducing possible water usage.

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

Although we do not expect wastewater usage to increase significantly, as we expect occupancy to average the equivalent of 2 extra persons living at the residence, we plan to construct a secondary septic system for the 2 new sleeping rooms.

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

We expect one kitchen sized garbage bag per week. This will be added to our household trash and disposed of at the county landfill twice a month. Recycling will be encouraged and recycling receptacles provided.

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

No.

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

No.

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

None on property.

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

No change.

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

No.

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

No.

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

Our subdivision is a rural residential area consisting of 99 lots ranging from 3 to 22 acres in foothill terrain that provides ample privacy to surrounding neighbors. Also, since our home is near the subdivision entrance, most vehicular traffic to the subdivision passes our home. Minimal impact is anticipated.

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

No impact anticipated.

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

Square feet of building area(s): _____

Total number of employees: _____

Building Heights: _____

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

N/A

March 23, 2018

Madera County Planning Department

200 West 4th Street

Madera, Ca

Reference to APN # 054-541-032

CUP #2018-003

Attn: Emily Lane

It gives me a great deal of pleasure to submit this letter of support on behalf of applicants for this CUP B&B. I have discussed this matter at length with co-applicant Sandra Saelens. My wife and I have lived in Meadow Springs Ranch for the past 11 years. We reside at 47237 Veater Ranch Road.

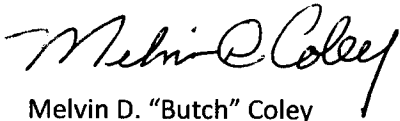
I am retired as the Tulare County Sheriff, City Manager and Chief of Police for the City of Fowler, Professor of Criminology at Porterville College, and have been a licensed realtor since 2003, DRE# 01404924. I have had extensive experience working with planning at the City of Fowler, and with the City of Fowler Planning Commission. I have worked on many large projects at the City of Fowler, and was highly successful. I have had extensive experience working with Caltrans, and was instrumental in getting the Chevron/McDonalds complex approved on Merced Avenue and 99. Additionally, the City of Fowler while I was City Manager, was able to develop an Industrial Complex off Manning Avenue and highway 99, and was successful in luring other key businesses from other areas to relocate to the City of Fowler. I was also instrumental in getting a very nice residential subdivision approved. I understand the complexities involved with planning, and the role of the planning commission, and appreciate the work that goes into this by those involved with preparation and decision making. I understand that this is a very tedious process, and that the law must be followed as prescribed.

The driveway of subject property is located approximately .3 of a mile west of the Sunshine Terrace intersection, and approximately .4 of a mile from the driveway of subject property to highway 41. From the road the property looks very well kept, and I did not notice any litter or debris that would contribute to any negative aesthetic impression, or value, that would be visible to passing motorists. Additionally, I have not noticed any litter or debris along side of Veater Ranch Road, or any other of the streets in the subdivision, including Sunshine Terrace. I have approximately 500 feet of roadway fronting my property, and I have never had any problem with litter, or people knocking on my door seeking information, or using my approach to turn their vehicle around. And I might conclude, that my property probably has

the highest visibility of any of the neighboring properties for passing motorists. And my home is easily accessible off of Veater Ranch Road.

I'm under the impression, based up my professional experience, that approval of this permit will not have any negative impact on the environment, quality of life, property values, roadway, or water usage. The B&B will be properly supervised at all time, and Ms. Saelens has assured me, that they will follow the law, rules and regulations set forth for a bed and breakfast. I fully support this application, and respectfully request approval by the planning commission.

Sincerely,

A handwritten signature in black ink that reads "Melvin D. Coley". The signature is written in a cursive style with a large, sweeping initial "M".

Melvin D. "Butch" Coley

47237 Veater Ranch Road

Coarsegold, Ca 93614

559-284-1159

jrmdcoley@gmail.com

NOTICE OF PUBLIC HEARING

MADERA COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of the County of Madera, State of California, will hold a PUBLIC HEARING to consider the following:

Sandra Saelens and Quentin Pick are requesting a Conditional Use Permit (CUP #2018-003) to allow bed and breakfast operations for 3 sleeping rooms. This would include one existing room in the residential structure and 2 future rooms proposed by converting a portion of current garage space. The property is located on the south side of Veater Ranch Road, approximately 0.23 mile west of its intersection with Sunshine Terrace Drive (46732 Veater Ranch Road), Coarsegold. The property is zoned RRS-2 1/2 (Residential, Rural, Single Family-2 1/2 Acre) District Size: 4.11 Acres. APN: 054-541-032. A draft Mitigated Negative Declaration (MND #2018-03) has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA) and is available together with the Initial Study for public review at the Madera County Planning Department. Written comments concerning this proposed project and the draft Mitigated Negative Declaration (MND #2018-03) may be submitted to the Madera County Planning Department until March 29, 2018, which will be the end of a 21 day review period. For more information please contact Emily Lane at (559) 675-7821.

This PUBLIC HEARING will be held at the meeting of the Planning Commission on Tuesday, April 3, 2018, at 6:00 p.m. in the 3rd Floor Hearing Room #3005, at the Madera County Government Center, 200 West 4th Street, Madera, California.

The NOTICE OF PUBLIC HEARING is hereby given to the public. If you have any questions, please contact the Planning Commission and Economic Development Department. You are invited to attend the meeting at the time and place stated above. If there are any changes, you will be notified.



More



Remix

From: [Celena Smith](#)
To: [Emily Lane](#)
Subject: Fwd: Sandra Saelena, Quentin Pick
Date: Friday, March 23, 2018 9:45:59 AM

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Sandra Saelens <pickmtn@sti.net>
Date: 3/23/18 9:19 AM (GMT-08:00)
To: Celena Smith <astralee79@hotmail.com>
Subject: Re: Sandra Saelena, Quentin Pick

Hi Celena,

Thank you for your e-mail, we really appreciate it!

I contacted our planner at the county and asked if I could e-mail your response to her as a show of support and they said that was an option, but that it would be better if it came from you directly. So, we are asking for your help one more time. Would you be willing to e-mail your comments to our planner at Madera County? Her name is Emily lane and her e-mail address is Emily.Lane@MaderaCounty.com If you send an e-mail, she asks that you add your name and contact information so that they can confirm you are a resident of our subdivision. All comments are due by next Thursday, March 29th

Again, it means a lot to us that you are speaking up on our behalf.

Sincerely,

Quentin & Sandy

>

We have been notified of a request to make your residence a bed and
> breakfast. As an immediate neighbor with adjoining property, we the
> Smith's (Jason Smith and Celena Smith) give our permission for you to
> use your residence as a bed and breakfast. Sincerely, Jason Smith And
> Celena Smith

>

> Sent from my Verizon, Samsung Galaxy smartphone

>

From: [Pam Ball](#)
To: [Emily Lane](#)
Cc: [Quintin & Sandy Pick](#)
Subject: CUP 2018-003; MND 2018-03 - 46732 Sunshine Terrace, Coarsegold CA - Application for B and B
Date: Thursday, March 22, 2018 8:07:35 PM

Ms. Lane:

For the record regarding the above named case, I offer my full support for the applicant's application for a 3-room Bed and Breakfast which is allowed within the guidelines of the RRS zone. I believe there will be zero negative impacts to the Meadow Springs Ranch neighborhood/subdivision as a result of this endeavor.

Please place this letter of support in the case file for purposes of the public hearing.

Sincerely,

Pam Ball , Resident
Meadow Springs Ranch

From: [Danial Peck](#)
To: [Emily Lane](#); [Sandra Saelens](#)
Cc: [Kelly Peck](#); [Danial Peck](#)
Subject: Declared support for CUP #2018-003 for APN: 054-541-032
Date: Thursday, March 22, 2018 11:59:34 AM

Hi Emily,

I am sending you this email on behalf of my wife and I declaring our complete support for the Conditional Use Permit, #2018-003 for APN: 054-541-032, to allow bed and breakfast operations to be conducted at the residence of Sandra Saelens and Quentin Pick, 46732 Veater Ranch Rd, Coarsegold, CA 93614.

I do see this as a positive, not just for the applicants but for Coarsegold and Madera County. Though small, it creates an economic vehicle that promotes our community.

In the event that you require additional information please feel free to contact me on my cell or email at Danial.peck@dot.ca.gov for immediate response.

Thank you very much.

--

Danial & Kelly Peck

Home: (559) 683-6018

Office: (559) 444-2496

Cell: (559) 978-8438

Danial.Peck@dot.ca.gov

Danial.Peck@gmail.com

~~~~~

46838 Sunshine Terrace Dr.

Coarsegold, CA 93614

(559) 683-6018

\*\*\*\*\*

**From:** [william.mccann](#)  
**To:** [Emily Lane](#)  
**Subject:** Quentin Pick and Sandra Saelens  
**Date:** Thursday, March 22, 2018 11:01:02 AM

---

Dear Ms. Lane,

My name is William (Scott) McCann, and I live across Veater Ranch Rd. and to the East of Quentin and Sandy's property. I wanted to take this opportunity to tell you that I have no problem, whatsoever, with their plans. The storm of rumor and innuendo that has been stirred up by a few of the neighbors, that live a distance from their property is truly unfortunate.

If Quentin and Sandy hadn't been doing this project according to the county laws and rules none of these neighbors would have known they were doing it in the first place. I realize that my one voice isn't going to make a huge difference in the decision making process, but, rest assured, I am not the only voice in Quentin and Sandy's cheering section.

If you have any questions you would like to direct towards me I am always available.

Sincerely,

William (Scott) McCann  
46753 Veater Ranch Road  
Coarsegold, CA 93614  
Home: 683-4482  
Cell: 916-996-9014



# TABLE MOUNTAIN RANCHERIA

## TRIBAL GOVERNMENT OFFICE

CERTIFIED 3675 2155

March 9, 2018

Emily Lane  
Madera County  
200 W. 4<sup>th</sup> Street, Suite 3100  
Madera, Ca. 93637

Leanne Walker-Grant  
Tribal Chairperson

Beverly J. Hunter  
Tribal Vice-Chairperson

Craig Martinez  
Tribal Secretary/Treasurer

Matthew W. Jones  
Tribal Council Member

Richard L. Jones  
Tribal Council Member

RE: Conditional Use Permit, Coarsegold

Dear: Emily Lane

This is in response to your letter dated, February 7, 2018, regarding, Conditional Use Permit, Coarsegold. Thank you for notifying us of the potential development and the request for consultation.

We decline participation at this time but would appreciate being notified in the unlikely event that cultural resources are identified.

Sincerely,

  
Robert Pennell  
Tribal Cultural Resources Director  
[rpennell@tmr.org](mailto:rpennell@tmr.org)  
559.325.0351

23736  
Sky Harbour Road  
Post Office  
Box 410  
Friant  
California  
93626  
(559) 822-2587  
Fax  
(559) 822-2693

**RECEIVED**  
**MAR 14 2018**  
MADERA COUNTY  
PLANNING DEPARTMENT



**COUNTY OF MADERA**  
**DEPARTMENT OF PUBLIC WORKS**

**AHMAD M. ALKHAYYAT**  
 DIRECTOR

200 West 4th Street  
 Madera, CA 93637-8720  
 Main Line - (559) 675-7811  
 Special districts - (559) 675-7820  
 Fairmead Landfill - (559) 665-1310

**MEMORANDUM**

**DATE:** February 16, 2018  
**TO:** Emily Lane  
**FROM:** Phu Duong, Public Works  
**SUBJECT:** Saelens, Sandra and Quentin Pick - Conditional Use Permit - Coarsegold (054-541-032-0)

**Comments**

Public Works Department has reviewed the CUP#2018-003 associated with APN: 054-541-032; the department has the following conditions of approval:

Prior to any construction where such construction is occurred within an existing County right-of-way, the applicant is required to apply for an Encroachment Permit from the Public Works Department. Said permit must be obtained prior to commencing the work.

All driveway approaches accessing the site shall be built to County applicable standards as described in the permit. Maximum approach width is 25' or with two separate approaches totaling 30' if the frontage exceeds 75' wide for residential uses. Approaches wider than the stated maximums may be allowed subject to prior approval of the Public Works Director or his designee. The approaches are subject to inspection conduct by the department inspector.

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

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

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

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



Community and Economic Development  
Fire Prevention Division

Deborah Mahler, Fire Marshal  
Deputy Director

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

---

**MEMORANDUM**

TO: Emily Lane  
FROM: Deborah Mahler, Fire Marshal  
DATE: February 16, 2018  
RE: Saelens, Sandra and Quentin Pick - Conditional Use Permit - Coarsegold (054-541-032)

---

**Conditions**

A Fire Inspection will be required prior to rental occupancy.





## Community and Economic Development Environmental Health Division

Dexter Marr  
Deputy Director

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

---

### MEMORANDUM

TO: Emily Lane

FROM: Dexter Marr, Environmental Health Division

DATE: February 14, 2018

RE: Saelens, Sandra and Quentin Pick - Conditional Use Permit - Coarsegold (054-541-032)

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#### Comments

TO: Planning Division  
 FROM: Environmental Health Division  
 DATE: February 14, 2018  
 RE: Conditional Use Permit (CUP) #2018-003, Saelens & Pick, Coarsegold  
 APN 054-541-032

#### The Environmental Health Division Comments:

All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. Indicate on the plot plan the location of existing and proposed private sewage disposal system(s) and it must comply with all construction requirements as it pertains to the 2016 California Plumbing Code Appendix H and Madera County Code Title 13. A septic system certification may be required at time of building permit submittal to show if the current septic system can meet the additional waste water usage.

Applicant must apply for an Environmental Health permit if food is being served to the Public.

Applicant will be required to comply with Cal Code exemption (113869) as a Small Public Water System.

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

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

If there are any questions or comments regarding these conditions/requirements please, feel free to contact our Division at (559) 675-7823.

**Environmental Checklist Form**

**Title of Proposal:** CUP #2018-003 – Sandra Saelens and Quentin Pick

**Date Checklist Submitted:** March 16, 2018

**Agency Requiring Checklist:** Madera County Planning Department

**Agency Contact:** Emily Lane

**Phone:** (559) 675-7821

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**Description of Initial Study/Requirement**

The Initial Study is a public document used by the decision-making lead agency to determine whether a project may have significant effects on the environment. In the case of the proposed project, the Madera County Planning Department, acting as lead agency, will use the Initial Study to determine whether the project has a significant effect on the environment. In accordance with the California Environmental Quality Act (CEQA), Guidelines (Section 15063[a]), an Environmental Impact Report (EIR) must be prepared if there is substantial evidence (such as results of the Initial Study) that a project may have significant effect on the environment. This is true regardless of whether the overall effect of the project would be adverse or beneficial. A Negative Declaration (ND) or Mitigated Negative Declaration (MND) may be prepared if the lead agency determines that the project would have no potentially significant impacts or that revisions to the project, or measures agreed to by the applicant, mitigate the potentially significant impacts to a less-than-significant level.

The Initial Study considers and evaluates all aspects of the project which are necessary to support the proposal. The complete project description includes the site plan, operational statement, and other supporting materials which are available in the project file at the office of the Madera County Planning Department.

**Description of Project:**

This is a request is for a Conditional Use Permit to allow for a Bed and Breakfast operation with three bedrooms; the placement of a 2 foot high, 2 foot wide sign located near the driveway entrance and the display and sale of local artwork within the residence. The three bedrooms will include one existing, 460 square foot room within the residential structure and two future rooms. The two future rooms will be created by converting an existing, 840 square foot garage into two, 420 square foot rooms. Each of the three bedrooms will have a private restroom. The proposed Bed and Breakfast will operate year round.

**Project Location:**

The parcel is located south of Veater Ranch Road, approximately 0.23 miles west of its intersection with Sunshine Terrace Drive (46732 Veater Ranch Road), Coarsegold.

**Applicant Name and Address:**

Sandra Saelens and Quentin Pick  
46732 Veater Ranch Road  
Coarsegold, CA 93614

**General Plan Designation:**

RR (Rural Residential)

**Zoning Designation:**

RRS-2 ½ (Rural Residential Single Family-2 ½ Acre)

**Surrounding Land Uses and Setting:**

The surrounding land uses consist of the following: North: RR (Rural Residential), RRS-2 ½ (Rural Residential Single Family-2 ½ Acre); East: RR (Rural Residential), RRS-2 ½ (Rural Residential Single Family-2 ½ Acre); West: RR (Rural Residential), ARF (Agricultural Rural Foothill); South: RR (Rural Residential), RRS-2 ½ (Rural Residential Single Family-2 ½ Acre)

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

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

\_\_\_\_\_  
Prior EIR or ND/MND Number

  
Signature

March 16, 2018  
Date

| I. AESTHETICS -- Would the project:                                                                                                                      | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact        | No Impact                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista?                                                                                                  | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?                                                      | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**Discussion:**

**(a) Less than Significant Impact.** Scenic Route, Highway 41 is located west of the project site. However, based on the distance from the highway (approximately 0.5 miles) and the rise in elevation to the project site, it is highly unlikely that construction and or the onsite operation of the Bed and Breakfast will have a significant impact on the aesthetics along Highway 41.

**(b - c) No Impact.** Based on the floor plan and site plan, provided by the applicant, the Bed and Breakfast operation will not degrade the existing character or quality of the site and its surroundings. As previously stated, the project site is a reasonable distance (approximately 0.5 miles) from Scenic Route Highway 41. The proposal of the Bed and Breakfast will not increase the footprint of the existing residence, nor will it damage any trees, rock outcroppings or historic buildings.

**(d) Less than Significant Impact.** Due to the planned conversion of the existing garage to two Bed and Breakfast guest rooms, there may be a new light or glare within the project site. Even though the parcel will be screened by existing trees, shrubs, topography and distance; the construction may cause some light that may adversely affect day or nighttime views in the area. Upon completion of the conversion and termination of construction activities, there will be little to no significant change in day or nighttime views.

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

Light pollution is a problem most typically associated with urban areas. Lighting is necessary for nighttime viewing and for security purposes. However, excessive lighting or inappropriately designed lighting fixtures can disturb nearby sensitive land uses through indirect illumination. Land uses which are considered “sensitive” to this unwanted light include residences, hospitals, and care homes.

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

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

|                                                                                                                                                                                                                                                                                            | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?                                             | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resource Code section 12220(g)) or timberland (as defined by Public Resources Code section 4526) or timberland zoned Timberland Protection (as defined by Government Code section 51104(g))? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest land?                                                                                                                                                                                                      | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use                                                                                                                               | <input type="checkbox"/>       | <input type="checkbox"/>                            |                              | <input checked="" type="checkbox"/> |

or conversion of forest land to non-forest use?

**Discussion:**

**(a - e) No Impact.** The project site is zoned for residential uses. No lands in or adjacent to the project site are used for agricultural production, zoned for agricultural use, or subject to a Williamson Act contract. Therefore, the proposed project will not directly or indirectly affect farmland or agricultural uses. The project will not further encroach on timber or agricultural land, nor will the project rezone existing farm or forest land.

**General Information**

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

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

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

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

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

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

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

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

structures, and other developed purposes.

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

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

**Discussion:**

**(a - d) Less Than Significant Impact.** Currently there is moderate traffic in this area along Highway 41. The area surrounding the site is populated with residential homes. There will be a minor increase in traffic during the construction phase of the garage. However, once construction has ceased, traffic is expected to slightly increase along Highway 41 and Veater Ranch Road. The proposed project will slightly increase vehicular activity in close proximity to sensitive receptors.

Sensitive receptors are facilities that “house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors.” (GAMAQI, 2002).

**(e) No Impact.** There will be minimal odors generated from the operation of the Bed and Breakfast and for the duration of construction.



Global Climate Change

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

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

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

| IV. BIOLOGICAL RESOURCES -- Would the project:                                                                                                                                                                                                                                                                   | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?                                                                 | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other                                                    | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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 native wildlife nursery sites?
- 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?

**Discussion:**

**(a - f) Less than Significant Impact.** There are no habitats identified on this parcel, therefore there will not be any modification to habitats as a result of this project. There are no activities associated with this project off-site, therefore there will be no indirect impacts to habitats as a result. There are no federally protected wetlands on or in the vicinity of this project. The adjacent parcel directly east of the project site does have a small pond. It is highly unlikely that any species associated with the pond will be impacted by this project.

While the list below shows a number of species listed in the quadrangle in which this project is located, this does not necessarily mean that these species are actually located on the project site either in a habitat setting or migrating through. As mentioned previously,

Special Status Species include:

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

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

| Species | Federal Listing | State Listing | Dept. of Fish | CNPS Listing |
|---------|-----------------|---------------|---------------|--------------|
|---------|-----------------|---------------|---------------|--------------|

|                                   |            |                      | <b>and Game Listing</b> |      |
|-----------------------------------|------------|----------------------|-------------------------|------|
| California tiger salamander       | Threatened | Threatened           | WL                      | None |
| foothill yellow-legged frog       | None       | Candidate Threatened | SSC                     | None |
| California red-legged frog        | Threatened | None                 | SSC                     | None |
| western spadefoot                 | None       | None                 | SSC                     | None |
| great gray owl                    | None       | Endangered           | None                    | None |
| An andrenid bee                   | None       | None                 | None                    | None |
| valley elderberry longhorn beetle | Threatened | None                 | None                    | None |
| American badger                   | None       | None                 | SSC                     | None |
| long-eared myotis                 | None       | None                 | None                    | None |
| long-legged myotis                | None       | None                 | None                    | None |
| Yuma myotis                       | None       | None                 | None                    | None |
| western pond turtle               | None       | None                 | SSC                     | None |
| Hall's wyethia                    | None       | None                 | None                    | 4.3  |
| Hoover's cryptantha               | None       | None                 | None                    | 1A   |
| orange lupine                     | None       | None                 | None                    | 1B.2 |
| Mariposa pussypaws                | Threatened | None                 | None                    | 1B.1 |
| Madera leptosiphon                | None       | None                 | None                    | 1B.2 |
| Ewan's larkspur                   | None       | None                 | None                    | 4.2  |

### **Madera Quadrangle**

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

**Ranking**

- 0.1 – Seriously threatened in California (high degree/immediacy of threat)
- 0.2 – Fairly threatened in California (moderate degree/immediacy of threat)
- 0.3 – Not very threatened in California (low degree/immediacy of threats or no current threats known)

**SSC** Species of Special Concern

**General Information**

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

V. CULTURAL RESOURCES -- Would the project:

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

**Discussion:**

**(a – d) No Impact.** No known resources exist in the vicinity of this project. As the parcel has been in residential use for years, the chances of uncovering previously unknown resources is slim.

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, bedrock milling stations, pictographs, petroglyphs, rock rings, sacred sites, and resource gathering areas. Madera County also contains a significant number of potentially historic sites,

including homesteads and ranches, mining and logging sites and associated features (such as small camps, railroad beds, logging chutes, and trash dumps).

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

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

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

Reference CEQA Guidelines §15064.5 for definitions.

| VI. | TRIBAL CULTURAL RESOURCES – Would the project                                                                                                                                    | Potentially<br>Significant<br>Impact | Less Than<br>Significant<br>with<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact | No<br>Impact                        |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|-----------------------------------------------------------------|------------------------------------|-------------------------------------|
| a)  | Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code §21074                                                  | <input type="checkbox"/>             | <input type="checkbox"/>                                        | <input type="checkbox"/>           | <input checked="" type="checkbox"/> |
|     | <b>SUBSTANTIATION:</b> Check if the project is located in the traditional and cultural affiliated geographic area of a California Native American Tribe <input type="checkbox"/> |                                      |                                                                 |                                    |                                     |

**Discussion:**

**a) No Impact.** No impacts have been identified as a result of this project.

VII. GEOLOGY AND SOILS -- Would the project:

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

**Discussion:**

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

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

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

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

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

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

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

The *Draft Environmental Impact Report* for the state prison project near Fairmead identified faults within a 100 mile radius of the project site. Since Fairmead is centrally located along Highway 99 within the county, this information provides a good indicator of the potential seismic activity which might be felt within the County. Fifteen active faults (including the San Andreas and Owens Valley Fault Group) were identified in the *Preliminary Geotechnical Investigation*. Four of the faults lie along the eastern portion of the Sierra Nevada Range, approximately 75 miles to the northeast of Fairmead. These are the Parker Lake, Hartley Springs, Hilton Creek and Mono Valley Faults. The remaining faults are in the western portion of the San Joaquin Valley, as well as within the Coast Range, approximately 47 miles west of Fairmead. Most of the remaining 11 faults are associated with the San Andreas, Calaveras, Hayward and Rinconada Fault Systems which collectively form the tectonic plate boundary of the Central Valley.

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

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

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

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

**(b - e) No Impact.** There are no known impacts that will occur as a direct or indirect result of this project. The project has not proposed any type of construction that would cause significant disturbance to topsoil.

VIII. GREENHOUSE GAS EMISSIONS - Would the project:

|                                                                                                                                  | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|-------------------------------------|--------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>       | <input 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"/> |

**Discussion:**

**(a - b) Less than Significant Impact.** What little greenhouse gases generated will be from vehicular traffic generated by on site construction and guests of the Bed and Breakfast. Once the project is completed, there should be a less than significant impact in the amount of greenhouse gas emissions.

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?                                                                                                                          | <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 for people residing or working in the project area? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- |                                                                                                                                                                                                                      |                          |                          |                          |                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Discussion:**

**(a - b) Less Than Significant Impact.** There are no hazardous materials or hazardous waste as is typically defined being utilized for this type of operation. However, construction equipment and private vehicles do contain diesel, gas, oil, antifreeze and other vehicular related materials that could potentially be a hazard. If vehicles and equipment are well maintained, the impacts will be less than significant overall.

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

The site is not located on or near any hazardous waste storage facilities, or on or near any brownfields sites as indicated by the Environmental Protection Agency.

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

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

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

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

| 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?                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?                                                                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?                                                                                                                     | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?                                                                                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Otherwise substantially degrade water quality?                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?                                                                                                                                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?                                                                                                                                                                                                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?                                                                                                                                                                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion:**

**(a – j) No Impact.** No impacts identified as a result of this project. While this area has not been identified as being within a 100-year flood zone, and structures already exist, the area is subject to potential localized flooding during storm events.

**General Information**

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

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

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

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

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

purpose of avoiding or mitigating an environmental effect?

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

**Discussion:**

**(a - c) No Impact.** This project will not physically divide an existing community. The surrounding area includes residential uses.

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

**Discussion:**

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

|       |                                                                                                                                                                                    |                                |                                                     |                                     |                                     |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|-------------------------------------|-------------------------------------|
| XIII. | NOISE – Would the project result in:                                                                                                                                               | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact        | No Impact                           |
|       | a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|       | b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                            | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|       | c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                     | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
|       | d) A substantial temporary or periodic increase in                                                                                                                                 |                                |                                                     |                                     |                                     |

ambient levels in the project vicinity above levels existing without the project?

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

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**Discussion:**

**(a, b, d) Less than Significant Impact.** During the construction phase, there will be an increase in noise to the project site and potentially the adjacent parcels. Groundborne noise levels and vibrations are not expected to be excessive during construction. Due to construction there will be a minimal temporary increase in ambient noise levels. Guests who will visit the Bed and Breakfast will likely not cause a substantial increase of noise from the project site.

**(c) No Impact.** Since the project is replacing two existing structures, there will not be a substantial permanent increase in ambient noise level.

**(e - f) No Impact.** This project is not within proximity to an airstrip or airport. It is not within an airport/airspace overlay district. There will not be any impacts as a result.

**General Discussion**

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

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

**Short Term Noise**

Noise from localized point sources (such as construction sites) typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given the noise attenuation rate and assuming no noise shielding from either natural or human-made features (e.g. trees, buildings, fences), outdoor receptors within approximately 400 feet of construction site could experience maximum noise levels of greater than 70 dBA when onsite construction-related noise levels exceed approximately 89 dBA at the project site boundary. Construction activities that occur during the more

noise-sensitive eighteen hours could result in increased levels of annoyance and sleep disruption for occupants of nearby existing residential dwellings. As a result, noise-generating construction activities would be considered to have a potentially significant short-term impact. However with implementation of mitigation measures, this impact would be considered less than significant.

Long Term Noise

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

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

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

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

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

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

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

Vibration perception threshold: The minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion velocity of one-tenth (0.1) inches per second over the range of one to one hundred Hz.

| <b>Reaction of People and Damage to Buildings from Continuous Vibration Levels</b> |                                                                              |                                                                                               |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Velocity Level, PPV (in/sec)</b>                                                | <b>Human Reaction</b>                                                        | <b>Effect on Buildings</b>                                                                    |
| 0.006 to 0.019                                                                     | Threshold of perception; possibility of intrusion                            | Damage of any type unlikely                                                                   |
| 0.08                                                                               | Vibration readily perceptible                                                | Recommended upper level of vibration to which ruins and ancient monuments should be subjected |
| 0.10                                                                               | Continuous vibration begins to annoy people                                  | Virtually no risk of architectural damage to normal buildings                                 |
| 0.20                                                                               | Vibration annoying to people in buildings                                    | Risk of architectural damage to normal dwellings such as plastered walls or ceilings          |
| 0.4 to 0.6                                                                         | Vibration considered unpleasant by people subjected to continuous vibrations | Architectural damage and possibly minor structural damage                                     |
| Source: Whiffen and Leonard 1971                                                   |                                                                              |                                                                                               |

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



**Discussion:**

**(a - c) No Impact.** No impacts identified as a result of this project.

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?                                                                                                                                                                                                                                                                                                                                                                                                         | <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"/> |

**Discussion:**

**(a) No Impact.** No impacts are anticipated as a result of this project as it does not relate to any police, fire, educational programs, or increase the surrounding population.

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

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

**(a - iv) No Impact.** No impacts are anticipated as a direct, indirect, short or long term impact as a result of this project. The Madera County General Plan allocates three acres of park available land per 1,000 residents' population.

**(a - v) No Impact.** No impacts identified as a result of this project.

XVI. RECREATION

|                                                                                                                                                                                                                | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-------------------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion:**

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

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

XVII. TRANSPORTATION/TRAFFIC -- Would the project:

|                                                                                                                                                                                                                                                                                                                                                                                                                               | Potentially Significant Impact | Less Than Significant with Mitigation Incorporation | Less Than Significant Impact | No Impact                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or                                                                                                                                                                         | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

highways?

- |                                                                                                                                                                 |                          |                                     |                                     |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?          | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Result in inadequate emergency access?                                                                                                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?                                | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion:**

**(a – c, f) No Impact.** No impacts identified as a result of this project. There may be a minor increase of traffic during the construction of the two Bed and Breakfast guest bedrooms. Long term, there is no expectation that traffic will be significantly impacted.

In the area around the proposed project, opportunities for bicycles and pedestrians, especially as an alternative to the private automobile, are significantly limited by lack of developed shoulders, sidewalks or pavement width accommodating either mode. The condition is not uncommon in rural areas where distances between origins and destinations are long and the terrain is either rolling or mountainous. In the locations outside urbanized portions of the County, the number of non-recreational pedestrians/cyclists would likely be low, even if additional facilities were provided.

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

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

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

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

Unsignalized intersections.

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

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

Madera County is predicted to experience significant population growth in the coming years (62.27

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

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

Source: MCTC 2007 RTP

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

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

As this project is not within an airport/airspace overlay district, or in proximity to any airport or airstrip within the County, no impacts to airspace or air flight will occur as a result.

**(d) Less than Significant Impact.** The proposed sign located near the driveway entrance may prohibit a clear line of sight for traffic along Veater Ranch Road. The applicant may have to modify the location of their sign to maintain a clear line of sight for oncoming traffic.

**(e) Less than Significant Impact with Mitigation Incorporated.** Based on information provided by the applicant the project site will expect a maximum of three guest cars on the site at one time. The true number of guest cars may vary. The applicant has yet to clearly demarcate where the parking spots for the guests will be. The applicant must orient the location of the parking spots to allow for access for emergency vehicles. The applicant must confer with the Fire Marshal to ensure that emergency vehicles can enter and exit the property.

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

**Discussion:**

**(a - g) No Impact.** The applicant has estimated that only one large trash bag will be generated per week to maintain the operational duties associated with the Bed and Breakfast. The applicant will be adding two restrooms to their property. The applicant has fully indicated that they are willing to comply with County Codes regarding sewer and water usage. The applicant has also stated that they expect the guests to do most of their daily activities beyond the project site. Thereby, incurring minimal usage of onsite water and sewer facilities.

The applicant did not comment on any potential demolition or removal of existing plants to construct the two bedrooms or to operate the Bed and Breakfast. The applicant has indicated that they will be landscaping the property with drought tolerant plants. Once construction is completed the guests and operational duties of the Bed and Breakfast are expected to generate a minimum amount of trash.

The applicant has stated that they will encourage recycling on site and properly dispose any waste generated from the site.

**(e) Less than Significant Impact with Mitigation Incorporated.** The applicant has indicated that they expect a maximum of 3 guest vehicles on the property. However, there could be more guest vehicles at one time. The amount of cars may impede emergency vehicle access to the parcel. As a mitigation measure, the applicant must orient the parking spaces in such a way that provides access for any emergency vehicle to enter and exit the property.

### **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.

| 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 degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?                                                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                              | <input type="checkbox"/>       | <input type="checkbox"/>                            | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

**Discussion:**

CEQA defines three types of impacts or effects:

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



sensitive species are involved.

**(a - c) No Impact.** While there have been some minimal impacts identified through this study, none are considered significant in and of themselves, and/or cumulative inducing enough to be considered significant. With appropriate mitigations, those impacts can be reduced to less than significant or not significant.

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

Madera County General Plan

California Department of Finance

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website [http://www.dot.ca.gov/hq/LandArch/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm) accessed October 31, 2008

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

Madera County Integrated Regional Water Management Plan

Madera County Department of Environmental Health

Madera County Department of Public Works

Madera County Roads Department

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

MITIGATED NEGATIVE DECLARATION

MND

RE: CUP #2018-03 – Sandra Saelens and Quentin Pick.

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located south of Veater Ranch Road, approximately 0.23 miles west of its intersection with Sunshine Terrace Drive (46732 Veater Ranch Road), Coarsegold. This is a request is for a Conditional Use Permit to allow for a Bed and Breakfast operation with three bedrooms; the placement of a 2 foot high, 2 foot wide sign located near the driveway entrance and the display and sale of local artwork within the residence.

ENVIRONMENTAL IMPACT:

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

BASIS FOR NEGATIVE DECLARATION:

See attached

  
Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 200 West Fourth Street, Ste. #3100, Madera, California.

DATED: March 16, 2018

FILED:

PROJECT APPROVED:

# MITIGATION MONITORING REPORT

**MND # 2018-003**

| No.                                    | Mitigation Measure | Monitoring Phase | Enforcement Agency | Monitoring Agency | Action Indicating Compliance | Verification of Compliance |      |         |
|----------------------------------------|--------------------|------------------|--------------------|-------------------|------------------------------|----------------------------|------|---------|
|                                        |                    |                  |                    |                   |                              | Initials                   | Date | Remarks |
| <b>Aesthetics</b>                      |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
| <b>Agricultural Resources</b>          |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
| <b>Air Quality</b>                     |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
| <b>Biological Resources</b>            |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
| <b>Cultural Resources</b>              |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
| <b>Geology and Soils</b>               |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
| <b>Hazards and Hazardous Materials</b> |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
| <b>Hydrology and Water Quality</b>     |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
| <b>Land Use and Planning</b>           |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
| <b>Mineral Resources</b>               |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
|                                        |                    |                  |                    |                   |                              |                            |      |         |
| <b>Noise</b>                           |                    |                  |                    |                   |                              |                            |      |         |

| No.                                  | Mitigation Measure                                                                                           | Monitoring Phase | Enforcement Agency | Monitoring Agency | Action Indicating Compliance | Verification of Compliance |      |         |
|--------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------|--------------------|-------------------|------------------------------|----------------------------|------|---------|
|                                      |                                                                                                              |                  |                    |                   |                              | Initials                   | Date | Remarks |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |
| <b>Population and Housing</b>        |                                                                                                              |                  |                    |                   |                              |                            |      |         |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |
| <b>Public Services</b>               |                                                                                                              |                  |                    |                   |                              |                            |      |         |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |
| <b>Recreation</b>                    |                                                                                                              |                  |                    |                   |                              |                            |      |         |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |
| <b>Transportation and Traffic</b>    |                                                                                                              |                  |                    |                   |                              |                            |      |         |
|                                      | The applicant shall orient parking on the parcel so that emergency vehicles can exit and enter the property. |                  |                    |                   |                              |                            |      |         |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |
| <b>Utilities and Service Systems</b> |                                                                                                              |                  |                    |                   |                              |                            |      |         |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |
|                                      |                                                                                                              |                  |                    |                   |                              |                            |      |         |