



Community and Economic Development Planning Division

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PLANNING COMMISSION DATE: May 19, 2020

AGENDA ITEM: #1

| | | |
|--------|--------------|--|
| PRJ-PC | #2020-003 | Conditional Use Permit expanding an existing self-storage facility, and a Variance exempting landscaping buffering, screening, and extended parking requirements |
| CUP | #2020-002 | |
| VA | #2020-002 | |
| APN | 065-050-063 | Applicant/Owner: Cindy Best |
| CEQA | MND #2020-05 | Mitigated Negative Declaration |

REQUEST:

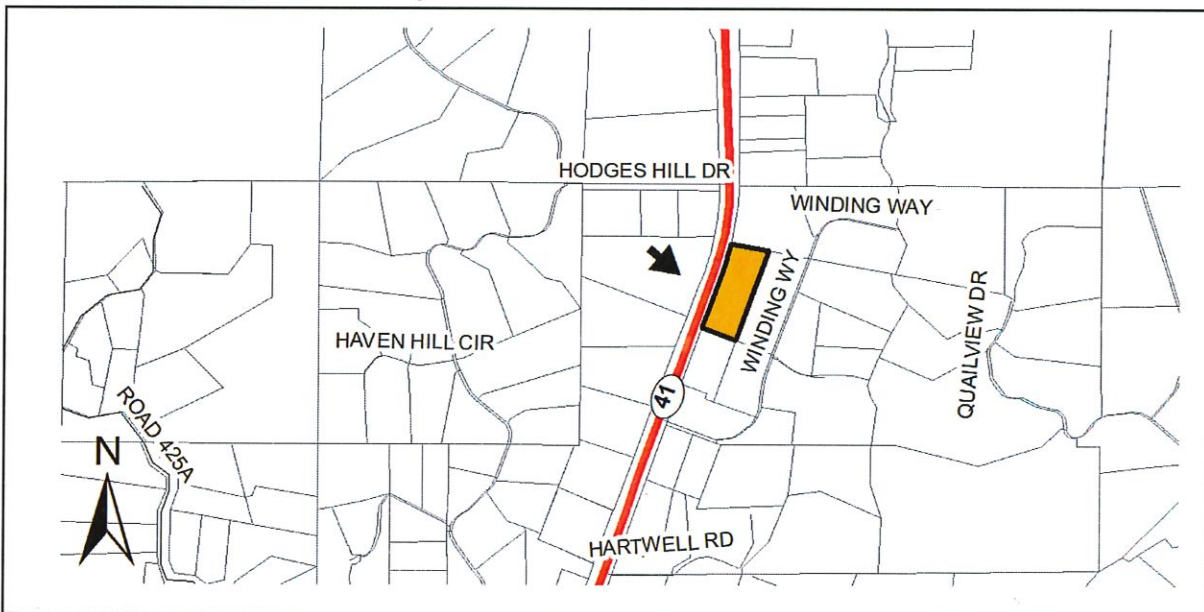
The applicant is requesting a 20,250 square foot expansion to an existing self-storage facility and a Variance exempting landscape buffering, screening, and extended parking requirements.

LOCATION:

The subject property is located on the east side of Highway 41 approximately 500 feet north of its intersection with Winding Way (no situs), Oakhurst.

ENVIRONMENTAL ASSESSMENT:

Mitigated Negative Declaration (MND #2020-05) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Staff recommends approval of PRJ-PC#2020-003, subject to conditions and MND #2020-05 with corresponding Mitigation Monitoring and Reporting Program

GENERAL PLAN DESIGNATION (EXHIBIT A):

SITE: CC (Community Commercial) Designations.

SURROUNDING: CC (Community Commercial) Designations.

OAKHURST AREA PLAN (EXHIBIT A-1)

SITE: CC (Community Commercial) Designations.

ZONING (EXHIBIT B)

SITE: CRM (Commercial, Rural, Median) District

SURROUNDING: CRM (Commercial, Rural, Median) District

LAND USE:

SITE: Commercial

SIZE OF PROPERTY: 1.98 Acres

ACCESS (EXHIBIT B): Access to the site is via Winding Way

WILLIAMSON ACT:

The subject property is not subject to a Williamson Act (Agricultural Preserve) contract.

BACKGROUND AND PRIOR ACTIONS:

In 1962, a Land Use Permit #62-306 was approved for an outdoor sign. The existing facility was permitted through building permits, prior to the ordinance's mini storage screening and landscape buffer requirements.

PROJECT DESCRIPTION:

The applicant is requesting a 20,250 square foot expansion to an existing self-storage facility and a Variance exempting landscape buffering, screening, and extended parking requirements. The expansion units will be constructed on 1.98 acres of land, contiguous to the existing self-storage site (APN: 065-050-063). Storage units ranging from 100 square feet to 450 square feet will be the only structures developed on the parcel.

ORDINANCES/POLICIES:

Madera County Code (Chapter 18.34.010) Commercial, Rural, Median District – Land Use Regulations

Oakhurst Area Plan (Area Plan Proposals) Commercial and Industrial Economic Development Proposals

Madera County General Plan Part 1, Land Use Designations

ANALYSIS:

The applicant is requesting a 20,250 square foot expansion to an existing self-storage facility and a Variance exempting landscape buffering, screening, and extended parking requirements (MCC 18.94.075 B, C, D, E, H). The expansion units will be constructed on 1.98 acres of vacant land (APN: 065-050-064). The Oakhurst storage facility expansion will contain 119 new self-storage units ranging from 100 square feet to 450 square feet. The first construction phase of the new expansion facility will include the larger core center building and all necessary site improvements required. Seven of the units are to be constructed ADA compliant. These expansion storage units will be the only structures developed on the parcel. Access to the proposed expansion site will be through the existing facility that fronts Winding Way, intersecting Highway 41.

The applicant's variance from landscaping buffering, screening, and extended parking requirements result from the surrounding development and mountainous landscape. The existing facility was established in 1979, prior to the zoning ordinance screening and landscape buffer requirements. The site for expansion will still provide screening as the parcel sits at the bottom of an embankment well below grade of Highway 41. This landscape feature will act as a barrier from public view. Details listed in the application also show 248 feet of screened fencing (8-foot) bordering a portion of the western and southern property lines. The remaining boundaries of the facility will be surrounded by an eight-foot-high chain link fence.

The first phase of the existing Oakhurst self-storage facility was established in 1979 while the second phase was constructed in 1985. Both construction phases at the time were permitted through building permits. The facility is located on two separate adjoining legal parcels (APN: 065-050-066, -064) containing 250 units with an average size of 100 square feet per unit. With the increasing demand for personal and business storage in the Oakhurst community, an expansion to the self-storage facility is imperative to the business's economic success.

The self-storage facility expansion will be an unmanned facility with storage units as the only buildings on site. An office building and restroom facilities are located on the existing storage site. The site will be equipped with a 12,000-gallon NFPA 1142 compliant water storage tank for fire suppression purposes. The private well that serves the existing self-storage facility will be the water source for the filling of the on-site storage tank. Storage of fuel or other flammable liquids will be prohibited on site. The site will also utilize a detention water basin of approximately 3,900cf of storage. Per Madera County Code parking requirements, a mini storage facility shall provide a ratio of one stall per twenty-five storage spaces. With the existing self-storage units and proposed expansion units, the 14 existing onsite parking spaces is one space short of the storage facilities requirement. On a daily average, the applicant has estimated a total of 5-10 vehicle trips per day and believes the current parking amount will be more than sufficient for the facilities use. According to the Institute of Traffic Engineers-Trip Generation Rates, traffic generated by self-storage facilities is exceedingly low as most customers park by the rented unit for short periods to manage their storage.

The application was circulated to internal and external agencies for comments, including Native American tribes per Assembly Bill 52 requirements. Comments were received from Environmental Health, Fire Marshal, Sheriff's Office, and Picayune Rancheria of the Chukchansi Indians. Standard comments from Environmental Health prohibits

maintenance and repair on recreational vehicles and storage of hazardous materials on site. Fire Marshal's comment requested the water storage location on the site plan. Sheriff's comment addressed concerns with crime prevention due to the lack of security and onsite cameras. Picayune Rancheria requested to be notified if any cultural artifacts are found during construction. In that event, conditions have been placed to fulfill the request.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,456.75 to cover the Notice of Determination (CEQA) filing at the Madera County Clerks' office. The amount covers the \$2,406.75 Department of Fish and Wildlife fee that took effect January 1, 2020 and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit at the Board of Supervisors.

FINDINGS OF FACTS

The Madera County Zoning Ordinance requires that the following findings of fact must be made by the Planning Commission to grant approval of this permit:

- 1. The proposed project does not violate the spirit or intent of the Zoning Ordinance in that the applicant is requesting a 20,250 square foot expansion to an existing self-storage facility is required on a CRM (Commercial, Rural, Median) zoned parcel per Madera County Code. This is an appropriate request for establishment of a storage like facility.*
- 2. The proposed project is not contrary to the public health, safety, or general welfare. No activities from the proposed project will have a significant impact with the public's health, safety, or general welfare. Conditions have been placed that will prohibit storage of fuel or other hazardous materials within the storage facility.*
- 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 the project must adhere to the conditions of approval as well as mitigation measures. The proposal will not involve hazardous materials being stored onsite. This unmanned storage is not projected to significantly increase noise levels in the area. No emission of any kind will result. Minimal odors will be produced from operation.*
- 4. The proposed project will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties. Due to the existing nature of the storage facility, the expansion will not have a negative effect upon surrounding properties. The proposed storage facility will be located on a strip of commercial parcels along Highway 41.*

VARIANCE FINDINGS

The Madera County Zoning Ordinance requires that the following findings of fact must be made by the Planning Commission to grant approval of this permit:

- 1. There are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same zoning district.*
The extraordinary circumstance is due to pre-existing nature of the self-storage facility. The facility spans over two parcels in a mountainous region that hinders development

among surrounding areas. Although the existing storage facility that was established prior to the zoning ordinance screening requirements, the site for expansion sits well below the grade of Highway 41, creating an organic screening buffer from the public.

2. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner. The existing self-storage facility has been with the community since 1979 and is currently in high demand. An expansion is necessary for the facility to serve the residents of this growing community. Due to multiple land use requirements of a storage facility and the preexisting nature of the business, variance approval is imperative for the project's development.

3. The granting of such application will not, under the circumstances of this particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, in the circumstances of this particular case, be materially detrimental to the public welfare or injurious to the property or improvements in that neighborhood. Granting approval for expansion to an existing storage facility will not have a negative effect on the surrounding environment. The storage expansion will include 20,520 square feet of new self-storage units. Access to the facility is gained from Winding Way, diverting traffic from Highway 41. The unmanned storage expansion is not projected to significantly increase noise levels in the area.

4. The granting of the variance shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated. The variance will not constitute a grant of any special privileges as the applicant's variance request is necessary due to the pre-existing developed area and mountainous landscape.

5. Because of special circumstances, applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications. The special circumstances that promote approval for the subject's proposal is the existing project location. The property being significantly below the highway grade limits the opportunity of development for the vacant site. The existing self-storage facility has been compliant with building code requirements through the years of operation. This variance request highlights the aesthetic zoning requirements that cannot be fulfilled due to the established developed area and surrounding mountainous landscape.

GENERAL PLAN CONSISTENCY:

The Area Plan and General Plan is listed as CC (Community Commercial) which provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, public and quasi-public uses, and similar and compatible uses. The property is zoned CRM (Commercial, Rural, Median) District which allows for a mini storage facility with a Conditional Use Permit. The Zoning, Area Plan, and General Plan are all consistent with the proposed use.

RECOMMENDATION:

Staff recommends approval of PRJ#2020#003, Mitigated Negative Declaration #2020-05 and associated Mitigation Monitoring Program.

CONDITIONS:

See attached conditions of approval.

ATTACHMENTS:

1. Exhibit A. General Plan Map
2. Exhibit A-2. Oakhurst Area Plan Map
3. Exhibit B. Zoning Map
4. Exhibit C. Assessor Map
5. Exhibit D. Existing Site Plan
6. Exhibit D-2. Proposed Site and Floor Plan
7. Exhibit D-3. Elevation Map
8. Exhibit D-4. Cross Section Map
9. Exhibit E. Aerial Map
10. Exhibit F. Topographical Map
11. Exhibit G. Operational Statement
12. Exhibit H. Extended Operational Statement
13. Exhibit I. Applicants Findings of Facts
14. Exhibit J. Division of Drinking Water
15. Exhibit K. Environmental Health Division Comments
16. Exhibit L. Sherriff's Office Comments
17. Exhibit M. Fire Marshal Comments
18. Exhibit N. Picayune Rancheria of the Chukchansi Indians Comments
19. Exhibit O. Cal Trans Comments
20. Exhibit P. Initial Study
21. Exhibit Q. Mitigated Negative Declaration

CONDITIONS OF APPROVAL

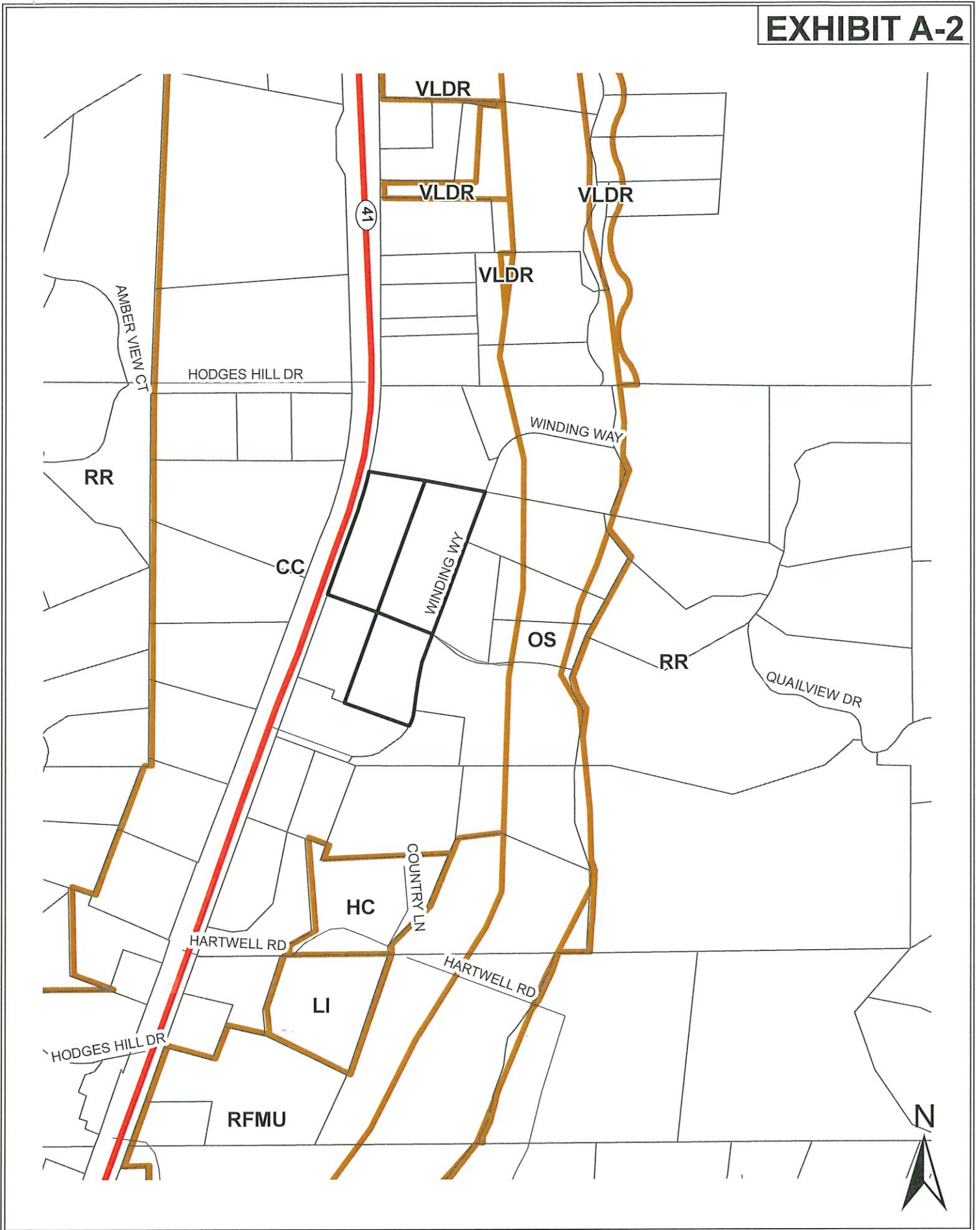
| | |
|---|---|
| PROJECT NAME: | PRJ-PC#2020-003 Cindy Best |
| PROJECT LOCATION: | The subject property is located on the east side of Highway 41 approximately 500 feet north of its intersection with Winding Way (no situs), Oakhurst. |
| PROJECT DESCRIPTION: | The applicant is requesting a 20,250 square foot expansion to an existing self-storage facility and a Variance exempting landscape buffering, screening, and extended parking requirements. |
| APPLICANT: | Cindy Best |
| CONTACT PERSON/TELEPHONE NUMBER: | Russ Shaw / (559) 676-8283 |

| No. | Condition | Department/Agency | Verification of Compliance | |
|-----------------------------|--|-------------------|----------------------------|------|
| | | | Initials | Date |
| Environmental Health | | | | |
| 1 | No maintenance and or repair allowed on boats or trailers, unless approved by Planning Division and Environmental Health. | EH | | |
| 2 | No hazardous material storage allowed, unless approved by Planning Division and Environmental Health. | | | |
| 3 | Solid waste collection with sorting for green, recycle, and garbage is required | 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 | | |
| Fire | | | | |
| 1 | Per the original Building Permits (incorrectly applied for under the neighboring APN) a water storage tank was on site. Applicant shall show water storage location on revised plot plan as proposed tank is too far from existing structures. | Fire Department | | |
| Planning | | | | |
| 1 | The project shall be developed and operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project. | Planning | | |
| 2 | Lighting associated with this project is to be hooded and directed downward and away from adjoining parcels. | Planning | | |

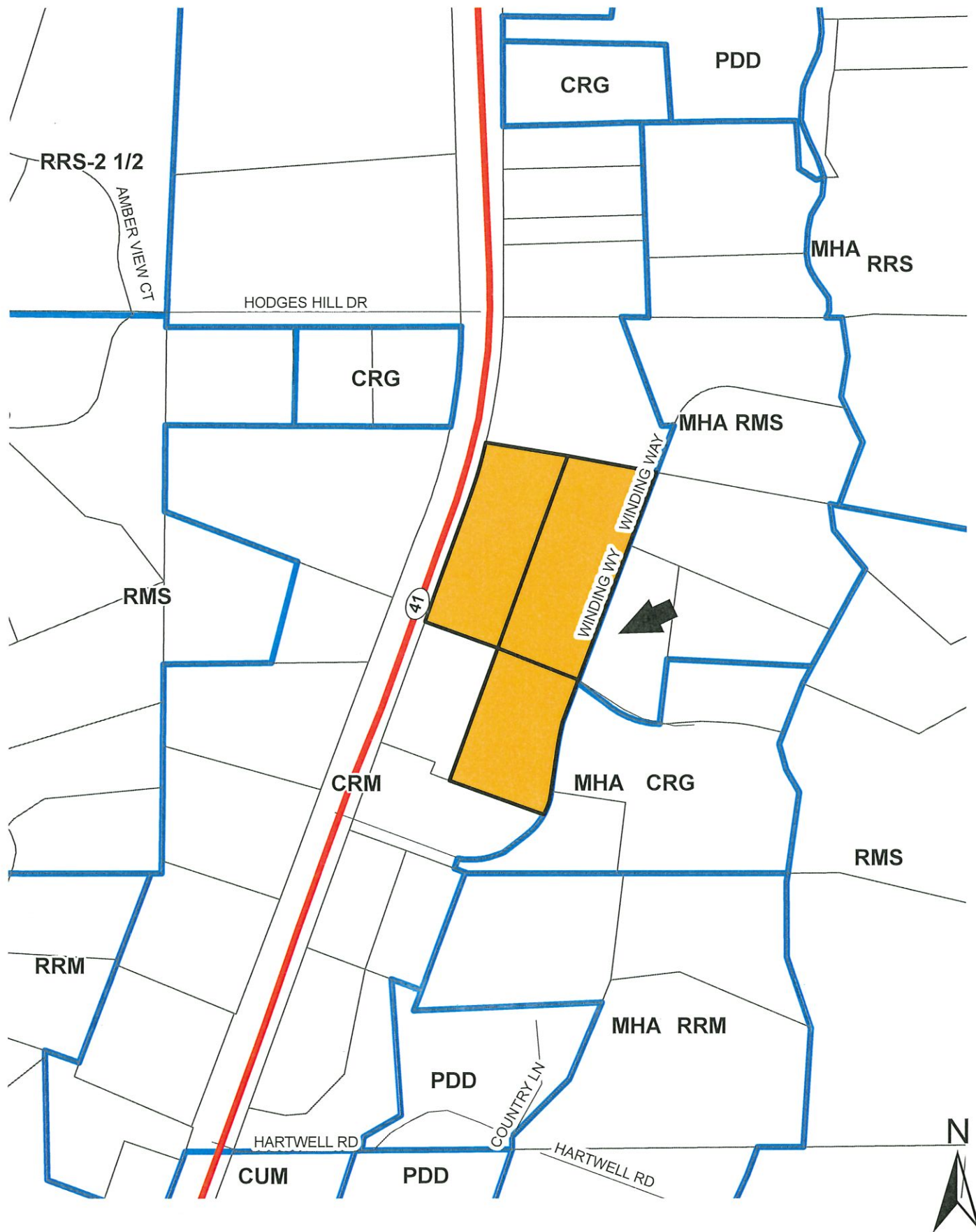
| No. | Condition | Department/Agency | Verification of Compliance | | |
|----------------------------|---|----------------------------|----------------------------|------|---------|
| | | | Initials | Date | Remarks |
| Division of Drinking Water | | | | | |
| 1 | The Division recommends that the potable water system be protected from the fire suppression tank with an air gap. If the water storage tank is utilized as a potable source, it should be analyzed whether the tank is accurately sized and does not cause water quality issues due to excessive storage time. | Division of Drinking Water | | | |
| | | | | | |
| | | | | | |



GENERAL PLAN MAP



OAKHURST AREA PLAN MAP

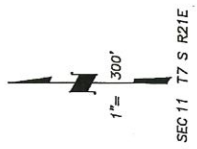


ZONING MAP

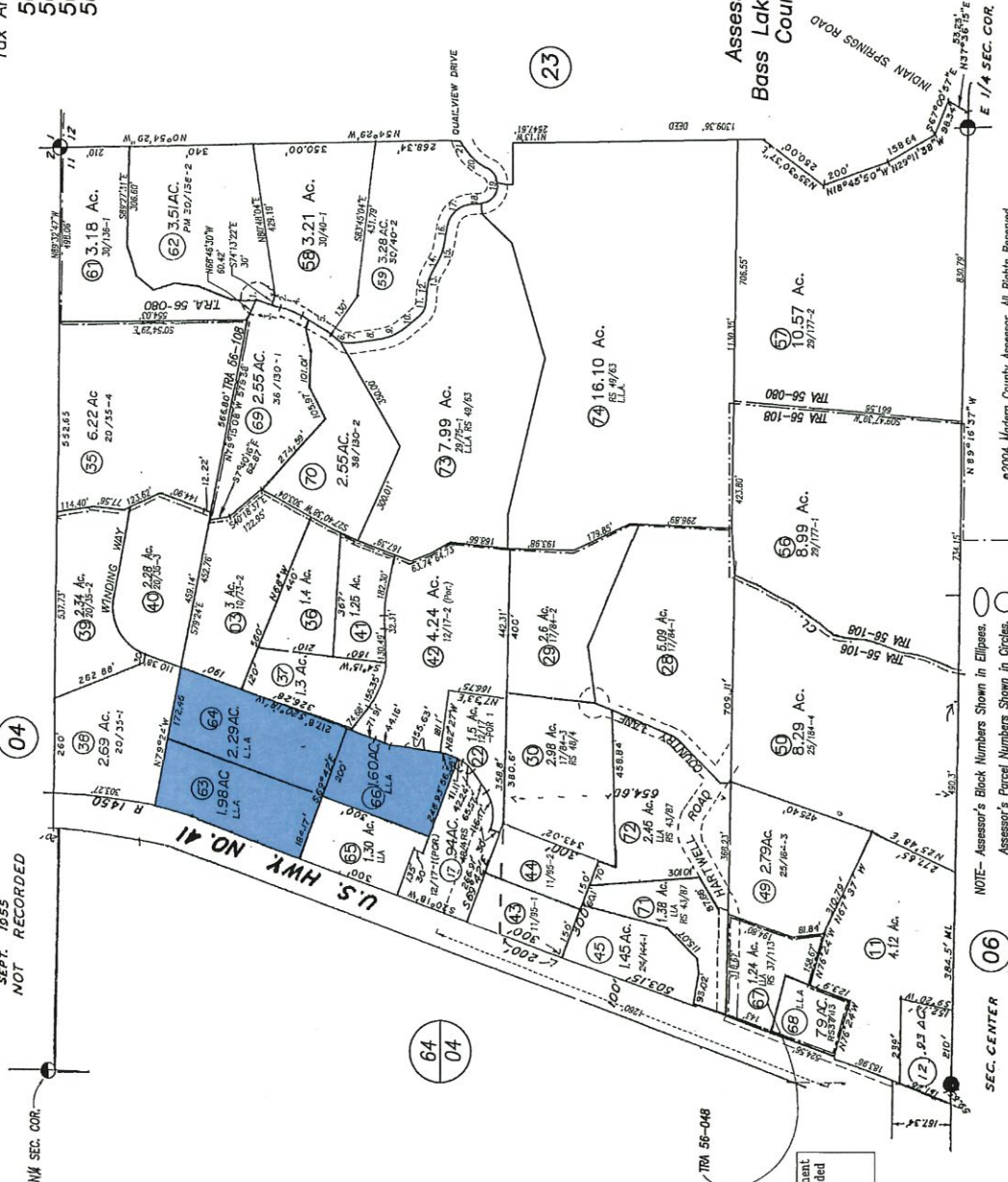
NE 1/4 SEC. 11 T.7S R.21E. M.D.B.&M.

65-05

Tax Area Code
 56-048
 56-080
 56-106
 56-108



1. N15°40'00"E 48.80'
2. N15°40'00"E 25.81'
3. N15°40'00"E 65.81'
4. N15°40'00"E 100.35'
5. N15°40'00"E 100.35'
6. N15°40'00"E 74.83'
7. N15°40'00"E 74.83'
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19. N15°40'00"E 74.83'
20. N15°40'00"E 74.83'
21. N15°40'00"E 74.83'



Assessor's Map No. 65-05
 Bass Lake School Dist./Fresno Div.
 County of Madera, Calif.
 1963

SURVEY
 SEPR. 1955
 NOT RECORDED

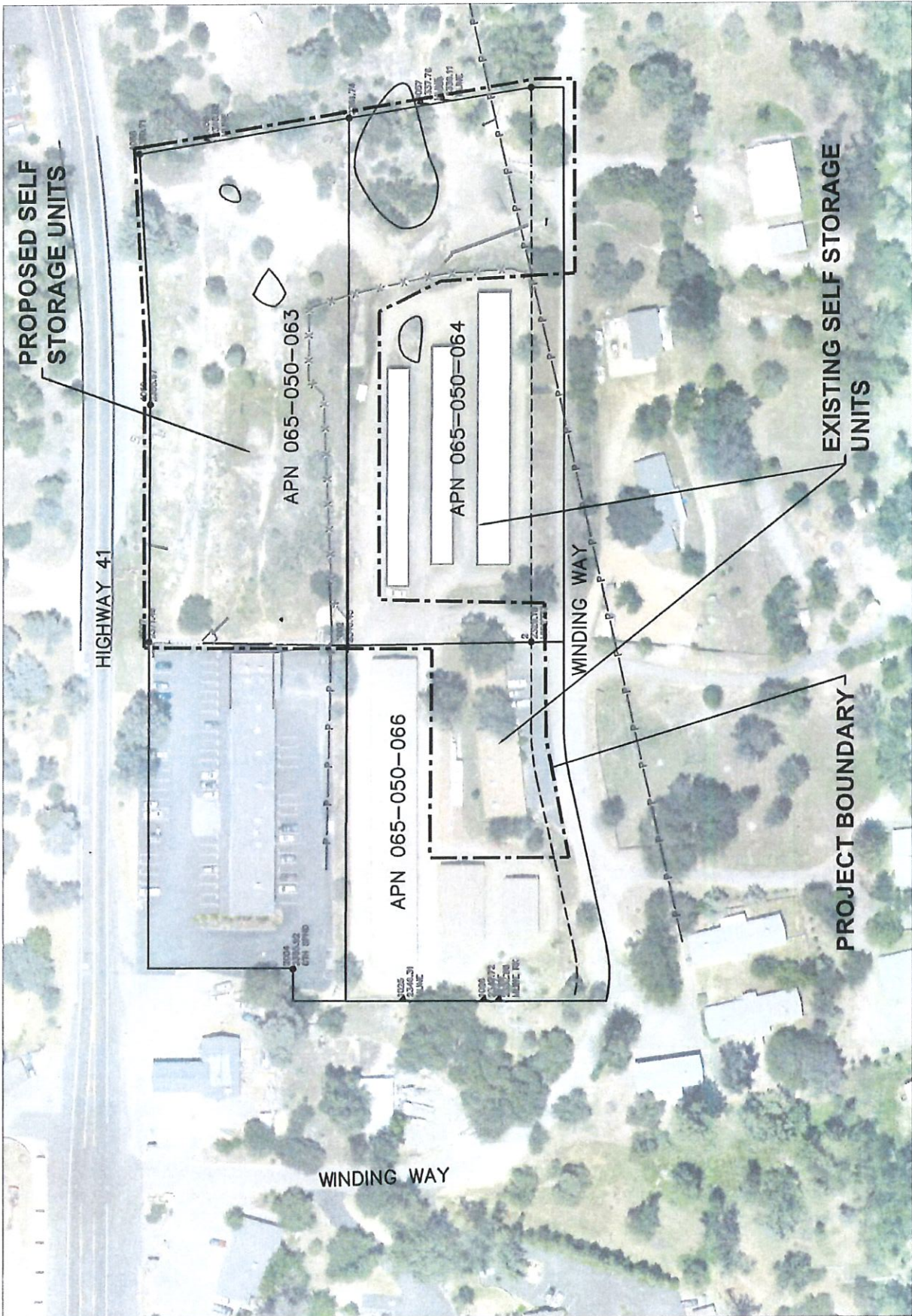
ORIGINAL

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

NOTE: Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.

17200-74 CLR

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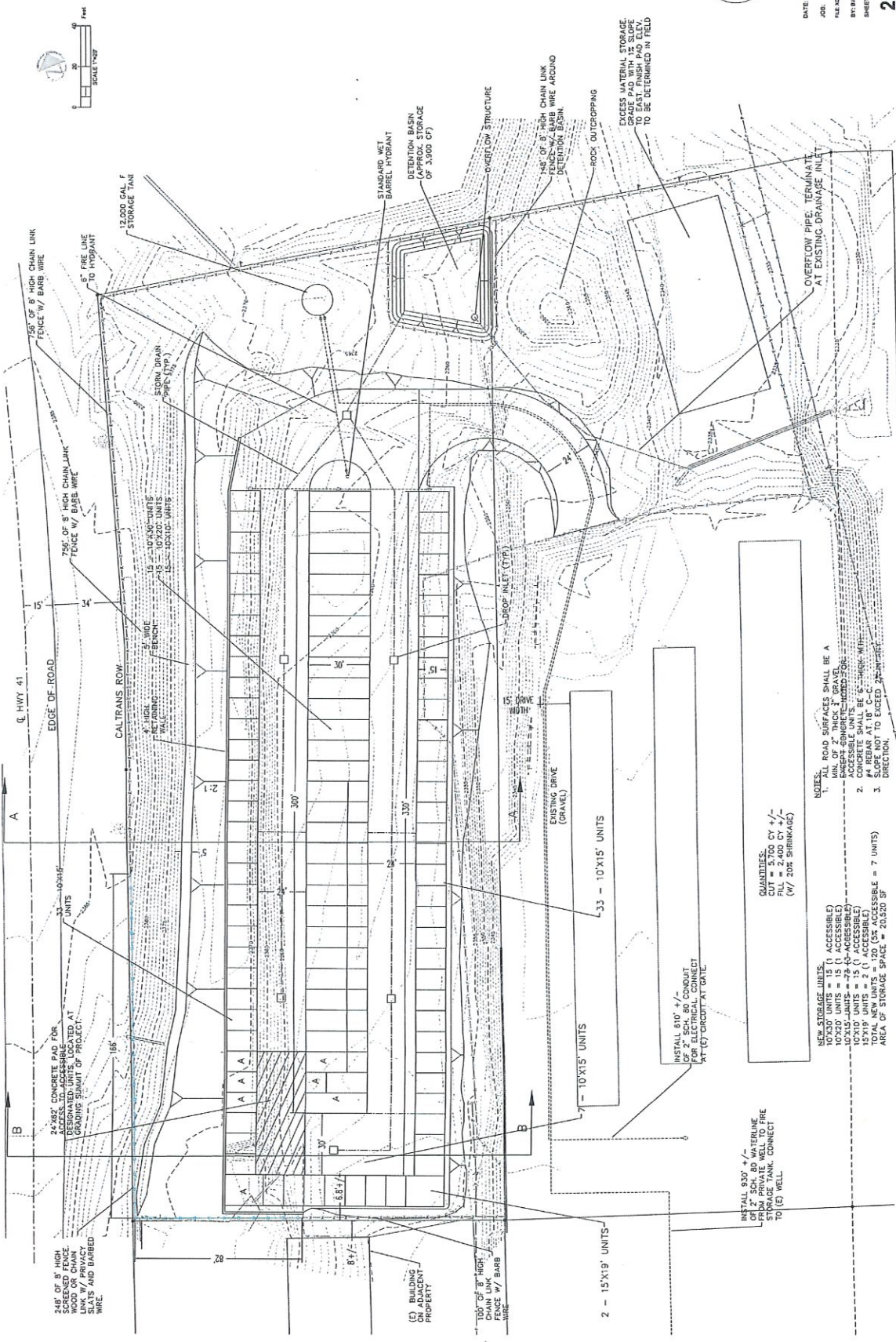
VICINITY MAP
SCALE: NTS



SITE PLAN & FLOOR PLAN

OAKHURST SELF STORAGE
40820 WINDING WAY
OAKHURST, CA 94644
APN 085-050-083

DATE: 10/20/11
JOB: OAKHURST SELF STORAGE FACILITY EXPANSION PROJECT
FILE NO.: 11-000000-00
BY: BWF
SHEET: 2 of 4



- NOTES:**
- ROAD SURFACES SHALL BE A MIN. OF 2" THICK 3" GRAVE. EXCEPT WHERE NOTED OTHERWISE.
 - CONCRETE SHALL BE 6" THICK WITH #4 REBAR AT 18" C-C. SLOPE NOT TO EXCEED 2% IN ANY DIRECTION.

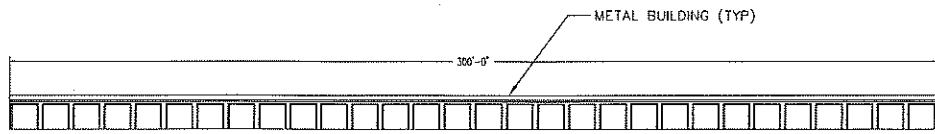
QUANTITIES:
CUT = 5,700 CY +/-
FILL = 2,400 CY +/-
(W/ 20% SHRINKAGE)

NEW STORAGE UNITS:
10'x30' UNITS = 15 (1 ACCESSIBLE)
10'x15' UNITS = 22 (1 ACCESSIBLE)
10'x10' UNITS = 15 (1 ACCESSIBLE)
15'x10' UNITS = 2 (1 ACCESSIBLE)
TOTAL NEW STORAGE UNITS AVAILABLE = 7 UNITS
AREA OF STORAGE SPACE = 20,520 SF

INSTALL 930' +/- OF 2" SCH. 80 WATERLINE FROM STORAGE TANK CONNECT TO (E) WELL.

INSTALL 510' +/- OF 2" SCH. 80 CONDUIT FOR ELECTRICAL CONNECT AT (E) DROUT AT DATE.

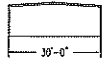
PROPOSED SITE PLAN AND FLOOR PLAN MAP



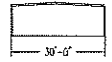
REAR ELEVATION



FRONT ELEVATION

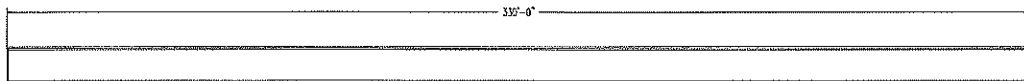


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ELEVATION A – WEST & EAST BUILDINGS
SCALE: 1" = 20'



REAR ELEVATION



FRONT ELEVATION

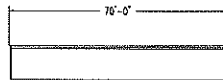


LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

ELEVATION B – CENTRAL BUILDING
SCALE: 1" = 20'



REAR ELEVATION



FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

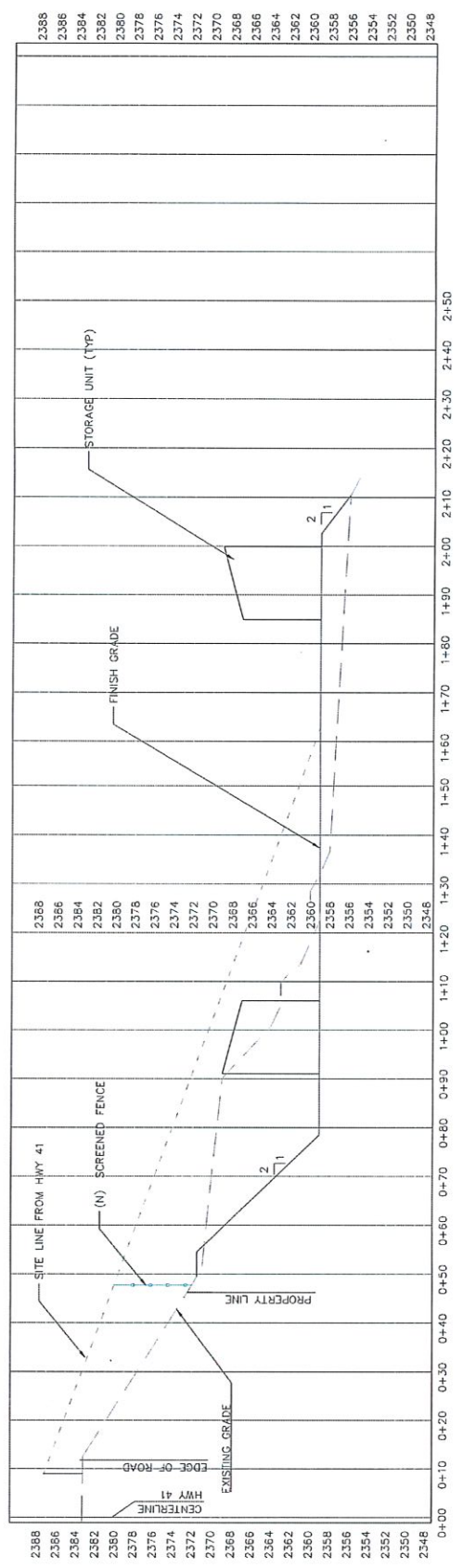
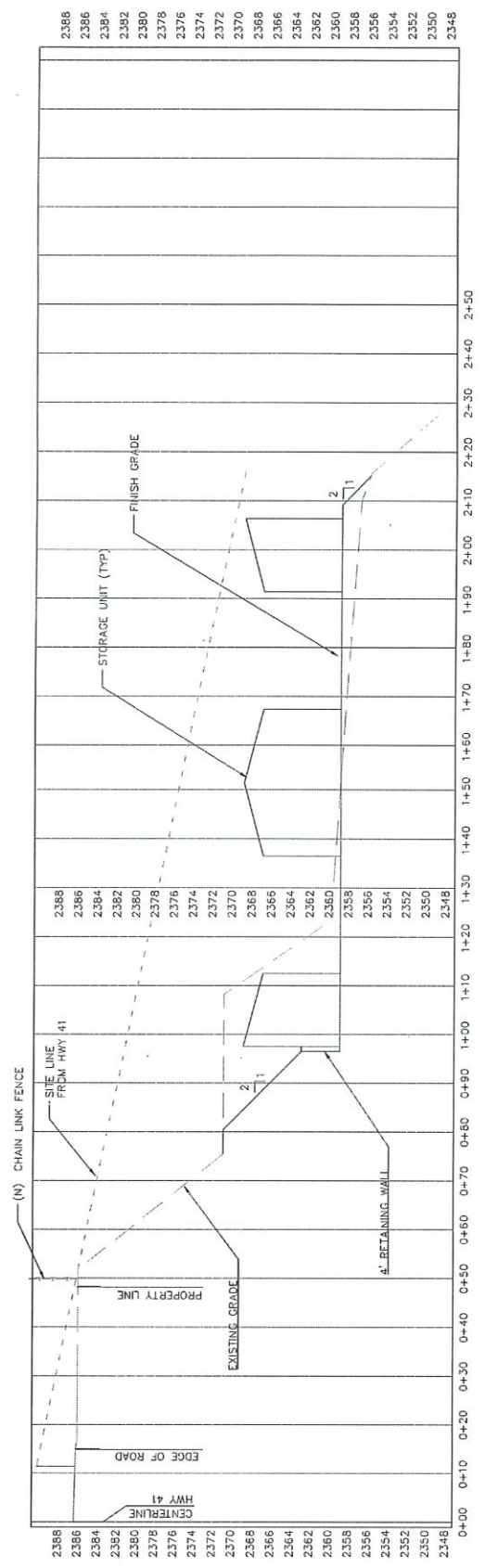
ELEVATION C – SOUTH BUILDING
SCALE: 1" = 20'



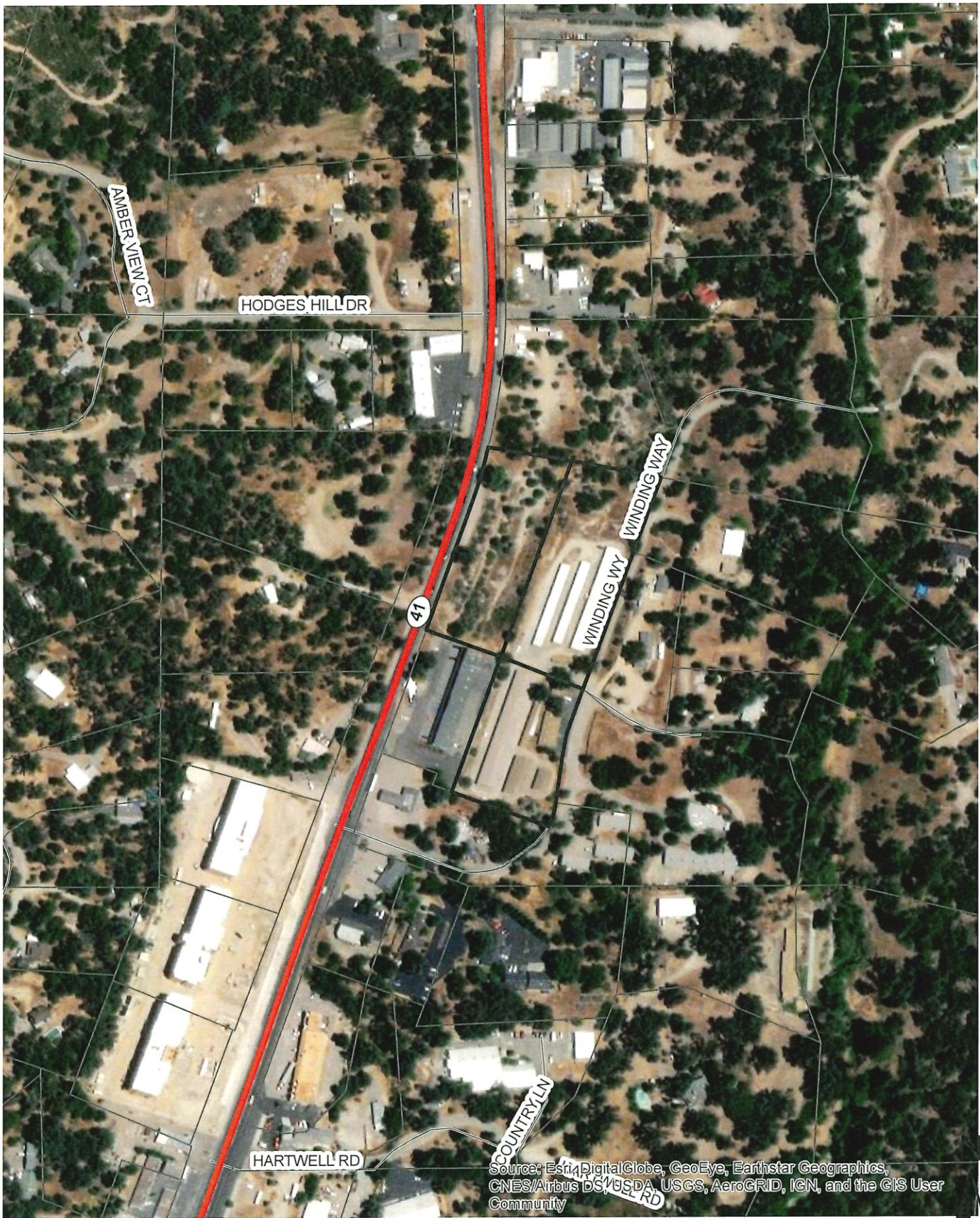
CROSS-SECTIONS
FOR
OAKHURST SELF STORAGE FACILITY EXPANSION PROJECT

OAKHURST SELF STORAGE
1822 WINDING WAY
OAKHURST, CA 93844
APN 065-050-063

DATE: 01/10/20
JOB: [Blank]
FILE NUMBER: [Blank]
BY: BWF
SHEET: [Blank]

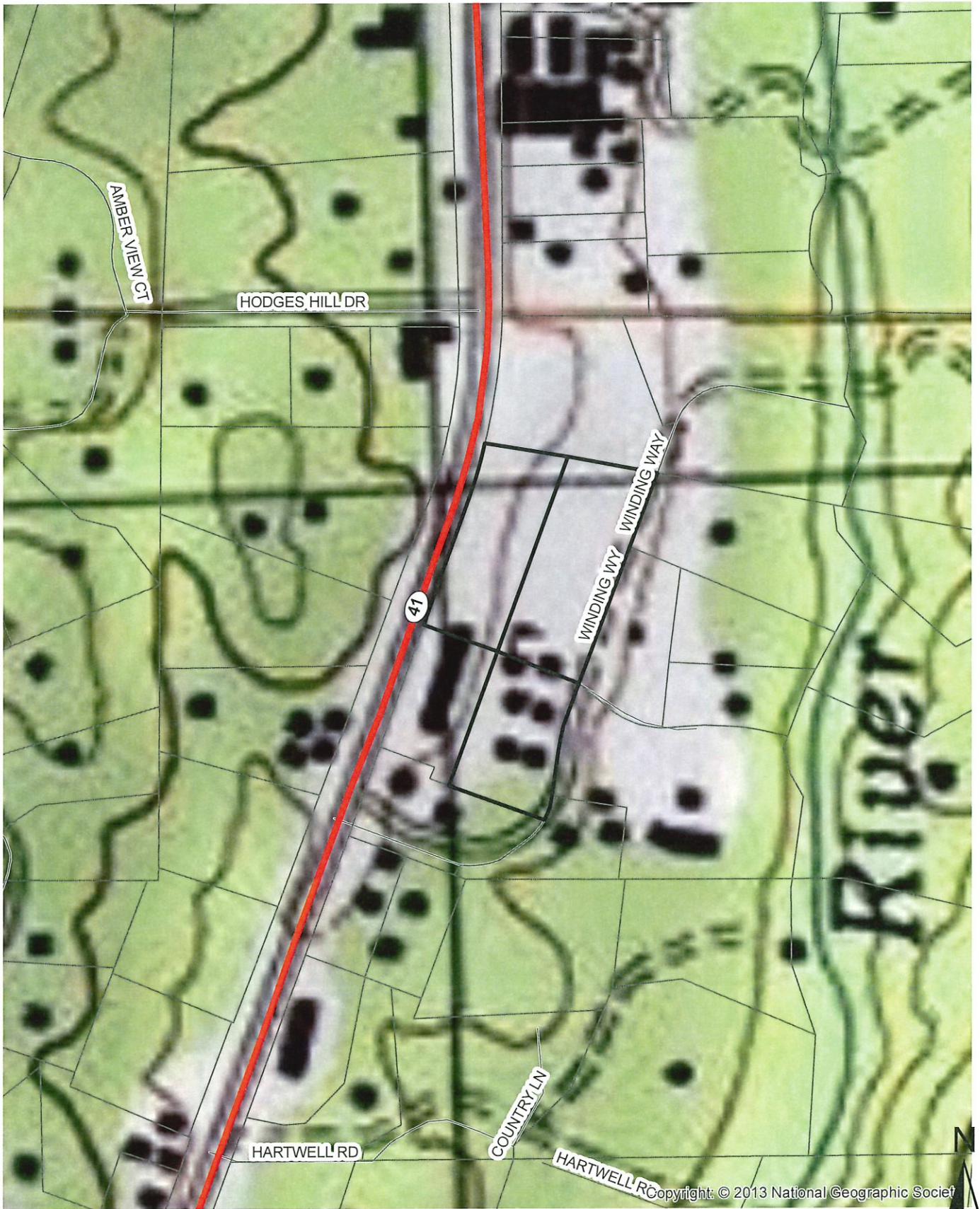


CROSS SECTION MAP



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AERIAL MAP



TOPOGRAPHICAL MAP



Community and Economic Development
Planning Division

Norman L. Allinder, AICP
Director

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- FAX (559) 675-6573
- TDD (559) 675-8970
- mc_planning@madera-county.com

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: 065-050-063

Applicant's Name: Cindy Best c/o RUSSELL SHAW

Address: P.O. Box 91 Oakhurst, CA 93644 c/o P.O. Box 1569 - OAKHURST - 93644

Phone Number: 559-360-0220 c/o (559) 676-8283

2. Describe the nature of your proposal/operation.

EXPANSION OF EXISTING SELF STORAGE FACILITY ON ADJOINING SEPARATE LEGAL PARCEL BUSINESS FIRST ESTABLISHED IN 1979-1980

3. What is the existing use of the property?

VACANT / PREVIOUSLY ROUGH GRADED

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?

No products will be produced on site.

N/A - NO PRODUCTS PRODUCED - THIS IS A "SERVICE" OPERATION

5. What are the proposed operational time limits?

Months (if seasonal): YEAR ROUND BUSINESS

Days per week: 7

Hours (from 7 to 7): Total Hours per day: 12 HOURS

6. How many customers or visitors are expected?

Average number per day: 3-5

Maximum number per day: 12

What hours will customers/visitors be there? 7AM. - 7PM.

7. How many employees will there be?

Current: OWNERSHIP ONLY

Future: POSSIBLY 1 EMPLOYEE - PART TIME

Hours they work: ONLY AS NEEDED (VARIABLE)

Do any live onsite? If so, in what capacity (i.e. caretaker)? N/A NO

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

N/A

9. Will there be any service and delivery vehicles?

No

Number:

N/A

Type:

N/A

Frequency:

N/A

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

THE DRIVE ISCES WILL BE 3/4" CRUSHED ROCK EXCEPT IN THE ADA ACCESSIBLE AREAS WHICH WILL BE CONCRETED IN THE SW CORNER

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

ACCESS TO THE EXPANSION SHALL BE FROM THE EXISTING FACILITY VIA WINDING WAY

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

5-10 VEHICLES/DAY. ITE QUANTIFIES SELF STORAGE TRIP MOVEMENTS TO BE EXTREMELY LOW

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

NO PROPOSED ADVERTISING SIGNAGE IN CONJUNCTION WITH THIS CUP APPLICATION AND BUSINESS IS WELL ESTABLISHED

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.

New storage units will be constructed

ALL EXPANSION STORAGE UNITS WILL BE NEW CONSTRUCTION, METAL COMPONENT BUILDINGS

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

Landscaping to match adjacent piece

THE PROPERTY WILL BE FENCED SEPARATELY, AND NO LANDSCAPING PROPOSED PURQUANT TO CONTEMPORANEOUS VARIANCE REQUEST.

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

Storage units

NORTH - VACANT COMMERCIAL, EAST & SOUTH - IMPROVED COMMERCIAL, WEST - PUBLIC (HIGHWAY 41)

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

No

IN NO WAY, THIS USE IS EXTREMELY LOW IMPACT, NOISE INCLUSIVE

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).

Approximately 350 gallons per day. Hillview Water.

PRIVATE WELL - DOMESTIC SANITARY PURPOSES ONLY. - APPROXIMATELY 20 GALLONS/DAY.

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

140 GALLONS +/- VIA EXISTING SEPTIC SYSTEM

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?

NONE - NOT APPLICABLE TO THE SPECIFIC USE.

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

No NO TREES EXIST ON THE SITE, SITE PREVIOUSLY GRADED W/ NECESSARY GRADING MODIFICATIONS TO ACCOMMODATE THE EXPANSION PROJECT

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

NO - N/A

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

NONE - N/A

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

NO NATURAL DRAINAGE COURSES - SOME DRAINAGE TO PIPED DRAINAGE FROM PREVIOUS GRADING

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

NONE

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

GENERALLY NO - VERY LOW IMPACTS RESULT FROM THE EXPANSION PROJECT.

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

SIMPLY AN EXTENSION OF THE PREDOMINANT EXISTING USES - NO IMPACT WHATSOEVER

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

NONE - EXCEPT OCCASIONALLY THE SHERIFF FOR HOMELESS TRESPASSINGS

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

COMMERCIAL - SELF STORAGE

Square feet of building area(s): 20,520

Total number of employees: OWNER OPERATED AT THIS TIME

Building Heights: 9 FT TO 12 FT AT THE BLDG. RIDGE

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

NOT APPLICABLE - NO LAND DIVISION IS
NECESSARY - SEPARATE LEGAL PARCEL.

CONDITIONAL USE PERMIT APPLICATION
FOR : THE BEST FAMILY of OAKHURST, CA.

This is an Application for a Conditional Use Permit for the expansion of an existing self-storage facility in the Community of Oakhurst, California. The first phase of this self-storage facility located on APN 065-050-066 was constructed in 1979 by Ed Best , a well known, and well respected developer whose family has deep roots and are long time residents in the Community of Oakhurst. The 1st expansion of the self storage occurred on APN 065-050-063 in approximately 1985 . Now the Best Family recognizes the need and wishes to expand the self-storage opportunity on the remaining adjacent Family holding on APN 065-050-064.

The Expansion Project consists of 20,520 square feet of new self storage units with most of the units being 150 gross square feet, with a range of units from 100 sq.ft. to 450 sq.ft , situated on 1.98 acres resulting in a Floor Area Ratio of 0.24. Seven (7) of the units shall be constructed to be fully ADA accessible with a proper mix of rentable opportunities and with special ADA features and placed near the southwest corner of the project at the high point with respect to "grade " and drainage together with a properly sloped concrete parking surface .

The site shall also be equipped with a 12,000 gallon NFPA 1142 compliant water storage tank (based on the cubic footage of the largest building) for fire suppression purposes together with a direct connection to the water reservoir for a standard dry-barrel fire hydrant by the access lane conveniently situated at the northerly end of the larger core building that will the first to be constructed in the expansion area project . The private well that serves the existing self-storage facility shall be the water source for the filling of the on-site storage tank and it has been recently yield tested by a reputable local well company with the results of 10 gallons per minute , thereby , being able to re-fill the on-site tank in less than 48 hours at a 50% pumping rate . Accordingly, the requirement to auto re-fill the tank is available from the existing well in less than the required 72 hours .

The travel surface for the circulation areas shall be treated with compacted $\frac{3}{4}$ " gravel (except the concrete ADA designated area referenced herein above) . All travel surface corridors attributable to the expansion project shall be a minimum of 24 foot wide and shall not exceed a 12% grade .

All of the building security lighting shall be "downlit " to avoid any glare unto the adjoining properties and the hours of operation and vehicular access to the facility are controlled by an automated , computer controlled gate at the main self-storage entrance off of Winding Way programmed to be only accessible during the 7 am to 7 pm business hours . An on-site detention basin will be installed in the northeasterly corner of the expansion site pursuant to applicable Madera County code.

The Project Site Plan and the other attendant Exhibits hereto demonstrate the goals and the intent of the Best Family in this expansion proposal by blending common sense and the seasoned experience of a business operation that has now entered into its' 5th decade of the conduct of business at this location. This expansion of the current facility is clearly the " highest and best " use of the commercially zoned property , and is a use by right with the approval of this CUP . Its' approval will enable the County to capture more tax revenue and will complete the vision of Ed Best , who had the foresight that self-storage opportunities would someday become an integral part of the American mainstream .

The Approval by the Madera County Planning Commission of this proposal and the variances thereto would be most genuinely appreciated and it will help improve the northerly portions of the Oakhurst central business area !

Findings of Fact

(Per Madera County Code 18.106.040)

In Support of a Variance from Provisions in County Code 18.94.075

Following are the Findings of Fact to support the Approval by the Madera County Planning Commission of a Variance from stipulated conditions embodied in the Madera County Zoning Code 18.94.075 for the Expansion of an Existing Self- Storage Facility situated at 40820 Winding Way Oakhurst , California.

BACKGROUND : The existing Oakhurst Self Storage project was originally built in phases with the initial product in 1979 (APN 065-050-066) and a second phase in 1985 (065-050-064) . The Oakhurst Self Storage project (located on the two (2) referenced adjoining separate legal parcels) contains 250 units with an average size of 100 sq.ft. per unit. The occupancy rate for the existing project generally maintains a 95-100% occupancy and the demand for units of the size proposed in the expansion project is high . With the residential down-sizing trend , together with the clear new preference for smaller and more dense housing types, the results are an increasing demand for personal and business storage , and therefore, the need for this self storage expansion for the local long-standing Best Family of Oakhurst has become clearly apparent.

INTRODUCTION : This Variance Application and the attendant Findings of Fact is being processed in conjunction with the processing of a Conditional Use Permit which is required for this CRM Zoned property (APN 065-050-063) under Madera County Code 18.94.075. The Subject property is adjoining the heretofore referenced existing Oakhurst Self Storage facility located on the referenced APN's . Access to the proposed expansion shall be thru the existing facility that fronts along Winding Way which then intersects State Highway 41 approximately 550 ft. to the South. The construction of the new expansion facilities will be phased with the larger core center building being the first constructed, and the construction of the peripheral buildings being pursued on a " leased-up " demand basis. All of the necessary "site improvements and infrastructure " will be constructed in the First Phase of this expansion project.

NECESSARY VARIANCES REQUESTED : The identified conditions that are respectfully requested for approval of a full or partial variance therefrom are in Sections 18.94.075.B , 18.94.075.C , 18.94.075.D , 18.94.075.E and 18.94.075.H as shall be further articulated and justified herein .

Fundamentally, there are special and/or unique and unusual characteristics of this property that warrants the consideration(s) of the granting of the requested variances.

More specifically, the highlighted elements of said Madera County Code 18.94.075 which was adopted in 2003 with respect to Mini-Storages facilities are the portions of the Code for which this Variance application is being submitted for the cited reasons.

“18.94.075- Mini storage facilities.

To be allowed by CUP in CUG, CRG, CUM, CRM zone districts and to be allowed by zoning permit in IL and IH zone districts.

- A. The location, building, topography, site plans, elevations and plan of operation shall be submitted to and approved by the planning agency.
- B. Except as provided for below, all street frontages (not including alleys) shall generally have a ten-foot landscaped buffer measured from the right-of-way property line, to be located between the property line and the screening wall or fence surrounding the mini storage facility as described in subsection D of this section. A landscaped buffer at least ten feet deep shall be planted and maintained along all interior property lines abutting an existing or proposed residential development. A sideyard landscape area will normally include a solid fence or wall on the property line with a minimum of ten feet of landscaping inside of the fence. However, the actual design and placement of the fencing and landscaping buffer may be modified on a case-by-case basis by the planning director, subject to review by the planning commission, taking into account specific site topography, location, public improvements, aesthetics and ease of maintenance. The landscaping buffer shall include mature trees of at least fifteen-gallon size, shrubs and groundcover plantings that will be of sufficient size and number to visually screen the project from the public right-of-ways and adjoining properties within a period of not more than ten years after planting. The landscaping buffer shall utilize xeriscape ("dry" or minimally-irrigated landscape design and planting) and native vegetation when practicable.
- C. A plan shall be provided showing an appropriate irrigation method for watering all landscaped areas of the project to assure survival of landscape plantings.
- D. Mini storage facilities shall be surrounded by a minimum eight-foot screening wall or fence. Screening walls shall be designed to screen the site from public right-of-ways and adjoining properties. The wall shall be designed to be compatible with the adjoining property's planned development.
- E. On site parking shall be provided on the site at a ratio of one stall per twenty-five number of storage units. Outdoor storage of vehicles shall be allowed only in a separately enclosed area with required landscape buffers.
- F. Signs located on the exterior of the site shall include an emergency and twenty-four-hour contact number for the general public. The sign shall be located at the main entrance to the site and shall be a maximum of ten square feet with minimum four-inch high lettering.
- G. Storage of hazardous materials is prohibited in mini storage facilities.
- H. Onsite provisions shall be made for permanent public restroom facilities in compliance with state and county codes.

(Ord. 5250 § 2, 2003). “

In the order of their presentation in the foregoing section , the Variances shall be discussed in more detail as follows :

1. The site for the expansion site sits well below the grade of the State Highway 41 transportation corridor as seen in the site Cross Section No. A. Moreover , the Easterly right-of-way line of Hwy. 41 is coincident with the Westerly boundary of the subject property and is at the top of an existing cut that is approximately 10-15 ft. in height. The line of sight from a normal passenger in a typical vehicle looking at the site from the highway will generally look over the top rooflines of the new expansion facility with only the current facility being visible as it exists today. Accordingly, the need for a screening element (fence) and a landscape buffer is unwarranted and very difficult to implement due to the existing sloping topography and the site's elevation situated significantly lower than the highway grade.
2. In conjunction with the granting of the landscape buffer variance, the development standard for trees and shrubs becomes mute. Likewise , the irrigation requirement should be eliminated coincidental with the removal of the streetscape buffer and the right-of -way fencing as well as in conjunction with the requested variance of 18.94.075 .C below . The placement of perimeter fencing at a site surrounded by Commercial properties on all sides seems to serve no specific purpose as none of the other surrounding are required to screen their respective commercial utilizations nor is the subject site (in the heart of the central business district of Oakhurst) adjacent to any residential uses . This screening requirement first showed up in the Madera County Zoning Ordinance in 2003 in an acquiescence and apparent response to some negative input from some of the public constituency to two self-storage facilities that were stand-alone projects which were prominently visible from Highway 41 in Coarsegold .
3. With the removal of the landscaping bufferyard requirement as articulate and set forth hereinabove, the provision of a an Irrigation Plan becomes unnecessary . Should this have been an isolated self-storage, stand-alone project (such as the two Coarsegold projects referenced above) , then some screening element might be more appropriate, however for this site , It seems to be both a waste of water resources as well as potentially, a unnecessary fire hazard .
4. The subject site is on the Northerly end of the existing central business district in Oakhurst and on the fringe of the well-known homeless camp enclaves where illegal occupation and purposefully hidden and disguised camping occurs close to services that the homeless need, most notably food , water and convenience stores . With respect to 18.94.075.D , an opaque screen only exasperates the attractiveness of the facility as a shelter and opportunity for thievery to support the various needs of the homeless for the rudimentary support of life. The Best Family has experienced significant loitering and some vandalism at the vacant site and the improved site over the past years, and to screen the facility seems to serve no public health , safety or welfare purposes. Furthermore, an opaque screen becomes an invitation for graffiti " tagging " that must be continually removed thereby wasting resources.
5. The requirement for on-site parking is clearly inappropriate except at the business office location , which in the case of this expansion , is at the existing off-site business

office at the Winding Way frontage for the existing self-storage opportunity. According to the Institute of Traffic Engineers -Trip Generation Rates , the traffic generated by self-storage facilities is exceedingly low as most personal visits to the rented units are very infrequent (other than perhaps usage by businesses) , and the customers park by the rented unit for short periods to facilitate additions or removals to the stored materials therein.

6. The current Public Restroom facilities for the consolidated project (on the 3 separate legal parcels) is situated near the business office located in the original "first phase" of the project. Therefore the need for any such redundant facilities on the expansion site is not warranted for this project. Accordingly, this condition of public restroom facilities is satisfied for the aggregate self-storage " entity" , and subsequently, this condition 18.94.075.H should also be granted an "in lieu " departure from the Code

The Project Applicant believes that the approval of these variances are pivotal to the economic success of the expansion as the elements of relief requested would otherwise render the "out-of-pocket " funding difficult and unattainable. Moreover, no other self-storage operations in the mountain area , and in particular, within the community of Oakhurst have been subjected to these onerous conditions . Further, the development of this property will eliminate the attraction of the homeless population to take up residency on the vacant parcel that is close to the services in the community. The granting of these requested variances from the express code will not materially or adversely impact or effect the health or safety of the persons working in the neighborhood , nor will it be detrimental or injurious to the general public welfare. The development of the property (as opposed to it remaining vacant) will be a benefit to the public and the community as a whole and will provide sales tax and property tax revenue to the County of Madera.

Additionally, because of the unique topographic constraints, the CRM zoned property would not be attractive for any other type of Commercial enterprises as access off of the State Highway 41 is clearly not feasible. Therefore in the opinion of the Applicant and all of her consultants, that the Highest and Best use of the property IS the proposed Project .

From the foregoing, it should be clear and found as follows :

- A. There are unique and unusual characteristics with respect to this project as it is an expansion of an existing business operation on two adjoining legal parcels, and it is not a new development or use to the neighborhood. This site is NOT accessible other than through the existing self-storage facility and the existing facility did not require the standards that relief for the newer requirements is being sought by this Variance Application.
- B. The only reasonable and practical use of the property is obviously the expansion of the existing storage facility.
- C. The site has previously been " rough graded " in the past for this expansion purpose and therefore the expansion project was a certain eventual use of the CRM property so it will not be detrimental to the properties or the business improvements in the

neighborhood, nor will it impact or effect the health, safety or welfare of the individuals who work or live in the neighborhood as it (the subject) is surrounded by commercially zoned properties.

- D. Due to the notable topographic constraints and lack of Highway 41 access and the adjoining existing self-storage use , the granting of these variances would be considered a special privilege to this existing business entity and are necessary to enable the property to be developed to the betterment of the community of Oakhurst and the property tax base of the County of Madera. No other self-storage businesses in the community were involuntarily subjected to these screening and landscaping requirements that would serve no functional property utilization purposes and would instead be a target for graffiti and would be a economic burden on the property owner as well a burden on precious water resources.
- E. The location of the property, significantly below the highway grade and adjoining the existing self-storage use limits the opportunity to improve the property for any viable business uses other than the proposed use. Moreover, its' development will provide a needed opportunity for additional self-storage opportunities for the community evidenced by the demand for same being made on the current ownership of the existing facilities.

The Madera County Planning Commission's approval of the foregoing departures from the cited sections of Title 18 of the Madera County Code is respectfully requested.

Kamara Biawogi

From: Ferreria, Austin P.@Waterboards <Austin.Ferreria@Waterboards.ca.gov>
Sent: Monday, February 24, 2020 2:51 PM
To: MC Planning
Subject: PRJ #2020-003, Best, Cindy - Project - PC - Oakhurst (065-050-063, -064, -066)

Kamara Biawogi,

The Division of Drinking Water has the following comments for the subject project. The Division understands that the only use for the water storage tank is for fire suppression. The Division recommends that the potable water system be protected from the fire suppression tank with an air gap. If the water storage tank is utilized as a potable source, it should be analyzed whether the tank is accurately sized and does not cause water quality issues due to excessive storage time.

Please let me know if you have any questions.

Very Respectfully,

Austin Ferreria
Water Resource Control Engineer
SoCal Drinking Water Field Operations Branch
265 W. Bullard Ave., Suite 101
Fresno, CA 93704
Phone: (559) 447-3399
Fax: (559) 447-3304



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: Kamara Biawogi
FROM: Dexter Marr, Environmental Health Division
DATE: May 8, 2020
RE: Best, Cindy - Project - PC - Oakhurst (065-050-063-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: February 20, 2020
RE: Project (PRJ) #2020-003, Cindy Best – Oakhurst,
APN: 065-050-063

Environmental Health Division Comments:

No maintenance and or repair allowed on recreational vehicles, unless approved by Planning Division and Environmental Health.

No hazardous material storage allowed, unless approved by Planning Division and Environmental Health.

Solid waste collection with sorting for recyclables, and garbage is required.

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

If there are any questions or comments regarding these conditions/requirements or for please, contact this department at (559) 675-7823.



Community and Economic Development Planning Division

Becky Beavers
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

PROJECT REVIEW REQUEST

DATE February 07, 2020

Community Advisory Councils

- Ahwahnee Community Council
 Coarsegold Area Plan Committee

- North Fork Community Development Council
 Oakhurst Community Advisory Council

Review Agencies

- Madera County Agricultural Commissioner
 Madera County Sheriff's Office
 City of Chowchilla Planning Department
 City of Madera Planning Department
 California Department of Fish and Game
 California Department of Housing
 California Department of Transportation (CALTRANS)
 California Department of Water Resources
 California Regional Water Quality Control Board
 California Department of Conservation
 California Division of Oil and Gas
 San Joaquin Valley Unified Air Pollution Control District
 Archaeological Information Center - Bakersfield

Homeowners Associations

- Bass Lake Homeowners Assn
 Bonadelle Ranchos #5
 Bonadelle Ranchos Neighborhood Committee
 Cascadel Homeowners Assn
 Goldside Estates
 Hidden Lake Estates Homeowners Assn
 Indian Lakes Estates Property Owner Assn
 Lake Shore Park Subdivision
 Madera Ranchos Neighborhood Committee
 Pierce Lake Estates
 Pines Civic Council
 Rolling Hills Citizens Assn
 Sumner Hill Homeowners Assn
 Yosemite Lakes Park Owner Assn

Requesting Tribes

Other: Board of Supervisor - Tom Wheeler

RETURN TO:

KAMARA BIAWOGI, Planning Department
200 West 4th Street
Madera, CA 93637
Phone: (559) 675-7821

REGARDING:

PRJ #2020-003, Best, Cindy - Project - PC - Oakhurst (065-050-063, -064, -066)

The request consists of a Project - PC to recognize an existing self-storage facility and request a 20,250 square foot expansion to the site, along with a Variance exempting landscape buffering, screening, and extended parking requirements (MCC 18.94.075 B, C, D, E, H). The project is located On the east side of Highway 41 approximately 500 feet north of its intersection with Winding Way (no situs), Oakhurst.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: February 21, 2020 If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer.

PLEASE ATTACH A COPY OF THIS COVER SHEET TO THE FRONT OF YOUR COMMENTS

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): PRJ #2020-003

Return to: Kamara Blawogi, Planning Department

Best, Cindy

Responding Agency: Madera County Sheriff's Office

Date: 2 - 13 - 2020

Respondent's Signature: [Handwritten Signature]

1. Does your Agency or Department have a recommendation regarding the approval or denial of this project?

Approve

Deny

If your Agency or Department recommends denial of this project, please list the reasons below.

2. If the project is approved, what conditions of approval are recommended?

3. Please identify any existing regulations, standards, or routine processing procedures which would mitigate the potential impacts?

I am not familiar with any County standards requiring fencing, lighting, or on-site cameras for such a facility, and do not see any included on the attached documentation. Without these in place, crime prevention or crime solvability efforts at this location will be severely limited.

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE: _____

Application(s): PRJ #2020-003

Return to: Kamara Biawogi, Planning Department

Best, Cindy

Responding Agency: Madera County Sheriff's Office

Contact Person: Jay Vanney Signature: [Signature]

Telephone No.: 559-675-7777 Date: 2-13-2020

ENVIRONMENTAL REVIEW:

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project?

Yes

No, the following information is needed: _____

2. What potential impacts will the project result in (e.g. change in traffic volumes, water quality, land use, soils air quality, etc.)? Be as precise as possible and answer only for your area of expertise.

n/a

3. Are the potential impacts identified in Question 2, significant enough to warrant the preparation of an EIR?

Yes No

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: Kamara Biawogi
FROM: Deborah Mahler, Fire Marshal
DATE: March 5, 2020
RE: Best, Cindy - Project - PC - Oakhurst (065-050-063-000)

Conditions

Per the original Building Permits (incorrectly applied for under the neighboring APN) a water storage tank was on-site.

Show water storage location on revised plot plan as proposed tank is too far from existing structures.



Community and Economic Development Planning Division

Becky Beavers
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

PROJECT REVIEW REQUEST

DATE February 07, 2020

Community Advisory Councils

- Ahwahnee Community Council
 Coarsegold Area Plan Committee

- North Fork Community Development Council
 Oakhurst Community Advisory Council

Review Agencies

- Madera County Agricultural Commissioner
 Madera County Sheriff's Office
 City of Chowchilla Planning Department
 City of Madera Planning Department
 California Department of Fish and Game
 California Department of Housing
 California Department of Transportation (CALTRANS)
 California Department of Water Resources
 California Regional Water Quality Control Board
 California Department of Conservation
 California Division of Oil and Gas
 San Joaquin Valley Unified Air Pollution Control District
 Archaeological Information Center - Bakersfield

Homeowners Associations

- Bass Lake Homeowners Assn
 Bonadelle Ranchos #5
 Bonadelle Ranchos Neighborhood Committee
 Cascadel Homeowners Assn
 Goldside Estates
 Hidden Lake Estates Homeowners Assn
 Indian Lakes Estates Property Owner Assn
 Lake Shore Park Subdivision
 Madera Ranchos Neighborhood Committee
 Pierce Lake Estates
 Pines Civic Council
 Rolling Hills Citizens Assn
 Sumner Hill Homeowners Assn
 Yosemite Lakes Park Owner Assn

- Requesting Tribes
 Other: Board of Supervisor - Tom Wheeler

RETURN TO:

KAMARA BIAWOGI, Planning Department
200 West 4th Street
Madera, CA 93637
Phone: (559) 675-7821

REGARDING:

PRJ #2020-003, Best, Cindy - Project - PC - Oakhurst (065-050-063, -064, -066)

The request consists of a Project - PC to recognize an existing self-storage facility and request a 20,250 square foot expansion to the site, along with a Variance exempting landscape buffering, screening, and extended parking requirements (MCC 18.94.075 B, C, D, E, H). The project is located On the east side of Highway 41 approximately 500 feet north of its intersection with Winding Way (no situs), Oakhurst.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: February 21, 2020 If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer.

PLEASE ATTACH A COPY OF THIS COVER SHEET TO THE FRONT OF YOUR COMMENTS

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): PRJ #2020-003

Return to: Kamara Biawogi, Planning Department

Best, Cindy

Responding Agency: Acaigua Rancharia of the Chukchansi Indians

Date: 2/25/20

Respondent's Signature: [Handwritten Signature]

1. Does your Agency or Department have a recommendation regarding the approval or denial of this project?

X Approve Deny

If your Agency or Department recommends denial of this project, please list the reasons below.

2. If the project is approved, what conditions of approval are recommended?

Please notify tribe if any cultural artifacts are found during construction

3. Please identify any existing regulations, standards, or routine processing procedures which would mitigate the potential impacts?

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE: _____

Application(s): PRJ #2020-003

Return to: Kamara Biawogi, Planning Department

Best, Cindy

Responding Agency: Vicayana Rancheria of the Chukchansi Indians

Contact Person: Heather Avery Signature: [Signature]

Telephone No.: 559-676-9299 Date: 2/25/20

ENVIRONMENTAL REVIEW:

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project?

 4 Yes

No, the following information is needed: _____

2. What potential impacts will the project result in (e.g. change in traffic volumes, water quality, land use, soils air quality, etc.)? Be as precise as possible and answer only for your area of expertise.

 n/a

3. Are the potential impacts identified in Question 2, significant enough to warrant the preparation of an EIR?

 Yes x No

Kamara Biawogi

From: Padilla, Dave@DOT <dave.padilla@dot.ca.gov>
Sent: Friday, March 13, 2020 2:27 PM
To: Kamara Biawogi
Cc: Navarro, Michael@DOT
Subject: RE: Project Review - PRJ#2020-003

Hello Kamara,

Considering the use and the fact that the project is not proposing any new access to SR 41, we have no concerns with the project.

Thank you and we apologize for the delay in response.

DAVID PADILLA
Associate Transportation Planner
Caltrans
Office of Planning & Local Assistance
1352 W. Olive Avenue
Fresno, CA 93778-2616
Office: (559) 444-2493, Fax: (559) 445-5875

From: Kamara Biawogi <Kamara.Biawogi@maderacounty.com>
Sent: Tuesday, March 10, 2020 9:16 AM
To: Navarro, Michael@DOT <michael.navarro@dot.ca.gov>; Padilla, Dave@DOT <dave.padilla@dot.ca.gov>
Subject: RE: Project Review - PRJ#2020-003

EXTERNAL EMAIL. Links/attachments may not be safe.

Hello Gentlemen,

Do you have any comments for PRJ#2020-003?



Kamara Biawogi | Planner II
COMMUNITY AND ECONOMIC DEVELOPMENT, PLANNING
200 W. 4th Street, Suite 3100, Madera, CA 93637
Office: (559) 675-7821 Ext. 3251



From: Kamara Biawogi
Sent: Monday, February 10, 2020 11:56 AM
To: 'michael.navarro@dot.ca.gov'; 'Padilla, Dave@DOT'
Subject: Project Review - PRJ#2020-003

Hello Gentlemen,

Attached is a project to recognize an existing self-storage facility and request a 20,250 square foot expansion to the site, along with a Variance exempting landscape buffering, screening, and extended parking requirements (MCC 18.94.075 B, C, D, E, H). Please comment and add conditions if necessary.

Thank you!!



Kamara Biawogi | Planner II

COMMUNITY AND ECONOMIC DEVELOPMENT, PLANNING

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

Office: (559) 675-7821 Ext. 3251



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

EXHIBIT P

- 1. Project title:** PRJ-PC #2020-003 – Best, Cindy
- 2. Lead agency name and address:** County of Madera
Community and Economic Development Department
200 West 4th Street, Suite 3100
Madera, California 93637
- 3. Contact person and phone number:** Kamara Biawogi, Planner II
559-675-7821
Kamara.Biawogi@maderacounty.com
- 4. Project Location & APN:** The subject property is located on the east side of Highway 41 approximately 500 feet north of its intersection with Winding Way (no situs), Oakhurst.

APN# 065-050-063
- 5. Project sponsor's name and address:** Cindy Best
P.O. Box 91
Oakhurst, CA 93644
cindybest@comcast.net
- 6. General Plan Designation:** CC (Community Commercial)
- 7. Zoning:** CRM (Commercial, Rural, Median) District
- 8. Description of project:**
The applicant is requesting a 20,250 square foot expansion to an existing self-storage facility and a Variance exempting landscape buffering, screening, and extended parking requirements.
- 9. Surrounding Land Uses and Setting:**
Commercial
- 10. Other Public Agencies Whose Approval is Required:**
None
- 11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

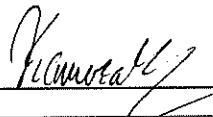
Picayune Rancheria of the Chukchansi Indians has commented to be notified if any historical remains are discovered during ground disturbance.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

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

Signed:  Date: May 19, 2020

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

I. AESTHETICS

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

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

Responses:

(a - c) Less Than Significant Impact. There are no scenic vistas in the vicinity of this project site. There are no scenic resources on this property that will be damaged as a result of this project. Limited grading will take place on-site. The storage expansion will not degrade the visual character of the site. The site is a vacant lot blocked from the view due to nature embankment from the highway.

(c - d) Less than Significant with Mitigation Incorporation. The proposed storage expansion facility will have a less than significant impact due to the rural vacant nature of the parcel and the pre-existing development located on adjacent parcels. The visual character of the site will not lose quality as the proposed facility will be an extension of an already existing facility constructed in 1979. Mitigation has been placed for any proposed lighting associated with this project to be hooded and directed downward and away from adjoining parcels.

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

II. AGRICULTURAL AND FORESTRY RESOURCES

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

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

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.

Responses:

(a - e) No Impact. The project parcel and is zoned for commercial use, so there will be no impacts. The parcel is not currently a part of the Williamson Act.

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 no 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.

VACANT OR DISTURBED LAND (V): Open field areas that do not qualify as an agricultural category, mineral and oil extraction area, off road vehicle areas, electrical substations, channelized canals, and rural freeway interchanges.

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

III. AIR QUALITY

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

a) Conflict with, or obstruct implementation of, the applicable air quality plan?

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

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

c) Expose sensitive receptors to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Responses:

(a - d) Less Than Significant Impact.

A less than significant impact have been identified as a result of this project. During the construction phase of the project, there is the potential for a slight increase in emission, yet this increase is considered temporary. The general operations of self-storage facility will not have significant impacts to air quality.

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).

The project is consistent with the Air Quality Element of the General Plan and does not impact it at all.

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

(a - f) Less Than Significant Impact. The proposed storage facility is located on an undeveloped lot surrounded by developed land and mountainous landscape. Ground disturbance will be associated with the proposed project during construction phase. 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. There are no streams or bodies of water of which migratory fish or other species that would use bodies of water would be impacted by this project.

General Information

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 Wildlife’s databases for special status species have identified the following species::

| Species | Federal Status | State Status | Dept. of Fish and Game Listing | CNPS Listing |
|-----------------------------------|----------------|----------------------|--------------------------------|--------------|
| foothill yellow-legged frog | None | Candidate Threatened | SSC | - |
| California Spotted Owl | None | None | SSC | - |
| rufous hummingbird | None | None | - | - |
| An andrenid bee | None | None | - | - |
| western bumble bee | None | Candidate Endangered | - | - |
| valley elderberry longhorn beetle | Threatened | None | - | - |
| Sierra Nevada red fox | Candidate | Threatened | - | - |
| pallid bat | None | None | SSC | - |
| western pond turtle | None | None | SSC | - |
| Hall's wyethia | None | None | - | 4.3 |
| orange lupine | None | None | - | 1B.2 |
| Mariposa pussypaws | Threatened | None | - | 1B.1 |
| Yosemite evening-primrose | None | None | - | 4.3 |
| Kings River monkeyflower | None | None | - | 3 |
| slender-stalked monkeyflower | None | None | - | 1B.2 |
| Gray's monkeyflower | None | None | - | 4.3 |
| Madera leptosiphon | None | None | - | 1B.2 |
| Ewan's larkspur | None | None | - | 4.2 |

Ahwahnee Quadrangle

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

Ranking

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

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

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

SSC Species of Special Concern

WL Watch List

Movement corridors are characterized by the regular movements of one or more species through relatively well defined landscape features. They are typically associated with ridgelines, wetland complexes, and well-developed riparian habitats.

The area surrounding the parcel site has been developed for agricultural purposes, and there are some residential uses in the area, so the chances of habitats being present for nesting or migratory species are minimal. There is no construction proposed on the parcel, so there will be no disruptions in that regard. The storage of the gondolas is the only operational component proposed, with these units being hauled in and out on a periodic

basis. Operations of the facilities will have negligible impacts.

General Information

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

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

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

Responses:

(a - c) Less Than Significant with Impact. The proposed project is not projected to have an adverse change in the significance historical or archaeological resource. Mitigation has been placed to halt construction if any archaeological resource or human remains are discovered.

General Information

Public Resource Code 5021.1(b) defines a historic resource as “any object building, structure, site, area or place which is historically significant in the architectural, engineering,

scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” These resources are of such import, that it is codified in CEQA (PRC Section 21000) which prohibits actions that “disrupt, or adversely affect a prehistoric or historic archaeological site or a property of historical or cultural significance to a community or ethnic or social groups; or a paleontological site except as part of a scientific study.”

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

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

Reference CEQA Guidelines §15064.5 for definitions.

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

Responses:

(a & b) Less Than Significant Impact. Minimal energy resources will be used due to the nature of this self-storage facility. 20,520 square feet of metal component buildings are proposed on a 1.98 acre of land. Operationally, there will be fuel usage from the vehicles entering and leaving the site.

During the operational period of the project, there will be ongoing trip generation. The length of these trips and the individual vehicle fuel efficiencies are not known; therefore the

resulting energy consumption cannot be accurately calculated. Adopted federal vehicle fuel standards have continually improved since their original adoption in 1975 and assists in avoiding the inefficient, wasteful and unnecessary use of energy by vehicles.

VII. GEOLOGY AND SOILS

Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

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

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

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Responses:

(a. i – iii) 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.

(a - iv) Less Than Significant Impact. There are no known impacts that will occur as a direct or indirect result of this project. The proposed project is located in a mountainous area and could potentially be conducive to landslides, although on a minimal scale.

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

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| VIII. GREENHOUSE GAS EMISSIONS | | | | |
| Would the project: | | | | |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

(a - b) Less than Significant Impact. What little greenhouse gases generated will be from vehicular traffic by customers accessing the storage facility. Project construction will also play a temporary role in gas emissions. On a daily average, the applicant has estimated a total of 5-10 vehicle trips per day.

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.

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

IX. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

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

Responses:

(a – b) Less than Significant Impact. The project proposal will not bring significant hazardous impact to the surrounding area due to the existing portion of the self-storage facility just south and adjacent of parcel. There will be a slight increase in traffic due to the projected number of customers facilitating the storage facility. Conditions have been placed on the proposed project that prohibits the use or storage of hazardous materials.

(c – d) No Impact. No impacts have been identified as a result of this project. The project is not listed a hazardous site nor is located with one-quarter mile of an existing school.

(e - g) No Impact. The project is not located within the vicinity of a private airstrip. No

impacts have been identified as a result of this project

General Information

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

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

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

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

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| X. HYDROLOGY AND WATER QUALITY | | | | |
| Would the project: | | | | |
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| (i) result in substantial erosion or siltation on- or off-site; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| (iv) Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

(a, b & d - e) No Impact. No impacts identified as a result of this project. No water quality standards will be impacted. Water usage will be minimal for the proposed self-storage facility. Majority of the water usage will come from an existing private well on-site for domestic sanitary purposes. The site will also utilize a detention water basin of approximately 3,900cf of storage. The project is not in a known flood area. While there may be localized flooding, it would have to be a severe rain type event to cause significant amounts of flooding.

A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami (from the Japanese language, roughly translated as "harbor wave") is an unusually large sea wave produced by seaquake or undersea volcanic eruption. According to the California Division of Mines and Geology, there are no active or potentially active faults of major historic significance within Madera County. Additionally, there are no bodies of water (lakes, etc.) within proximity of the site. Madera County is geographically located in the center of the state, therefore not affected by tsunamis.

(c) Less Than Significant Impact. Rainfall is unable to percolate into paving that is expected to be on each site (building pad, driveways, structures, etc.) and is converted almost entirely into storm run-off, often exceeding the capacity of existing drainage system, causing intermittent flooding, increased flooding and other adverse impacts. It is possible that the quality of storm water may be affected by pollution such as, but not limited to, oil, grease, fuel, dissolved metals from batteries, and glycols from automotive coolant or antifreeze. The applicant shall mitigate any impacts associated with storm water contamination caused by this project.

General Information

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

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

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

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

With mitigations, this impact will be maintained as less than significant.

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

XI. LAND USE AND PLANNING

Would the project:

| | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Responses:

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

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| XII. MINERAL RESOURCES | | | | |
| Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <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"/> |

Responses:

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

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|--------------------------|
| XIII. NOISE | | | | |
| Would the project result in: | | | | |
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Responses:

(a – b) Less than Significant Impact. The nature of the proposed storage facility does not generate excessive noise levels. Construction will be very minimal due to the size of the proposed facility. The self-storage is in an ideal location due to the rural surrounding area and neighboring existing facilities.

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

General Discussion

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

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

Short Term Noise

Noise from localized point sources (such as construction sites) typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given the noise attenuation rate and assuming no noise shielding from either natural or human-made features (e.g. trees, buildings, and fences), outdoor receptors within approximately 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.

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

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

With mitigations, this impact will be maintained as less than significant.

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

Responses:

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

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

XV. PUBLIC SERVICES

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

| | | | | |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| i) Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v) Other public facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Responses:

(a-i) Less Than Significant Impact. The Madera County Fire Department exists through a contract between Madera County and CalFire (California Department of Forestry and Fire Prevention) and operates six stations for County responses in addition to the state-funded CALFIRE stations for state responsibility areas. Under an "Amador Plan" contract, the County also funds the wintertime staffing of four fire seasonal CALFIRE stations. In addition, there are ten paid-call (volunteer) fire companies that operate from their own stations. The administrative, training, purchasing, warehouse, and other functions of the Department operate through a single management team with County Fire Administration.

The building construction will be governed by the requisite Building, Life, Safety and Fire Codes applicable at the time of construction. The mitigation tied to this finding is written in such a manner as to leave open as to what year the applicable codes will be enforced at the time of construction. This will ensure that the most current codes are followed instead of being tied to outdated codes. The facility will be condition to provide adequate water storage for the proposed and existing self-storage facility.

(a - ii) No Impact. Crime and emergency response is provided by the Madera County Sherriff's Department. There will be an incidental need for law enforcement in the events of theft and vandalism on the project site.

A Federal Bureau of Investigations 2009 study suggests that there is on average of 2.7 law

enforcement officials per 1,000 population for all reporting counties. The number for cities had an average of 1.7 law enforcement officials per 1,000 population.

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

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

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

Crime and emergency response is provided by the Madera County Sherriff's Department. There will be an incidental need for law enforcement in the events of theft and vandalism on the project site.

County Sherriff's Department personnel are strapped for resources as well. With new development, the potential for criminal activity (including but not limited to: home burglaries, assaults, auto thefts) increases.

Currently, the Madera County's Sherriff's Department provides law enforcement and patrols in the planning area, operating from substations in Oakhurst on Road 425B and the Mountain Government Center in Bass Lake.

A Federal Bureau of Investigations 2009 study suggests that there is on average of 2.7 law enforcement officials per 1,000 population for all reporting counties. The number for cities had an average of 1.7 law enforcement officials per 1,000 population.

XVI. RECREATION

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

Responses:

(a - b) No Impact. No impacts as a result of this project. The project does not include any recreational facilities.

XVII. TRANSPORTATION

Would the project:

| | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|--|--------------------------------|---|-------------------------------------|-------------------------------------|
| a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

d) Result in inadequate emergency access?

Responses:

(a) Less than Significant Impact.

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.

(b) No Impact. No impacts identified as a result of this project.

(c - d) Less Than Significant Impact. Access to the proposed project and existing storage facility is gained from Winding Way, approximately 200 feet south of the main entrance. During the period of construction, there may be an increased traffic in and out of the project site. This is projected to be insignificant concerning detours or road closures. Normal operations should not impact the emergency access of the site.

As with most rural areas, Madera County is served by limited alternative transportation modes. Currently, only limited public transportation facilities or routes exist within the area. Volunteer systems such as the driver escort service, as well as the 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.

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

XVIII. TRIBAL CULTURAL RESOURCES

Would the project:

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

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set

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

Responses:

(a - b) Less Than Significant Impact. The associated location of the project does not have any immediate interest to the local tribes. Picayune Rancheria of the Chukchansi Indians has commented to be notified if any historical remains are discovered during ground disturbance.

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

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Responses:

Water Quality Issues

Erosion and sedimentation/siltation are two potentially significant impacts related to development with the entire Oakhurst area. These impacts are generally proportional to the intensity of development which occurs in an area, including the amount of the clearing and grading which is necessary.

Rainfall is unable to percolate into the portions of each site that are paved over and is converted almost entirely into storm run-off, often exceeding the capacity of existing drainage system, causing intermittent flooding, increased flooding and other adverse impacts. Pollutants associated with parking lots (oil & grease predominately) will be found in high quantities after the first rain of the season. These pollutants have the potential of contaminating ground and surface water sources.

Groundwater availability issues

Groundwater within the area is generally limited and unpredictable as a result of geologic formation which characterizes the mountain and foothill regions of Madera County. These areas are generally underlain by impervious bedrock, and "groundwater" is available only through water bearing fractures within these formations. Within these "fracture" systems the ability to store and transmit water is solely dependent on the development of secondary openings such as faults, joints and exfoliation planes.

Due to these concerns regarding the uncertainty of groundwater, the Area Plan outlines the need to both understand groundwater availability for the area, and to examine opportunities to develop a source of surface water for the community. Several potential surface water sources for the greater eastern Madera County area have been evaluated over the years. Planning documents for the area beginning in the early 1960's identified the potential for a "Soquel" reservoir above Oakhurst within the Sierra National Forest. Later concepts included purchasing surface rights and delivering water from Bass Lake or the Fresno River. Most recently, the potential to purchase and deliver water from Redinger Lake has been studied. The development and implementation of a plan for surface water source been hindered by the presence of existing commitments for all surface water in the area. Additionally, environmental clearances, technical requirements, and the costs associated with developing a surface water source are significant. Despite these hurdles, the Area Plan notes that a surface water source must be viewed as the long-term solution and includes as a policy the initiation of a study to examine opportunities for a surface water source. The following Area Plan policies are proposed to address issues related to the provision of water.

Wastewater Issues

The reliance on septic systems has generated concerns regarding potential impacts to both surface and ground water quality, particularly where septic systems are concentrated on individual lots. This project will have an on-site treatment facility.

Solid Waste Issues

According to the Madera County General Plan Background report, all solid waste generated in the unincorporated area is currently disposed of at the Fairmead Landfill, which is owned by the County and operated by Madera Disposal Systems, Inc. The landfill facility is located on 48 acres at the southeast corner of Road 19 and Avenue 22. The landfill is expected to reach capacity in 2020. If additional waste can be diverted, the life

of the expansion area could be increased. There is the potential for approximately 28 residential units' total that would be in need of disposing of residential related waste material to this landfill. Recycling measures are strongly encouraged. According to the California Integrated Waste Management Board, the generation rate per resident is 0.63 pounds per day of trash.

(a - e) No Impact. No impacts have been identified as a result of this project.

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.

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

XX. WILDFIRE

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

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

Responses:

(a, c – d) No Impact. No impacts identified as a result of this project.

(b) Less Than Significant Impact. As previously discussed, there is no direct ignitions sources that could spark a wildfire in the area. County code restricts any hazardous materials to be stored within a storage facility. However, loose chains or cables from incoming or outgoing equipment could inadvertently cause a spark that could trigger a wildfire. Additionally, overgrown grass could be proximate to hot engine blocks that could then erupt in to wildfires.

With mitigations, this impact will be maintained at less than significant.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

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

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)

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

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

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

Responses:

CEQA defines three types of impacts or effects:

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

from individual projects may be considered minor, but considered retroactively with other projects over a period of time, those impacts could be significant, especially where listed or sensitive species are involved.

•
(a - c) Less Than Significant Impact. While there have been some minimal impacts identified through this study, none are considered significant in and of themselves, and/or cumulative inducing enough to be considered significant. With appropriate mitigations, those impacts can be reduced to less than significant or not significant.

Mitigation Measures

See attached.

Bibliography

California Department of Finance

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm accessed October 31, 2008

California Department of Fish and Wildlife "California Natural Diversity Database" <https://www.wildlife.ca.gov/Data/CNDDDB/Maps-and-Data#43018410-cnddb-quickview-tool>

Madera County Airport Land Use Compatibility Plan

Madera County Dairy Standards Environmental Impact Report

Madera County General Plan

Madera County Integrated Regional Water Management Plan

Madera County Department of Environmental Health

Madera County Fire Marshall's Office

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

MND 2020-003

1

May 19, 2020

MITIGATED NEGATIVE DECLARATION

MND

RE: PRJ-PC#2020-003 – Cindy Best

LOCATION AND DESCRIPTION OF PROJECT:

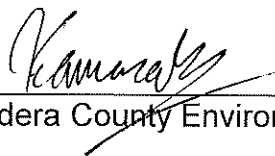
The subject property is located on the east side of Highway 41 approximately 500 feet north of its intersection with Winding Way (no situs), Oakhurst.

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: May 19, 2020

FILED:

PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2019-028

| No. | Mitigation Measure | Monitoring Phase | Enforcement Agency | Monitoring Agency | Action Indicating Compliance | Verification of Compliance | | Remarks |
|--|---|------------------|--------------------|-------------------|------------------------------|----------------------------|------|---------|
| | | | | | | Initials | Date | |
| Aesthetics | | | | | | | | |
| 1 | Any proposed lighting associated with this project is to be hooded and directed downward and away from adjoining parcels. | Operations | Planning | | | | | |
| Agriculture/Forestry Resources | | | | | | | | |
| Air Quality | | | | | | | | |
| Biological Resources | | | | | | | | |
| Cultural Resources | | | | | | | | |
| Energy | | | | | | | | |
| Geology and Soils | | | | | | | | |
| Greenhouse Gas Emissions | | | | | | | | |
| Hazards and Hazardous Materials | | | | | | | | |
| Hydrology and Water Quality | | | | | | | | |
| Land Use and Planning | | | | | | | | |
| Mineral Resources | | | | | | | | |
| Noise | | | | | | | | |
| Population and Housing | | | | | | | | |
| Public Services | | | | | | | | |
| Recreation | | | | | | | | |
| Transportation | | | | | | | | |
| Tribal Cultural Resources | | | | | | | | |

| No. | Mitigation Measure | Monitoring Phase | Enforcement Agency | Monitoring Agency | Action Indicating Compliance | Verification of Compliance | |
|---|---|--------------------|--------------------|-------------------|------------------------------|----------------------------|------|
| | | | | | | Initials | Date |
| 1 | <p>6.2 Likelihood for Subsurface Cultural Resources</p> <p>If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:</p> <p><input type="checkbox"/> If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.</p> <p><input type="checkbox"/> If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead CEQA agency, Madera County, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead</p> | Construction Phase | | | | | |
| Utilities and Service Systems | | | | | | | |
| Wildfire | | | | | | | |
| Mandatory Findings of Significance | | | | | | | |