

RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building

Norman L. Allinder, AICP
Director *NLP*

- 2037 W. Cleveland Avenue
- Mail Stop G
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc_planning@madera-county.com

PLANNING COMMISSION DATE: October 1, 2013

AGENDA ITEM: #1

CUP	#2013-017	Conditional Use Permit for a Bed and Breakfast operation
APN	#057-230-050	Applicant/Owner: Reisbig, John C.
CEQA	MND #2013-21	Mitigated Negative Declaration

REQUEST:

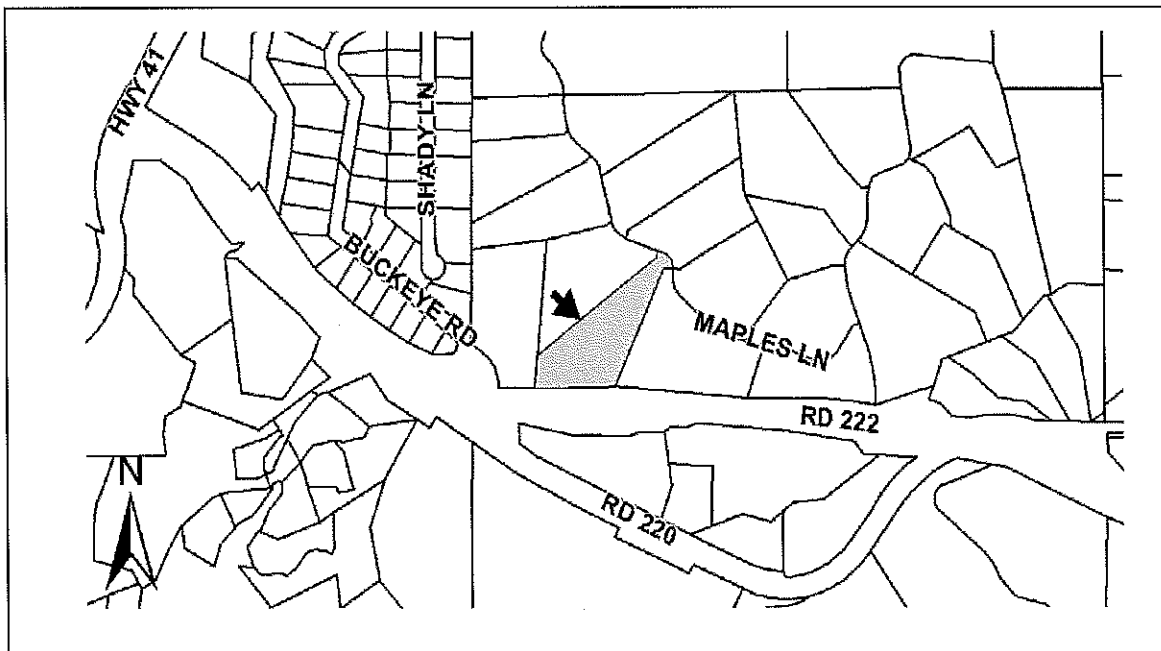
The applicant is requesting a Conditional Use Permit to allow for Bed and Breakfast operation in an existing residential structure.

LOCATION:

The subject property is located on the southwest side of Maples Lane, approximately 808 feet west of its' intersection with Nelder Heights Drive (42382 Maples Lane), Oakhurst.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2013-21) (Exhibit M) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Approval of Conditional Use Permit #2013-017 subject to conditions, Mitigated Negative Declaration MND #2013-21 and the Mitigation Monitoring Plan as presented.

**CUP #2013-017
STAFF REPORT**

October 1, 2013

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: RR (Rural Residential) Designation

SURROUNDING: RR (Rural Residential) Designation

ZONING (Exhibit B):

SITE: RMS (Residential Mountain Single Family) District

SURROUNDING: RMS (Residential Mountain Single Family) District; RRS-2 ½ (Rural Residential Single Family – 2 ½ Acre) District

LAND USE:

SITE: Existing Residential Structure

SURROUNDING: Residences and vacant land

SIZE OF PROPERTY: 2.94 acres

ACCESS (Exhibit A): Access to the site is via Maple Lane

BACKGROUND AND PRIOR ACTIONS:

None

PROJECT DESCRIPTION:

The applicant is requesting a Conditional Use Permit to allow for operation of a Bed and Breakfast in a single family residence. The upstairs of the house will be rented for one week blocks at a time, no more than once a month. The guests will have a sink and small refrigerator available for use. There will be no cooking allowed in the room and no preparation of meals. Guests will be expected to eat out as no meals will be served by the business. Guests will have a bed and place to base their travels from.

ORDINANCES/POLICIES:

Section 18.04.083 of the Madera County Zoning Ordinance defines a Bed & Breakfast operation in a single family residential zone.

Section 18.22.010 of the Madera County Zoning Ordinance outlines the permitted uses within the RMS (Residential, Mountain, Single Family) zone.

Section 18.22.010(c)(5) of the Madera County Zoning Ordinance allows for Bed & Breakfast businesses with a Conditional Use permit within the RMS (Residential, Mountain, Single Family) zone.

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

CUP #2013-017
STAFF REPORT

October 1, 2013

Goal 1.E.3 through 1.E.7 of the Madera County General Plan Policies outlines the Economic Development Policies of the county.

ANALYSIS:

The request is to operate a Bed and Breakfast facility in an existing single family residence in a residentially zoned area of Oakhurst. There will be no more than one couple at any one time, excluding the owners of the residence. The guests will occupy the upstairs floor for periods of one week blocks at a time. No meals will be prepared, and the guests will be expected to dine elsewhere. The visitors will stay for one week blocks of time, and usage will be once a month.

According to Section 18.04.083 of the Zoning Ordinance, a Bed and Breakfast operation in a single family residence zone means a residence in which lodging, with or without meals, is offered for compensation. There shall be no more than three sleeping rooms, excluding the sleeping rooms occupied solely by the operators of the business.

The General Plan designates the site as RR (Rural Residential) which allows for similar uses as to that being proposed. The property is zoned RMS (Residential Mountain Single Family) District which also allows for this type of operation with the approval of a Conditional Use Permit. The proposed project is consistent with the designations.

The primary regional circulation routes within the area are State Highways 41 and 49. Minor arterials include Roads 222 (Bass Lake Road), and 426 (Crane Valley Road West). Local roads of major significance include Roads 427 (School Road), 425B (Fresno Flats Road), 422 (China Creek Road) and 423 (Echo Valley Road) in southeast Oakhurst, and 632 (Sky Ranch Road) near Yosemite Forks. There are no public transportation facilities or routes in the area, but several private tour companies provide special vans or small buses for groups, particularly for those associated with Yosemite National Park. Bike and pedestrian facilities are almost non-existent in the area.

According to the operational statement, the facility is anticipated to generate one vehicle trip at most above that generated by the residents of the home during a typical week and no truck trips for deliveries per day or week. There are no employees associated with this facility.

According to the Madera County Transportation Commission on their most recent traffic counts on Road 222, east of its intersection with Highway 41, shows the maximum peak period counts both east and west bound as between 1,795 and 1,716 vehicles (AM and PM respectively). The overall impact is not expected to be significant in the area as a result of this project. During a site visit, the traffic in the area was minimal, despite it being the 4th of July weekend/holiday.

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Water usage, wastewater discharge and trash generation are not expected to significantly increase as the operation is not expected to have more than one couple at a time for a week's time. Most guest activities will be occurring off-site, therefore water consumption is not expected to be more than that typical of a residential unit. The overall wastewater discharge will be basically the same as any other residential amount.

There are three Bed and Breakfasts in the immediate vicinity, ranging from 0.22 of a mile to 0.59 of a mile in distance from this operation. According to County records, there are nine Bed and Breakfast operations in Oakhurst, three in Bass Lake, four in Ahwahnee and two in Coarsegold.

The project was circulated to County Departments and outside regulatory agencies for comments and conditions. This included the San Joaquin Valley Air Pollution Control District, Regional Water Quality Control Board, Sheriff's Department and the Oakhurst Community Area Commission (OCAC). No outside regulatory agency comments were received.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,206.25 to cover the Notice of Determination (CEQA) filing at the Clerks' office. The amount covers the current \$2,156.25 Department of Fish and Wildlife fee 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.

FINDINGS OF FACT:

The following findings of fact must be made by the Planning Commission to make a finding of approval of this conditional use permit application. Should the Planning Commission vote to approve the project, Staff recommends that the Planning Commission concur with the following in light of the proposed conditions of approval.

1. *The proposed project does not violate the spirit or intent of the zoning ordinance in that pursuant to Section 18.22.010 of the Madera County Zoning Ordinance, as the proposed use is allowed in the RMS Zone District subject to a conditional use permit for a bed and breakfast facility.*
2. *The proposed project is not contrary to the public health, safety, or general welfare in that the facility will adhere to all conditions of approval and mitigations as approved as they relate to the operations.*
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors, in*

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STAFF REPORT**

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that the project must adhere to local and state health and building codes. In addition, any potential environmental impacts have been mitigated to a level of less than significant through mitigation measures as outlined by the mitigated negative declaration and conditions of approval for the conditional use permit.

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.* The proposed project is compatible with the nature of adjacent uses. The surrounding properties are largely vacant or in agriculturally based uses. The surrounding area is sparsely populated.

WILLIAMSON ACT:

The property is not subject to a Williamson Act contract.

GENERAL PLAN CONSISTENCY:

The General Plan designates the site as RR (Residential Rural) which allows for similar uses as to that being proposed. The property is zoned RMS (Residential Mountain Single Family) District. The proposed project is consistent with the designations.

RECOMMENDATION:

The analysis provided in this report supports approval of Conditional Use Permit (CUP #2013-017), Mitigate Negative Declaration (MND #2013-21) and the Mitigation Monitoring Plan as presented.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3. Exhibit C, Assessor's Map
4. Exhibit D, Site Plan Map
5. Exhibit D-1, Floor Plan
6. Exhibit D-2, Elevations
7. Exhibit E, Aerial Map
8. Exhibit F, Topographical Map
9. Exhibit G, Operational Statement
10. Exhibit H, Environmental Health Comments
11. Exhibit I, Fire Department Comments
12. Exhibit J, Planning Department Comments
13. Exhibit K, Roads Department Comments
14. Exhibit L, Initial Study
15. Exhibit M, Mitigated Negative Declaration

CONDITIONS OF APPROVAL

PROJECT NAME: CUP #2013-017 Bed and Breakfast
PROJECT LOCATION: southwest side of Maples Ln, Oakhurst
PROJECT DESCRIPTION: Establish a Bed and Breakfast in residential bldg.

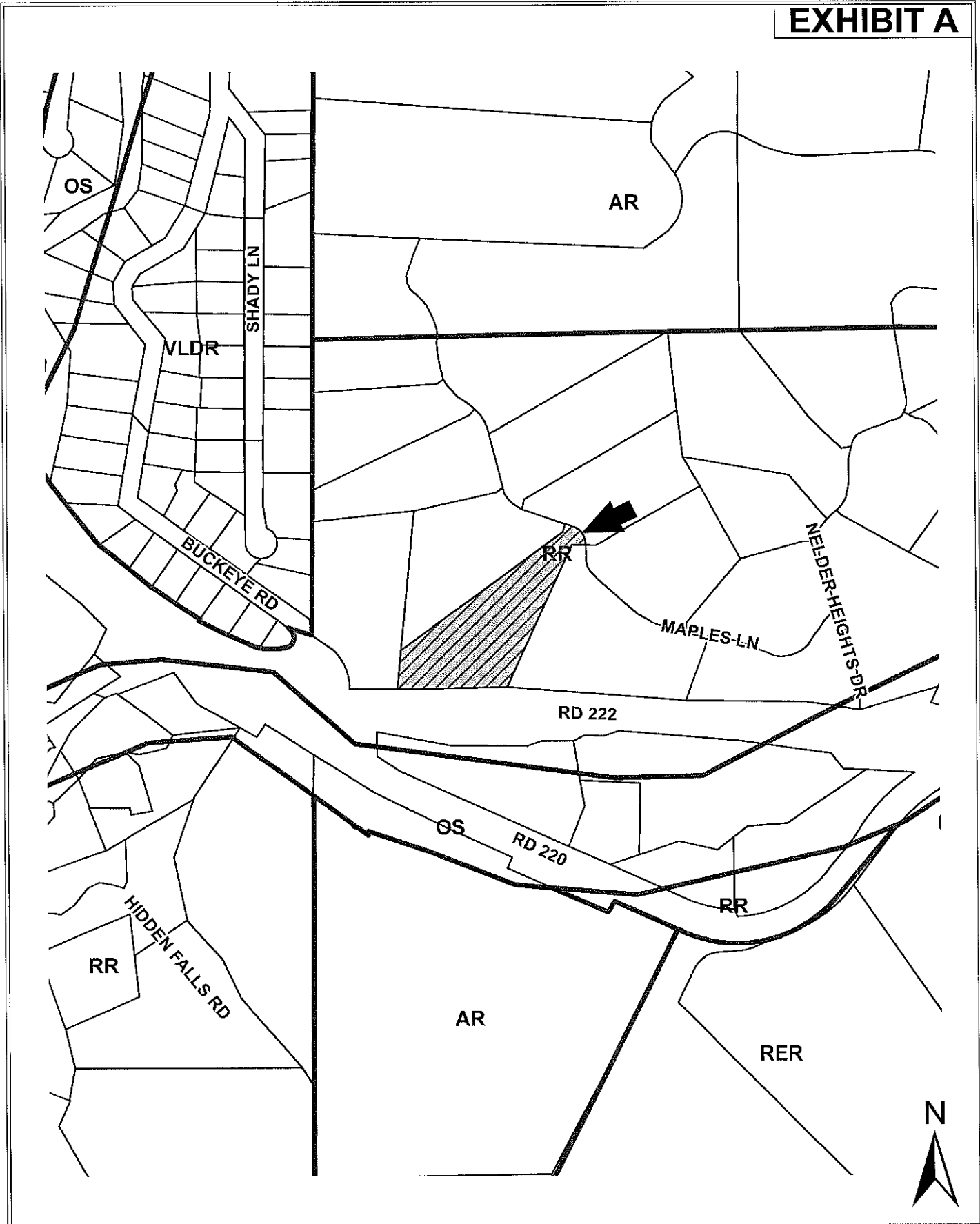
APPLICANT: Reisbig, John C.
CONTACT PERSON/TELEPHONE NUMBER: 559-683-7847

No.	Condition	Department/Agency	Verification of Compliance	
			Initials	Date
Engineering				
1	None			
Environmental Health				
1	The owner/operator must obtain all necessary Environmental Health Dept. permits prior to any construction activities on site.	EH		
2	The septic disposal system for the proposed facility must have been designed for maximum occupancy/use and has been approved by this department.	EH		
3	If at any time food is to served/given to the guest(s) then a Food Permit issued by this department must be obtained by the owner/operator prior to operation. If you have any questions regarding this process or for copies of the permit application form, please contact a Food Program Specialist within this dept. who will assist you, (559) 675-7823.	EH		
4	If at any time, food is to served/given to the guest(s) then the water well proposed to be used on site is required to meet Public Water Well Standards and the creation of a Public Water System is required. This includes submittal of the Public Water System application to the Madera County Environmental Health Department's (MCEHD) Drinking Water Program and the preparation of a Technical, Managerial, and Financial (TMF) report. Please contact a Water Program Specialist within this department at (559) 675-7823 for further questions or for copies of the required permit application forms process.	EH		
5	When the owner/operator submits the application(s) for any required county permits, the MCEHD will conduct a more detailed review of this proposed project's compliance with all current local, state, & federal requirements. The owner/operator of this property/facility must submit an application for all required MCEHD permits prior to starting any construction activities.	EH		

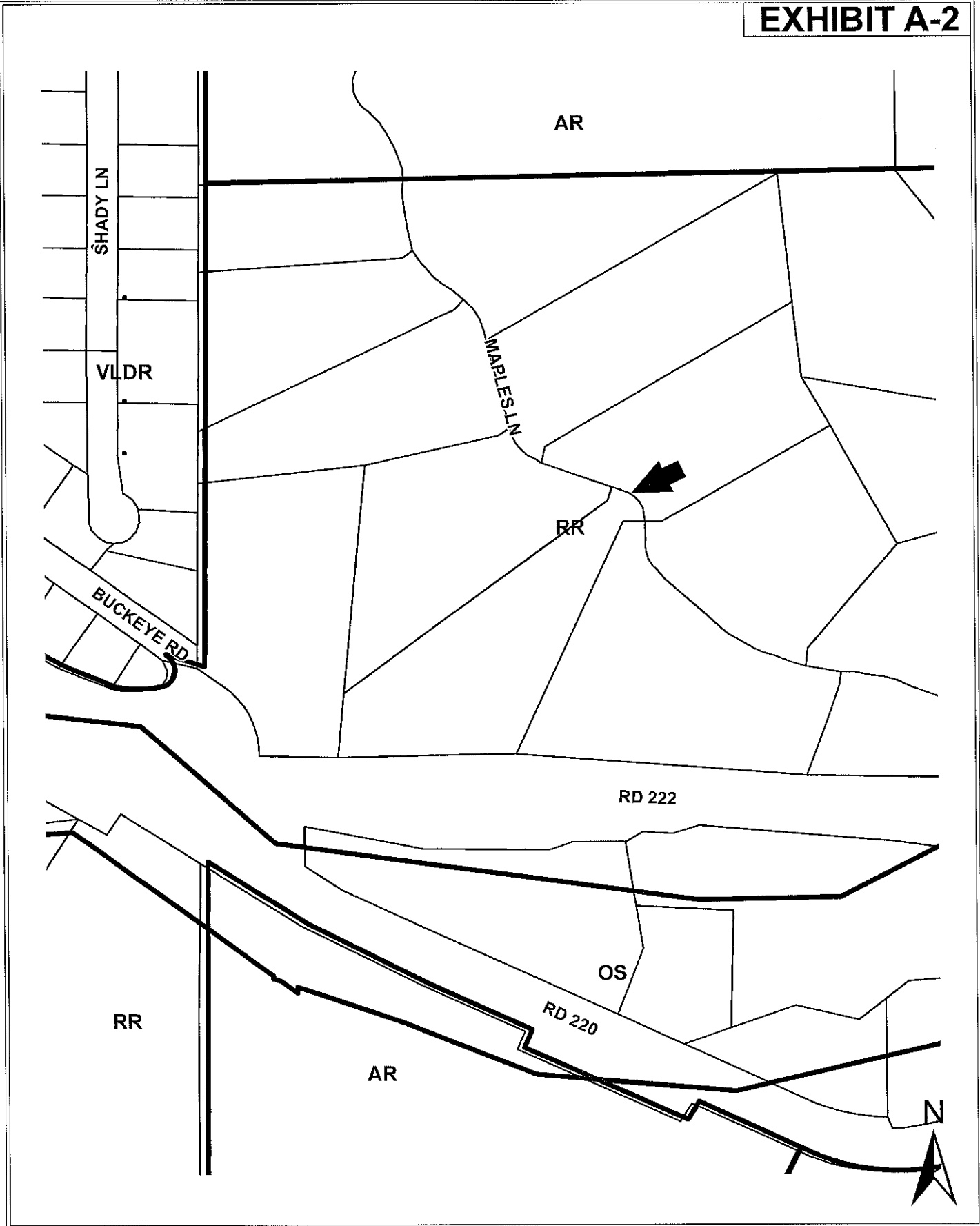
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Fire					
1	Address numbers shall be displayed on a building or land in such a manner as to be visible from the street or road on which the building or land fronts. Where the building is located more than 50 feet from the main roadway, the number shall be displayed at the entrance of the driveway and be readable from both directions. The size of letters, numbers, or symbols for addresses shall be a minimum three-inch letter height but shall not exceed twelve inches in height, three-eighth inch stroke, reflectorized, and contrasting with the background color of the sign or structure on which it is displayed. All numbers or signs shall be maintained in a neat and orderly manner so as to remain readable. (CFC, Section 505.1)	Fire			
2	Five-pound 2A10BC portable dry chemical fire extinguishers shall be installed within the building and the rental area. All extinguisher locations shall be approved by the Madera County Fire Marshal prior to installation. (CFC, Section 906.1 Title 19)	Fire			
Planning					
1	The project shall operate in accordance with submitted operational statement and supporting documentation, except where modified by conditions of approval and mitigation measures required by this project	Planning			
2	All lighting associated with the project to be hooded and directed away from neighboring properties and potential special species.	Planning			
3	All roadways and parking areas associated with the project are to be covered and maintained with material sufficient to create a dust free environment.	Planning			
4	Per County Zoning Ordinance 18.04.083, the building shall contain not more than three sleeping rooms excluding sleeping rooms solely occupied by the owner, and no more than eight guests shall be allowed at any one time.	Planning			
5	The owner shall reside on site	Planning			
6	If meals are offered, they shall be only for guests or the owner	Planning			
7	Per the County's parking ordinance, the applicant shall provide two parking spaces per dwelling plus one parking space per guest room for guest parking.	Planning			
8	Per 18.91.050 of the Madera County Code, each sign associated with this project may be double faced. Parcels between 5 and 20 acres may have a maximum of twenty square feet per sign face and one sign per street front.	Planning			

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Road					
1	None				

EXHIBIT A

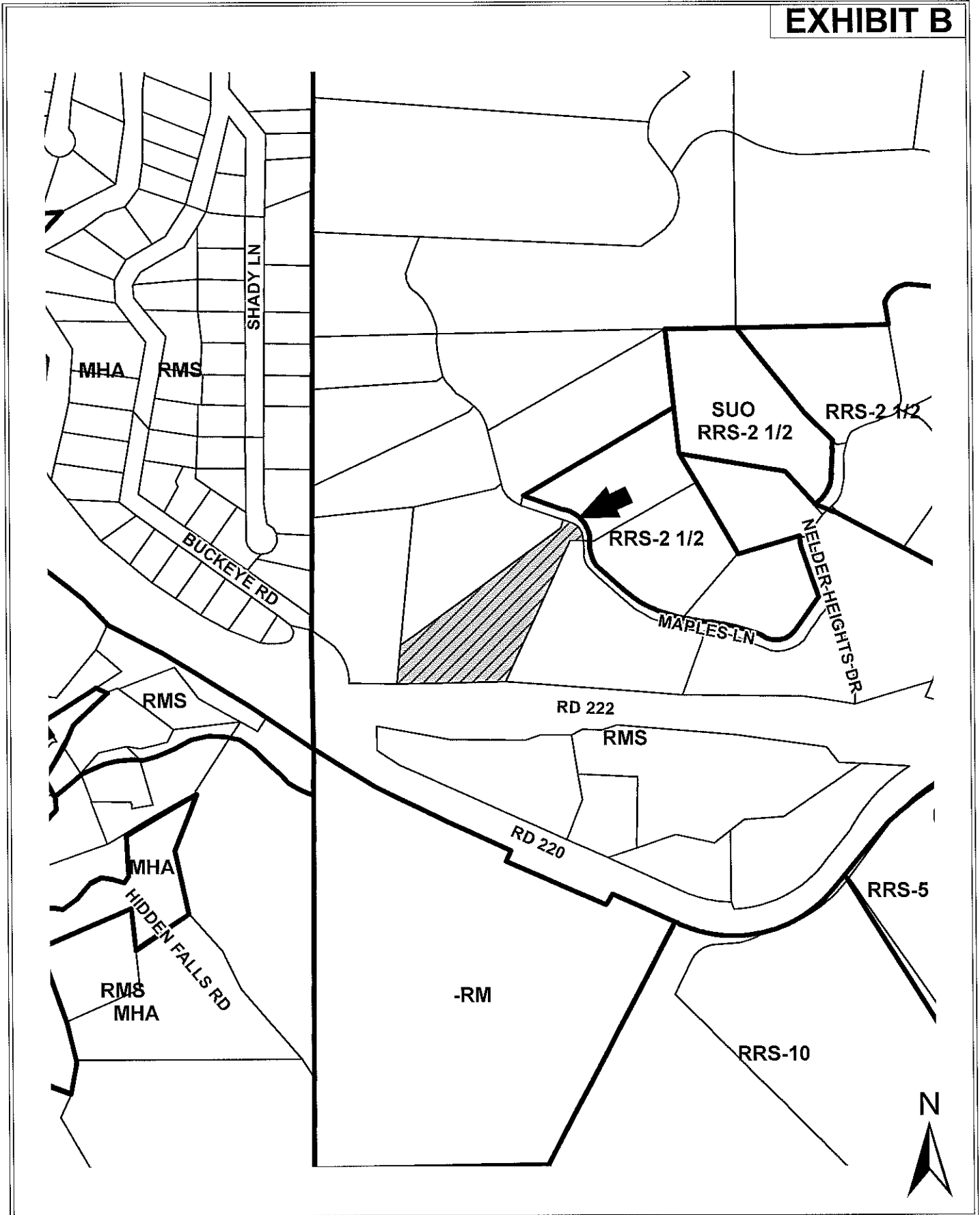


GENERAL PLAN MAP



OAKHURST AREA PLAN

EXHIBIT B



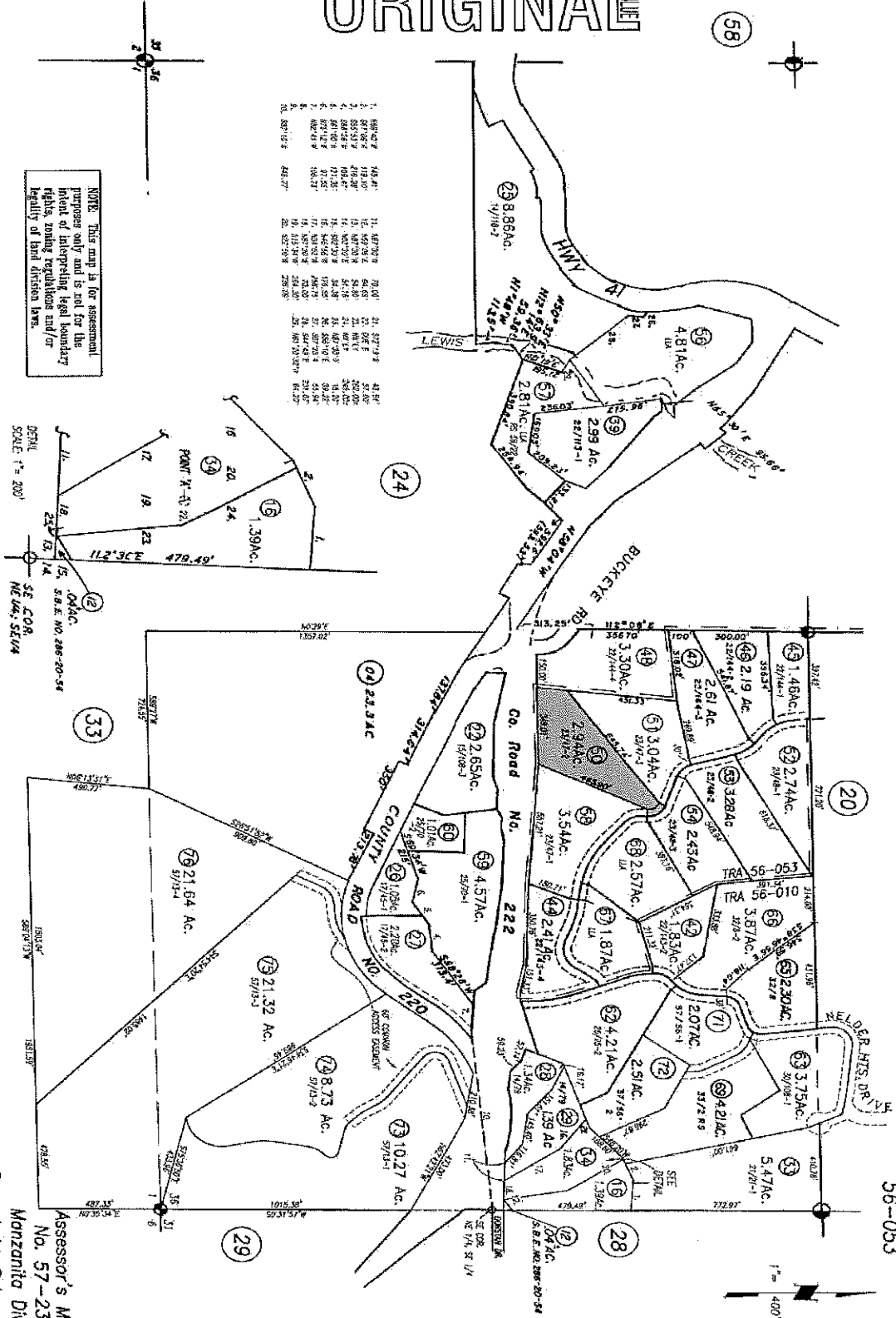
ZONING MAP

EXHIBIT C

S.1/2 SEC.36 T.6S., R.21E. & N.POR. SEC.1 T.7S., R.21E. M.D.B.&M.

Tax Area Code 57-23
56-010
56-053

ORIGINAL



NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundaries, rights, zoning regulations and/or legality of land division laws.

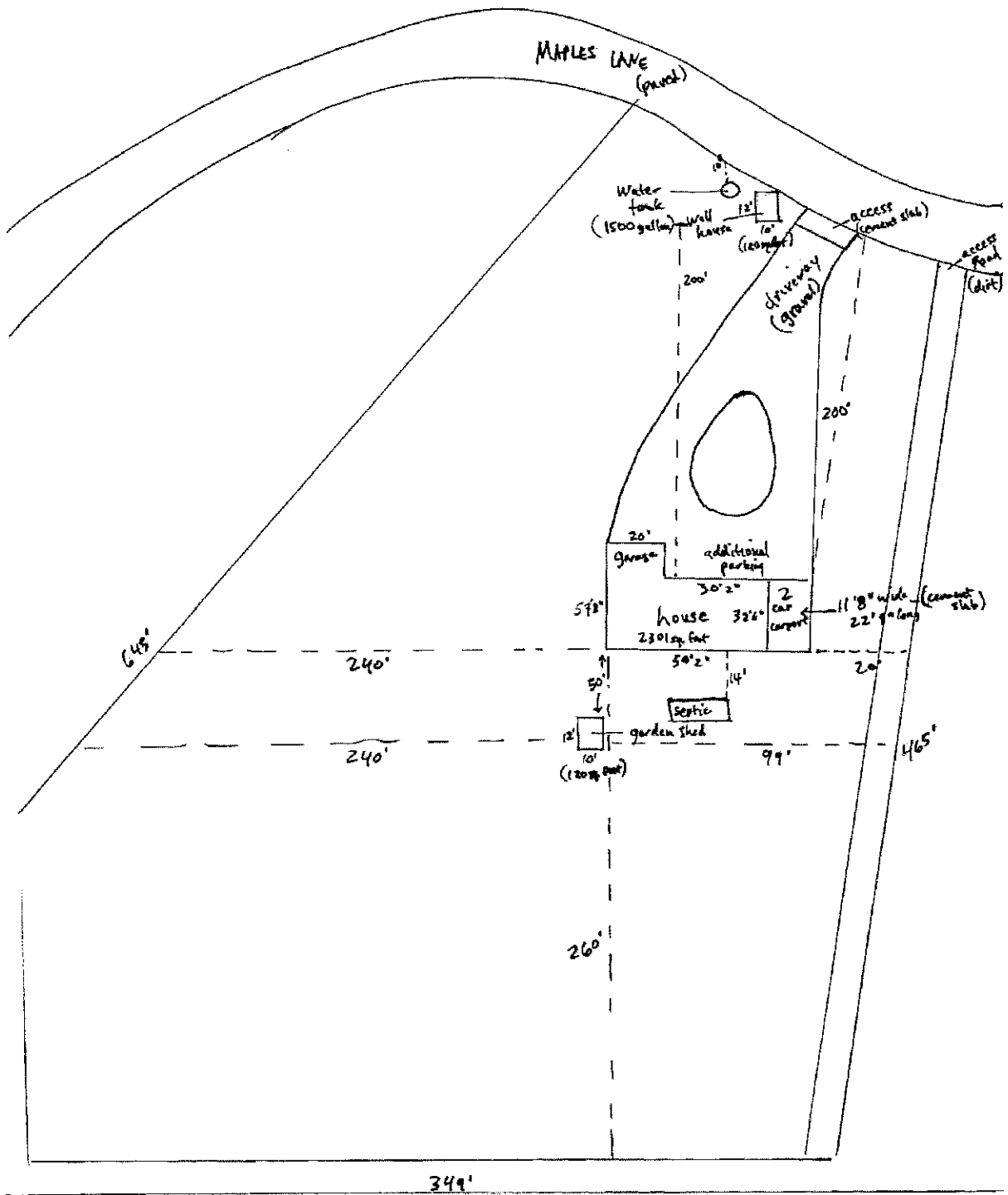
NOTE: Assessor's Block Numbers Shown in Ellipses. Assessor's Parcel Numbers Shown in Circles.

Assessor's Map No. 57-23
Manzanita Div.
Boss Lake School Dist.
County of Madera, Calif.
1963

ASSESSOR'S MAP

EXHIBIT D1

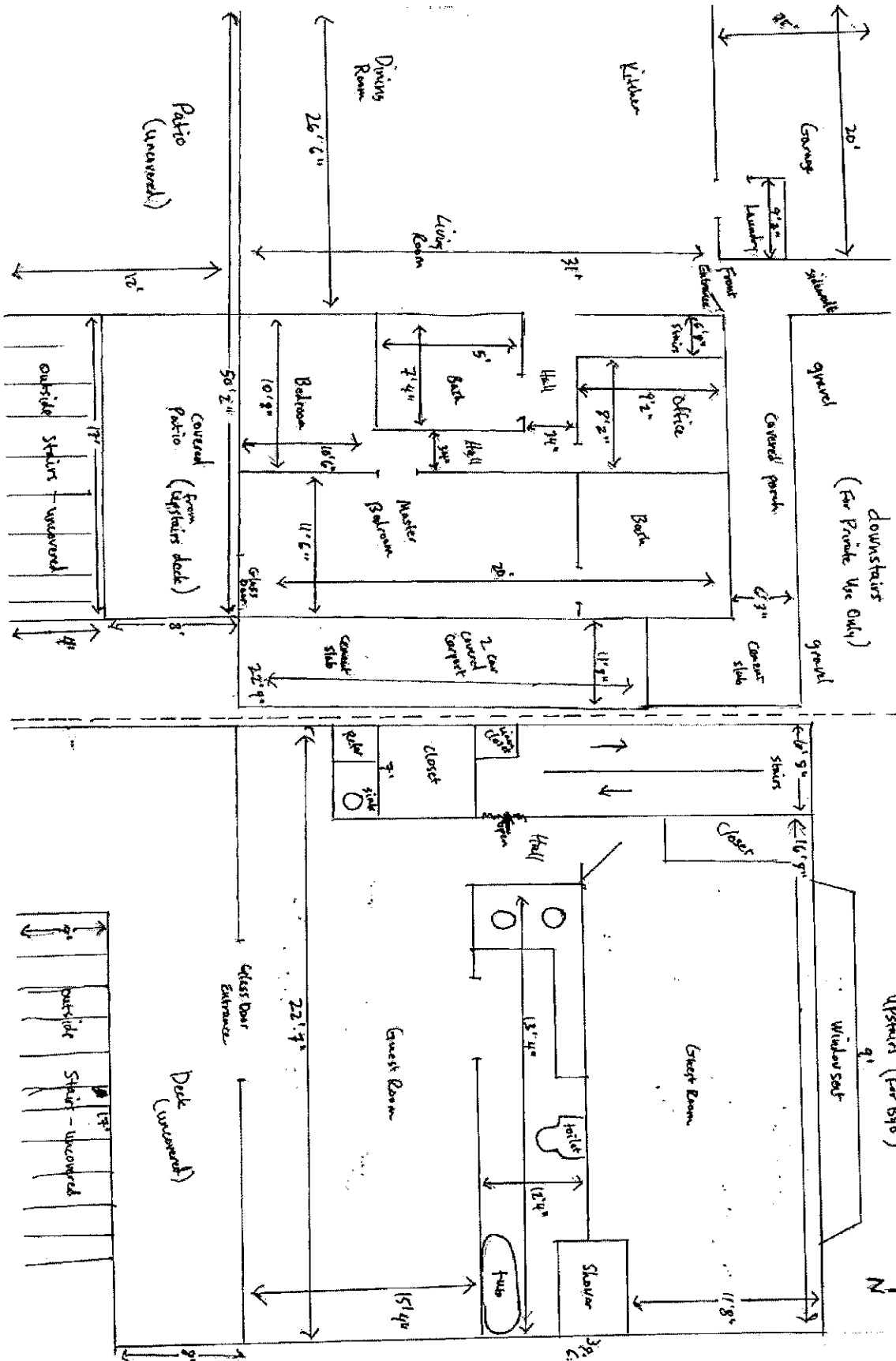
Property
Dimensions



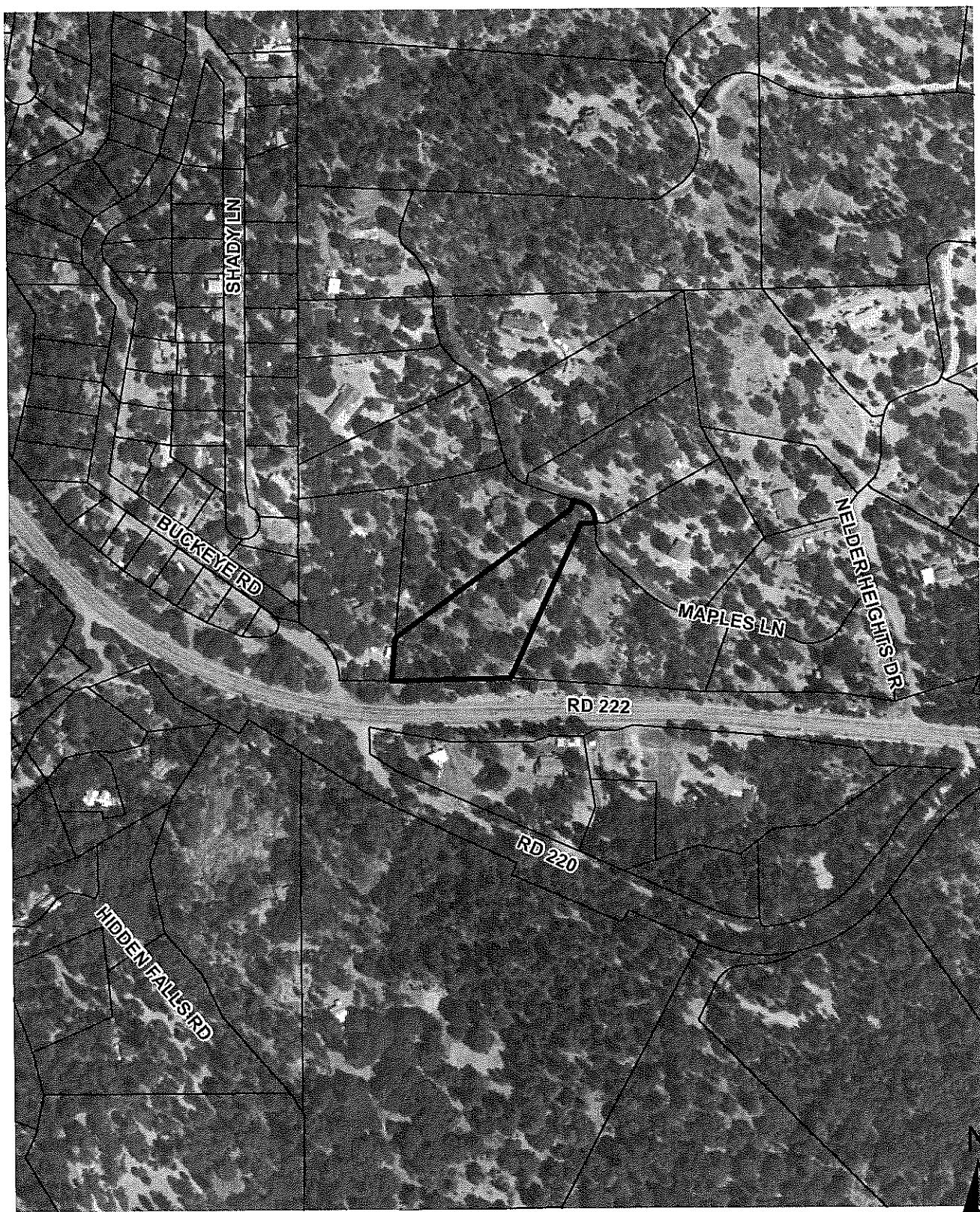
Road 222 (no access to property)

SITE PLAN

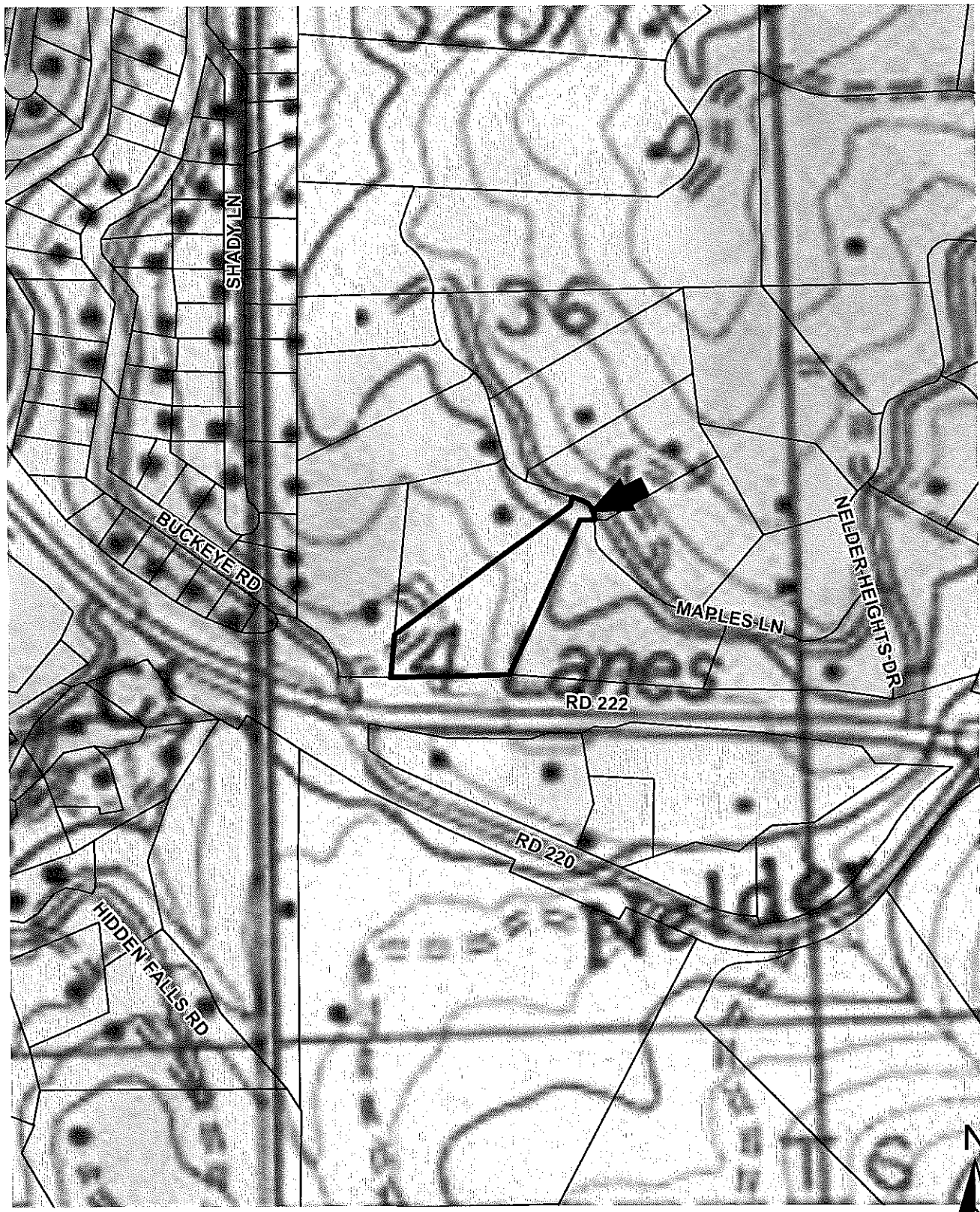
EXHIBIT D2



FLOOR PLANS



AERIAL MAP



TOPOGRAPHICAL MAP

Madera County Planning Department
2037 W. Cleveland Avenue MS-G, Madera CA 93637

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: on other application
Applicant's Name: John Reisbig
Address: 42382 Maples Lane
Phone Number: 559 683-7847

2. Describe the nature of your proposal/operation.

The upstairs of the home will be rented for week blocks at a time. The guests will have a sink and small referigerator. This was already in the house when it was purchased. There will be no cooking allowed in the room and no preparation of meals. Guests are expected to eat out as no meals will be served by the business. Guests will have a bed and a place to base

3. What is the existing use of the property?

It is currently our home, but is larger than we need.

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

5. What are the proposed operational time limits?

Months (if seasonal):

Days per week: 7

Hours (from ___ to ___):

Total Hours per day: 24 hours for 7 days, no more than one week per month.

7. How many customers or visitors are expected?

Average number per day:

Maximum number per day:

What hours will customers/visitors be there?

8. How many employees will there be?

Current: owner will operate business without any further employees

Future:

Hours they work: duties will include cleaning room after departure of guests to prepare it for the next month

Do any live onsite? If so, in what capacity (i.e. caretaker)?

9. **What equipment, materials, or supplies will be used and how will they be stored? If appropriate, provide pictures or brochures.**
none
10. **Will there be any service and delivery vehicles?**
Number: 0
Type:
Frequency:
11. **Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.**
carport parking for one vehicle
12. **How will access be provided to the property/project? (street name)**
Maples Lane to driveway
13. **Estimate the number and type (i.e. cars or trucks) of vehicular trips per day that will be generated by the proposed development.**
one car only
14. **Describe any proposed advertising including size, appearance, and placement.**
one small sign (3' X 5') at beginning of driveway that will state name of business (Suite Yosemite). Sign will replace already existing sign with owner name
15. **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.**
no
16. **Is there any landscaping or fencing proposed? Describe type and location.**
no
17. **What are the surrounding land uses to the north, south, east and west property boundaries?**
residential
18. **Will this operation or equipment used, generate noise above other existing parcels in the area?**
no

19. **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).**
none
20. **On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?**
bathroom (shower and toilet) into existing septic tank. The house currently has 3 bathrooms and one will be used for guests. The house was designed and permitted for three bathrooms for a large family. Our personal guests currently use more resources than we would expect from paying rental guests. When the business is running, we will not be accomodating
21. **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?**
1 garbage bag or less. This will be disposed of through our current waste management (EMADCO). It is not expected to be more than we are currently able to accommodate (two garbage cans per week). We currently use less than one garbage can per week, but are allowed two weekly.
22. **Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)**
absolutely NOT
23. **Are there any archeological or historically significant sits located on this property? If so, describe and show location on site plan.**
no
24. **Locate and show all bodies of water on application plot plan or attached map.**
none
25. **Show any ravines, gullies, and natural drainage courses on the property on the plot plan.**
Nothing will change
26. **Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?**
no
27. **Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)**
no
28. **How do you see this development impacting the surrounding area?**
I see no impact whatsoever. The house will have 1 to 2 guests for a week period. The only change will be a car that will be parked in the existing carport (there is a garage for my own vehicles) that may use the road during the week. We often have guests at our home that would be greater than the amount of guests we would be expecting from the rental. The difference is
29. **How do you see this development impacting schools, parks, fire and police protection or special districts?**
not at all
30. **If your proposal is for commercial or industrial development, please complete the following;**

Proposed Use(s):

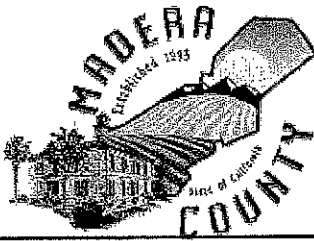
Square feet of building area(s):

Total number of employees:

Building Heights:

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

End



RESOURCE MANAGEMENT AGENCY

Environmental Health Department

Jill Yaeger, Director

• 2037 West Cleveland Avenue
• Madera, CA 93637
• (559) 675-7823

MEMORANDUM

TO: Robert Mansfield
FROM: Environmental Health Department
DATE: July 24, 2013
RE: Reisbig, John C. - Conditional Use Permit - Oakhurst (057-230-050-000)

Conditions

The Environmental Health Department has reviewed the CUP # 2013-017, Reisbig, John, located on APN: 057-230-050, within the Oakhurst area and has determined the following:

The owner/operator must obtain all the necessary Environmental Health Dept. permits prior to any construction activities on site.

The septic disposal system for the proposed facility must have been designed for maximum occupancy/use and has been approved by this department.

If at any time food is to served/given to the guest(s) then a Food Permit issued by this department must be obtained by the owner/operator prior to operation. If you have any questions regarding this process or for copies of the permit application form, please contact a Food Program Specialist within this dept. who will assist you, (559) 675-7823.

If at any time, food is to served/given to the guest(s) then the water well proposed to be used on site is required to meet Public Water Well Standards and the creation of a Public Water System is required. This includes submittal of the Public Water System application to the Madera County Environmental Health Department's (MCEHD) Drinking Water Program and the preparation of a Technical, Managerial, and Financial (TMF) report. Please contact a Water Program Specialist within this department at (559) 675-7823 for further questions or for copies of the required permit application forms process.

When the owner/operator submits the application(s) for any required county permits, the MCEHD will conduct a more detailed review of this proposed project's compliance with all current local, state, & federal requirements. The owner/operator of this property/facility must submit an application for all required MCEHD permits prior to starting any construction activities.

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms and/or other required Environmental Health requirements please, feel free to contact the appropriate program specialist as indicated in the above comments or contact me within this department at (559) 675-7823, M-F, 8:00 AM to 5:00 PM.

MADERA COUNTY FIRE DEPARTMENT

IN COOPERATION WITH
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

2037 W. CLEVELAND
MADERA, CALIFORNIA 93637
(559) 661-6333
(559) 675-6973 FAX

DEBORAH KEENAN
MADERA COUNTY FIRE MARSHAL

MEMORANDUM

TO: Robert Mansfield
FROM: Madera County
DATE: July 12, 2013
RE: Reisbig, John C. - Conditional Use Permit - Oakhurst (057-230-050-000)

Conditions

Address numbers shall be displayed on a building or land in such a manner as to be visible from the street or road on which the building or land fronts. Where the building is located more than 50 feet from the main roadway, the number shall be displayed at the entrance of the driveway and be readable from both directions. The size of letters, numbers, or symbols for addresses shall be a minimum three-inch letter height but shall not exceed twelve inches in height, three-eighth inch stroke, reflectorized, and contrasting with the background color of the sign or structure on which it is displayed. All numbers or signs shall be maintained in a neat and orderly manner so as to remain readable. (CFC, Section 505.1)

Five-pound 2A10BC portable dry chemical fire extinguishers shall be installed within the building and the rental area. All extinguisher locations shall be approved by the Madera County Fire Marshal prior to installation. (CFC, Section 906.1 Title 19)



RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building

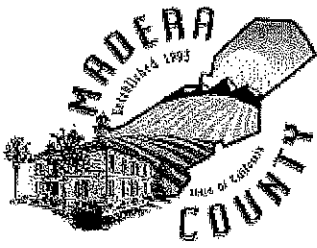
Norman L. Allinder, AICP
Director

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Mail Stop G
Madera, CA 93637
(559) 675-7821
FAX (559) 675-6573
TDD (559) 675-8970
mc_planning@madera-county.com

DATE: July 24, 2013
TO: Development Review Committee
FROM: Robert Mansfield, Planning Department
RE: Reisbig, John C. - Conditional Use Permit - Oakhurst (CUP #2013-017)
(057-230-050-000)

1. The project shall operate in accordance with submitted operational statement and supporting documentation, except where modified by conditions of approval and mitigation measures required by this project.
2. All lighting associated with the project to be hooded and directed away from neighboring properties and potential special species.
3. All roadways and parking areas associated with the project are to be paved and maintained with material sufficient to create a dust free environment.
4. Per County Zoning Ordinance 18.04.083, the building shall contain not more than three sleeping rooms excluding sleeping rooms solely occupied by the owner, and no more than eight guests shall be allowed at any one time.
5. The owner shall reside on site.
6. If meals are offered, they shall be only for guests or the owner.
7. Per the County's parking ordinance, the applicant shall provide two parking spaces per dwelling plus one parking space per guest room for guest parking.
8. Per 18.91.050 of the Madera County Code, each sign associated with this project may be double faced. Parcels between 5 and 20 acres may have a maximum of twenty square feet per sign face and one sign per street front.

EXHIBIT K



ROAD DEPARTMENT COUNTY OF MADERA

2037 WEST CLEVELAND AVENUE/MADERA, CALIFORNIA 93637
(559) 675-7811 / FAX (559)675-7631

JOHANNES HOEVERTSZ
Road Commissioner

MEMORANDUM

TO: Robert Mansfield
FROM: Road Department
DATE: August 19, 2013
RE: Reisbig, John C. - Conditional Use Permit - Oakhurst (057-230-050-000)

breakfast type establishment.

The proposed project has access onto Maple Lane which is a 60 ft offered road right of way.

The Road Department has determined that the traffic impacts are less than significant, thus recommends approval with no road related conditions.

Environmental Checklist Form

Title of Proposal: CUP #2013-017 Reisbig Bed and Breakfast

Date Checklist Submitted: 8/26/2013

Agency Requiring Checklist: Madera County Planning Department

Agency Contact: Robert Mansfield, AICP, Planner III

Phone: (559) 675-7821

Description of Initial Study/Requirement

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

Description of Project:

To allow for a bed and breakfast facility to operate in an existing residential structure. The upstairs portion of the house will be rented out for one week blocks, no more than once per month. The guests will have a sink and small refrigerator, which are existing. There will be no cooking allowed, and no meals will be provided. Guests will be expected to eat out. No recreational or special activities will occur on-site.

Project Location:

On the southwest side of Maples Lane, approximately 808 feet west of its' intersection with Nelder Heights Drive (42382 Maples Lane) Oakhurst.

Applicant Name and Address:

John Reisbig
42382 Maples Lane
Oakhurst, CA 93644

General Plan Designation:

RR (Rural Residential)

Zoning Designation:

RMS (Residential Mountain Single Family)

Surrounding Land Uses and Setting:

Residential and vacant land

Other Public Agencies whose approval is required:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)


On the basis of this initial evaluation:

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

Click here to enter text.
Prior EIR or ND/MND Number



Signature



Date

I. AESTHETICS -- Would the project:

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

Discussion:

(a) No Impact

No scenic vistas are known to exist in the vicinity of this project, no known impacts will occur. No new construction will be occurring as a result of this project. The closest highways that would qualify as scenic highways, but as yet have not been designated as such, are Highways 41 and 49 north of Oakhurst.

(b) No Impact

No impacts identified as a result of this project. No historic buildings are on the property. No new construction is occurring as a result of this project. No trees or rocks will be removed.

(c) No Impact

The visual character of the site will not change as a result of the project.

(d) Less than Significant Impact with Mitigation Incorporated

No new lighting is proposed as a result of this project. Existing lighting has the potential of significant impact, but with mitigation this can be reduced to less than significant.

General Information:

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.

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

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

Discussion:

(a) No Impact

Under the Farmland Mapping and Monitoring Program of the California Resources Agency, the property is classed as "Urban and Built Up", therefore there is no impact associated with this project regarding Farmland. The project site is not zoned agricultural and there is no agricultural activity proposed as a result of this project, and none is occurring now.

(b) No Impact

The parcel is not subject to the Williamson Act. This property is not zoned agricultural, so there will be no impacts associated with the project. There are no conflicts in regards to land use ordinances for residential properties, as the applicant is requesting a Conditional Use Permit as required for this zone district to operate a Bed and Breakfast. The existing zoning designation will remain the same.

(c) No Impact

The property is not zoned as forest land, timberland or timberland protection. The property itself is zoned for residential purposes. The applicant is not requesting a rezoning with this project. The particular zoning requires a Conditional Use Permit for the Bed and Breakfast. The surrounding area, while forested to a degree, is residentially zoned. There will be no impacts associated with this project.

(d) No Impact

As mentioned in (c), the surrounding properties are residentially zoned and not associated with forest land or timberland. No conversions will occur as a result of this Conditional Use Permit.

(e) No Impact

There is no farmland in the immediate vicinity, nor is the project located on farmland. The project and surrounding parcels are zoned residentially. No impact as a result of the project.

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 nonirrigated 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.

[Click here to enter text.](#)

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact

The operational statement of the facility indicate that only one couple at a time will visit the facility for a one week block of time, and this use will be only once per month. As a result, the project will not obstruct the implementation of any air quality plans, nor impact the region in any significant manner.

(b) No Impact

As the facility operators have indicated that only one couple will utilize the facility for a one week period in time, and the use will occur only once per month, there will be no significant increase in traffic as a result of this project, therefore no significant impact to air quality standards of the region is expected. There are no known violations in the vicinity of the project.

(c) No Impact

No additional construction will occur as a result of this project as the structure already exists. The only impacts that will occur is as vehicles arrives and departs per each scheduled user arrives. Additional trips will occur as a result of daily trips to area attractions, but given the limited duration of the stay of guests, and the limited number of guests per period of time, this is not expected to be significant. This is only expected for one week's period, once per month. Due to the limited scale of the operations, there will not be any cumulative impacts.

(d) No Impact

As a bed and breakfast operation, no pollutant concentrations are expected. While there are other residences in the vicinity of the project which could be considered under the definition of a "sensitive receptor" (due to the presence of children and the elderly), the overall operations will not release substantial pollutant concentrations. There are no known schools, hospitals, or convalescent facilities in the vicinity.

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 pollutants. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors." (GAMAQI, 2002).

(e) No Impact

As a bed and breakfast operation, no objectionable odors are expected. No additional trash

or other objectionable odor causing situation is expected to occur.

General Information

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.

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.

Click here to enter text.

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

- f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Discussion:

(a) No Impact

The area is part of the interior oak, pine and mixed chaparral biotic habitat characteristic of the Sierra Nevada foothills, with important corridors of riparian habitat along creeks and rivers. These foothill habitats have been modified by grazing, and degraded by rural residential development. However, they remain viable for native wildlife for breeding and foraging, particularly wintering refuge for deer and various predators. The riparian corridors, although sometimes degraded, are particularly important movement corridors for migratory species. Valley oaks and blue oak woodland areas are encompassed by blue oak digger pine mix, which have a shrub understory of manzanita, chaparral and patchy grasslands.

The residential structure is already built, as is the roadway leading to the facility. No further construction is proposed as a result of this project. There are no known special status species habitats or migration corridors known to exist in the vicinity of this project. It is anticipated that since this structure, and those in the immediate vicinity, has existed for some time, that migratory species have adapted accordingly and are not impacted as a result.

As the residence has already been constructed, as permitted by building code and zoning ordinance, there is no further impact anticipated as a result of this project.

There will be no modifications to the surrounding habitat, or any impacts to any species that may use the habitat or to any migratory species.

(b) No Impact

No riparian habitats have been identified in the vicinity. Additionally, the house, road and surrounding uses have already been built out and there were no changes to the existing home submitted as a part of this project.

(c) No Impact

There are no known federally protected wetlands on the site. There are no known marshes, or vernal pools, and as the County is geographically in the center of the State, there are no Coastal issues.

(d) No Impact

There will be no impacts to migration, as no new construction is proposed. The residence, as with others in the area, have existed for some time. The area is not densely packed, population wise, and thus affords for potential migration corridors.

(e) No Impact

No tree removal is expected as a result of this project. No impacts anticipated as a result of this project.

(f) No Impact

No impacts anticipated as a result of 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 Game’s databases for special status species have identified the following species:

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
Foothill Yellow Legged Frog	None	None	SSC	None
Bald Eagle	Delisted	Endangered	FP	None
Western Pond Turtle	None	None	SSC	None
Leech’s skyline diving beetle	None	None	None	None
Rawson’s Flaming Trumpet	None	None	None	1B.2
Abram’s Onion	None	None	None	1B.2

Bass Lake 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)

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 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 USFWS, 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.

Click here to enter text.

V. CULTURAL RESOURCES -- Would the project:

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

Discussion:

(a) No Impact

Structure is already built, no new construction proposed. There are no historical resources on the project site or the vicinity.

Pursuant to CEQA Section 15064.5, there are no structures eligible for State Historical Resource Commission listing on the project site, nor are any of the conditions listed under Section 15064.5(3) applicable to the site nor have been met.

(b) No Impact

No known archaeological resources are on the property. As the structure already exists, no impacts on archaeological resources is expected.

(c) No Impact

Paleontology is a branch of geology that studies the life forms of the past, especially prehistoric life forms, through the study of plant and animal fossils. Paleontological resources represent limited, non-renewable and impact sensitive scientific and educational resources.

Most of the paleontological finds have been on the Valley Floor of Madera County, however that does not preclude the potential of discovering previously unknown finds during construction.

No impacts, directly or indirectly, are expected as a result of this project.

(d) No Impact

The area historically has been utilized by indigenous tribes as well as more recent settlements. This structure has already been built. No other construction is anticipated or expected as a result of operations.

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.

Most of the archaeological survey work in the County has taken place in the foothills and mountains. This does not mean, however, that no sites exist in the western part of the County, but rather that this area has not been as thoroughly studied. There are slightly more than 2,000 recorded archaeological sites in the County, most of which are located in the foothills and mountains. Recorded prehistoric artifacts include village sites, camp sites, bedrock milling stations, pictographs, petroglyphs, rock rings, sacred sites, and resource gathering areas. Madera County also contains a significant number of potentially historic sites, including homesteads and ranches, mining and logging sites and associated features (such as small camps, railroad beds, logging chutes, and trash dumps).

Click here to enter text.

VI. GEOLOGY AND SOILS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

(a-i) Less than Significant Impact

Foothill and Sierra Nevada regions of California are areas that are crossed by very few faults. There is an unnamed fault line that crosses through the southeastern portion of the County and is a part of the Hartley Springs Fault Zone. As such, the chances of rupture of faults in the vicinity are less than likely. Chances are better in feeling shock waves from faultlines that do rupture, depending on their magnitude.

(a-ii) Less than Significant Impact

Madera County is in the Central Valley, Foothill and Sierra Nevada regions of California and in an area crossed by very few faults. One fault does cross through the southeastern portion of the County, is unnamed and is a part of the Hartley Springs Fault Zone.

There has been no recorded seismic events in the area of the project site in recent records.

(a-iii) Less than Significant Impact

See above

(a-iv) Less than Significant Impact

Topographically, the area is not necessarily steep, but is enough to allow for landslides should the right conditions occur. While the residential structure already exists, and grading had occurred as a result, the likelihood of landslides given sufficient rainfall and ground saturation could occur.

(b) Less than Significant Impact

As the facility has already been constructed, impervious ground cover already exists, so therefore, rainfall has already been diverted to areas where concentration of rainfall has increased and therefore causes more erosion than previous.

(c) No Impact

The area is a small part of the Sierra Nevada mountain and foothill areas lying east of the San Joaquin Valley, with upland soils basically derived from granite or schist. Coarsegold-Trabuco soils compose most of Potter Ridge, Deadwood Peak, and Thornberry Mountain to the south, while Ahwahnee-Auberry association soils compose most of the Fresno Flats basin. Holland-Tollhouse association soils compose the fringe of the basin to the north, east and south. These soils are generally Class IV agricultural capability, suitable for grazing land, but not for intensively cultivated or irrigated crops. Most timber production occurs above the 3,000 foot elevation in the Sierra National Forest.

No impacts identified.

(d) No Impact

No impacts identified.

(e) No Impact

No impacts identified.

General Information

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.

Click here to enter text.

VII. GREENHOUSE GAS EMISSIONS - Would the project:

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

Discussion:

(a) No Impact

No impacts identified as a result of this project. The number of vehicles visiting the property will be the equivalent to those of other residential structures, in that unlike other Bed and Breakfast operations, only one person or couple will visit during a one week block of time once per month. Per County Ordinance, typical Bed and Breakfast operations are allowed three rooms to be separately booked at any one time, and can range from overnight to several days at a time.

(b) No Impact

No impacts identified.

General Information

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 State-

gy (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.

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VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact

There will not be any hazardous materials onsite beyond that typically found at a residential facility (i.e. pest controls such as Raid, landscaping such as fertilizers and weed control, etc.). The amount of usage will also be typical of that of any other residence.

(b) No Impact

No impacts identified. As mentioned above, the amount of materials onsite are typical of residential units, and thus will not constitute a hazard to surrounding properties.

(c) No Impact

No hazardous materials are expected to be used on site during normal operations. The facility is not within 1/4 mile of a school.

(d) No Impact

No impacts noted. There are no sites in the immediate vicinity that qualify as a site having had hazardous materials on site, or listed as such.

(e) No Impact

The project site is not within an Airport/Airspace Overlay District nor within proximity to any known airports and airstrips. No impacts identified.

(f) No Impact

The project site is not within an Airport/Airspace Overlay District nor within proximity to any known airports and airstrips. No impacts identified.

(g) No Impact

No impacts identified as a result of this project.

(h) No Impact

The area has been identified as a wildfire risk area. Traditional lands, as existed 30 to 40 years ago, are rapidly shrinking in size and changing into a category of land use best described as a combination of urban and rural uses. The changing development pattern of the area, including the creation of new parcels through the parcel map and subdivision processes, as well as the construction of numerous individual houses, has expanded the wildfire problem. Residences built to accommodate the growing rural population are often placed along narrow, winding, non-connecting roads, bordered by flammable vegetation, making travel during emergencies more difficult.

Fire protection is provided by one CalFire station located east of Highway 41 on Civic Center in central Oakhurst. Through the cooperative fire protection system currently in place, this station is augmented by resources from Ahwahnee, Coarsegold and Bass Lake. Additionally, by mutual aid agreement, the US Forest Service Batterson Station, located west of Highway 41 and north of Road 222, responds into the area when staffed during the summer and fall.

This project in and of itself poses no danger to surrounding properties regarding wildland fires. Given the limited increase of housing occupants (one couple, for week period once per month), the impact is negligible at best.

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>

Click here to enter text.

IX. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact

No impacts identified.

While the County operates a sewer collection, treatment and disposal facility in the region (Maintenance District 22a), the area is also served by private septic systems. Given that the applicant will not be having more than one couple at a time, for a one week block once per month, the increase of impacts to water quality and discharge is not expected to be more than a typical residence.

(b) No Impact

No more water than what is already being utilized for residential purposes is expected.

While there is a water supply provider in the area (Hillview Water), large portions of the rural residential development in the area are served by individual private wells.

(c) No Impact

No streams exist in the vicinity of this project. No additional construction will be occurring. The structure has already been constructed, so any drainage patterns would have already been altered. No additional alteration is anticipated as a result of this project.

(d) No Impact

See above

(e) No Impact

No impacts anticipated.

(f) No Impact

The home already exists on the site. No new housing is expected.

(g) No Impact

The site is not within a 100-year flood plane.

(h) No Impact

No impact identified as a result of this project, directly or indirectly.

(i) No Impact

No impact identified as a result of this project, directly or indirectly.

(j) No Impact

No impact identified as a result of this project, directly or indirectly. See explanation of seiche and tsunami below.

General Information

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

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

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

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

Click here to enter text.

X. LAND USE AND PLANNING – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact

Rural residential and urban development is concentrated in a portion of the Fresno River watershed formally known as "Fresno Flats," now known as Oakhurst. Rural residential development extends primarily to the east and southeast of the intersection of Highway 41 and 49 in central Oakhurst. Outlying development in the northern portion of the area is also prevalent, including the Yosemite Forks, Cedar Valley, and Sugar Pine communities.

This project as designed will not divide any established communities within the County or Oakhurst. Tourism and recreational resort development have replaced timber as the primary economic development base. Yosemite National Park, Bass Lake and the Sierra National Forest are major draws within the community and its' surroundings. For that reason, there are numerous hotels and bed and breakfast operations in the area for lodging. Most of those operations have large scale visits, especially during summer months. This could physically divide the community by sheer numbers. However, this particular project, as designed and presented, will not have an impact on the community or physically divide it.

(b) No Impact

No known impacts exist.

The zoning ordinance for this parcel is residential, and allows for Bed and Breakfast operations with a Conditional Use Permit. The purpose of the Conditional Use Permit is to allow for a use that may typically be found in the zoning, but due to the increased intensity, provide for conditions of use to mitigate the increased intensity.

(c) No Impact

No known impacts exist.

XI. MINERAL RESOURCES – Would the project result in:

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

Discussion:

(a) No Impact

Mineral resources are generally not of economic importance in the area, although local demand for decomposed granite as a building material as served as a catalyst for permitted mining operations.

No impacts identified as a result of this project.

(b) No Impact

No resource recovery sites are in the vicinity of this project. No impacts identified as a result of this project

XII. NOISE – Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact

As there is no construction anticipated as a result of this project, no groundborne vibrations are anticipated. Bed and Breakfast operations typically do not generate any more noise than residential uses do. Vehicles traveling to and from the facility as is typical of the neighborhood is the norm.

(b) No Impact

No groundborne vibrations anticipated as a result of normal operations.

(c) No Impact

Ambient noise increases is expected to be minimal in light of the whole given that there are going to be so few visitors at any one time.

(d) No Impact

See above.

(e) No Impact

This project is not located near an airport or airstrip nor is it in the Airport/Airspace Overlay District, therefore no impacts identified as a result of this project.

(f) No Impact

This project is not located near an airport or airstrip nor is it in the Airport/Airspace Overlay District, therefore no impacts identified as a result of this project.

General Discussion

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

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

Short Term Noise

Noise from localized point sources (such as construction sites) typically decreases by approximately 6 dBA with each doubling of distance from source to receptor. Given the noise attenuation rate and assuming no noise shielding from either natural or human-made features (e.g. trees, buildings, fences), outdoor receptors within approximately 400 feet of construction site could experience maximum noise levels of greater than 70 dBA when onsite construction-related noise levels exceed approximately 89 dBA at the project site boundary. Construction activities that occur during the more noise-sensitive eighteen hours could result in increased levels of annoyance and sleep disruption for occupants of nearby existing residential dwellings. As a result, noise-generating construction activities would be considered to have a potentially significant short-term impact. However with implementation of mitigation measures, this impact would be considered less than significant.

Long Term Noise

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

Landscape maintenance equipment, such as leaf blowers and gasoline powered mowers, associated with the proposed operations 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	Architectural damage and possibly minor structural damage

Source: Whiffen and Leonard 1971

XIII. POPULATION AND HOUSING – Would the project:

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

Discussion:

(a) No Impact

Rural residential and urban development is concentrated in a portion of the Fresno River watershed formally known as "Fresno Flats," now called Oakhurst. Rural residential development extends primarily to the east and south east of the intersection of Highways 41 and 49 in central Oakhurst. Outlying development in the northern portion of the area is also prevalent, including Yosemite Forks, Cedar Valley and Sugar Pine communities.

No impact identified as a result of this project. No new housing units, or expansion of the existing home, is proposed as a result of this project. There is no new roadways systems or infrastructure improvements required as a result of this project.

(b) No Impact

No impact identified as a result of this project. No homes will be displaced as a result of this project, as the existing home will be used and no new construction will be done.

(c) No Impact

No impact identified as a result of this project. No one will be displaced as a result of this project.

General Information

According to the California Department of Finance, in January of 2012, the County wide population was 152,074 with a total of 49,334 housing units. This works out to an average of 3.33 persons per housing unit. The vacancy rate was 11.84%.

The project as a whole is seen as beneficial as it will provide for jobs in a community where unemployment has hit hard. Granted, the number of employees for operation are minimal, it is still a jobs producer.

XIV. PUBLIC SERVICES

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

Discussion:

(a-i) Less than Significant Impact with Mitigation Incorporated

The entire area is classified as a wildland fire risk area. The changing development pattern of the area, including creation of new parcels and construction of numerous individual homes, have expand the wildfire problem. Residences built to accommodate the growing

rural population are often placed in areas bordered by flammable vegetation and along narrow roads.

Due to the nature of the physical location, there is the potential for fire. This is due to the surrounding forest. As there is no new construction involved, nor any increase in permanent residency, the overall risk is less than significant. There is a CalFire station in Oakhurst located east of Highway 41 and Civic Center. Additional resources are located at Bass Lake and in Coarsegold. There is a Mutual Aide contingency in place with the US Forest Service-Batterson Station, located west of Highway 41 and north of Road 222, which responds to the area when staffed during the summer and fall.

Given the limited scope of operations at this facility, the chances of significant impact is not likely. However, creating a safe environment for the guest(s) must be a priority. Therefore, with mitigation, this impact can be reduced to less than significant.

(a-ii) Less than Significant Impact

There will be incidental need for sheriff and other law enforcement assistance due to potential theft and/or vandalism issues.

The Madera County Sheriff's Department provides law enforcement and patrols the area, operating from substations in Oakhurst and the Mountain Government Center at Bass Lake.

(a-iii) No Impact

The area's public schools are provided by Yosemite Union High School District and Bass Lake Elementary School District; each headquartered in Oakhurst adjoining the Oak Creek Intermediate School.

No schools will be impacted as a result of this project.

(a-iv) No Impact

Only one community park exists in the area, on leased private land near the center of Oakhurst adjoining the junction of China Creek and the Fresno River, east of the Highway 41 and 49 intersection. The small park and playground is supplemented by neighborhood use of school grounds during evenings and weekends. The Oakhurst Community Center also provides ball fields with baseball diamonds. With the exception of school grounds, all park facilities are maintained solely through donations by private contributors.

No parks will be impacted as a result of this project.

(a-v) No Impact

Ambulance and paramedic service within the community is provided by Sierra Ambulance. Emergency medical care services are privately provided from commercial facilities in Oakhurst, and 12 hour emergency treatment is available at the medical clinic at Highway 41 and Victoria Lane.

No public facilities will be impacted as a result of this project.

General Information

The proposed project site is within the jurisdiction of the Madera County Fire Department. Crime and emergency response is provided by the Madera County Sheriff's Department. The proposed project will have no impact on local parks and will not create demand for additional parks.

The Madera County Fire Department exists through a contract between Madera County and the CALFIRE (Cal-

ifornia 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.

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.

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

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

Click here to enter text.

XV. RECREATION

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

Discussion:

(a) No Impact

No impact identified as a result of this project. While bed and breakfasts in and of themselves do not have recreational facilities on site, thus lend themselves to requiring use of surrounding recreational facilities, given the limited number of guests at a time the need for additional recreational facilities is not an issue. Customers would be able to utilize local recreational facilities and tourist destinations without causing significant impact.

Only one community park exists in the area, on leased private land near the center of Oakhurst adjoining the junction of China Creek and the Fresno River, east of the Highway 41 and 49 intersection. This small park and playground is supplemented by neighborhood use of school grounds during evenings and weekends. The Oakhurst Community Center also provides ball fields with baseball diamonds, etc. With the exception of school grounds, all park facilities are maintained solely through donations by private contributors.

(b) No Impact

No impact identified as a result of this project. See above.

General Information

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

Click here to enter text.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures or other standards, established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) No Impact

The primary regional circulation routes within the planning area are State Highways 41 and 49. Minor County arterials include County Roads 222 (Bass Lake Road) and 426 (Crane Valley Road West). Local roads of major significance are Roads 427 (School Road), 425B (Fresno Flats Road), 422 (China Creek Road) and 423 (Echo Valley Road) in southeast Oakhurst; and 632 (Sky Ranch Road) near Yosemite Forks. Local circulation is largely deficient, with these same State Highways and County Roads comprising the only existing network of through streets. Most local streets are dead-end drives.

Bike and pedestrian facilities are almost totally absent in the area, although the Oakhurst (Frenso) River Parkway has been extended from the community park near Highway 41 and Road 426 (Crane Valley Road West) north and east to the Yosemite High School on Oak Creek near Road 427 (School Road). There are few median turn lanes with no raised medians to control existing left-turn movements at many private driveways.

There are no public transportation facilities or routes in the area, but several private tour companies provide special vans or small buses for groups, particularly those associated with Yosemite National Park. Thus, the area is almost totally dependent on private automobile and truck access. There are no rail or airport facilities in the area.

Road 222 (Bass Lake Road) is considered an arterial road. Maples Lane feeds into Nelder Heights Drive. Only one additional vehicle per guest is anticipated, and therefore will not impact the overall circulation pattern of the area.

(b) No Impact

As the project will only have one couple for a week period of time once per month, the overall impact to the area's level of service at intersections and traffic patterns in the area will be minimal if any at all.

(c) No Impact

The site is not located in the vicinity of an airport or airstrip, nor is it in an Airport/Airspace Overlay District. No impacts anticipated as a result of this project.

(d) No Impact

No impacts are anticipated as a result of this project. No new construction is proposed as a part of this project, and no new design features are being added.

(e) No Impact

No impacts anticipated as a result of this project.

(f) No Impact

Bike and pedestrian facilities are almost totally absent in the area. There are no public transportation facilities or routes in the planning area, but several private tour companies provide special vans or small buses for groups, particularly those associated with Yosemite National Park. Thus, the planning area is almost totally dependant on private automobiles. There are no transportation nodes in the vicinity of the project. People in the area are more dependent on the automobile to get around.

Given the limited number of visitors to this facility, and the extended periods of time when no visitors will be at the facility, no impacts anticipated as a result of this project.

General Information

According to the Institute of Traffic Engineers (7th Edition, pg. 268-9) the trips per day for one single-family residence are 9.57.

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.

[Click here to enter text.](#)

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

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

Discussion:

(a) Less than Significant Impact

Given the limited increase in individuals at the residence, and their short stay in light of the whole, water usage is expected to be minimal as a part of the operations. Septic systems will be utilized and is already in place as a result of the existing residential structure.

(b) Less than Significant Impact

Septic systems will be utilized for this project. Most of the water used as a result of this project is for residential purposes only. As the total number of visitors to the project site is limited, and their stay is limited in duration, the amount of usage is not expected to increase the need for any additional systems.

(c) Less than Significant Impact

Impervious surfaces already exist as a result of this project, therefore no real addition of drainage will occur.

(d) Less than Significant Impact

Supplies already exist as the residence already exists. There are currently only two people using water at the site, with the increase of up to two additional persons for a one week period of time once a month, usage would be typical of a four member family.

(e) No Impact

No impacts anticipated as a result of this project. There are currently only two persons at the residence. With the increase of up to two additional persons for one week once a month, the wastewater generation expected will be no more than that of a typical four person family.

(f) No Impact

Solid waste is expected to be minimal. The facility is served by the Fairmead Landfill.

(g) No Impact
 No impacts anticipated.

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.

Click here to enter text.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Discussion:

(a) No Impact

No impacts are anticipated as a result of this project.

(b) No Impact

No impacts anticipated as a result of this project.

(c) No Impact

No impacts anticipated as a result of this project.

General Information

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.

Click here to enter text.

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

Madera County General Plan

California Department of Finance

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

Madera County Integrated Regional Water Management Plan.

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

Madera County Engineering Department Comments

Madera County Environmental Health Department Comments

Madera County Fire Marshall's Office Comments

Oakhurst Area Plan, 2005

MITIGATED NEGATIVE DECLARATION

MND

RE: Conditional Use Permit #2013-017 – Reisbig Bed and Breakfast

LOCATION AND DESCRIPTION OF PROJECT:

The applicant is requesting a Conditional Use Permit to allow for operation of a Bed and Breakfast in a single family residence. The upstairs of the house will be rented for one week blocks at a time, no more than once a month. The guests will have a sink and small refrigerator available for use. There will be no cooking allowed in the room and no preparation of meals. Guests will be expected to eat out as no meals will be served by the business. Guests will have a bed and place to base their travels from.


The subject property is located on the southwest side of Maples Lane, approximately 808 feet west of its' intersection with Nelder Heights Drive (42382 Maples Lane), 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:

1. All lighting shall be hooded and directed away from neighboring properties and potential special status species habitats.
2. All roadways and parking areas to be maintained in such a condition as to be dust free.
3. Maintain a fire safe perimeter around the structure per established CalFire guidelines.


Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 2037 West Cleveland Avenue, Madera, California.

DATED: 8/26/13
FILED:
PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2013-21

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
	All lighting associated with the project to be hooded and directed away from neighboring properties and potential special species.		Planning	Planning	hooded lights			
Agricultural Resources								
Air Quality								
	All roadways and parking areas to be maintained in such a condition as to be dust free		Planning	Planning	dust free			
Biological Resources								
Cultural Resources								
Geology and Soils								
Hazards and Hazardous Materials								
Hydrology and Water Quality								
Land Use and Planning								
Mineral Resources								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Noise								
Population and Housing								
Public Services								
	Maintain a fire safe perimeter around the structure per established CalFire guidelines.							
Recreation								
Transportation and Traffic								
Utilities and Service Systems								