

RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building

Norman L. Allinder, AICP
Director *NLS*

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

PLANNING COMMISSION DATE: September 9, 2014

AGENDA ITEM: #2

CUP	#2014-010	Conditional Use Permit to Allow a Bed and Breakfast
APN	#055-024-050	Applicant/Owner: Michael Nimon
CEQA	ND #2014-23	Mitigated Negative Declaration

REQUEST:

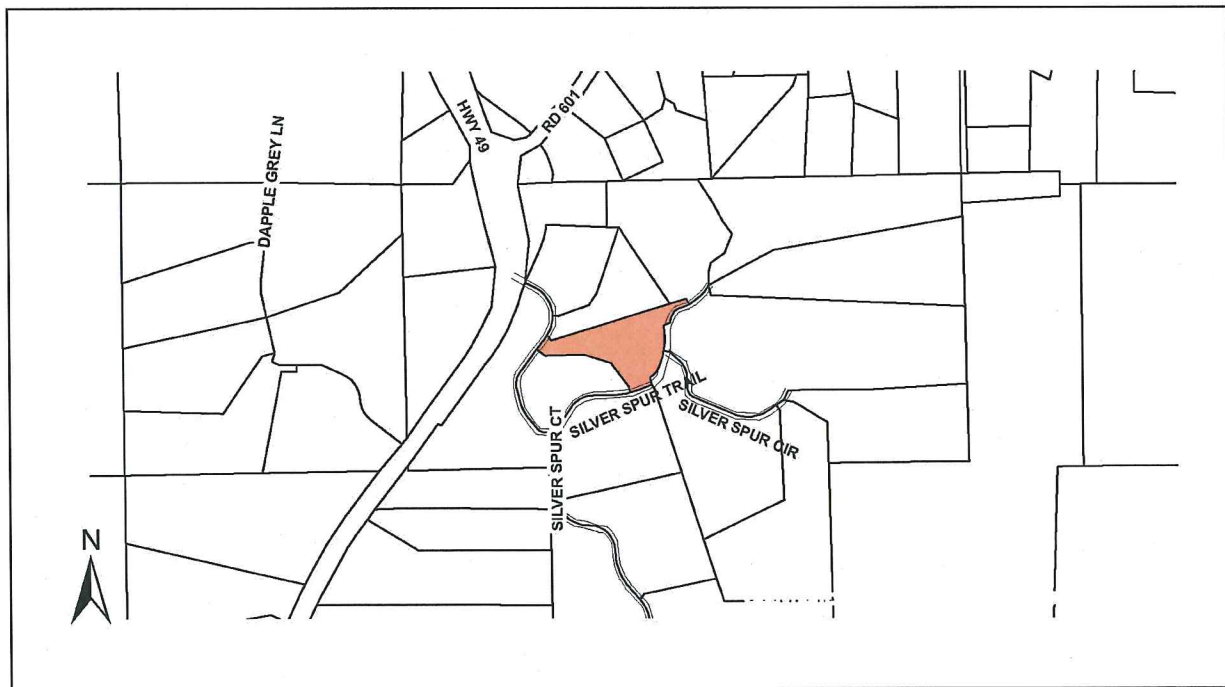
The applicant is requesting a conditional use permit to allow a bed and breakfast facility with three guest suites.

LOCATION:

The property is located on the east side of Silver Spur Trail, approximately 360 feet southeast of its intersection with Highway 49 (no situs), Ahwahnee.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (ND #2014-23) and mitigation monitoring program has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Approval of the Conditional Use Permit (CUP 2014-010) and Mitigated Negative Declaration (ND 2014-23) subject to conditions and the mitigation monitoring program.

GENERAL PLAN DESIGNATION (Exhibit A-1):

SITE: VLDR (Very Low Density Residential) Designation

SURROUNDING: VLDR (Very Low Density Residential) and RER (Rural, Estates, Residential) Designations

AHWAHNEE AREA PLAN (Exhibit A-2):

SITE: VLDR (Very Low Density Residential) Designation

SURROUNDING: VLDR (Very Low Density Residential) and RER (Rural, Estates, Residential) Designations

ZONING (Exhibit B):

SITE: RRS-2 (Residential, Rural, Single Family–2 Acre) District

SURROUNDING: RRS-2 (Residential, Rural, Single Family–2 Acre), AR-5 (Agricultural, Rural–5 Acre) and RRS-5 (Residential, Rural, Single Family–5 Acre) Districts

LAND USE:

SITE: Vacant with a pad and a driveway to the pad.

SURROUNDING: Residential with two bed and breakfast facilities adjacent to the subject parcel.

SIZE OF PROPERTY: 2.45 Acres

ACCESS (Exhibit A): Access is via Silver Spur Trail off Highway 49.

BACKGROUND AND PRIOR ACTIONS:

In 1987, this parcel was Parcel #2 in Parcel Map 2651. The parcel was further divided in 2006, through Parcel Map 3949.

PROJECT DESCRIPTION:

The request is for a Conditional Use Permit to allow a bed and breakfast facility. The facility will operate 12 months per year, seven day per week. However, the primary season will be from April to October. There will be three guest suites that will be occupied from one to five days typically. An average of four to six visitors per day are expected. Breakfast will be individual pre-packaged delivered to each room. In the future, there may be one employee to help with the cleaning.

Six parking spaces will be available to the guests with a garage for the owners. A new single story, wood frame construction home with owner's quarters and three guest suites will be built. Fire sprinklers will be included. The owner's quarters will have a second story loft. It will have a Colorado timber exterior with wood, stone and siding.

The property has a shared water well agreement with the adjacent parcel. Water usage will be about twice a normal single family dwelling. The units have no cooking or laundry in the guest suites, water will be used primarily for showers. An engineered septic system will be installed. One tree will need to be removed for the garage.

ORDINANCES/POLICIES:

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

Section 18.16.010 of the Madera County Zoning Ordinance outlines the permitted uses within the RRS-2 (Residential Rural Single Family-2 Acres) zone.

Section 18.16.010(c)(4) of the Madera County Zoning Ordinance allows for Bed and Breakfast businesses with a Conditional Use Permit within the RRS-2 (Residential Rural Single Family-2 Acre) zone.

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

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 area is a small part of the Sierra Nevada mountain and foothill areas lying east of the San Joaquin Valley. The property is located on the east side of Silver Spur Trail, approximately 360 feet southeast of its intersection with Highway 49 (no situs), Ahwahnee.

The request is to operate a Bed and Breakfast facility in a new single family residence in a residentially zoned area of Ahwahnee. There will be from four to six guests or a maximum of eight at one time, excluding the owners of the residence. Only pre-packaged breakfast will be served and the guests will be expected to dine elsewhere.

According to Section 18.04.083 of the Zoning Ordinance, a Bed and Breakfast operation in a single family residence zone district 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 business owners.

The owners of the subject property are currently operating a bed and breakfast facility on the adjacent property. Ownership of that property will be transferred to the owner's daughter and she will be running that bed and breakfast facility while the owners of the subject property will run the new facility.

All signage must comply with the zoning ordinance. The operational statement indicates that a sign is proposed at Highway 49, one at the turn-in at Silver Spur and one as you come to the home. The two signs (at Highway 49 and Silver Spur) must comply with the zoning ordinance that states:

"Off-premises sign" means a sign which advertises a business, product, service or entertainment, conducted, sold, or offered elsewhere than upon the parcel upon which the sign is located. No off-premises sign shall be located within one thousand feet of any other off-premises sign nor within five hundred feet of any road or railroad interchange, intersection at grade or any safety road side rest area."

The regulations for signs on residentially zoned property indicates:

"Total sign area for signs which are visible from adjacent properties or streets shall not exceed eight square feet per parcel;"

The General Plan designates the site as VLDR (Very Low Density Residential) which allows for similar uses as to that being proposed. The property is zoned RRS-2 (Residential, Rural Single Family-2 Acre) District which also allows for this type of operation with the approval of a Conditional Use Permit. The proposed project is consistent with the plan.

The proposed project is located on Silver Spur Trail, southeast of its intersection with Highway 49. The facility will have access onto Silver Spur Trail which is designated as a minor road requiring a minimum road right-of-way width of 60 feet. Approximately 10 trips a day are anticipated. The closest category the Institute of Traffic Engineers uses that is similar to this establishment is a "Hotel". The generation rate for that type of use is 0.60 per room of facility for peak PM trips. The bed and breakfast facility will have three guest suites and one owner's suite for a total of four suites or rooms resulting in a generation rate of 2.4 peak PM trips.

Water usage, wastewater discharge and trash generation will be increased slightly due to the number of people occupying the facility (maximum of 10 guests plus the owners). Most guest activities will be occurring off-site, therefore water consumption is primarily due to showers. There are two Bed and Breakfast facilities in the immediate vicinity, the adjacent parcel to the west and one across Silver Spur Trail.

The project was circulated to outside agencies thought to be impacted or regulating the development of the proposed project. This included the California Department of Transportation, Department of Fish and Wildlife, Department of Water Resources, and the San Joaquin Air Pollution Control District. No comments were received.

General comments were received from the Road Department, Environmental Health Department and Fire Department.

FINDINGS OF FACT:

The following findings of fact must be made by the Planning Commission to approve 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 RRS-2 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 that the facility must adhere to local and state health and building codes. In addition, any potential environmental impact have been mitigated to a level of less than significant through 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. The project site is currently vacant. The proposed single family dwelling will enhance the area. The*

proposed project is compatible with the nature of adjacent uses. The surrounding properties are either existing bed and breakfast facilities or single family dwellings and large lots.

WILLIAMSON ACT:

The property is not subject to a Williamson Act contract.

GENERAL PLAN CONSISTENCY:

The General Plan designates the site as VLDR (Very Low Density Residential) which allows for similar uses as to that being proposed. The property is zoned RRS-2 (Residential, Rural Single Family-2 Acre) District which also allows for this type of operation with the approval of a Conditional Use Permit. The proposed project is consistent with the plan.

RECOMMENDATION:

The analysis provided in this report supports approval of Conditional Use Permit (CUP #2014-010), Mitigated Negative Declaration ND #2014-23 and the Mitigation Monitoring Program as presented:

CONDITIONS:

See attached conditions of approval.

ATTACHMENTS:

1. Exhibit A-1, General Plan Map
2. Exhibit A-2, Ahwahnee area Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D-1, Site Plan
6. Exhibit D-2, Floor Plan
7. Exhibit D-3, Loft Floor Plan
8. Exhibit D-4, Elevations
9. Exhibit E, Aerial Map
10. Exhibit F, Topographical Map
11. Exhibit G, Operational Statement
12. Exhibit H, Environmental Health Department Comments
13. Exhibit I, Fire Department Comments
14. Exhibit J, Road Department Comments
15. Exhibit K, CalTrans Comments
16. Exhibit L, CEQA Initial Study
17. Exhibit M, Mitigated Negative Declaration ND #2014-23

CONDITIONS OF APPROVAL

PROJECT NAME:

Nimon, Michael - Conditional Use Permit - Ahwahnee (055-024-050-000)

PROJECT LOCATION:

east side of Silver Spur Trail, approximately 360 feet southeast of its intersection with Highway 49 (no situs), Ahwahnee

PROJECT DESCRIPTION:

a bed and breakfast facility with 3 guest suites

APPLICANT:

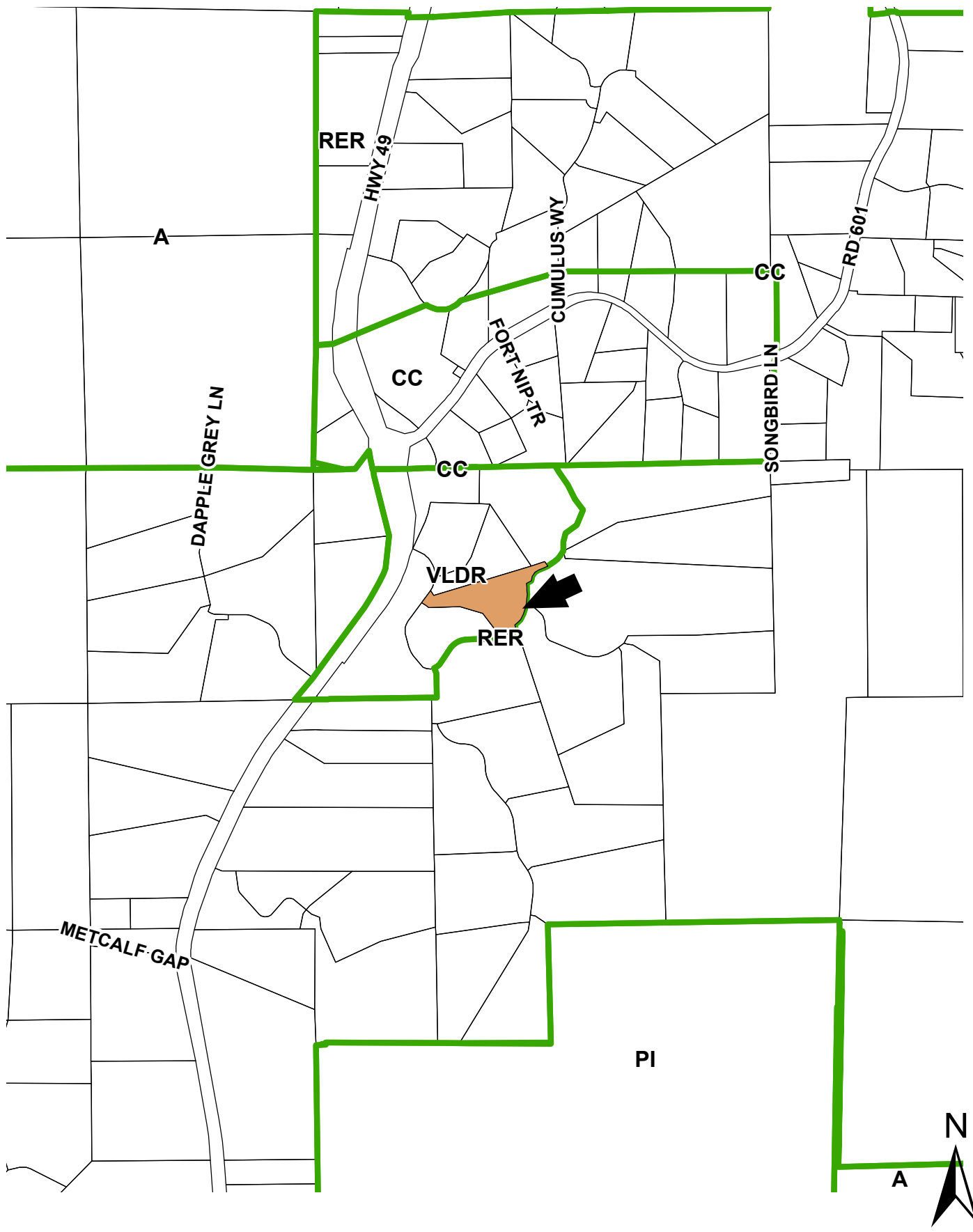
Nimon, Michael

CONTACT PERSON/TELEPHONE NUMBER:

(559) 349-7006, (559) 647-5464

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
Engineering					
1	None				
Environmental Health					
1	If any additional liquid waste water is anticipated for the onsite private sewage disposal system the applicant is required to provide a septic certification outlining the type of system that is being utilized and whether it can accommodate the additional liquid waste water flow. An Engineered Design Septic System may be required if the project does not meet the minimum standard septic system capacity for the proposed project. The design requirements shall be based on the maximum potential use of the proposed septic system as identified in the 2013 California Plumbing Code Appendix H and Madera County Code Chapter 14.20.				
2	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s); Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.				
FIRE DEPARTMENT					
1	See MND				
Planning					
1	The project shall be developed and operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project by the Commission.				
2	The applicant shall submit a parking and circulation plan to the Planning Department for approval prior to issuance of the conditional use permit. This plan shall indicate parking spaces (1 space for each room and 2 spaces for the single family residence), driveway location(s), and internal circulation patterns.				
3	A landscaping and irrigation plan utilizing Madera County Water Efficient Landscape Ordinance shall be submitted to the Planning Department for review and approval prior to the release of the conditional use permit. The plan shall show the type of species to be planted, along with their size, location, spacing, etc. Sizing of plants and or trees shall be adequate so as to provide, where required, a fully functional screen within three years of normal growth. The landscaping shall be kept viable and free of weeds and debris.				

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
4	All mitigation measures outlined in the Mitigated Negative Declaration #2014-23 shall be implemented in development of this project unless added to, deleted from, and/or otherwise modified by the Commission.				
5	The applicant shall submit a sign plan to be approved by the Planning Department prior to the release of the conditional use permit which shows the location, type, size, and color of the proposed sign.				
6	The owner(s) shall reside on site in the existing single family residence.				
7	A maximum of three guest suites shall be available.				
8	A business license shall be issued by the County prior to operation.				
9	All signage must comply with the Zoning Ordinance				
ROAD DEPARTMENT					
1	As a condition of this Conditional Use Permit, the applicant shall construct the driveway approach to a proper standard at the ingress egress to Silver Spur Trail.	Road Department			
2	Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction (ST-24B, ST-25, 26 and 27).				



GENERAL PLAN MAP

EXHIBIT C

Assessor's Map No. 55-02
County of Madera, Calif.
1975

55-02

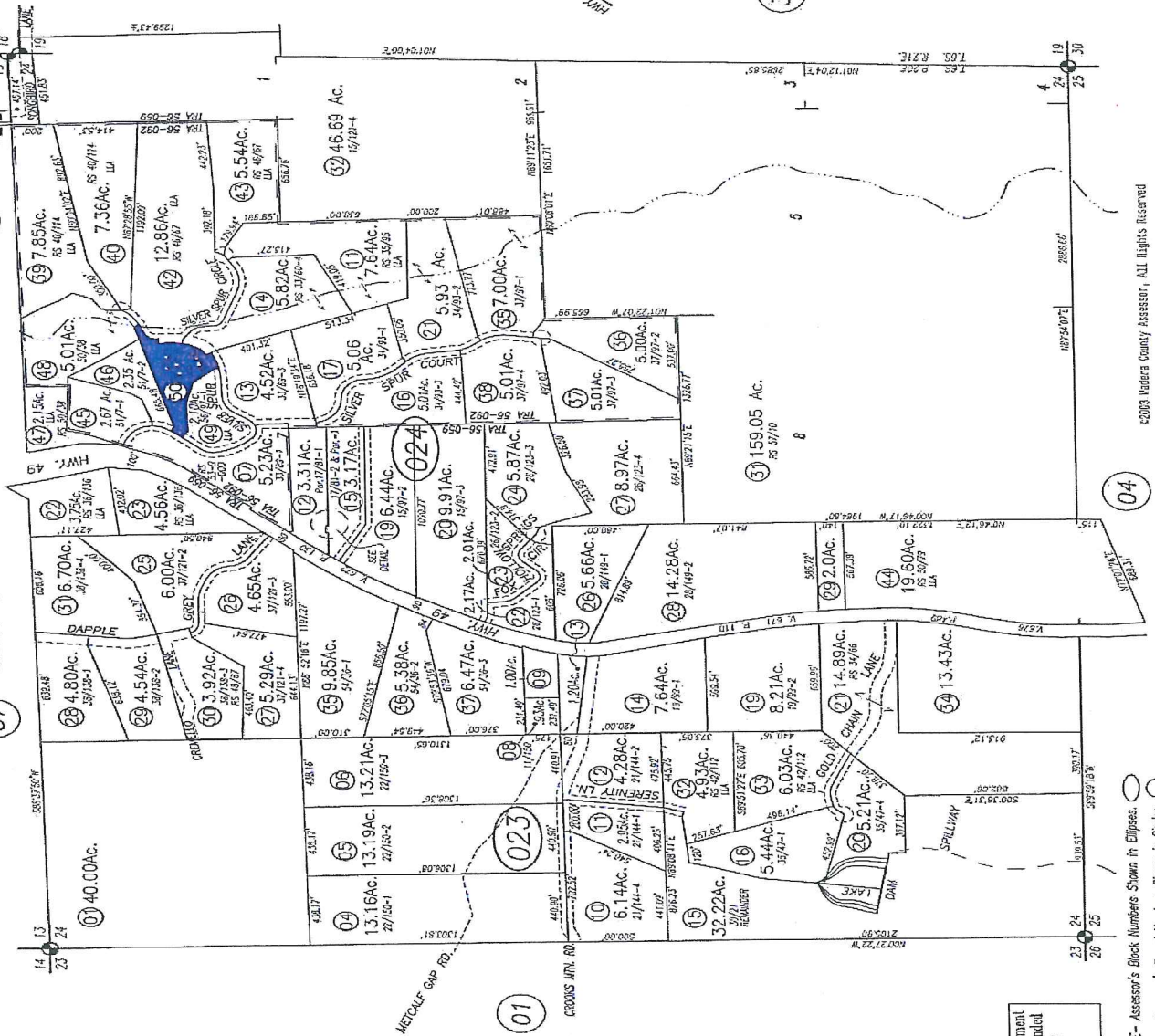
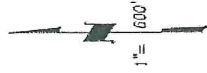
Tax Area Code
56-059
56-092

SEC. 24 T.6S. R.20E. &
SEC. 19 T.6S. R.21E. M.D.B.&M.

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39

37



IN BLUE ORIGINAL

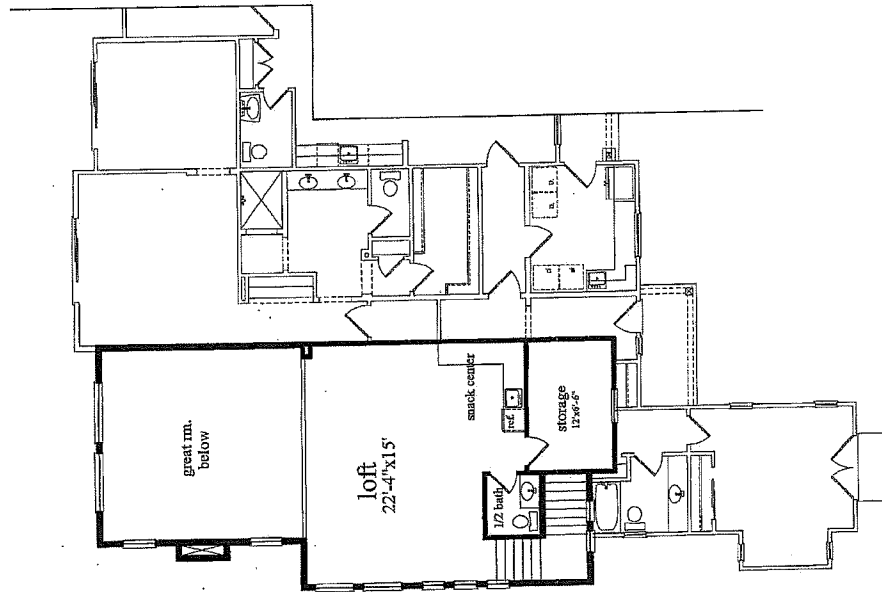
NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

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

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12212-1-17
4-31 05

ASSESSORS MAP



LOFT FLOOR PLAN

EXHIBIT D-1

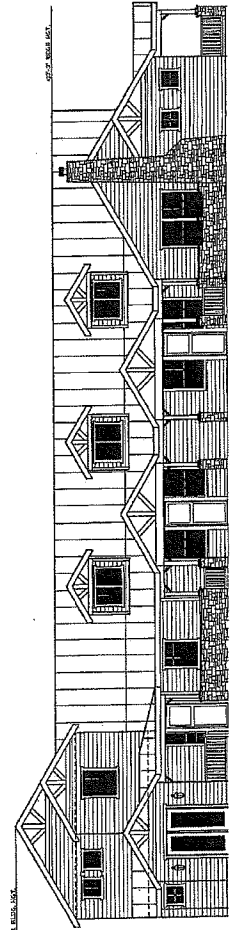
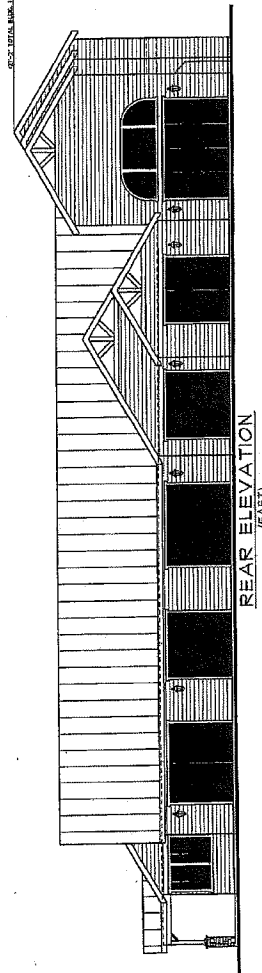
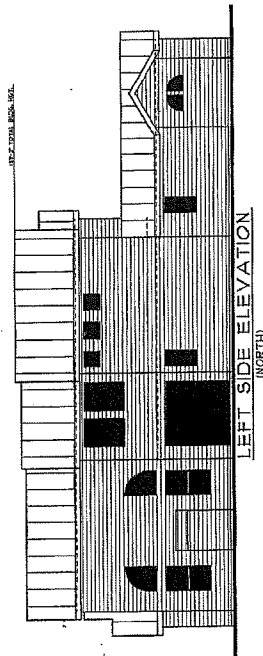
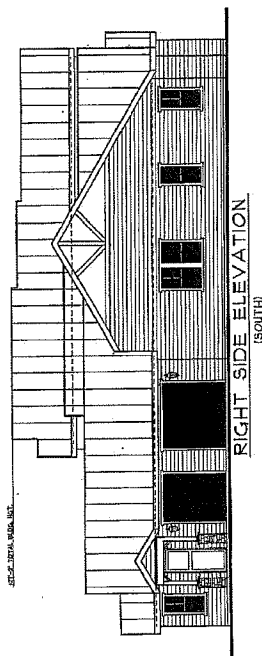
DATE DRAWN: _____
 PROJECT NO.: _____
 DATE: _____
 DRAWN BY: _____

GENERAL NOTES:

1. SEE GENERAL NOTES SHEET FOR THE REQUIREMENTS.
2. FINISHES TO BE SHOWN ON THE DRAWINGS ARE AT THE DISCRETION OF THE ARCHITECT.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MECHANICAL CODES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING CODES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE ALARMS CODES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY CODES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL HEALTH CARE CODES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENVIRONMENTAL CODES.
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL TRANSPORTATION CODES.
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL COMMUNICATIONS CODES.
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CONSTRUCTION CODES.
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION CODES.
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY AND HEALTH CODES.
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENVIRONMENTAL AND CONSTRUCTION CODES.
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION AND SAFETY CODES.
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY AND HEALTH AND ENVIRONMENTAL AND CONSTRUCTION CODES.
19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION, SAFETY AND HEALTH AND ENVIRONMENTAL AND CONSTRUCTION CODES.
20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY AND HEALTH, ENVIRONMENTAL AND CONSTRUCTION AND FIRE PROTECTION CODES.

Ron Pope & Associates
 ARCHITECTS
 408 W. Columbia Ave.
 Chas. City, MO 64601
 Phone: (816) 781-1111
 Email: ron@ronpope.com

MAGNOLIA RESIDENCE JOB NO. 2015001





Source: Esri, DigitalGlobe, GeoEye, I-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

AERIAL MAP



TOPOGRAPHICAL MAP

Operational/Environmental Statement Checklist

1. APN: 055-024-050
Michael and Kathy Nimon
44625 Silver Spur Trail
Ahwahnee, Ca 93601
559-647-5464
559-349-7006
2. Nature of you operation:
Home style Bed and Breakfast
Owners to live in home as primary residence and lease out three rooms in Bed and Breakfast style operation. Rooms to have guests that stay one to five days typically. Breakfasts to be individual delivered to each room/guest in a prepackaged state.
3. Existing use:
2.2 Acre lot with pad on lower section of the property with no improvements other than a road to the pad. Well water and electric at property. Property has Bed and Breakfast zoning and sits within an area that has had BnB's built as and operated since the 1980's. Currently two are in operation, one next door, Nature's Inn BnB (owned by Nimon's also) and the other across the street, Apple Blossum.
4. Products produced, sold, or received:
Prepackaged Breakfast will be delivered to each of the three units each morning.
5. Operational Times:
Open 12 months of the year, but primary business season will 7 months from April to October for family focus visitors to Yosemite. Open 7 days a weeks. Casual open flex hours with no set hours to meet clients coming and going, primarily check-in from 4 pm to 8 pm and check out from 7 am to 10 am and clean of property and rooms during the day.
- 6.
7. Customers and Visitors:
Average 4 to 6
Maximum per day 8
Clients have the use and access of their unit and porch area for all hours of their stay, but 95% are gone from morning to evening visiting the National parks and having dinner
8. Employees:
A home operation with cleaning by owners and cleaning by possibly one other employee as business needs on a seasonal basis. Employees Hours will be during the day as they apply and they will not live on site. Owner will live on site.
9. Storage of materials and supplies:
Towels, linens, food will be in side home/BnB. Nothing will be stored outside.
10. Service and Delivery Vehicles:

None other than personnel vehicles

11. Parking:

Parking surface will be gravel/base and spaces for 6 guests spots with close access to units. Owner to park in Garage.

12. Access:

Highway 49, east on Silver Spur Trail, and then a drive off of Silver Spur trail

13. Vehicle Trips per day:

Clients typically come and go twice per day and there are three rooms to rent. The owner will come and go one to three trips per day. So, ten trips per day and they will be passenger vehicles

14. Advertising sign/size/location:

A sign at Highway 49, one at the turn-in at Silver Spur and one as you come to home. All modest residential in nature and style and colors to fit character of area. No larger than 3' x 4'

15. Building Structure:

New wood frame Construction with current codes and building products. A Colorado timber exterior with wood, stone and siding. Mostly single story with one portion two stories. See provided plans and elevations.

16. Landscaping and Fencing:

Front courtyard and greeting area with unloading area for luggage will be landscaped along with sides of house. Six foot Wood Fencing will placed along the northwest boundary to shield adjacent property owner from traffic

17. Surrounding land use:

North is residential Home, West is the Silver Spur Trail and existing Apple Blossom BnB, South is Nature's Inn BnB, and East is lower Silver Spur and other larger properties.

18. Noise:

Normal residential land ownership and people talking with other customers and enjoying the outside and the views.

19. Water usage and supply:

Property has a shared well with our adjacent property that we own. Properties were split and a well agreement is in place legally for the two properties, but they are under our common ownership. Well has new equipment in the last couple of years, a large storage tank, and the new facility will require it to have fire sprinklers. Water will be about twice the normal usage as a typical residential unit. The units have no cooking or laundry specific to their individual units and mostly will be used for showers

20. Solid Waste garbage:

Three to Four cans a week and will be county pick-up service

21. Waste Water Usage:

An Engineered septic system will be installed to meet the county requirements for residential and bathrooms. Will be typical usage for residential

22. Grading and Tree removal:

The main house pad and road are graded and ready for use other than widening the road for parking. The garage structure will need a new pad built and a tree removed

23. Architectural/Historical significance:

None

24. Bodies of water:

None

25. Plot plan with grading:

Attached

26. Hazardous material storage:

None

27. Public Services or facilities

Normal residential uses of fire protection and police

28. Impact of Development:

This will be of similar style and construction to neighborhood, will raise the value of properties, quality client from across the county with more upper end flair and desire for nicer locations as we have seen at our current facility.

29. Impact and Special Districts:

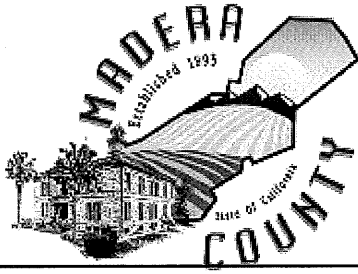
None—normal residential needs with no school system impact

30. Commercial:

N/A

31. Land dividing:

N/A



RESOURCE MANAGEMENT AGENCY

Environmental Health Department

Jill Yaeger, Director

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

MEMORANDUM

TO: Becky Beavers
FROM: Environmental Health Department
DATE: August 25, 2014
RE: Nimon, Michael - Conditional Use Permit - Ahwahnee (055-024-050-000)

Comments

TO: Planning Department
FROM: Environmental Health Department
DATE: July 23, 2014
RE: Conditional Use Permit (CUP) #2014-010, Nimon
APN 055-024-050, Ahwahnee

The Environmental Health Department Comments:

The facility must comply with the 2013 California Retail Food Code (CRFC).

The water well(s) to be used on site for this Bed & Breakfast, shall be approved and permitted by this department and may be subject to regulations as a Public Water System under the CRFC . “Public water system” means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program (DWP) Standards.

If any additional liquid waste water is anticipated for the onsite private sewage disposal system the applicant is required to provide a septic certification outlining the type of system that is being utilized and whether it can accommodate the additional liquid waste water flow. An Engineered Design Septic System may be required if the project does not meet the minimum standard septic system capacity for the proposed project. The design requirements shall be based on the maximum potential use of the proposed septic system as identified in the 2013 California Plumbing Code Appendix H and Madera County Code Chapter 14.20.

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

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

If there are any questions or comments regarding these conditions/requirements or for copies of any Environmental Health Permit Application forms, contact 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

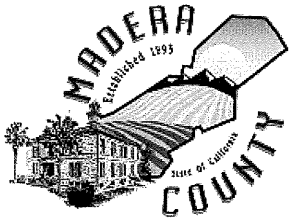
MEMORANDUM

TO: Becky Beavers
FROM: Deborah Keenan, Fire Marshal
DATE: August 25, 2014
RE: Nimon, Michael - Conditional Use Permit - Ahwahnee (055-024-050-000)

Conditions

Transient occupant load must be 6 or fewer or a Fire Sprinkler System meeting the minimum standards of NFPA 13D will be required throughout the entire structure.

Please modify application or submit sprinkler plans for review, approval and final acceptance prior to final approval of the CUP.



**COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS**

EXHIBIT J

- 2037 West Cleveland Avenue
- Madera, CA 93637-8720
- (559) 675-7811 Road
- (559) 675-7817 Engineering
- (559) 675-7820 Special Districts

**JOHANNES J. HOEVERTSZ
DIRECTOR**

MEMORANDUM

DATE: August 25, 2014
TO: Becky Beavers
FROM: Road Department
SUBJECT: Nimon, Michael - Conditional Use Permit - Ahwahnee (055-024-050-000)

The Road Department has reviewed the above-noted project to build a bed and breakfast establishment. The proposed project is located on Silver Spur Trail, southeast of Highway 49 intersection. The proposed project has access onto Silver Spur Trail which is designated as a Minor road (General Plan Policy Document) requiring a minimum road right-of-way of width of 60 feet. The existing road right-of-way at the project location has an 60 foot minimum width. This proposed project is within Maintenance District 89.

The driveway approach shall be constructed to a proper approach along the proposed ingress egress on Silver Spur Trail. Construction in the road right-of-way will require the applicant to apply for and obtain an Encroachment Permit through the Road Department.

THE ROAD DEPARTMENT RECOMMENDS THE FOLLOWING CONDITIONS OF APPROVAL:

- 1.As a condition of this Conditional Use Permit, the applicant shall construct the driveway approach to a proper standard at the ingress egress to Silver Spur Trail.
- 2.Prior to any construction within the right of way, the applicant is required to apply for and obtain an Encroachment Permit from the Road Department. Once this permit is secured, the applicant may commence with construction (ST-24B, ST-25, 26 and 27).

EXHIBIT K

From: Bryan-Sanchez_Jennifer@DOT
To: [Becky Beavers](#)
Subject: CUP #2014-010 Michael Nimon
Date: Wednesday, July 30, 2014 3:50:11 PM
Attachments: [CUP #2014-010 MICHAEL NIMON.pdf](#)

Good Afternoon Becky,

Regarding the above referenced project, Caltrans has "No Comment". For your convenience I have attached a copy of the cover sheet to this email. Should you have any questions or concerns, please feel free to contact me.

Have a wonderful evening.

Jennifer Bryan-Sanchez
Associate Transportation Planner
Caltrans-DO6
1352 W. Olive Avenue
Fresno, CA 93728
(559)488-7307

Title of Proposal: *Nimon, Michael - Conditional Use Permit - Ahwahnee (055-024-050-000)*

Date Checklist Submitted: *8/13/2014*

Agency Requiring Checklist: *Madera County Planning Department*

Agency Contact: *Becky Beavers*

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 a significant effect on the environment. This is true regardless of whether the overall effect of the project would be adverse or beneficial. A negative declaration (ND) or mitigated negative declaration (MND) may be prepared if the lead agency determines that the project would have no potentially significant impacts or that revisions to the project, or measures agreed to by the applicant, mitigate the potentially significant impacts to a less-than-significant level.

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

Description of Project:

The application of Michael Nimon for a Conditional Use Permit (CUP #2014-010) to allow a bed and breakfast facility with three guest suites.

Project Location:

The property is located on the east side of Silver Spur Trail, approximately 360 feet southeast of its intersection with Highway 49 (44625 Silver Spur Trail), Ahwahnee.

Applicant Name and Address:

*Nimon, Michael
44625 Silver Spur Trail
Ahwahnee, CA 93601*

General Plan Designation:

VLDR (Very Low Density Residential) Designation

Zoning Designation:

RRS-2 (Residential, Rural, Single Family-Two Acre) District

Surrounding Land Uses and Setting:

The project site is located in the unincorporated area of eastern Madera County, near the western border of Mariposa County. The project site is within a transitional area, between the rolling foothills and mountain ranges of the Sierra Nevada Mountains. The project area is situated on the east side of Silver Spur Trail, approximately 360 feet southeast of its intersection with Highway 49 (44625 Silver Spur Trail), Ahwahnee.

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.

Prior EIR or ND/MND Number

Becky Beavers
Signature

8/14/14
Date

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitiga- tion Incorpor- ation	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. The closest highway that would qualify as a scenic highway, but as yet have not been designated as such, is Highway 49.

(b) No Impact

No impacts identified as a result of this project. No historic buildings are on the property. 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

A new house is proposed that will have additional lighting. The new 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.

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 "Rural Residential Land", 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 regard 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. There is 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.

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 forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

The Rural Land Mapping Project provides more detail on the distribution of various land uses within the Other Land category in nine FMMP counties, including all eight San Joaquin Valley counties. The project may be expanded to the entire FMMP survey area as funding becomes available. The Rural Land categories include:

Rural Residential Land (R)

Semi-Agricultural and Rural Commercial Land (sAC)
Vacant or Disturbed Land (V)
Confined Animal Agriculture (CI)
Nonagricultural or Natural Vegetation (nv)

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 checked="" type="checkbox"/>	<input 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: The proposed Bed and Breakfast facility will generate traffic and therefore contribute to the decline in air quality. The project may also generate dust, therefore contributing to PM-10 emissions. The air quality in the San Joaquin Valley is currently in non-attainment in several categories. The significance of this project's contribution to air quality degradation is not significant, and is not subject to discretionary authority of the San Joaquin Valley Unified Air Pollution Control District, with the exception of district Regulation VIII, which regulates dust emissions. No pollutants or odors would be generated by the project and no sensitive receptors would be impacted. No changes in air movement, moisture, temperature or climate changes will occur as a result of this project.

(a) No Impact

The operational statement indicates that only three guest suites will be available to rent. 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 owners have indicated, only three guest suites will be available to rent. There will be very little 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) Less than Significant Impact

New construction will occur and as a result there will be an increase in pollutant during construction. The only impacts that will occur is as vehicles arrive and depart. 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 significant 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.

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

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 oak 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 area surrounding the subject parcel has been developed with single family dwellings and Bed and Breakfast establishments. A house pad has already been prepared by the previous owners of the parcel. 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, the migratory species have adapted accordingly and are not impacted as a result. 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. A number of residences 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
great gray owl	None	Endangered	-	-
California spotted owl	None	None	SSC	-
An andrenid bee	None	None	-	-
valley elderberry long-horn beetle	Threatened	None	-	-
Sierra Nevada red fox	None	Threatened	-	-
western pond turtle	None	None	SSC	-
orange lupine	None	None	-	1B.2
Mariposa pussypaws	Threatened	None	-	1B.1
Yosemite evening-primrose	None	None	-	4.3
slender-stalked mon-keyflower	None	None	-	1B.2
Madera leptosiphon	None	None	-	1B.2
Ewan's larkspur	None	None	-	4.2

Ahwahnee Quadrangle

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

Ranking

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

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

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

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.

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

The pad for the house is already prepared. 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 ex-

ample 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).

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

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 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.

(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) No Impact

As the pad has already been repaired by a previous owner, 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. The soils consist of Ahwahnee and Auberry coarse sandy loams, with 15% to 30% slopes. The soils in this area occupy sloping to hilly areas on terraces and on the uplands. They were derived from old granitic alluvium or residuum from granitic bedrock. Permeability is moderately rapid to moderately slow. These soils are best suited to grazing.

There is no impacts identified.

(d) No Impact

There were 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.

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 Strategy (SCS) through the local Metropolitan Planning Organizations (MPO) in order to create land use patterns which reduce overall emissions and vehicle miles traveled. Incentives include California Environmental Quality Act streamlining and possible exemptions for projects which fulfill specific criteria.

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"/>

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| 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 identified. 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 probability. 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.

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>

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

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| 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. The subject parcel is not in a special district and will be using a septic tank and well. The proposed facility will only have three quest suites and the home owner's quarters.

(b) No Impact

No more water than is used by a large family for residential purposes is expected. There will be no cooking or laundry in the quest suites so the water usage will be primarily for showers.

(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) Less than Significant Impact

A new house will be constructed. However, no substantial impact is anticipated. The water is expected to be about twice the normal usage as a typical residential unit. There are no cooking or laundry in the suites. Water will be used only for drinking and showers. The Water System must comply with the State Drinking Water Program (DWP) Standards.

(g) No Impact

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

(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.

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.

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

This project as designed will not divide any established communities within the County. 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.

(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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project?	<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) Less than Significant Impact

There will be new construction; therefore, during the construction phase of the project, 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) Less than Significant Impact

There will be new construction, therefore, during the construction phase of the project, groundborne vibrations are anticipated.

(c) No Impact

Ambient noise increases are expected to be minimal because there are going to be so few visitors at any one time.

(d) No Impact

Ambient noise increases is expected to be minimal because there are going to be so few visitors at any one time.

(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 this area. No impact identified as a result of this project. One new housing unit is proposed as a result of this project. There is no new roadway 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.

(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%.

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 expanded the wild-fire problem. Residences built to accommodate the growing rural population are often placed in areas bor-

dered by flammable vegetation and along narrow roads. Due to the nature of the physical location, there is potential for fire. This is due to the surrounding forest. There is only one new house proposed and only one couple will be residing there permanently. Sprinklers are included in this new house being built. 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 park exists in the area, the Ahwahnee Regional Park. The park is still being developed and is not open to the public yet. 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 (California Department of Forestry and Fire Prevention) and operates six stations for County responses in addition to the state-funded CALFIRE stations for state responsibility areas. Under an "Amador Plan" contract, the County also funds the wintertime staffing of four fire seasonal CALFIRE stations. In addition, there are ten paid-call (volunteer) fire companies that operate from their own stations. The administrative, training, purchasing, warehouse, and other functions of the Department operate through a single management team with County Fire Administration.

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.

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, they 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.

(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.

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 proposed project is located on Silver Spur Trail, southeast of Highway 49 intersection. The proposed project has access onto Silver Spur Trail which is designated as a Minor road (General Plan Policy Document) requiring a minimum road right-of-way of a width of 60 feet. The existing road right-of-way at the project location has an 60 foot minimum width. This proposed project is within Maintenance District 89.

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.

(b) No Impact

As the project will only have three guest suites for a period of one week at a time, 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. Only one new house is proposed as a part of this project, and no new design features are being added.

(e) No Impact

No impacts are 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.

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 checked="" type="checkbox"/>	<input 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 and water usage is expected to be minimal as a part of the operations. Private septic system will be utilized.

(b) Less than Significant Impact

A septic system 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. Only one house will be built on this parcel and no new roadways are to be constructed.

(d) Less than Significant Impact

The property has a shared well with the adjacent property that is owned by the same party. Properties were split and a well agreement was in place legally for the two properties. The existing well has new equipment and a large storage tank. Therefore, no new supplies or equipment will be needed.

(e) No Impact

No impacts anticipated as a result of this project. There are currently only two persons that will reside at the facility. With the increase guests for one week at a time, the wastewater generation expected will be no more than that of a typical residence.

(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.

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

Discussion:
(a) No Impact

No impacts are anticipated as a result of this project.

(b) No Impact

No impacts are anticipated as a result of this project.

(c) No Impact

No impacts are 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.

**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 Road Department Comments

Madera County Environmental Health Department Comments

Madera County Fire Marshall's Office Comments

Ahwahnee/Nipinnawasee Area Plan, 1999

EXHIBIT M

MITIGATED NEGATIVE DECLARATION

MND 2014-023

RE: Nimon, Michael - Conditional Use Permit - Ahwahnee (055-024-050-000)

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the east side of Silver Spur Trail, approximately 360 feet southeast of its intersection with Highway 49 (no situs), Ahwahnee.

This project is a request for a conditional use permit to allow a bed and breakfast facility with three guest suites.

ENVIRONMENTAL IMPACT:

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

BASIS FOR NEGATIVE DECLARATION:

See Attached.


Madera County Environmental Committee

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

DATED: August 18, 2014

FILED:

PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2014-23

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
1	Any proposed lighting shall be hooded and directed away from surrounding properties and roadways.			Planning				
Agricultural Resources								
Air Quality								
Biological Resources								
Cultural Resources								
Geology and Soils								
Hazards and Hazardous Materials								
Hydrology and Water Quality								
1	The water well(s) to be used on site for this Bed & Breakfast, shall be approved and permitted by this department and may be subject to regulations as a Public Water System under the CRFC . "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The Water System must comply with the State Drinking Water Program (DWP) Standards.			Env. Health				
Land Use and Planning								
Mineral Resources								
Noise								
Population and Housing								
Public Services								
1	Transient occupant load must be 6 or fewer or a Fire Sprinkler System meeting the minimum standards of NFPA 13D will be required throughout the entire structure.			Fire Dept.				
Recreation								
Transportation and Traffic								
Utilities and Service Systems								