



# Community and Economic Development Planning Division

Jamie Bax   
Director

- 200 W. 4<sup>th</sup> Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc\_planning@maderacounty.com

**PLANNING COMMISSION DATE: February 7, 2023**

**AGENDA ITEM: #1**

CUP	#2022-017	Bed and Breakfast operation with Driveway Sign
APN	#064-080-078	Applicant: Kristin Larson-Cifuentes Owner: Hind, Phillip J & Pham Hieu
CEQA	MND #2022-19	Mitigated Negative Declaration

**REQUEST:**

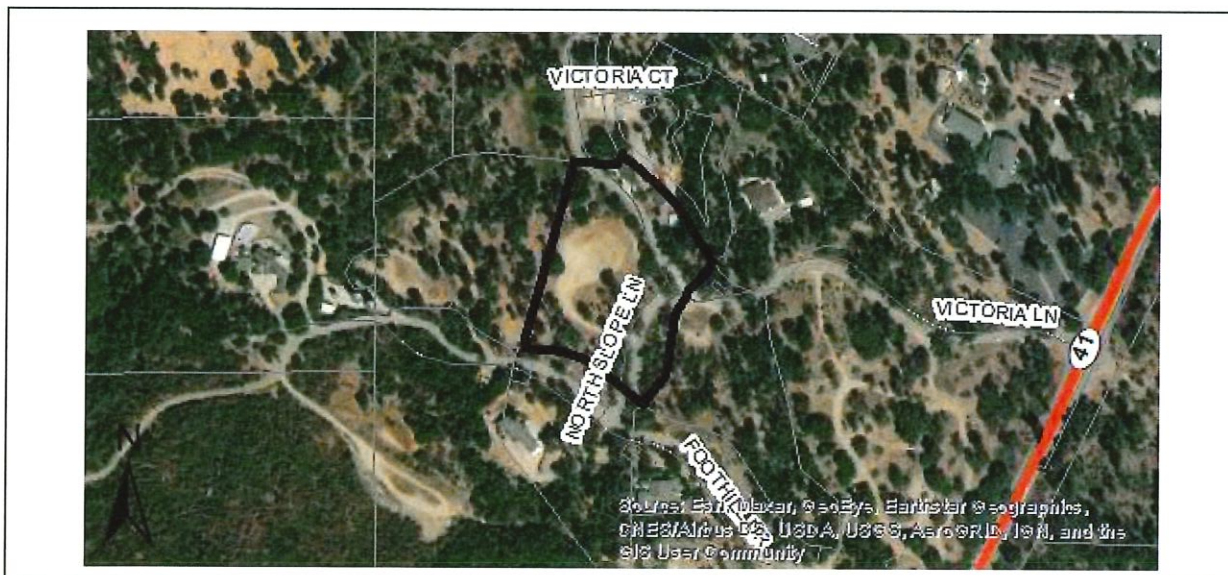
The applicant is requesting to construct a new residential home with an attached bed & breakfast facility.

**LOCATION:**

On the south side of Victoria Lane, approximately 1,200 ft west from its intersection with Highway 41, (No Situs) Oakhurst.

**ENVIRONMENTAL ASSESSMENT:**

A Mitigated Negative Declaration (MND#2022-19) has been prepared and is subject to approval by the Planning Commission.



**RECOMMENDATION:**

Staff recommends approval of CUP #2022-017 subject to conditions, Mitigated Negative Declaration #2022-19, Mitigation Monitoring Program, Findings of Fact, and associated Resolution.

**CUP # 2022-013  
STAFF REPORT**

**GENERAL PLAN DESIGNATION (Exhibit A):**

SITE: HDR (High Density Residential) Designation  
SURROUNDING: AE (Agriculture Exclusive) Designation, OS (Open Space) Designation

**ZONING (Exhibit B):**

SITE: RRS-2 1/2 (Residential, Rural, Single Family - 2 1/2) District  
SURROUNDING: RRS-2 1/2 (Residential, Rural, Single Family - 2 1/2) District, PDD (Planned Development) District

**LAND USE:**

SITE: Residential  
SURROUNDING: Residential & Commercial

**SIZE OF PROPERTY:** 3.75 Acres

**ACCESS (Exhibit D):** Access to the site is via Victoria Lane

**BACKGROUND AND PRIOR ACTIONS:**

Parcel was created by a Lot Line Adjustment. Parcel was previously a portion of APN 064-080-066. Zoning Permit (ZP #2022-008) approved to allow a storage unit prior to dwelling.

**PROJECT DESCRIPTION:**

This is a request for a Conditional Use Permit (#2022-017) to construct a new residential home with an attached Bed & Breakfast consisting of three rental units and communal area with year-round operations. The maximum occupancy of the attached Bed & Breakfast portion of the building is eight guests with a maximum of a seven-day length of stay. The proposed project is located at the intersection of Victoria Lane and North Slope Lane. Access to the site is via North Slope Lane. The only structure currently on the parcel is a 2,500 square foot storage building that was approved by a zoning permit. The owners will reside on site in an attached dwelling unit.

**ORDINANCES/POLICIES:**

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

Chapter 18.16.010 of the Madera County Zoning Ordinance outlines land use regulations in RRS-2, 2 ½, and 3-acre Residential Rural Single-Family Districts.

Chapter 18.04.083 of the Madera County Zoning Ordinance outlines Bed and breakfast establishments in single family residential areas.

**CUP # 2022-013**  
**STAFF REPORT**

Chapter 18.11.100 of Madera County Zoning Ordinance outlines use regulations of residential zones.

Madera County Code of Ordinance Title 3, Chapter 3.20 Uniform Transient Occupancy Tax

Madera County General Plan Policy Document (Part 1) outlines HDR (High Density Residential) designation.

**ANALYSIS:**

The property site is an undeveloped residential site located within the Oakhurst Area Plan and accessed by North Slope Lane. There is an existing 2,500 square foot storage building that was approved by Zoning Permit #2022-008. The proposed structure will consist of a one bedroom 2,470 square foot single family residence with a 1,250 square foot attached garage, a 1,165 square foot lobby/common area and a 2,360 square foot bed and breakfast. The bed and breakfast area of the structure includes two guest rooms with bathrooms, and a one-bedroom guest suite with bathroom. Drought tolerant, indigenous landscaping is proposed adjacent to the building. Existing trees and topography on the parcel are to remain.

The bed and breakfast owners will reside on site. An approved conditional use permit for a bed and breakfast allows conditions to be placed on the project to regulate trash, parking, overcrowding and code compliance. Owner occupation reduces the risks of noise and disorderly conduct. The applicant will be required to obtain a Madera County business license and pay a transient occupancy tax as regulated by Madera County Code Chapter 3.20.

Conditions have been placed on the project regarding food and alcohol service. The applicant must obtain the appropriate license from the California Department of Alcohol Beverage Control if alcohol is offered. If meals are offered, they shall only be for guests and an Environmental Health permit is required.

The proposed project will operate year-round with most guests visiting over the weekend. Guests at the bed and breakfast will have a maximum stay of seven nights. Guest can make reservations via online or by phone. Check-in time will be after 11:00am and check-out prior to 3:00pm. The owner will be available until 10:00pm for check in. In the event guests arrive later than 10:00pm a self-check in via an electronic keypad or similar system will be utilized.

The property is situated along the intersection of Victoria Lane and North Slope Lane and surrounded by Residential and Planned Development zone districts. To the north there are several parcels zoned PDD (Planned Development) District. To the south, east and west the parcels are zoned RRS-2 1/2 (Residential, Rural, Single Family - 2 1/2) District. Most parcels in the vicinity are currently developed as residential and a few are vacant.

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**STAFF REPORT**

The applicant has indicated that an on-premises sign will be placed near the driveway to assure that customers are able to easily locate the facility. The parcel is in the Oakhurst Area Plan and prior to the installation of a sign the applicant must obtain a sign permit from the Planning Division and adhere to all sign development standard requirements for the area.

Based on County Code Chapter 18.102.040 the applicant will be required to provide two parking spaces dedicated to the private residence of the household and one parking space for each room a guest may stay in. The parking spaces must be oriented in such a way that emergency vehicles can safely maneuver within the parcel. A three-car garage and a dirt area with five to seven parking spaces for guests is proposed. Most guests are not anticipated to arrive in separate vehicles. The proposed parking exceeds the amount required by ordinance. A condition has been placed on the project that the guest parking area must be covered with a dust palliative material. An ADA parking space is also proposed and must meet current California Building Code requirements which will be analyzed at the time of building permit submittal.

The proposed project is in Madera County Maintenance District No. 22A. One additional sewer unit must be allocated to the parcel prior to construction. The proposed structure is required to meet all aspects of the California Building and California Fire Code. Water will be supplied by a local water district. A will-serve letter will be required from the appropriate water company prior to construction.

This project has been circulated to internal and external departments. These external departments include California Department of Fish and Wildlife, California Department of Transportation, California Regional Water Quality Control Board, California Regional Water Quality Control Board, San Joaquin Valley Air Pollution Control District, Madera County Sheriff, Madera County Fire, Chowchilla Yokuts Tribe, Dumna Wo Wah Tribal Government, Picayune Rancheria of the Chukchansi Indians, and Table Mountain Rancheria. No external agency comments were received. Internal agency comments were received from Madera County Environmental Health Division, Fire Division and Public Works Department.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,814.00 to cover the Notice of Determination (CEQA) filing at the Madera County Clerks' office. The amount covers the \$2,764.00 Department of Fish and Wildlife fee that took effect January 1, 2023, and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit at the Planning Commission

**FINDINGS:**

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

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- 1. The proposed project does not violate the spirit or intent of the zoning ordinance.* The property is zoned RRS-2½ (Rural Residential Single Family-2 ½ Acre). The zone district allows Bed and Breakfast establishments with an approved Conditional Use Permit.
- 2. The request will not be contrary to the public health, safety, or general welfare of the citizens of Madera County.* No aspect of the submitted plans would indicate that there would be any significant impacts to health, safety, and welfare. Adherence to the attached conditions of approval, and mitigation measures, will ensure further safety of visitors and the public.
- 3. The proposed project will not be hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar factors.* There are no hazardous materials anticipated to be used as a matter of this operation. Mitigation measures have been placed on the project to use low-glare lighting to minimize nighttime glare effects on neighboring parcels.
- 4. The proposed project will not, for any reason, cause a substantial, adverse effect upon the property values and general desirability of the neighborhood.* The proposal is consistent with the residential uses in the area. The proposed use is not considered a use that will significantly impact adjacent properties or generate large amounts of trips that could affect other properties as many surrounding properties are already residentially developed.

**WILLIAMSON ACT:**

The property is not subject to a Williamson Act Contract.

**GENERAL PLAN CONSISTENCY:**

The proposed use is consistent with the General Plan and Zoning Ordinance. The Conditional Use Permit to allow a Bed and Breakfast establishment, if approved would be consistent with the existing zone district RRS-2 ½ (Rural Residential Single Family-2 ½ Acre). The zone district is consistent with the General Plan designation of HDR (High Density Residential) which allows for residential and bed and breakfast establishments with an approved Conditional Use Permit.

**RECOMMENDATION:**

Staff recommends approval of Conditional Use Permit (CUP #2022-017) subject to conditions, Mitigated Negative Declaration #2022-19, Mitigation Monitoring Program, Findings of Fact, and associated Resolution.

**CONDITIONS:**

See attachments

**ATTACHMENTS:**

1. Exhibit A. General Plan Map
2. Exhibit A-1. Area Plan Map

**AK**

**CUP # 2022-013**  
**STAFF REPORT**

3. Exhibit B. Zoning Map
4. Exhibit C. Assessor's Map
5. Exhibit D-1. Site Plan Map
6. Exhibit D-2. Floor Plan Map
7. Exhibit D-3. North Elevation Plan
8. Exhibit D-4. East Elevation Plan
9. Exhibit D-5. South Elevation Plan
10. Exhibit D-6. West Elevation Plan
11. Exhibit E. Aerial Map
12. Exhibit F. Topographical Map
13. Exhibit G. Operational Statement
14. Exhibit H. Environmental Health Comments
15. Exhibit I. Public Works Comments
16. Exhibit J. Fire Marshal Comments
17. Exhibit K. Initial Study
18. Exhibit L. Mitigated Negative Declaration
19. Resolution

## CONDITIONS OF APPROVAL

<b>PROJECT NAME:</b>	Conditional Use Permit #2022-017, Larson-Cifuentes, Kristin
<b>PROJECT LOCATION:</b>	On the south side of Victoria Lane, approximately 1,200 ft west from its intersection with Highway 41, (No Situs) Oakhurst.
<b>PROJECT DESCRIPTION:</b>	Request for a conditional use permit to allow construction of a new residential home and attached bed & breakfast facility.

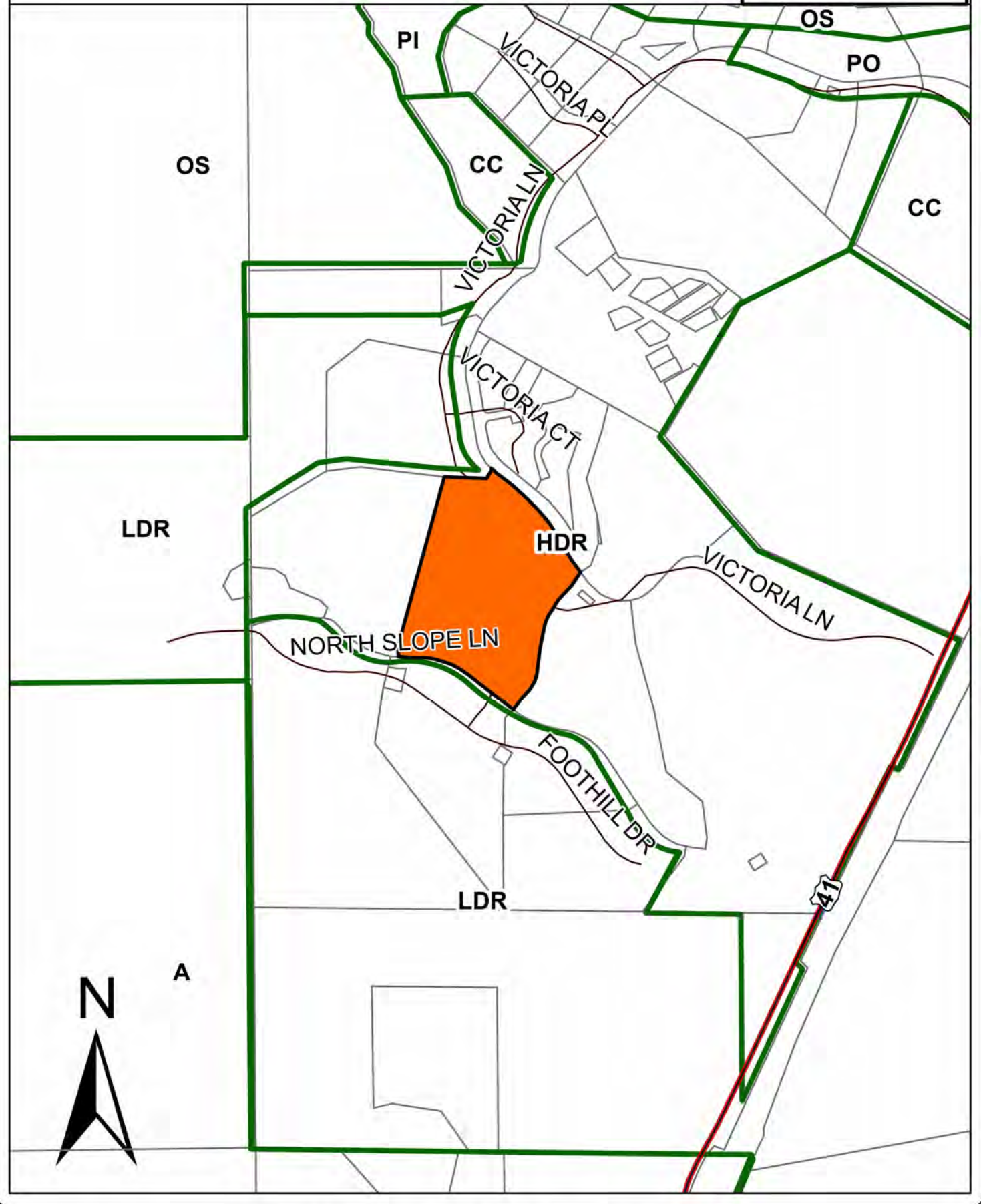
<b>APPLICANT:</b>	Larson-Cifuentes, Kristin - (805) 878-0704
<b>CONTACT PERSON/TELEPHONE NUMBER:</b>	Annette Kephart - Madera County Planning (559) 675-7821

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
<b>Environmental Health Division</b>					
1	If this proposed project is within 200 feet of a public sanitary sewer or within MD-22 service area (Sewer Maintenance District MD-22A) it shall connect. Please provide a will serve letter from MD-22A.				
2	If this proposed project is within 500 feet of an existing public water system (Hillview Water Company/ Cal American) it shall connect. Please provide a Will Serve letter from Hillview Water Company/ Cal American.				
3	If municipal water and sewer service is unavailable, the project must comply with Madera County Code Title 13.				
4	Solid waste collection with sorting for recyclables and garbage is required.				
5	If proposed Bed & Breakfast is preparing/serving food to customers, an Environmental Health permit will be required.				
6	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.				
7	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.				
<b>Fire Marshall Division</b>					
1	The project will have to meet all aspects of the CBC/CFC in regards to the proposed structure.				
<b>Planning Division</b>					
1	Maximum length of stay shall be 7 days.				
2	Owner shall reside on-site.				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
3	Lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.				
4	If meals are offered, they shall be only for guests or the owner.				
5	Any signage for project will require a sign permit from the Planning Division and must comply with the Oakhurst Area Plan sign regulations.				
6	The applicant must obtain the appropriate license from the California Department of Alcohol Beverage Control if alcohol is offered.				
7	The applicant must obtain a Madera County Business License prior to operations.				
8	A sign permit from the Planning Division must be obtained prior to installation of any signs on parcel and must be in accordance with the Oakhurst Area sign regulations.				
9	A minimum of 5 guest parking spaces are required and must be treated with a dust palliative.				
10	If archeological evidence is noted on the site prior to the start of construction, no work shall start without first notifying the Planning Department and completion of a Phase 3 Archeological study.				
<b>Public Works DEPARTMENT</b>					
1	The subject property, APN 064-080-078, is within Madera County Maintenance District No. 22A, Oakhurst (MD-22A). Currently this parcel has 1.0 allocated sewer units and the proposed project requires a total of 3.1 sewer units. In order to provide sewer service to this development, 2.1 additional sewer units will have to either be purchased or transferred to this parcel prior to the issuance of the building permit.				

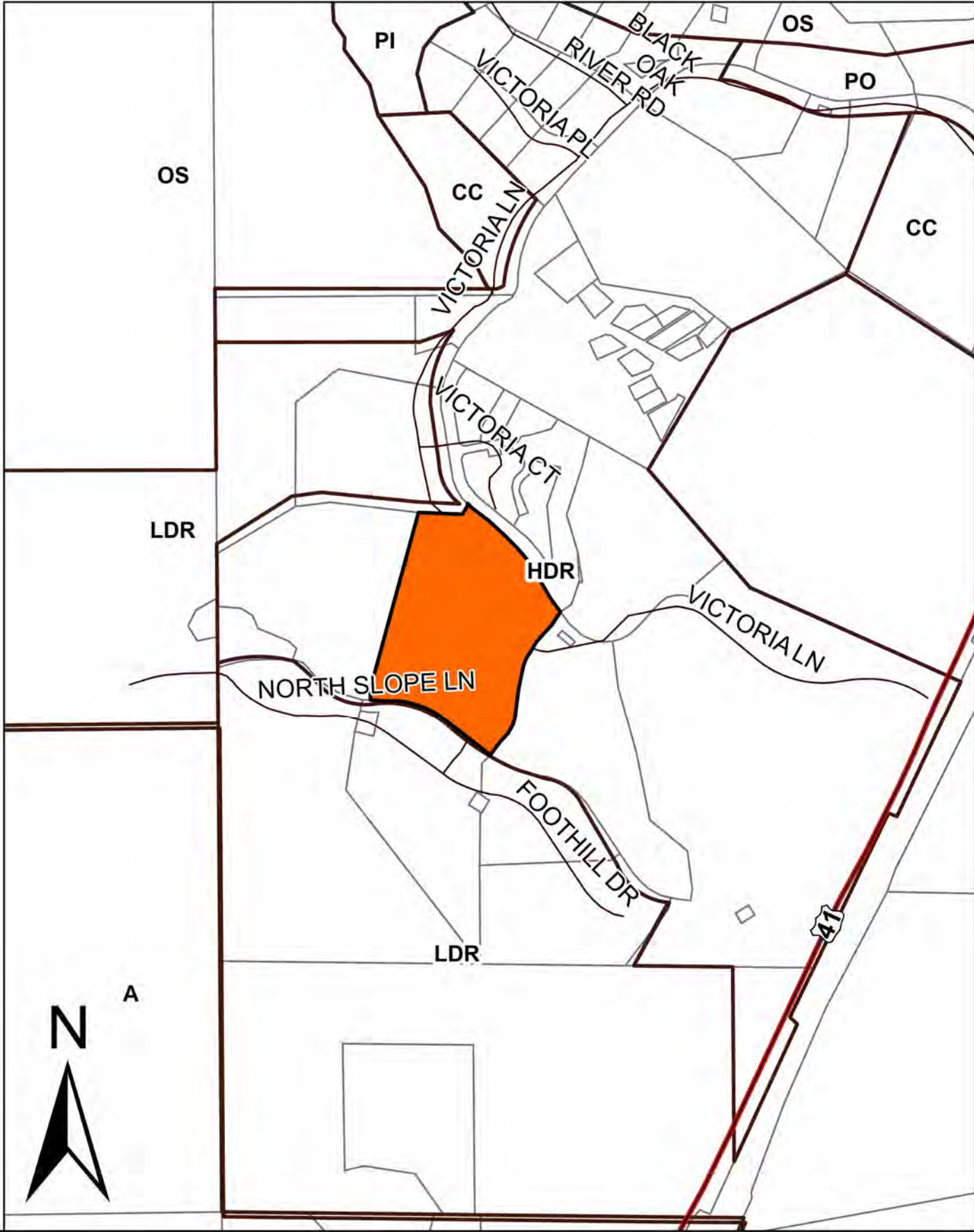


**EXHIBIT A**



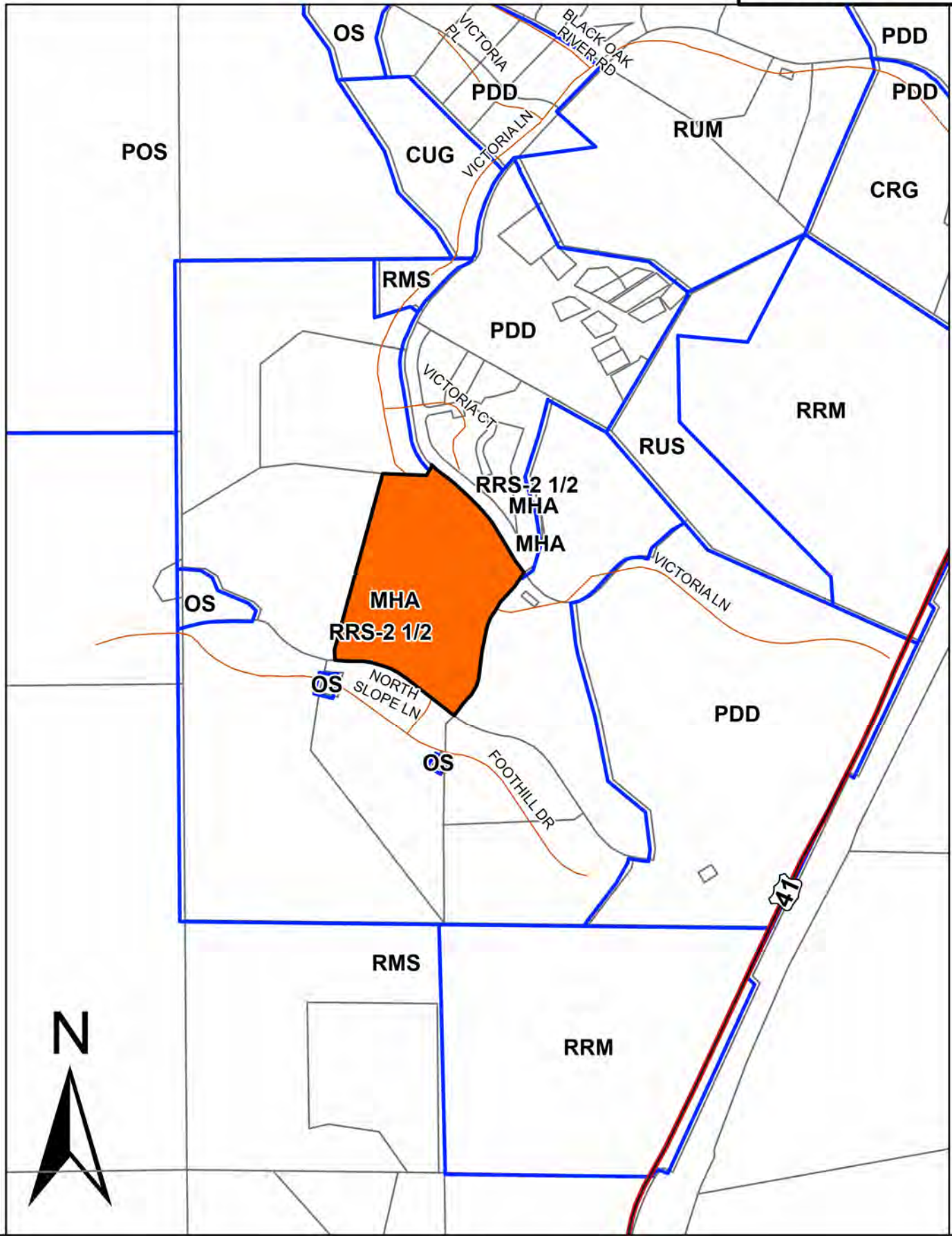
**GENERAL PLAN MAP**

**EXHIBIT A-1**



**AREA PLAN MAP**

# EXHIBIT B



# ZONING MAP

64-08  
SHEET 1 of 4

POR. OF SEC. 15 T.7S., R.21E. M.D.B.&M.

Tax Area Code  
56-052  
56-055  
56-107



1. S 82°15'22"E 67.45'
2. S 57°45'15"E 35.94'
3. S 24°50'21"E 40.31'
4. S 67°24'39"E 85.95'
5. S 42°39'02"E 26.61'
6. S 13°38'47"W 56.00'
7. N 67°16'39"E 155.58'
8. S 88°54'28"E 40.00'
9. S 88°54'28"E 40.00'
10. S 88°54'28"E 40.00'
11. S 88°54'28"E 40.00'
12. S 88°54'28"W 40.00'
13. N 55°05'59"W 2.83'
14. N 02°54'34"E 81.15'
15. S 13°59'39"W 59.15'
16. S 78°01'21"E 50.00'
17. N 13°58'39"E 65.00'
18. N 59°08'27"E 40.00'
19. S 88°54'28"W 40.00'
20. S 88°54'28"W 40.00'
21. S 88°54'28"E 30.00'



15 NW COR. OF NE 1/4 OF NW 1/4

SEE SHEET 4 OF 4  
SEE SHEET 2 OF 4  
SEE SHEET 3 OF 4

PARCEL	AC.	MAP DATA
64	.07	34/159-2 POR
65	.04	34/159-3 POR &
66	.02	34/160-3 POR
67		SEE 2895-20-128

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

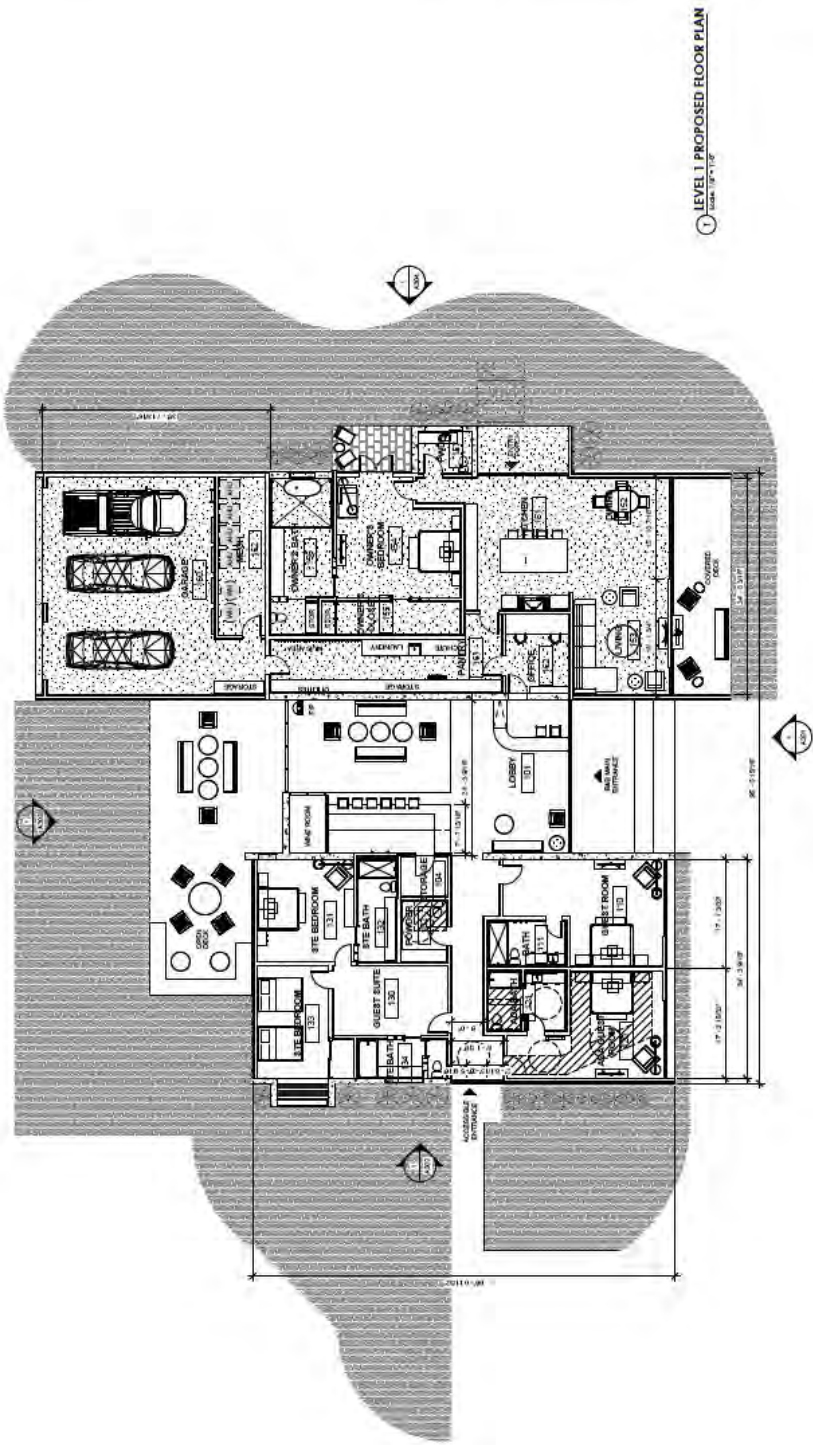
©2002 Madera County Assessor, All Rights Reserved.

Assessor's Map No. 64-08  
Sheet 1 of 4  
Bass Lake School Dist.  
County of Madera, Calif.  
1966





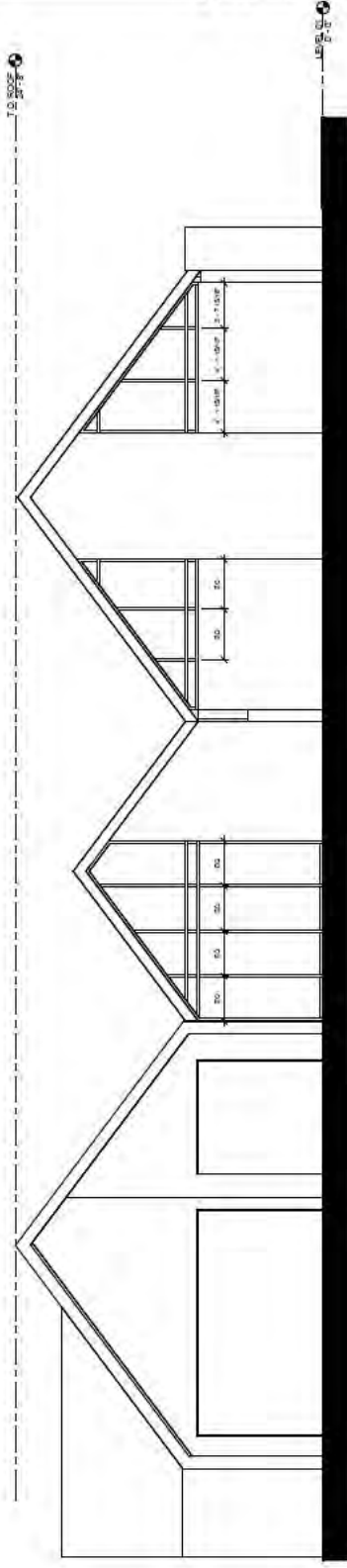
<p><b>KLC //</b></p> <p>1411 N. ...                  ...                  ...                  ...</p> <p>© Copyright 2022. All Rights Reserved.</p>	<p>PROJECT NAME                  CENTRAL RESIDENCE /                  200 N. ...</p>
	<p>PROJECT ADDRESS                  200 N. ...                  ...</p>
<p>DATE: _____</p> <p>SCALE: _____</p>	
<p>PROJECT: LEVEL 01 - PROPOSED FLOOR PLAN</p>	
<p>PAGE NUMBER  <b>A201</b></p>	



1 LEVEL 01 - PROPOSED FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**FLOOR PLAN MAP**

<b>KLC //</b> 4711 Pacific Coast Highway #800 Laguna Hills, CA 92653 (949) 261-1000 www.klc.com	PROJECT NAME Calhoun Residence / Bed & Breakfast
	PROJECT ADDRESS 38471 North Slope Lane Calhoun, CA 95001
DATE _____ DRAWN BY _____ CHECKED BY _____ APPROVED BY _____	
NAME TITLE EXTERIOR ELEVATION - NORTH	
PANEL NUMBER <b>A303</b>	



**NORTH ELEVATION**  
 1 NORTH (LEFT)

1:1000 IN REVISIONS - NOT FOR CONSTRUCTION

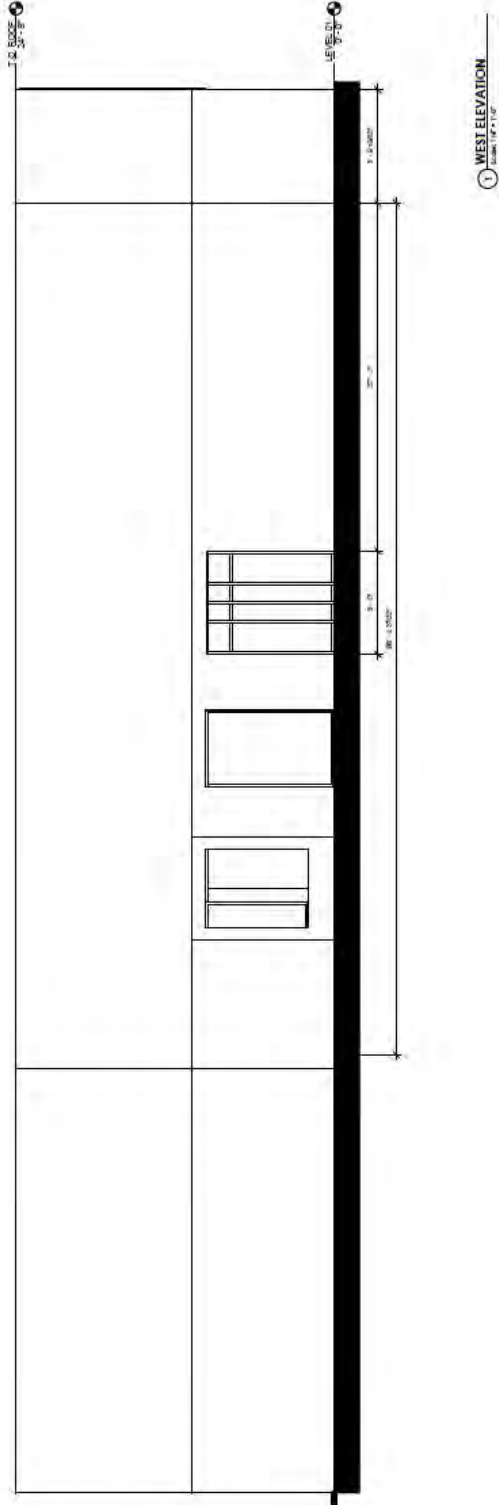
**NORTH ELEVATION PLAN MAP**







<b>KLC //</b> 4711 Trade Center Drive, Suite 400 Menlo Park, CA 94025 www.klc.com 650.321.1234	© Copyright 2022 / All Rights Reserved
	PROJECT NAME: COMPANY RESIDENCE / 201 S. FORTY-SEVEN PROJECT ADDRESS: 201 S. FORTY-SEVEN CITY AND STATE: MENLO PARK, CA 94025
SHEET NO. / TOTAL SHEETS _____ / _____	
DATE _____	
DRAWN BY _____	
CHECKED BY _____	
SCALE _____	
PROJECT NUMBER _____	
SHEET NUMBER <b>A302</b>	



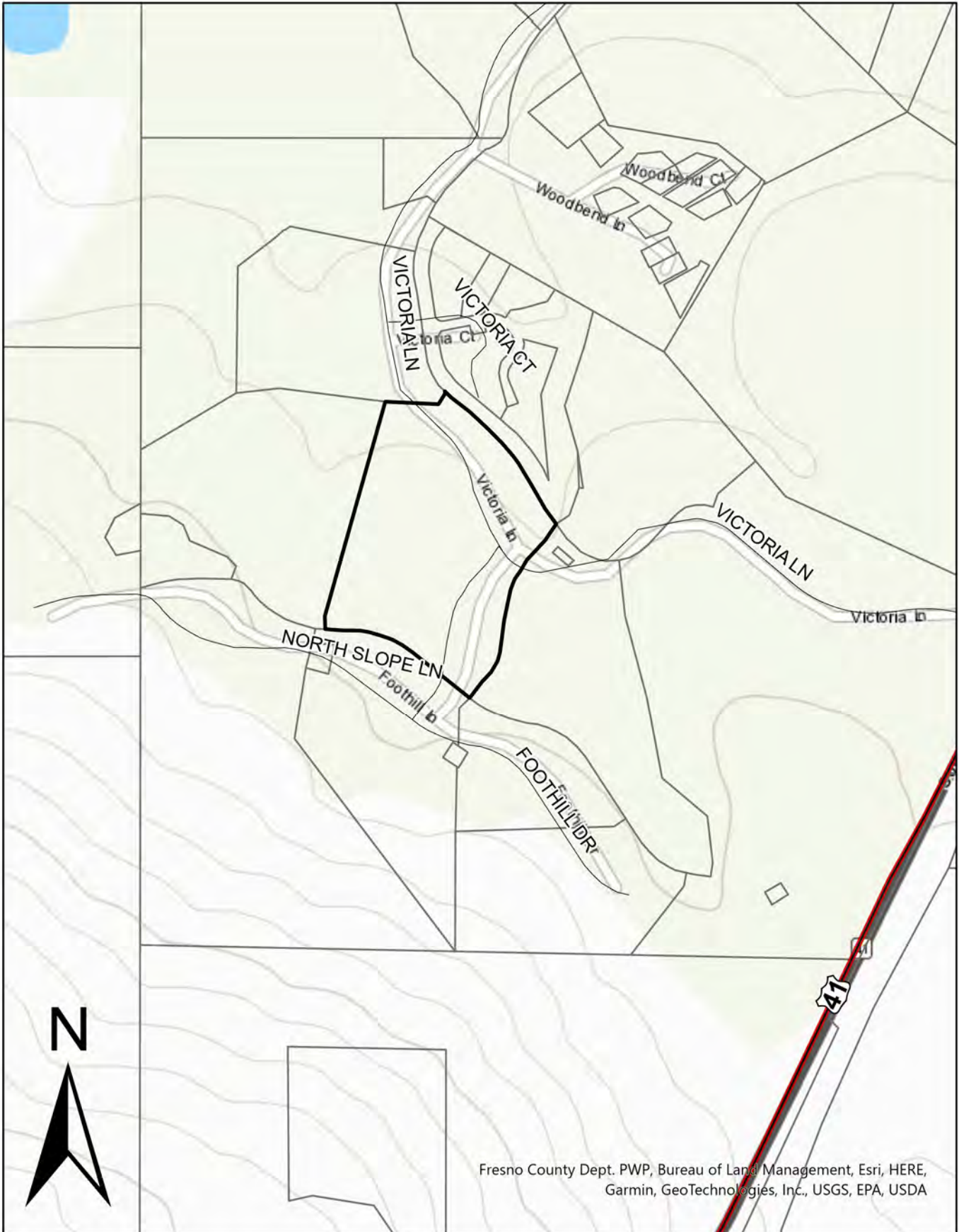
**WEST ELEVATION PLAN MAP**



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

**AERIAL MAP**

# EXHIBIT F



Fresno County Dept. PWP, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, USDA

# TOPOGRAPHICAL MAP



# Community and Economic Development Planning Division

## EXHIBIT G

- 200 W 4<sup>th</sup> Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc\_planning@madera-county.com

### OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

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

1. Please provide the following information:

Assessor's Parcel Number: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

2. Describe the nature of your proposal/operation.

\_\_\_\_\_  
\_\_\_\_\_

3. What is the existing use of the property?

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

5. What are the proposed operational time limits?

Months (if seasonal): \_\_\_\_\_

Days per week: \_\_\_\_\_

Hours (from \_\_\_ to \_\_\_): Total Hours per day: \_\_\_\_\_

6. How many customers or visitors are expected?

Average number per day: \_\_\_\_\_

Maximum number per day: \_\_\_\_\_

What hours will customers/visitors be there? \_\_\_\_\_

7. How many employees will there be?

Current: \_\_\_\_\_

Future: \_\_\_\_\_

Hours they work: \_\_\_\_\_

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

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

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9. Will there be any service and delivery vehicles? \_\_\_\_\_

Number: \_\_\_\_\_

Type: \_\_\_\_\_

Frequency: \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Square feet of building area(s): \_\_\_\_\_

Total number of employees: \_\_\_\_\_

Building Heights: \_\_\_\_\_

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

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Community and Economic Development  
Environmental Health Division

Dexter Marr  
Deputy Director

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

**MEMORANDUM**

TO: James Lin  
FROM: Dexter Marr, Environmental Health Division  
DATE: January 26, 2023  
RE: Larson-Cifuentes, Kristin - Conditional Use Permit - Oakhurst (064-080-078-000)

**Comments**

Planning Division

FROM: Environmental Health Division

DATE: January 26, 2023

RE: Conditional Use Permit (CUP) #2022-017, Larson-Cifuentes,  
Oakhurst APN 064-080-078

The Environmental Health Division Comments:

If this proposed project is within 200 feet of a public sanitary sewer or within MD-22 service area (Sewer Maintenance District MD-22A) it shall connect. Please provide a will serve letter from MD-22A.

If this proposed project is within 500 feet of an existing public water system (Hillview Water Company/ Cal American) it shall connect. Please provide a Will Serve letter from Hillview Water Company/ Cal American.

If municipal water and sewer service is unavailable, the project must comply with Madera County Code Title 13.

If proposed Bed & Breakfast is preparing/serving food to customers, an Environmental Health permit will be required.

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

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

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

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

**COUNTY OF MADERA  
DEPARTMENT OF PUBLIC WORKS**

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

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**MEMORANDUM**

**DATE:** December 29, 2022  
**TO:** James Lin  
**FROM:** Madera County Public Works  
**SUBJECT:** Larson-Cifuentes, Kristin - Conditional Use Permit - Oakhurst (064-080-078-000)

The subject property, APN 064-080-078, is within Madera County Maintenance District No. 22A, Oakhurst (MD-22A). Currently this parcel has 1.0 allocated sewer units and the proposed project requires a total of 3.1 sewer units. In order to provide sewer service to this development, 2.1 additional sewer units will have to either be purchased or transferred to this parcel prior to the issuance of the building permit.

Fahed Mosleh  
Engineer II

Madera County Public Works Department  
200 W. 4th Street, 3rd Floor  
Madera, CA 93637  
P 559.675.7811  
Email [fahed.mosleh@maderacounty.com](mailto:fahed.mosleh@maderacounty.com)



Community and Economic Development  
Fire Prevention Division

Deborah Mahler, Fire Marshal  
Deputy Director

**EXHIBIT J**

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- Suite 3100
- Madera, CA 93637
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**MEMORANDUM**

TO: James Lin  
FROM: Deborah Mahler, Fire Marshal  
DATE: December 28, 2022  
RE: Larson-Cifuentes, Kristin - Conditional Use Permit - Oakhurst (064-080-078-000)

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**Condition**

The project will have to meet all aspects of the CBC/CFC in regards to the proposed structure.

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

- 1. Project title:** CUP #2022-017 – Larson-Cifuentes, Kristin
  
- 2. Lead agency name and address:** County of Madera  
Community and Economic Development Department  
200 West 4<sup>th</sup> Street, Suite 3100  
Madera, California 93637
  
- 3. Contact person and phone number:** Annette Kephart, Planner III  
559-675-7821  
Annette.kephart@maderacounty.com
  
- 4. Project Location & APN:** The subject property is located on the south side of Victoria Lane, approximately 1,200 ft west from its intersection with Highway 41, No Situs, Oakhurst.  
  
APN #: 064-080-078
  
- 5. Project sponsor’s name and address:** Kristin Larson-Cifuentes  
407 N. Pacific Coast Highway #686  
Redondo Beach, CA 90277
  
- 6. General Plan Designation:** HDR (High Density Residential)
  
- 7. Zoning:** RRS-2 ½ (Residential, Rural, Single Family) District
  
- 8. Description of project:**

This is a request for a Conditional Use Permit (#2022-017) to construct a new residential home with an attached Bed & Breakfast consisting of 3 rental units and communal area with year-round operations. The maximum occupancy of the attached Bed & Breakfast is 8 guests.

Existing Conditions:

Land use in the surrounding area is predominantly residential. There is an existing 2,500 square feet garage for personal use approved through a zoning permit.

The site is 3.75 acres in size.

**9. Surrounding Land Uses and Setting:**

Residential

**10. Other Public Agencies Whose Approval is Required:**

None

**11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Under AB 52, Tribal Governments that have requested to be notified of any ministerial projects being processed have been notified pursuant to those requirements. (See Section XVIII for additional discussion.).

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

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

Signed: Annette Kephart Date: November 9, 2022  
 Madera County Initial Study CUP #2022-017 – Larson-Cifuentes, Kristin

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**I. AESTHETICS**

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

- |   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a) Have a substantial adverse effect on a scenic vista?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |

**Responses:**

**(a – c) Less Than Significant Impact.**

The closest areas that are being considered as eligible scenic highways by the California Department of Transportation (CALTRANS) are the areas surrounding the Highways 41 and 49 intersections in and north of Oakhurst.

Scenic Route, Highway 41 is located east of the project site. However, based on the distance from the highway (approximately 0.2 miles) and the rise in elevation to the project site and the indigenous trees and shrubbery on the parcel, it is highly unlikely that construction and or the onsite operation of the Bed and Breakfast will have a significant impact on the aesthetics along Highway 41.

The visual character of the parcel and surrounding area is residentially based in terms of structures and land uses. There are few residential type structures in the vicinity with commercial establishments further to the north.

The proposed structure would not significantly alter the overall character of the surrounding area. The zone district allows for residential uses and the proposed project is similar in design to single family dwelling units.

The applicant will need to apply for a sign permit prior to the placement of any sign on the parcel and it must be in conformance with the Oakhurst Area Sign Ordinance.

**(d) Less Than Significant Impact with Mitigation Incorporation**

All new lighting or sources of glare associated with this project being proposed are like nearby residential buildings. Mitigation measures have been placed on the project and requires any proposed lighting associated with this project is to be hooded and directed



downward and away from adjoining parcels.

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

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Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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## II. AGRICULTURAL AND FORESTRY RESOURCES

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

Would the project:

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

### Responses:

**(a - e) No Impact.** The project site is zoned for residential uses. No lands in or adjacent to the project site are used for agricultural production, zoned for agricultural use, or subject to a Williamson Act contract. Therefore, the proposed project will not directly or indirectly

affect farmland or agricultural uses. The project will not further encroach on timber or agricultural land, nor will the project rezone existing farm or forest land.

### General Information

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

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

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

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

**UNIQUE FARMLAND (U):** Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include no irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

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

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

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

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

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

Land uses common in the area is residential, with scattered residential structures. The proposed bed and breakfast facility is recognized as a commercially oriented service.

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**III. AIR QUALITY**

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with, or obstruct implementation of, the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

**(a - d) Less Than Significant Impact.**

Currently there is moderate traffic in this area along Highway 41. The area surrounding the site is populated with residential homes. There will be a minor increase in traffic during the construction phase of the garage. The proposed project will slightly increase vehicular activity in close proximity to sensitive receptors. Sensitive receptors are facilities that “house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors.” (GAMAQI, 2002).

Project operations would not significantly impact the overall air quality. In review of the operational statement for the proposed Project, the number of guests, employee, traffic, and nature of the operation will not 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. As a result, less than significant impact is anticipated.

## GENERAL INFORMATION

The primary factors that determine air quality are the locations of air pollutant sources and the amounts of pollutants emitted. Meteorological and topographical conditions, however, also are important. Factors such as wind speed and direction, and air temperature gradients interact with physical landscape features to determine the movement and dispersal of criteria air pollutants.

The area within Madera County lies within the San Joaquin Valley Air Basin (SJVAB), basically a flat area bordered on the east by the Sierra Nevada Mountains; on the west by the Coast Ranges; and to the south by the Tehachapi Mountains. Airflow in the SJVAB is primarily influenced by marine air that enters through the Carquinez Straits where the San Joaquin-Sacramento Delta empties into the San Francisco Bay. The region’s topographic features restrict air movement through and out of the basin. As a result, the SJVAB is highly susceptible to pollutant accumulation over time. Frequent transport of pollutants into the SJVAB from upwind sources also contributes to poor air quality.

Wind speed and direction play an important role in dispersion and transport of air pollutants. During summer periods, winds usually originate from the north end of the San Joaquin Valley and flows in a south-southeasterly direction through the valley, through the Tehachapi pass and into the neighboring Southeast Desert Air Basin. During winter months, winds occasionally originate from the south end of the valley and flow in a north-northwesterly direction. Also, during winter months, the valley experiences light, variable winds, less than 10 miles per hour (mph). Low wind speeds, combined with low inversion layers in the winter, create a climate conducive to high concentrations of certain air pollutants.

The SJVAB has an inland Mediterranean climate that is characterized by warm, dry summers and cooler winters. Summer high temperatures often exceed 100 degrees Fahrenheit, averaging from the low 90s in the northern part of the valley to the high 90s in the south. The daily summer temperature variation can be as high as 30 degrees Fahrenheit. Winters are for the most part mild and humid. Average high temperatures during the winter are in the 50s, while the average daily low temperature is in the 40s.

The vertical dispersion of air pollutants in the valley is limited by the presence of persistent

temperature inversions. Air temperatures usually decrease with an increase in altitude. A reversal of this atmospheric state, where the air temperature increases with height, is termed an inversion. Air above and below an inversion does not mix because differences in air density restrict air pollutant dispersal.

Construction emissions will predominately be related to  $PM_{2.5}$  and  $PM_{10}$  (Particulate Matter of 2.5 and 10 micron in size respectively) from fugitive emissions.  $PM_{2.5}$  and  $PM_{10}$  emissions will occur during any earthmoving (grading) activities. There will also be a limited increase in diesel emissions from the heavy equipment associated with the grading and construction activities. These emissions will be temporary in nature for the duration of the construction process.

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**IV. BIOLOGICAL RESOURCES**

Would the project:

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?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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"/>

**Responses:**

The climate of this region is characterized by hot, dry summers and cool, wet winters. Urban areas are centered within the cities of Madera and Chowchilla, while the remaining portions of the area are characterized as agricultural lands. The San Joaquin River delineates the area boundary to the south and west, while the northern boundary is established by the Chowchilla River. The Fresno River and Chowchilla Canal are other major water bodies in the area.

The evaluation of biological resources includes a programmatic review of vegetation and wildlife habitat, special-status species, and wetland habitats that may meet the criteria for jurisdictional waters of the U.S. which occur or potentially occur in the area. The results of this programmatic evaluation are based upon literature searches and database queries of known and existing data.

**(a) Less Than Significant Impact.** While species have been identified as being potentially endangered and threatened in the quadrangle of this project, no impacts to those species have been identified as a result of this project, directly or indirectly. While the list below shows a few species listed in the quadrangle in which this project is located, this does not necessarily mean that these species are actually located on the project site either in a habitat setting or migrating through.

There are other species indicated in adjacent quadrangles, but again due to the limited nature of this project and the fact that the land uses of the area have been occurring for countless years, it is less than likely that the proposed use will have any impacts to those species.

Riparian habitats are found along rivers, creeks, streams, and lakes and are made up of plant communities of woody vegetation. Riparian habitat can range from a dense thicket of shrubs to a closed canopy of large mature trees covered by vines.

Special-status species are those plants and animals that, because of their recognized rarity or vulnerability to various causes of habitat loss or population decline, are recognized in some fashion by federal, state, or other agencies as deserving special consideration. Some of these species receive specific legal protection pursuant to federal or state endangered species legislation. Others lack such legal protection but have been characterized as “sensitive” on the basis of adopted policies and expertise of state resource agencies or organizations with acknowledged expertise, or policies adopted by local governmental agencies such as counties, cities, and special districts to meet local

conservation objectives.

Vernal pools are temporary pools of water that provide habitats. They are a distinctive type of wetland usually devoid of fish, and thus allow the safe development of natal amphibian and insect species. Most vernal pools are dry for at least part of the year. There are no indications of vernal pools present on the project site.

While the list below shows species listed in the quadrangle in which this project is located, this does not necessarily mean that this species is located on the project site either in a habitat setting or migrating through. The CNDB only lists species in the quadrangle where the project is located, but this never is an indication of whether these species are or ever were on the project site. The Department of Fish and Wildlife was contacted in the early stages of the project for review and comment on the proposal. They did not provide any feedback as to whether there were any potential impacts on the site.

Special Status Species is a general term that refers to all taxa tracked by the California Department of Fish and Wildlife’s (CDFW) California Natural Diversity Database (CNDDDB), the USFWS IPac, and the CNPS (Resource Agencies), regardless of their legal or protection status. 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 the Department of Fish and Wildlife’s databases for special status species has identified the following species:

<b>Species</b>	<b>Federal Listing</b>	<b>State Listing</b>	<b>Dept. of Fish and Game Listing</b>	<b>CNPS Listing</b>
California Red Legged Frog	Threatened	None	SSC	None
Mountain Plover	None	None	SSC	None
Vernal Pool Fairy Shrimp	Threatened	None	None	None
Fresno Kangaroo Rat	Endangered	Endangered	None	None
American Badger	None	None	SSC	None



Blunt-nosed Leopard Lizard	Endangered	Endangered	FP	None
Coast Horned Lizard	None	None	SSC	None
Valley Sacaton Grassland	None	None	None	None
Spiny-Sepaled Button-Celery	None	None	None	1B.2
Heartscale	None	None	None	1B.2
Lesser Saltscale	None	None	None	1B.1
Vernal Pool Smallscale	None	None	None	1B.2
Subtle Orache	None	None	None	1B.2
California Alkali Grass	None	None	None	1B.2
Ewan's Larkspur	None	None	None	4.2
Recurved Larkspur	None	None	None	1B.2

### Bonita Ranch Quadrangles

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

### Ranking

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

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

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

SSC Species of Special Concern

WL Watch List

Surrounding quadrangles have the same species indicated.

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

**(b & c) No Impact.** No impacts have been identified because of this project. A vernal pool is defined as a contained basin depression lacking a permanent above ground outlet. They contain water for a few months in the spring and early summer. There are no vernal pools or habitats identified on the project site, nor any that would be impacted directly or indirectly as a result of this project. There are no federally identified wetlands on the project site. The parcel has an existing personal storage building on site, and is proposing a single-family residence, as does parcels in the vicinity. The chances of any of the species

identified in the area being on this parcel are minimal at best.

**(d) Less Than Significant Impact.** There may be minimal impact to migration as a direct result of construction activities. But once those activities have concluded, the migratory nature of the species could return to normal. There are existing nearby residential uses in the area. As such, less than significant impact is expected.

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

**General Information**

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

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

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

**Responses:**

**(a - c) Less Than Significant Impact with Mitigation Incorporation.** No known resources exist in the vicinity of this project. The surrounding parcels have been in use for

residential and commercial purposes, the chances of uncovering previously unknown resources are unlikely.

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, and 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).

Cultural resources can be defined as buildings, sites, structures, objects, or places of importance that may have historical, architectural, archaeological, cultural, or scientific importance (including those associated with Native Americans or Native American activities). Preservation of the County's unique cultural heritage should be considered when planning for future development of the area.

California Environmental Quality Act (CEQA) §15064.5 mainly describes historical and archaeological resources that need to be taken into consideration for evaluating impacts from any proposed project. The primary factor is determining if there are any potential resources on site, and this is typically done through consultation of tribal members with knowledge of the site or its surroundings, as well as review of jurisdictional documentation. In some cases, tribal members will request any number of site inspections to determine if there are any Native American resources.

The western area of the County was originally inhabited by the Northern Valley Yokuts. Ethnographic information about this group is sparse due to the early dissemination of the aboriginal populations in the lower San Joaquin Valley.

The Northern Valley Yokuts territory is defined roughly by the crest of the Diablo Range on the west, and the foothills of the Sierra Nevada on the east. The southern boundary is approximately where the San Joaquin River bends northwards, and the northern boundary is roughly halfway between the Calaveras and Mokelumne Rivers.

Principle settlements were located on the tops of low mounds, on or near the banks of larger watercourses. Settlements were composed of single-family dwellings, sweathouses, and ceremonial assembly chambers. Dwellings were small and lightly constructed, semi-subterranean and oval. The public structures were large and earth covered.

With the development of Spanish Ranchos throughout California, cattle husbandry was prevalent, while dairy farms remained crude and sparse.

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 §21000) which prohibits actions that "disrupt, or adversely affect a prehistoric or historic archaeological site or a property of historical or cultural significance to a

community or ethnic or social groups; or a paleontological site except as part of a scientific study.”

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

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

As a result of AB 52, which requires jurisdictions to notify Tribal Governments that request such outreach, the County alerted Tribal Entities that requested initial review packets. No comments were received.

If any of the tribes did respond and requested additional reviews, consultations or studies of the site prior to further processing of the project, the County would have coordinated contact with the applicant and tribal representatives.

If any resources were found on site, their exact nature and location would not be identified by the County for safety, confidentiality, and respect of the tribal resource. Mitigation measures will be placed on the project regarding any cultural resources that may be located on the site.

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**VI. ENERGY**

Would the project:

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

**Responses:**

**(a - b) Less Than Significant Impact.**

PG&E is the primary provider of energy to the area, and by all accounts has sufficient supplies to support growth within the County. There will be a temporary increase in energy resources during the construction period. Operationally, it is anticipated that there will be a slight increase in energy usage but will be consistent with surrounding uses. The proposed structure will be required to meet all current California Building Code Standards many of which are focused on increased energy efficiency.

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**VII. GEOLOGY AND SOILS**

Would the project:

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

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

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

The regional geology of the area is influenced by the Great Valley, a topographically dominant northwest-trending valley approximately 50 miles wide and 400 miles long that formed between the Coast Range Mountains to the west and the Sierra Nevada Mountains to the east. The Great Valley itself is divided into northern and southern portions, named the Sacramento and San Joaquin Valleys respectively. The western portion of the county, which consists of the rich alluvial bottom lands of the San Joaquin Valley, is predominately agricultural. Most of the County's agricultural activities occur here, due to the level topography, prime cultivable soils, and excellent drainage.

Soils in the western (or valley) portion of Madera County can generally be placed in one of three major groups: recent alluvial fans and flood plains, the basin area, and older alluvial fans and terraces. The recent alluvial fans are gently sloping cone-shaped features located primarily along the Chowchilla, Fresno and San Joaquin Rivers. Flood plain soils along the San Joaquin River resulted primarily from flood events now largely controlled by Friant Dam. The basin area is located in the western portion of the valley and is nearly level. The area contains fine soil carried beyond the alluvial fans and deposited in the slower water of the flatlands. The older alluvial fans and terraces are areas that no longer receive flood deposits and have been subject to erosion and weathering in the time since their deposition.

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

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

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.

While the County has not been affected directly by any known recent earthquakes, there still stands the possibility of being affected by those elsewhere. The 2019 Ridgecrest earthquake (Ridgecrest, CA near China Lake Military Installation) is an example of this. While the quake was centered in proximity to Ridgecrest, Madera County and surrounding communities felt the vibrations.

**(b) Less Than Significant Impact.** The parcel is subject to potential erosion due to rain events. Due to the topographically flat nature of the project site, the erosion may be minimal. As such, less than significant impact is expected. Any grading to occur on site will require an approved grading permit.

**(c - f) No impact.** There are no known impacts that will occur as a direct or indirect result of this project. The Project does not propose significant alteration of the topography of the site.

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### VIII. GREENHOUSE GAS EMISSIONS

Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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### Responses:

**(a - b) Less than Significant Impact.** There is the potential of a slight increase of greenhouse gas generation during the construction phase of the project. This will be temporary in nature for the duration of the construction of the building. Operationally,



based on low volumes in vehicle or employee trips, there will be less than significant impact on GHG emissions.

The Earth's climate has been warming for the past century. It is believed that this warming trend is related to the release of certain gases into the atmosphere. Greenhouse gases (GHG) absorb infrared energy that would otherwise escape from the Earth. As the infrared energy is absorbed, the air surrounding the Earth is heated. An overall warming trend has been recorded since the late 19<sup>th</sup> century, with the most rapid warming occurring over the past two decades. The 10 warmest years of the last century all occurred within the last 15 years. It appears that the decade of the 1990s was the warmest in human history (National Oceanic and Atmospheric Administration, 2010). Human activities have been attributed to an increase in the atmospheric abundance of greenhouse gases.

The primary factors that determine air quality are the locations of air pollutant sources and the amounts of pollutants emitted. Meteorological and topographical conditions, however, also are important. Factors such as wind speed and direction, and air temperature gradients interact with physical landscape features to determine the movement and dispersal of criteria air pollutants.

The area within Madera County lies within the San Joaquin Valley Air Basin (SJVAB), basically a flat area bordered on the east by the Sierra Nevada Mountains; on the west by the Coast Ranges; and to the south by the Tehachapi Mountains. Airflow in the SJVAB is primarily influenced by marine air that enters through the Carquinez Straits where the San Joaquin-Sacramento Delta empties into the San Francisco Bay. The region's topographic features restrict air movement through and out of the basin. As a result, the SJVAB is highly susceptible to pollutant accumulation over time. Frequent transport of pollutants into the SJVAB from upwind sources also contributes to poor air quality.

Wind speed and direction play an important role in dispersion and transport of air pollutants. During summer periods, winds usually originate from the north end of the San Joaquin Valley and flows in a south-southeasterly direction through the valley, through the Tehachapi pass and into the neighboring Southeast Desert Air Basin. During winter months, winds occasionally originate from the south end of the valley and flow in a north-northwesterly direction. Also, during winter months, the valley experiences light, variable winds, less than 10 miles per hour (mph). Low wind speeds, combined with low inversion layers in the winter, create a climate conducive to high concentrations of certain air pollutants.

The SJVAB has an inland Mediterranean climate that is characterized by warm, dry summers and cooler winters. Summer high temperatures often exceed 100 degrees Fahrenheit, averaging from the low 90s in the northern part of the valley to the high 90s in the south. The daily summer temperature variation can be as high as 30 degrees Fahrenheit. Winters are for the most part mild and humid. Average high temperatures during the winter are in the 50s, while the average daily low temperature is in the 40s.

The vertical dispersion of air pollutants in the valley is limited by the presence of persistent temperature inversions. Air temperatures usually decrease with an increase in altitude. A reversal of this atmospheric state, where the air temperature increases with height, is termed an inversion. Air above and below an inversion does not mix because differences in air density restrict air pollutant dispersal.

Commonly identified greenhouse gases and sources include: Carbon dioxide ( $CO_2$ ), Methane ( $CH_4$ ), Nitrous Oxide ( $N_2O$ ), water vapor, Ozone ( $O_3$ ), Chlorofluorocarbons ( $CFC_s$ ), Hydrofluorocarbons ( $HFC_s$ ), Perfluorocarbons ( $PFC_s$ ), and Sulfur hexafluoride ( $SF_6$ ).

Emissions of GHGs contributing to global climate change are largely attributable to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. About three-quarters of human emissions of  $CO_2$  to the global atmosphere during the past 20 years are due to fossil fuel burning. Atmospheric concentrations of  $CO_2$ ,  $CH_4$ , and  $N_2O$  have increased 31 percent, 151 percent, and 17 percent respectively since the year 1750 (CEC 2008). GHG emissions are typically expressed in carbon dioxide-equivalents ( $CO_2e$ ), based on the GHG's Global Warming Potential (GWP). The GWP is dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. For example, one ton of  $CH_4$  has the same contribution to the greenhouse effect as approximately 21 tons of  $CO_2$ . Therefore,  $CH_4$  is a much more potent GHG than  $CO_2$ .

The impacts of climate change have yet to fully manifest. A hotter planet is causing the sea level to rise, disease to spread to non-endemic areas, as well as more frequent and severe storms, heat events, and air pollution episodes. Also affected are agricultural production, the water supply, the sustainability of ecosystems, and therefore the economy. The magnitude of these impacts is unknown.

Greenhouse Gas (GHG) Emissions: The potential effect of greenhouse gas emission on global climate change is an emerging issue that warrants discussion under CEQA. Unlike the pollutants discussed previously that may have regional and local effects, greenhouse gases have the potential to cause global changes in the environment. In addition, greenhouse gas emissions do not directly produce a localized impact, but may cause an indirect impact if the local climate is adversely changed by its cumulative contribution to a change in global climate. Individual development projects contribute relatively small amounts of greenhouse gases that when added to other greenhouse gas producing activities around the world would result in an increase in these emissions that have led many to conclude is changing the global climate. However, no threshold has been established for what would constitute a cumulatively considerable increase in greenhouse gases for individual development projects. The State of California has taken several actions that help to address potential global climate change impacts.

Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006, outlines goals for local agencies to follow in order to bring Greenhouse Gas (GHG) emissions to 1990 levels (a 25% overall reduction) by the year 2020. The California Air Resources Board (CARB) holds the responsibility of monitoring and reducing GHG emissions through regulations, market mechanisms and other actions. A Draft Scoping Plan was adopted by CARB in order to provide guidelines and policy for the State to follow in its steps to reduce GHG. According to CARB, the scoping plan's GHG reduction actions include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system.

Following the adoption of AB 32, the California State Legislature adopted Senate Bill 375, which became the first major bill in the United States that would aim to limit climate change by linking directly to "smart growth" land use principles and transportation. It adds incentives for projects which intend to be in-fill, mixed use, affordable and self-contained

developments. SB 375 includes the creation of a Sustainable Communities Strategy (SCS) through the local Metropolitan Planning Organizations (MPO) in order to create land use patterns which reduce overall emissions and vehicle miles traveled. Incentives include California Environmental Quality Act streamlining and possible exemptions for projects which fulfill specific criteria.

**IX. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:

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

**Responses:**

**(a - e) No Impact.** Construction activities would likely require use of limited quantities of

hazardous materials such as fuels for construction equipment, oils, lubricants, and the like. The improper use, storage, handling, transport, or disposal of these materials could result in accidental release. Due to the minimal amounts typically in these vehicles, a less than significant impact is anticipated. The project is not located near either airport in the County. The project is located approximately 4.73 miles to the nearest airport (Sierra Sky Park Airport to the southeast in Fresno). According to the Department of Toxic Substance Control (DTSC), there are no sites on or near this project site that is or was hazardous waste sites.

**(f – g) Less Than Significant Impact.**

The roadways in the area are narrow enough where it would be of concern if evacuations due to forest fire and response to said forest fire were to occur at the same time. The surrounding area consists of scattered residential parcels with high density of trees and brushes nearby with possibilities of wildfires spreading easily. The California Department of Forestry and Fire Protection (Cal-Fire) provides for protection services to most of Madera County. Madera County Fire Station #12 is located 1.5 miles from the proposed project site.

**GENERAL INFORMATION**

County services such as fire suppression continue to remain inadequate and seriously underfunded. While not normally an environmental concern, new residential development in the foothills represents a heightened potential for fire risks, risks that the County does not have the resources to counter. While new development is required to maintain a fire safe area around each home site, little if any efforts are extended to the majority of large rural home sites to maintain a fire safe perimeter.

The western part of Madera County has historically experienced several concerns related to hazardous materials. The dominant land use in the area consists of existing dairies and irrigated agricultural crop production. Additional land uses include agricultural crop processing facilities, grain storage facilities and irrigation water supply canals and reservoirs.

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. The California Code of Regulations (CCR) defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed (CCR Title 22 Division 4.5 Chapter 10 Article 2 §66260.10).

Hazardous wastes are defined in the same manner. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated or are being stored prior to proper disposal. Hazardous materials and hazardous wastes are classified according to four properties: toxicity, ignitability, corrosively, and reactivity.

The use and management of chemicals, including hazardous materials, within the agricultural areas of the County are dominated by the application of fertilizer and pesticides for crop production. Hazardous materials management in agricultural areas also includes storage and use of hydrocarbon fuel. Diesel fuel is used to power mobile farm equipment (trucks, tractors, combines) and stationary equipment, including irrigation pumps and groundwater well pumps. Gasoline is stored at some facilities. Other hazardous materials used at dairies can include chlorine and other disinfectants, oils and lubricants, and antifreeze.

The greatest wildland fire hazards exist in areas with quickly ignitable, dense understory vegetation, such as grasses, adjacent to slower and hotter burning fuels such as trees. These conditions exist in varying degrees over approximately two-thirds of Madera County, to the north and east of the Madera Canal.

Handling of hazardous materials is covered by federal and state laws which minimize worker safety risks from both physical and chemical hazards in the workplace. Businesses are required to submit a Hazardous Materials Management Plan with the local CUPA which performs routine inspections to ensure compliance with regulations. Transportation of materials is covered by the Department of Transportation (DOT).

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 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>

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**X. HYDROLOGY AND WATER QUALITY**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) Result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

The area where the project is proposed consists of the construction of a new storage structure on an existing almond processing facility.

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

**(b) Less Than Significant Impact.** The proposed Project will have a less than significant impact on water usage. The anticipated water usage for the proposed Bed and Breakfast operations will be consistent residential uses. Drought tolerant landscaping will be required. The property is connected to the local sewer. As such, less than significant impact is anticipated.

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

**(c i – iii) Less Than Significant Impact.** The proposed project in and of itself is not anticipated to create or contribute to erosion or runoff.

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

### **General Information**

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

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

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

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

**XI. LAND USE AND PLANNING**

Would the project:

	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) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a - b) No Impact.** No impacts identified as a result of this proposed project. The project in and of itself is not proposing any changes in land use or zoning. The construction and operations do not propose any changes to existing land uses.

**XII. MINERAL RESOURCES**

Would the project:

	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"/>

**Responses:**

**(a - b) No Impact.** There are no impacts identified as a result of this project.

**XIII. NOISE**

Would the project result in:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies?				
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

**(a - b) Less than Significant Impact.** During construction phase of the project, there is the chance of an increase in localized ambient noise and ground-borne vibration as a result of construction activities for the single-family residence. Conditions will be placed to monitor the timeframe of construction. Day-to-day operations of the proposed Bed and Breakfast is not anticipated to significantly impact excessive noise levels inconsistent with surrounding residential activities.

**c) No Impact.** The project is not within proximity to a known airport. The project is not in an Airport/Airspace Overlay district.

**General Discussion**

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

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

**Short Term Noise**

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

features (e.g. trees, buildings, and fences), outdoor receptors within approximately 400 feet of construction site could experience maximum noise levels of greater than 70 dBA when onsite construction-related noise levels exceed approximately 89 dBA at the project site boundary. Construction activities that occur during the more noise-sensitive eighteen hours could result in increased levels of annoyance and sleep disruption for occupants of nearby existing residential dwellings. As a result, noise-generating construction activities would be considered to have a potentially significant short-term impact. However, with implementation of mitigation measures, this impact would be considered less than significant.

Long Term Noise

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

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

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

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

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

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

Note: Each of the noise levels specified above shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises.

These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).

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

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

Source: Whiffen and Leonard 1971

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

**XIV. POPULATION AND HOUSING**

Would the project:

- a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?
-

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Responses:**

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. PUBLIC SERVICES</b>				

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

i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

**Responses:**

**(a - i) Less Than Significant with Mitigation Incorporation.** The project site is located within 1.75 miles of Madera County Fire Station Number 12. Bed and Breakfast establishments are allowed with an approved conditional use permit in single-family residential areas by Madera County Code Section 18.04.083. With the maximum of 8 guests the use is considered similar to single family residential uses. Madera County Fire Department provides fire protection services to all unincorporated areas of Madera County, which has an estimated 2000 population of 74,734 persons. MCFD provides fire

protection services to unincorporated areas of the County. The Fire Department has 17 fire stations, a fleet of 56 apparatus and support vehicles; and 32 career fire suppression personnel and 175 paid call firefighters, and seven support personnel. The Fire Department responds to structure fires, vehicle accidents, medical aide, or any other emergencies. Several of Madera County's fire stations are staffed 24 hours a day by a full-time career fire captain or fire apparatus engineer, and five of these stations are augmented by paid call firefighters. The remaining 10 fire stations are staffed exclusively by paid call firefighters.

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

The California Department of Forestry and Fire Protection (CDF) provides for protection services to most of Madera County. There are CDF fire stations located within the vicinity of Oakhurst, staffed mostly by a volunteer personnel on a paid per call basis. Other stations in the area include facilities in Coarsegold, O'Neals, and Ahwahnee. There is a CDF (Cal-Fire) station just south and west of the site on the west side of Highway 41.

The forestry nature of the surroundings of this operation is conducive of wildland fires. While operations at this proposed Bed and Breakfast facility may not cause wildfires to occur, precautions will need to take place. As such, less than significant with mitigation incorporation is required.

The application was submitted to the Madera County Fire Department with no comments received. The Madera County Fire Marshal responded that the project will need to meet all California Building and Fire Code standards.

**(a – ii) Less Than Significant Impact.** The proposed project in and of itself would not result in any additional demands for police protection except for ancillary need for potential events of vandalism and theft.

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

There is the minor chance of equipment being stolen or vandalized. Given the remoteness of the project site, the theft may go unnoticed for some time.

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

Currently, the Madera County's Sherriff's Department provides law enforcement and patrols in the planning area, operating from substations in Oakhurst on Road 425B and the Mountain Government Center in Bass Lake. The Sherriff's Office had no comment for this

project.

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. As such, less than significant impact is expected for this proposed Project.

**(a – iii through v) No Impact.** No impacts identified as a result of this project.

A project that adds homes and commercial buildings to a community typically increases the need for various municipal services, such as fire and police protection. As the Court of Appeal recently confirmed in *City of Hayward v. Board of Trustees*, that need, though, is not itself an “environmental impact” of the project that the California Environmental Quality Act (“CEQA”) requires the project proponent to mitigate.

In *City of Hayward*, a state university prepared an environmental impact report (“EIR”) evaluating the environmental effects of its proposed master plan for the expansion of its campus, including two specific building projects, one for student housing and one for a parking structure. It concluded that building out the master plan would result in significant effects on aesthetics, air quality, cultural resources, and traffic, notwithstanding implementation of all feasible mitigation. All other effects, including effects on public services, were found to be insignificant or fully mitigated. The EIR concluded that the increase in campus population would not result in a significant environmental effect regarding fire and emergency medical services provided by the city fire department. It explained that the increased population would call for the addition of 11 firefighters, roughly the equivalent of one fire company, in order to maintain an adequate service ratio of one staff person for 1,000 people and that the facilities to house the added staff would be achieved by adding a bay to an existing fire station or constructing a new fire station. Noting that construction of such facilities would be subject to review under CEQA, the EIR concluded that since construction of such facilities would affect only a small area (an acre or less) in an urban location, it would not cause significant environmental effects. Based on this analysis, the EIR concluded that no mitigation regarding fire protection services was required.

The City of Hayward, in which the campus is located, sued alleging that the university had failed to comply with CEQA. The city contended that the university first should have concluded that the project would have a significant effect on emergency response times and thus the health and safety of the community, owing to the nonexistence of the additional firefighters and facilities needed to serve the increased population, and then should have assessed possible measures to mitigate that effect, such as hiring additional firefighters and building facilities to house them. The trial court agreed, explaining that it is not the increased demand for fire protection services that must per se be evaluated as an environmental impact, but rather that the lack of adequate fire protection services resulting from the project would have adverse effects on people and property. The university appealed.

The Court of Appeal reversed. With respect to the contention that the campus population increase would delay emergency response times and that would have real effects on the spread of fire and the safety of people and property, the Court responded: “While this may be true, the obligation to provide adequate fire and emergency medical services is the responsibility of the city [under the California Constitution.] The need for additional fire

protection services is not an *environmental* impact that CEQA requires a project proponent to mitigate.” The Court noted that the EIR analyzes response times and their impact on public safety, “concludes that the project will cause response times to fall to an inadequate level and finds that 11 additional fire fighters will be required to maintain adequate service levels,” and “sets forth measures needed to provide adequate emergency services and concludes . . . that those measures will not have a significant effect on the environment.” In the Court’s view, that sufficed. It explained: “Although there is undoubtedly a cost involved in the provision of additional emergency services, there is no authority upholding the city’s view that CEQA shifts financial responsibility for the provision of adequate fire and emergency response services to the project sponsor. The city has a constitutional obligation to provide adequate fire protection services. Assuming the city continues to perform its obligations, there is no basis to conclude that the project will cause a substantial adverse effect on human beings.”

The Court found the EIR adequate as well in all other respects, except one, its discussion of the project’s effects on two neighboring parks and ordered a writ of mandate to issue accordingly.

The Court’s opinion may serve to help stem the practice of some agencies to use CEQA as a mechanism to help fund municipal services by treating projects’ needs for such services as environmental impacts and calling on project proponents to mitigate those impacts by paying for municipal services and facilities.

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

No impacts are anticipated as a result of this project as it does not relate to any educational programs or increase the surrounding population. With the exception of an on-site manager, the facility will act more of a transient use type facility geared towards the tourism industry,

The area’s public schools are provided by Yosemite Union High School District and Bass Lake Elementary School District; each head-quartered in Oakhurst adjoining the Oak Creek Intermediate School. The high school has an approximate attendance of 1000 students from ninth to twelfth grade. A bond issue was passed to assist in the expansion of school facilities including, but not limited to addition of new classrooms, new multi-use buildings, new performance arts building, parking and recreation facilities. The Oak Creek Intermediate School provides enrollment for grades 6-8 and has a student population of approximately 225, while Oakhurst Elementary serves grades K-6 and has a student population of approximately 400. Wassuma Elementary School in Ahwahnee provides k-8 facilities for approximately 360 students. The remainder of student enrollments for the area is in Mountain Home K-10, Bass Lake K-5 and Wawona K-6 schools.

Most facilities within the district rely on portable classrooms to accommodate current enrollment with little or no reserve space. Both Yosemite Union High School District and Bass Lake Elementary School district report a trend towards declining enrollment. Long term forecasts for enrollment are not available.

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

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**XVI. RECREATION**

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

**Responses:**

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

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**XVII. TRANSPORTATION**

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

**(a – c) Less Than Significant Impact.** The proposed Project is not anticipated to generate excessive traffic that would significantly impact the area. The maximum guest occupancy for the proposed Bed and Breakfast is eight (8), which is consistent with the surrounding residential area. There will be two (2) employees/owners who will be residing full time on the property.

**(d) Less Than Significant with Mitigation Incorporated.** The road network in the area is immediately adjacent to State Route 41 and is narrow and curved, which could pose potential difficulties with evacuations of residents and response from emergency providers. However, the proposed Bed and Breakfast operation is limited to three (3) guest rooms and considered not a significant amount of increased traffic. As such, the proposal would be less than significant with mitigation incorporation.

State Route 99 (SR 99) is a four-lane freeway that links the County with the entire State and is the eastern boundary of where most of the dairies are located. SR 99 is one of the most important corridors to the economic livelihood of the San Joaquin Valley because it serves as a main shipping line for agricultural products and other commercial goods. SR 99 is also the primary link to Interstate 5, connecting the Valley with Los Angeles and Sacramento metropolitan areas.

State Route 145 (SR 145) is a two- and four-lane highway extending north/south from the Fresno County line to the City of Madera, then east/west to its intersection with SR41, SR 145 provides secondary access to Yosemite National Park via SR 41 and provides an important link to both SR 99 and Interstate 5. It runs north/south through an eastern portion of the County where the majority of dairies exist and is also a key shipping route for agricultural products.

State Route 152 (SR 152) is a four-lane divided expressway extending east and west from the Merced County Line to SR 99. SR 152 is a primary access route from the central San Joaquin Valley to Monterey and Santa Clara Counties. This state route is considered an important agricultural, commercial, and recreational access route and runs east/west through the northern portion of where the dairies exist in the county.

State Route 233 (SR 233) is a two- and four-lane highway extending four miles northeasterly from its intersection with SR 152 to the interchange with SR 99. This route serves primarily to provide for northbound traffic movement from SR 152 and SR 99 as well as local access to Chowchilla.

In addition to the regional state routes, a variety of County maintained roadways pass through the area. These include Avenue 7, Avenue 14, Avenue 18 ½, Road 16 and Road 9.

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

According to the Madera County Transportation Commission (MCTC), the traffic counts for the area range from 1241 north bound to 1,106 south bound vehicles along Road 36 south of its' intersection with Avenue 12, which is the closest intersection to this project site (0.68 of a mile north) for which there are traffic counts for 2018.

Traffic generated for the project will predominately be associated with the construction phase of the project. Maintenance related traffic will be minimal.

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

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

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

Madera County 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).

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.

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

Local circulation improvement is needed to support state highways and county roads forming the majority of the existing network of through streets. Many local streets are dead-end drives (some of which do not conform to current County improvement standards). Emergency access is, therefore, an important issue for area residents.

Several natural barriers such as the Fresno River, numerous tributary creeks and rocky and steep mountain terrain have precluded or complicated a more complete network of regional or community circulation routes. Financial constraints in the past prevented the design and construction of transportation routes which serve the community as a whole rather than individual private development. New developments occurring within the county are required to provide adequate access in the form of local roads to serve development.

The maneuvering of project construction vehicles and equipment among general purpose vehicles on local roads could cause safety hazards. Haul trucks and other on-road vehicles to be used during project construction could increase the hazard risk on existing roadways. The traffic safety hazard risk could increase because of conflicts with construction vehicles entering a public right-of-way from a project worksite; conflicts where road width is narrowed or a roadway is closed during construction activities, which could result in delays to emergency vehicles passing through a project area; or increased traffic (necessitating slower speed and a wider turning radius) during construction.

In addition to these potential impacts, the use of large trucks to transport equipment and material to and from the worksite could affect road conditions on the access roads by increasing the rate of road wear.

In 2013, the State of California passed Senate Bill 743 (SB 743) which mandates that jurisdictions can no longer use automobile delay – commonly measured by “level of service” – when doing transportation analysis under CEQA. Rather, the State has issued guidelines suggesting using a more holistic metric that can better support smart growth – called “vehicle miles traveled.”

CEQA §15064.3(b) considers any project that would decrease the amount of traffic in a region, or is located within ½ mile of a transit stop (sometimes considered “within walking distance”) as less than significant. This particular project does not fit either of those categories.

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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**XVIII. TRIBAL CULTURAL RESOURCES**

Would the project:

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

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

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

**Responses:**

**(a – i, ii) No Impact.** No impacts identified as a result of this project.

Cultural resources can be defined as buildings, sites, structures, objects, or places of importance that may have historical, architectural, archaeological, cultural, or scientific importance (including those associated with Native Americans or Native American activities). Preservation of the County’s unique cultural heritage should be considered when planning for future development of the area.

The western area of the County was originally inhabited by the Northern Valley Yokuts. Ethnographic information about this group is sparse due to the early dissemination of the aboriginal populations in the lower San Joaquin Valley.

The Northern Valley Yokuts territory is defined roughly by the crest of the Diablo Range on the west, and the foothills of the Sierra Nevada on the east. The southern boundary is approximately where the San Joaquin River bends northwards, and the northern boundary is roughly half way between the Calaveras and Mokelumne Rivers.

Principle settlements were located on the tops of low mounds, on or near the banks of larger watercourses. Settlements were composed of single-family dwellings,

sweathouses, and ceremonial assembly chambers. Dwellings were small and lightly constructed, semi-subterranean and oval. The public structures were large, and earth covered.

With the development of Spanish Ranchos throughout California, cattle husbandry was prevalent, while dairy farms remained crude and sparse.

As a result of AB 52, which requires jurisdictions to notify Tribal Governments that request such outreach, the County alerted Tribal Entities that requested initial review packets.

\_\_\_\_\_

**XIX. UTILITIES AND SERVICE SYSTEMS**

Would the project:

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

**Responses:**

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

**(b, d) Less Than Significant Impact.** The proposed Project would not generate significant amounts of wastewater. The number of total occupancies in a Bed and Breakfast operation within Madera County's ordinance is similar to that of a typical family living in a single-family residence. As such, less than significant impact is expected.

### Water Quality Issues

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

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

### Groundwater availability issues

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

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

### Wastewater Issues

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

### Solid Waste Issues

According to the Madera County General Plan Background report, all solid waste generated in the unincorporated area is currently disposed of at the Fairmead Landfill,

which is owned by the County and operated by Madera Disposal Systems, Inc. The landfill facility is located on 48 acres at the southeast corner of Road 19 and Avenue 22. The landfill is expected to reach capacity in 2020. If additional waste can be diverted, the life of the expansion area could be increased. There is the potential for approximately 28 residential units' total that would be in need of disposing of residential related waste material to this landfill. Recycling measures are strongly encouraged. According to the California Integrated Waste Management Board, the generation rate per resident is 0.63 pounds per day of trash.

## **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.

**XX. WILDFIRE**

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Responses:**

**(a – d) Less Than Significant Impact.** The proposed Project is in a State Responsibility Area (SRA) and has a FHSZ designation of Moderate. The proposed Project would construct a single-family residence consisting of three (3) rental units with a communal area in addition to an existing personal storage building. The maximum allowed occupancy for the proposed structure is eleven (11) with two on-site employees. The proposed Project would not significantly exacerbate the risk of fires and would be subject to current fire and building codes.

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



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

**Responses:**

CEQA defines three types of impacts or effects:

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

**(a) Less Than Significant Impact.** The analysis conducted in this Initial Study/Mitigated Negative Declaration results in a determination that the Project, with incorporation of mitigation measures, would have a less than significant effect on the environment. The potential for impacts to biological resources, geology and soils, and cultural resources from the implementation of the proposed Project would be less than significant with the incorporation of the mitigation measures. Accordingly, the Project would involve no potential for significant impacts through the degradation of the quality of the environment,

the reduction in the habitat or population of fish or wildlife, including endangered plants or animals, the elimination of a plant or animal community or example of a major period of California history or prehistory

**(b) Less Than Significant Impact.** CEQA Guidelines Section 15064(i) States that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of the cumulative effects of a project must, therefore, be conducted in connection with the effects of past projects, other current projects, and probable future projects. The Project would allow a single-family residence to be commercially operated as a Bed and Breakfast with three (3) rental units. No additional roads would be constructed as a result of the Project. The Project is intended to allow for a Bed and Breakfast operations and would not result in direct or indirect population growth. Therefore, implementation of the Project would not result in significant cumulative impacts and all potential impacts would be reduced to less than significant through the implementation of mitigation measures and basic regulatory requirements incorporated into future Project design

**(c) Less Than Significant Impact.** The project would include the construction of a single-family residence for bed and breakfast operations. The project in and of itself would not create significant hazard to the public or the environment. Implementation of the project would allow a single-family residence to be commercially operated as a Bed and Breakfast with three (3) rental units. However, implementation of basic regulatory requirements would ensure that impacts are less than significant.

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### **Mitigation Measures**

See attached.

### **Bibliography**

California Department of Finance

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

Madera County Code of Ordinances

United States Environmental Protection Agency

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

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

Madera County Airport Land Use Compatibility Plan

Madera County Dairy Standards Environmental Impact Report

Madera County General Plan

Madera County Integrated Regional Water Management Plan

Madera County Department of Environmental Health

Madera County Fire Marshall's Office

Madera County Department of Public Works

Madera County Roads Department

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

U.S. Department of the Interior, Bureau of Reclamation Categorical Exclusion Checklist. 2019.

MND 2022-19

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September 9, 2022

**MITIGATED NEGATIVE DECLARATION****MND 2022-19**

RE: Kristin Larson-Cifuentes – Conditional Use Permit #2022-017

**LOCATION AND DESCRIPTION OF PROJECT:**

The subject property is located on the south side of Victoria Lane, approximately 1,200 ft west from its intersection with Highway 41, (No Situs) Oakhurst. The project is a request for a Conditional Use Permit for construction of a new residential home and attached bed & breakfast facility.

**ENVIRONMENTAL IMPACT:**

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

**BASIS FOR NEGATIVE DECLARATION:**

1. Please see attached Mitigation Monitoring Report.

*Annette Kephart*

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Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Community & Economic Development Department - Planning Division, 200 West 4<sup>th</sup> Street, Ste. #3100, Madera, California.

DATED: September 9, 2022

FILED:

PROJECT APPROVED:

BEFORE  
THE PLANNING COMMISSION  
OF THE COUNTY OF MADERA  
STATE OF CALIFORNIA

In the Matter of	)	Resolution No.: <u>PCR 2023-_____</u>
	)	
KRISTIN LARSON-CIFUENTES	)	RESOLUTION APPROVING A MITIGATED
	)	NEGATIVE DECLARATION UNDER THE
	)	CALIFORNIA ENVIRONMENTAL QUALITY
	)	ACT AND APPROVING THE
	)	APPLICATION OF KRISTIN LARSON-
	)	CIFUENTES FOR A CONDITIONAL USE
_____	)	PERMIT

**WHEREAS**, the Planning Commission at a regular meeting in the Madera County Government Center, 200 West Fourth Street, Madera, California on Tuesday, \_\_\_\_\_, 2023 held a duly noticed public hearing to consider the application of Kristin Larson-Cifuentes for a Conditional Use Permit; and

**WHEREAS**, County staff has presented substantial factual information regarding the Conditional Use Permit; and

**WHEREAS**, the hearing was to consider the application of Kristin Larson-Cifuentes for a Conditional Use Permit (CUP #2022-017) to allow construction of a new residential home intended for bed & breakfast operations; and

**WHEREAS**, the property (064-080-078) is a 3.75 acre parcel located on the south side of Victoria Lane, approximately 1,200 feet west from its intersection with Highway 41, (No Situs) Oakhurst; and

**WHEREAS**, the property is zoned RRS-2 ½ (Residential, Rural, Single Family-2 ½ Acre) District; and

**WHEREAS**, a draft Mitigated Negative Declaration and Mitigation Monitoring Program (MND #2022-19) was also considered; and

**WHEREAS**, the Planning Commission has considered all public testimony and information presented during the public hearing regarding this item.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning Commission finds as follows:

1. The proposed use is consistent with the General Plan and Zoning Ordinance. The Conditional Use Permit to allow a bed and breakfast establishment, if approved would be consistent with the existing zone district RRS-2 ½ (Rural, Residential, Single Family-2 ½ Acre). The zone district is consistent with the general plan designation HDR (High Density Residential) which allows for residential and bed and breakfast establishments with an approved Conditional Use Permit.

2. Any potentially significant negative impacts to environmental quality and natural resources have been properly mitigated. The Mitigated Negative Declaration was prepared in conformity to CEQA and reflects the independent judgment of the Commission. Any potentially significant negative impacts to environmental quality and natural resources have been properly mitigated. For this reason, the proposed Conditional Use Permit complies with the California Environmental Quality Act (CEQA).

3. The Commission found that proposed project does not violate the spirit or intent of the zoning ordinance. The property is zoned RRS-2½ (Rural, Residential, Single Family-2 ½ Acre). The zone district allows bed and breakfast establishments with an approved Conditional Use Permit.

4. The Commission found that the request will not be contrary to the public health, safety, or general welfare of the citizens of Madera County. No aspect of the

submitted plans would indicate that there would be any significant impacts to health, safety, and welfare. Adherence to the attached conditions of approval, and mitigation measures, will ensure further safety of visitors and the public.

5. The Commission found that the proposed project will not be hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar factors. There are no hazardous materials anticipated to be used as a matter of this operation. Mitigation measures have been placed on the project to use low-glare lighting to minimize nighttime glare effects on neighboring parcels.

6. The Commission found that the proposed project will not, for any reason, cause a substantial, adverse effect upon the property values and general desirability of the neighborhood. The proposal is consistent with the residential uses in the area. The proposed use is not considered a use that will significantly impact adjacent properties or generate large amounts of trips that could affect other properties as many surrounding properties are already residentially developed.

7. As a result of Findings 1 – 6, the Conditional Use Permit is approved, subject to the attached conditions and mitigation monitoring program.

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The foregoing Resolution was adopted on a motion by Commissioner \_\_\_\_\_ and seconded by Commissioner \_\_\_\_\_, at a regular meeting held before the Madera County Planning Commission on this \_\_\_\_\_ day of \_\_\_\_\_ 2023 by the following vote:

COMMISSIONER MILES-MATTINGLY VOTED: \_\_\_\_\_  
COMMISSIONER DAL CERRO VOTED: \_\_\_\_\_  
COMMISSIONER BURDETTE VOTED: \_\_\_\_\_  
COMMISSIONER NIJJAR VOTED: \_\_\_\_\_  
VACANT \_\_\_\_\_

\_\_\_\_\_  
(Signature)

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Secretary of the Planning Commission

Approved as to Legal Form:

COUNTY COUNSEL

**Dale E.**

By **Bacigalupi**

Digitally signed by: Dale E. Bacigalupi  
DN: CN = Dale E. Bacigalupi email = dbacigalupi@lozanosmith.com C = US O = Lozano Smith  
Date: 2023.01.19 14:53:02 -08'00'