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

1. Project title:	CUP #2021-021
2. Lead agency name and address:	County of Madera Community and Economic Development Department 200 West 4th Street, Suite 3100 Madera, California 93637
3. Contact person and phone number:	Annette Kephart, Senior Planner 559-675-7821 Annette.Kephart@maderacounty.com
4. Project Location & APN:	The subject property is located on the north side of Avenue 14, approximately 0.6 miles west of its intersection with Highway 41 (40887 Avenue 14), Madera. APN #: 051-214-005
5. Project sponsor's name and address:	Barbar K. Rao 40887 Ave 14 Madera, CA 93636
6. General Plan Designation:	AE (Agricultural Exclusive) Designation
7. Zoning:	ARE-40 (Agricultural, Rural, Exclusive, 40 Acre) District

8. Description of project:

The applicant is applying for a Conditional Use Permit to operate an outdoor recreation facility for hosting events on a 40-acre lot. The facility can accommodate a maximum of 200 guests and 10 employees. It includes a 980-square-foot main building, a 980-square-foot kitchen building, a 980-square-foot restroom building, a 2,800-square-foot main shaded structure with 546-square-foot secondary shaded structures, and a 95,000-square-foot stage with terraced seating gatherings and the like. Weddings and events will be held on Fridays, Saturdays and Sundays with the hours varying depending on client needs and/or season. Weddings typically occur 1 hour before sunset. Weddings occurring on Fridays, Saturdays and Sundays will be limited to 200 occupants. Family gathering events and non-wedding functions will be limited to 200 occupants at any one time. The onsite employees will consist of 2-10 employees during the wedding/event. The employees during the weekdays are 2-10 employees. The operational hours during the weekdays are 9 am to 5 pm.

9. Surrounding Land Uses and Setting:

Agricultural to the north, east, and south, and the Bonadelle Ranchos 9 residential subdivision to the west.

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.?

Local Tribes were contacted per AB 52. No comments received.

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.

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

DETERMINATION

On the basis of this initial evaluation:

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

Signature Annette Kephart Date 08/07/2024

I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
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?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Responses:

(a - b) No Impact. Vistas, by the true definition (scene, view, or panorama; it's what one stops to see when one climbs to the top of a mountain or pulls off the road at the "scenic view") in the vicinity of the project site.

The closest areas considered scenic highways by the California Department of Transportation (CALTRANS) are the areas surrounding the intersection of Highway 41 and 49 in and north of Oakhurst. The Project (APN: 051-214-005) is located on the north side of Avenue 14, approximately 0.6 miles west of its intersection with Highway 41 and is approximately twenty-two miles southeast of the intersection of Highway 41 and 49 and is not visible from the project site; therefore, there is no impact.

(c) Less than Significant Impact. Located on the project is a 2,557-square-foot home with approximately 40 acres of fallow farmland. The project, as proposed, will not degrade the views of the site; therefore, the impact would be less than significant.

(d) Less than Significant with Mitigation Incorporation. With this facility, there will be nighttime lighting involved. Mitigation will be associated to any existing or new lighting on the site to hood and direct light away from adjacent properties to help with nighttime views and light.

- **Aesthetics MM-1** - Any proposed lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.

A nighttime sky with readily visible stars 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 results from 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 visible stars. Light trespass occurs when poorly shielded or aimed fixtures cast light into unwanted areas, such as neighboring property and homes.

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

During the day, glare can come from reflections off light-colored surfaces, windows, and metal details on cars driving on nearby roads. The level of glare depends on the sunlight's brightness and direction, which is more intense at sunrise and sunset due to the lower angle of the sun during those times.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURAL AND FORESTRY RESOURCES In determining whether agricultural impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☒	☐

Responses:

(a) No Impact. Under the Farmland Mapping and Monitoring Program of the California Resources Agency, the parcel is designated as Grazing Land. Grazing Land is classified as Land on which the

existing vegetation is suited to the grazing of livestock.

(b - d) No Impact. No impacts associated with this project. The project parcel and its' surroundings are not zoned for timberland uses, so there will be no impacts. The parcel is not under a Williamson Act Contract. A private club/outdoor recreational facility is allowed in the zoning district with an approved conditional-use permit.

(e) Less than Significant Impact. The majority of the parcel has not been farmed for many years and is not currently being used for agriculture. There are a small number of fruit trees on the parcel that will remain. The parcel is designated as grazing land. There are approximately 645,358 acres of farmland in the County. There is a conversion of approximately 32 acres of grazing land, however it is a small percentage of total farmland in the County and is considered less than significant.

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) produce 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 farmland classification is below:

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

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

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

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

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

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

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

CONFINED ANIMAL AGRICULTURE: Poultry facilities, feedlots, and dairy facilities – this use may be a component of Farmland of Local Importance in some counties.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with, or obstruct implementation of, the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Responses:

(a - d) Less Than Significant Impact. Per the San Joaquin Valley Air Pollution Control District (District) the project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

The District has published guidance on determining potential significant impacts and potential mitigation of significant impacts in its Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI).

The District has established thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. Using the project type, size, and number of vehicle trips, the District has pre-quantified emissions and determined values below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants.

The project is classified as an arena, which falls under the Small Project Analysis Levels for the District. It is considered to have a minimal impact on air quality and is therefore not required to quantify criteria pollutant emissions for CEQA purposes.

The project is bordered by single-family dwellings on the east property line and is approximately 1.2 miles away from Hillside Elementary School. Since the project is considered to have a minimal impact on air quality, it is considered to have less than a significant impact.

The project is consistent with the Air Quality Element of the General Plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Responses:

(a, d) Less Than Significant Impact. Most of the land on the parcel is currently unused. Two rows of fruit trees are planted along the eastern property line. There is a single-family dwelling on the property. There are no habitats identified on this parcel, so no modifications are expected as a result. There are no projects or activities associated with this project off-site, therefore there will be no indirect impacts to habitats as a result. While there are candidate species identified in the quadrangle in which this project is located, given the agricultural development and discing that has occurred in the area over the years the chances of any of the listed species being on the parcel are less than likely. The project site is zoned for agricultural uses and permitted uses include all types of agriculture. The zone district allows for

outdoor theaters, private clubs and outdoor recreational facilities with an approved conditional use permit.

(b, c, e, f) No Impact. The project is not located in a riparian or wetland habitat. The surrounding area is utilized for agricultural and residential uses. The operation of this project is not anticipated to interfere with any habitats off-site, either directly or indirectly.

There are no federally protected wetlands in the vicinity of this project.

The construction of the facilities on site has the potential to minimally impact the migration patterns of listed species. This is due to noise production during the process of construction, which animals will instinctively avoid. This will be a temporary occurrence for the duration of the construction. Any disruption will be minimal as a result and will return to baseline levels at the conclusion of the project construction. Operations of the facilities will have negligible impacts.

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

The project will not conflict with any local policies or ordinances protecting biological resources or provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

General Information

Special Status Species include:

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

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

Species	Federal Listings	State Listings	Dept. Of Fish and Game Listings	CNPS Listings
California tiger salamander - central California DPS	Threatened	Threatened	WL	-
western spadefoot	None	None	SSC	-
Swainson's hawk	None	Threatened	-	-

California horned lark	None	None	WL	-
great egret	None	None	-	-
great blue heron	None	None	-	-
western yellow-billed cuckoo	Threatened	Endangered	-	-
yellow-headed blackbird	None	None	SSC	-
osprey	None	None	WL	-
burrowing owl	None	None	SSC	-
vernal pool fairy shrimp	Threatened	None	-	-
midvalley fairy shrimp	None	None	-	-
California linderiella	None	None	-	-
hardhead	None	None	SSC	-
valley elderberry longhorn beetle	Threatened	None	-	-
molestan blister beetle	None	None	-	-
San Joaquin kit fox	Endangered	Threatened	-	-
San Joaquin pocket mouse	None	None	-	-
American badger	None	None	SSC	-
blunt-nosed leopard lizard	Endangered	Endangered	FP	-
Great Valley Mixed Riparian Forest	None	None	-	-
Northern Claypan Vernal Pool	None	None	-	-
Northern Hardpan Vernal Pool	None	None	-	-
spiny-sepaled button-celery	None	None	-	1B.2
Hoover's calycadenia	None	None	-	1B.3
succulent owl's-clover	Threatened	Endangered	-	1B.2
San Joaquin Valley Orcutt grass	Threatened	Endangered	-	1B.1
hairy Orcutt grass	Endangered	Endangered	-	1B.1
pincushion navarretia	None	None	-	1B.1

Daulton Quadrangle

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

Ranking

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

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

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

SSC Species of Special Concern

WL Watch List

FP Fully Protected

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

Responses:

(a - d) Less Than Significant Impact.

Although the County is known to potentially have historical and archaeological resources, the development of the project site and surrounding properties for agricultural purposes makes it unlikely to find any archaeological or paleontological resources. Most paleontological finds in Madera County have been near the landfill, close to the community of Fairmead. Most historical finds have been in the mountain and foothill areas above the valley floor due to previous Native American presence in the region. Given that the surrounding parcels are developed for agricultural use, the likelihood of any new findings on this parcel is minimal. There are no known fossil-bearing sediments on the project site, and no unique geological features in the vicinity. However, there is still a potential for uncovering previously unknown human remains or cemeteries. Therefore, the project will halt all operations if any human remains, cemeteries, archaeological, paleontological, or historic resources are uncovered during the construction or operational phase. This will continue until the County determines whether the project can proceed.

If project construction-related activities (including but not limited to ground-disturbing activities) result in the disturbing of subsurface cultural deposits, project-related activities should be halted, and a professional archaeologist will be brought in to determine the culture of the deposits.

Most of the archaeological survey work in the County has taken place in the foothills and mountains. There are slightly more than 2,000 recorded archaeological sites in the County, most of which are located in the foothills and mountains. Recorded prehistoric artifacts include village sites, camp sites, 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). Per AB 52 Tribal Governments that request outreach have been alerted by the County. Since the notification the County has not been contacted by any of the tribes.

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?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Responses:

(a - b) Less Than Significant Impact. California has implemented numerous energy efficiency and conservation programs that have resulted in substantial energy savings. The State has adopted comprehensive energy efficiency standards as part of its Building Standards Code, California Codes of Regulations, Title 24. In 2009, the California Building Standards Commission adopted a voluntary Green Building Standards Code, also known as CALGreen, which became mandatory in 2011. CALGreen sets forth mandatory measures applicable to new residential and non-residential structures and additions and alterations on water efficiency and conservation, building material conservation, interior environmental quality, and energy efficiency.

Additionally, California has adopted a Renewables Portfolio Standard, which requires electricity retailers in the state to generate 33 percent of the electricity they sell from renewable energy sources (i.e., solar, wind, geothermal, hydroelectric from small generators, etc.) by the end of 2020. In 2018, SB 100 was signed into law, which increases the electricity generation requirement from renewable sources to 60% by 2030 and requires all the state's electricity to come from carbon-free resources by 2045. The main sources of energy consumption would be construction activities and ongoing project operations. Project construction would involve fuel consumption and use of other nonrenewable resources. Construction equipment used for such improvements typically runs on diesel fuel or gasoline. The same fuels are typically used for vehicles transporting equipment and workers to and from a construction site. However, construction-related fuel consumption would be finite, short-term and consistent with construction activities of a similar character. This energy use would not be considered wasteful, inefficient or unnecessary. Equipment overtime would be more energy-efficient in order to assist with meeting State emissions reduction goals. Additionally, under California's Renewable Portfolio Standard, a greater share of electricity would be provided from renewable energy sources over time, so less fossil fuel consumption to generate electricity would occur. The project would be required to comply with the building energy efficiency standards of California Code of Regulations Title 24, Part 6, also known as the California Energy Code. Compliance with these standards would reduce energy consumption associated with project operations, although reductions from compliance cannot be readily quantified at this time. Overall, project construction and operations would not consume energy resources in a manner considered wasteful, inefficient, or unnecessary; the project would also not conflict or obstruct any state or local plans for renewable energy efficiency. project impacts related to energy consumption are considered less than significant.

VII. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐

Responses:

(a i – iv) Less Than Significant Impact. (a i - iv) Less than Significant Impact. According to the California Earthquake Hazards Zone Application (EQ Zapp) located on the Department of Conservation, the project is not within an Earthquake Fault Zone (Department of Conservation, 2023).

The Earthquake Shaking Potential for California Map located on the Department of Conservations website displays the Level of hazards regarding ground shaking for each county. According to the map, the project site is located in a region were only weaker, masonry buildings would be damaged. However, very infrequent earthquakes could still cause strong shaking. The project does not consist of constructing masonry buildings and therefore the project would have a less than significant impact (Department of Conservation, 2016).

(b) Less Than Significant Impact: Due to the flat nature of the project site and the fact that it has been previously farmed and cleared for weed abatement, future development within the project

site would result in a less-than-significant impact. See Hydro MM 1.

(c) Less Than Significant Impact. The project site is not located in an earthquake fault zone and is in an area with a low probability of seismic activity. Lateral spreading, subsidence, and collapse are uncommon in Madera County. Since the project site is not located on a geologic unit or soil that is unstable or would become unstable due to project activities, there is little to no potential for result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Impacts from these criteria are considered less than significant.

(d-e) Less Than Significant Impact. According to Table 18-1B of the Uniform Code (1994) soils meeting all four of the following provisions shall be considered expansive, except that tests to show compliance with Items 1, 2 and 3 shall not be required if the test prescribed in Item 4 is conducted (California Building Code , 2022) :
1. Plasticity index (PI) of 15 or greater, determined in accordance with ASTM D4318.
2. More than 10 percent of the soil particles pass a No. 200 sieve (75 μm), determined in accordance with ASTM D422.
3. More than 10 percent of the soil particles are less than 5 micrometers in size, determined in accordance with ASTM D422.
4. Expansion index greater than 20, determined in accordance with ASTM D4829.

According to the U.S. Department of Agriculture, Natural Resources Conservation Services Web Soil Survey, identified soil on the project site that primarily consists of Whitney and Rocklin sandy loams (WrB) ,Trigo fine sandy loam (TuB) and Ramona sandy loam (RaB) None of the soils have a plasticity index of 15 or greater.

(f) Less Than Significant Impact. Refer to the discussion regarding Cultural Resources.

General Information

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

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

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

There are no active or potentially active faults of major historic significance within Madera County. The County does not lie within any Alquist Priolo Special Studies Zone for surface faulting or fault creep. However, there are two significant faults within the larger region that have been and will continue to be, the principle sources of potential seismic activity within Madera County.

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

Owens Valley Fault Group: The Owens Valley Fault Group is a complex system containing both active

and potentially active faults on the eastern base of the Sierra Nevada Range. This group is located approximately 80 miles east of the County line in Inyo County. This system has historically been the source of seismic activity within the County.

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

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

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

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

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

Responses:

(a, b) Less Than Significant Impact. Legislature has changed a course of long-term sustainability based on denser infill development, reducing the reliance on individual vehicles and improving mass transit to reduce greenhouse gas emissions. One of the tools that have been implemented in reducing greenhouse gas emissions is the introduction of SB 743. SB 743 changed the evaluation process from Levels of Service to Vehicle Miles Traveled targeting automobiles, as one of the biggest contributors to greenhouse gas emission. Although Levels of Service quantifies the operating conditions of roadways based on factors such as speed, travel time, maneuverability, delay, and safety. In comparison, VMT focuses on the reduction of greenhouse gas emissions. Per the recommendation from the Office of Planning and Research the threshold of 110 Average Daily Trips was utilized in determining if the projects impacts would be significant. The project is planned to accommodate a maximum of 200 attendees per event, with events scheduled for Fridays, Saturdays, and Sundays. It is anticipated that for weddings and events, there will be one vehicular trip for every two persons. The project is expected to generate 86 Average Daily Trips, resulting in a less than significant impact.

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.

Per the San Joaquin Valley Unified Air Pollution Control District Project specific annual emissions from construction and operation emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5).

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Responses:

(a – e) Less than Significant Impact. The requested use will not bring significant hazardous impact to the surrounding area. The proposed project will include events such as weddings, birthday parties, graduations parties, engagement parties, baby showers, and corporate functions/retreats. It will not result in hazardous waste production or transportation. There are no known hazardous materials handled, stored or produced on site. There may be products associated with housekeeping, but those are typically in low quantitates.

The project is not listed as a hazardous site, nor is it located within a one-quarter mile of an existing school.

The project is not located within the vicinity of a private airstrip, and no impacts have been identified because of it. The project parcel is not in an airport/airspace overlay zone. No component of the project site would constitute a threat or hazard to any existing or planned airport or airstrip. The project is located

outside of the County's Airport Land Use Compatibility Zone.

(f) No Impact. The project would not interfere with and adopted emergency response plan or emergency evacuation plan.

(g) No Impact. According to the Madera County General Plan, a Wildland is a nonurban, natural area that contains uncultivated land, timber, range, watershed, brush, or grasslands. Although there are areas of grassland, the project area is located in a heavily agricultural area where the ground has been disturbed and cultivated. The project will not expose people or structures, directly or indirectly, to a significant risk of loss, injury, or death involving wildfires (County of Madera , 1995).

General Information

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

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

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

X. HYDROLOGY AND WATER QUALITY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☒	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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:	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
(i) result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
(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	☐	☐	☒	☐
(iv) impede or redirect flood flows?	☐	☐	☒	☐
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

Responses:

(a) Less Than Significant Impact with Mitigation Incorporation. Preparation of the project could result in erosion and siltation with the potential to violate water quality standards. Additionally, accidental spills or disposal of potentially harmful materials used during construction or operation of the project could possibly wash into and pollute surface water runoff. A Storm Water Pollution Prevention Plan for construction-related activities would include, but not be limited to, the following types of Best Management Practices (BMPs) to minimize the potential for pollution related to material spills:

- Vehicles and equipment will be cleaned;
- Vehicle and equipment fueling, and maintenance requirements will be established;
- And A spill containment and clean-up plan will be in place prior to and during construction activities.

Mitigation Measure MM HYD-1 will be required to reduce potential impacts to water quality during construction activities. As a result, the project will have a less-than-significant impact with mitigations.

MM HYD-1 - A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.

(b) Less Than Significant Impact. The County of Madera has established a county-wide groundwater replenishment program with the intent to maintain a groundwater balance. Groundwater balance is defined as assuring that the quantity of water being extracted from a groundwater subbasin by or on behalf of a large-scale development, minus water that is being recharged within the limits of a boundary of a large-scale development into a groundwater subbasin, does not, on a per acre basis, exceed the per acre sustainable yield of the relevant sub-basin underlying the large-scale development lands. The project does not meet the criteria listed in the Madera County Code section 13.110.040 and, as a result, will not interfere or impede with the management of the groundwater basin. The applicant will be required to complete a population determination questionnaire to determine if the project would be subject to regulatory requirements as a public water system. The water well(s) to be used on site for this project, may be approved and permitted by this Division and may be subject to regulations as a "Public Water System". "Public water system" means a system for the provision of water for human

consumption through pipes or other constructed conveyances that regularly serve at least 25 individuals daily at least 60 days out of the year. If a new Public Water Systems is created, project is required to comply with Senate Bill (SB) 1263. The project will have a less than significant impact.

(c-e) Less Than Significant Impact. While there are no rivers or streams in the immediate vicinity of the project, having an additional non-porous surface (the pad where the equipment will be) has the potential of redirecting rainfall.

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

The project will not substantially, if at all, alter any course in there will be some alteration of site drainage patterns during rainfall patterns, especially if any impervious surfaces are introduced. This rainfall alteration has the potential of inducing erosion at locations not having been exposed to erosion before, but the chances are that it won't be substantial.

There is the potential of localized flooding that could occur in the vicinity of the project. This is dependent on rain fall, site features and drainage.

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.

With conditions of approval and mitigations throughout the project, this impact will be maintained as less than significant.

General Information

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

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

A seiche is an occasional and sudden oscillation of the water of a lake, bay or estuary producing fluctuations in the water level and caused by wind, earthquakes or changes in barometric pressure. A tsunami is an unusually large sea wave produced by seaquake or undersea volcanic eruption (from the Japanese language, roughly translated as “harbor wave”). According to the California Division of Mines

and Geology, there are no active or potentially active faults of major historic significance within Madera County. As this property is not located near any bodies of water, no impacts are identified.

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

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	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Responses:
(a, b) No Impact. This project will not physically divide an existing community.

The applicant is in compliance with the ordinance by requesting a Conditional Use Permit. This permit would allow the facility to be located in this specific zone district without conflicting with applicable land use (zoning) or the General Plan. The general plan designation of AE (Agricultural Exclusive) permits public and quasi-public uses.

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

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

XIII. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) 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?	☐	☒	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Responses:

(a, b) Less Than Significant Impact with Mitigation Incorporation. There is the potential for a slight increase in noise generation during construction. This increase is expected to be minimal and temporary. Operationally, it is expected to generate noise to a significant level. Mitigation measures requiring noise monitoring has been added to reduce the impact to less than significant.

Noise MM-1 - Noise Monitoring Requirements:
The noise monitoring program is intended to be coordinated by project staff, on an ongoing basis, during events utilizing amplified speech and music at the project site. The noise monitoring program should comply with the following requirements:

1. Instrumentation: Project staff shall obtain a sound level meter that meets the requirements of the American National Standards Institute for Type 1 or Type 2 sound level meters (ANSI S1.4-1971). The sound level meter must be capable of measuring A-weighted sound levels at "slow" meter response and recording the maximum sound level (Lmax) during noise sample periods. An appropriate acoustic calibrator shall also be obtained for use in field-checking the accuracy of the noise monitoring system. The sound level meter, microphone and calibrator shall be certified by the manufacturer or an accredited laboratory that they are in compliance with applicable standards at the time of purchase.
2. Training: Project staff that will be conducting noise monitoring during outdoor events with amplified speech and music (and any back-up staff) must receive "hands-on" training in the proper use of the noise monitoring equipment from a qualified acoustical consultant.
3. Reference Noise Monitoring Site: Trained staff should periodically measure noise levels along the eastern residential property lines during events incorporating amplified speech and music. In order to comply with Madera County daytime noise level standards, maximum measured noise levels measured at the eastern (residential) property lines should not exceed 45 dB along the property line in order to comply with Madera County noise level standards.
4. Noise Monitoring Schedule: Noise levels from amplified outdoor activities should be monitored along the eastern (residential) property lines immediately after the amplification system is put into operation and periodically thereafter (if volume adjustments are made). If it is determined during any of the measurements that the noise

levels produced by the amplification system are exceeding or approaching 45 dB, the amplification system must be turned down until compliance with the 45 dB noise level reference standards are achieved along the property line.

5. Sound Amplification Systems: Project staff must have control over the use and volume of any sound amplification systems to be used during outdoor events. This means that the project staff must have the ability to adjust amplification settings at any time prior to and during activities utilizing amplified speech and music.

Noise MM-2 - Pursuant to Section 9.58.020(G) of the Madera County Municipal Code, construction activities are limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and from 9:00 a.m. to 5:00 p.m. on Saturdays. Construction activities are prohibited on Sundays.

Noise MM-3 - All equipment and vehicles should be powered off when not in use. Unnecessary idling of internal combustion engines should be prohibited.

(c) No Impact. This project is not near an airstrip or airport and is not within an airport/airspace overlay district. As a result, there will be no impacts.

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. With Noise MM-1 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 the 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).

Sensitive Noise Receptors include residential areas, hospitals, schools, performance spaces, businesses, and religious congregations.

Vibrating objects in contact with the ground radiate energy through the ground. Vibrations from large and/or powerful objects are perceptible by humans and animals. Vibrations can be generated by construction equipment and activities. Vibrations attenuate depending on soil characteristics and distance. Vibration perception threshold: The minimum ground or structure-borne vibrational motion necessary to cause a normal person to be aware of the vibration by such direct means as, but not limited to, sensation by touch or visual observation of moving objects. The perception threshold shall be presumed to be a motion velocity of one-tenth (0.1) inches per second over the range of one to one hundred Hz.

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

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

	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)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Responses:

(a - b) No Impact. No impacts were identified as a result of this project. The project is to provide a private club/outdoor recreational facility which will not induce unplanned population growth.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☐	☒

Responses:

(a.i-ii) Less Than Significant Impact. The proposed project itself would not result in any additional demands for fire and police protection, except for potential events of vandalism, theft, or emergency services. Fire response is provided by CalFire, with a station located within 1.5 miles of the project. Crime and emergency response is the responsibility of the Madera County Sheriff's Department. However, there may be a need for law enforcement in the events of theft and vandalism on the project site.

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

(a.iv) No Impact. No impacts are anticipated as a direct, indirect, short or long term impact as a result of this project.

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

XVI. RECREATION	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

(a - b) No Impact. The project would not result in the need for new or physically altered governmental or recreational facilities. The project is for commercial use and would not result in an increase in population or the need for parks or recreational facilities and, as a result, would have no impact.

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?	☐	☒	☐	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☒	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d) Result in inadequate emergency access?	☐	☐	☒	☐

Responses:

(a – b) Less Than Significant Impact with Mitigation Incorporation. Per the Madera County General Plan the County shall maintain a minimum Level of Service D. A Transportation Impact Study for the for the proposed multi-purpose facility was prepared to examine the multi-modal transportation impacts of the proposed development on the surrounding transportation network. Under cumulative conditions, all intersections will operate at Level of Service C or better. The development would not have a significant impact on the surrounding transportation network. Therefore, mitigation is not required. However, the following measures have been added:

TRANS MM-1 - Construct site frontage improvements along Avenue 14 which include, road widening, sidewalk,
and street lighting.
TRANS MM-2 - Provide adequate wayfinding, signage, and illumination on-site to optimize safety and to reduce conflicts among delivery trucks, motorists, cyclists, and pedestrians.
TRANS MM-3 - Provide adequate ingress and egress to and from the project site as represented in the Site Plan with driveways.
TRANS MM-4 - Provide pedestrian accessibility to all proposed onsite buildings.
TRANS MM-5 - The project should implement the following Transportation Demand Management (TDM) measures

a. Provide onsite pedestrian sidewalk connections to all proposed buildings onsite.
b. Install onsite electric charging station stalls.

TRANS MM – 6 - The project shall pay the County-wide traffic impact fee.

The Office of Planning and Research (OPR) recommends that the threshold of 110 Average Daily Trips (ADT) be used as an appropriate threshold for requiring additional studies. The project is expected to have an average twenty daily trips with a maximum of seventy-five ADT. Based off the guidelines provided by OPR the project would have a less than significant impact.

(c) No Impact. The project will not result in a geometric design feature that will result in sharp curves or dangerous intersections.

(d) No Impact. The project will not result in inadequate emergency response and, therefore, have no impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☐	☐	☒
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

Responses:

(a – i, ii) No Impact. In accordance with Public Resources Code Section 21080.3.1, notification letters were sent to tribal representatives of California Native American tribes that have requested to be notified of projects within the project area of Madera County. Tribal representatives were advised of the Project and invited to request formal consultation with the County regarding the Project within 30 days of receiving the notification letters. Eight notification letters were sent to representatives of the following tribes on September 28, 2022:

- Table Mountain Rancheria
- Picayune Rancheria of the Chukchansi Indians
- Dumna Wo Wah Tribal Government
- Chowchilla Yokuts Tribe

As of the preparation of this Initial Study, more than 30 days following the County's transmittal of notification letters, no tribal representatives requested. No tribal cultural resources have been identified associated with the site.

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?	☐	☐	☒	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

Responses:

(a - e) Less Than Significant Impact. The project is required to comply with Title 13 as it relates to water and sewer services. All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. Onsite Wastewater Treatment Systems must comply with Madera County Code (MCC) Title 13 and Madera County Local Agency Management Program (LAMP). Submit an Engineered Design Septic System Plan to Environmental Health for review and approval.

Applicant will be required to complete a population determination questionnaire to determine if the project would be subject to regulatory requirements as a public water system. The water well(s) to be used on site for this project, may be approved and permitted by this Division and may be subject to regulations as a "Public Water System". "Public water system" means a system for the provision of water for human consumption through pipes or other constructed conveyances that regularly serve at least 25 individuals daily at least 60 days out of the year.

If a new Public Water Systems is created, project is required to comply with Senate Bill (SB) 1263.

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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XX. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

(a - d) No Impact. The Project is not located in or near a State Responsibility Area (SRA) or very high fire hazard severity zone, the closest SRA is approximately five miles north of the Project. The Project would not exacerbate wildfire risks. Further analysis of the Project's potential impacts to wildfire are not warranted. There would be no impacts. The Project would have no impact on emergency response plans adopted by Madera County.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
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.)	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

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 the incorporation of mitigation measures, would have a less than significant impact on the environment. As a result, the project would not have the potential to substantially degrade the quality of the environment and, therefore

will have a less than significant impact.

(b) Less Than Significant Impact. Implementation of the project would not result in significant cumulative impacts and all potential impacts would be reduced to less than significant.

(c) Less Than Significant Impact. For the reasons discussed in Sections I through XX, above, the Project would not have the potential to result in environmental effects that would cause substantial adverse direct or indirect effects on human beings.

Bibliography

Madera County General Plan

California Department of Finance

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways - accessed August 1, 2024

California Department of Fish and Game "California Natural Diversity Database" https://apps.wildlife.ca.gov/bios6/ - accessed August 1, 2024

Madera County Airport Land Use Compatibility Plan

Madera County Air Quality Element of the General Plan (2010)

Madera County Integrated Regional Water Management Plan

Madera County Department of Environmental Health

Madera County Department of Public Works

Madera County Roads Department

Madera County Fire Marshall's Office

MITIGATION MONITORING REPORT

MND # 2024-09

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
1	Any proposed lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.	Operations	Planning					
Agriculture/Forestry Resources								
Air Quality								
1	Utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to reduce impacts from construction-related exhaust emissions and activities.							
Biological Resources								
Cultural Resources								
Energy								
Geology and Soils								
Greenhouse Gas Emissions								
Hazards and Hazardous Materials								
Hydrology and Water Quality								
1	A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.							
Land Use and Planning								
Mineral Resources								
Noise								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
	Noise Monitoring Requirements: The noise monitoring program is intended to be coordinated by project staff, on an ongoing basis, during events utilizing amplified speech and music at the project site. The noise monitoring program should comply with the following requirements: 1. Instrumentation: Project staff shall obtain a sound level meter that meets the requirements of the American National Standards Institute for Type 1 or Type 2 sound level meters (ANSI S1.4 1971). The sound level meter must be capable of measuring A weighted sound levels at "slow" meter response and recording the maximum sound level (Lmax) during noise sample periods. An appropriate acoustic calibrator shall also be obtained for use in field checking the accuracy of the noise monitoring system. The sound level meter, microphone and calibrator shall be certified by the manufacturer or an accredited laboratory that they are in compliance with applicable standards at the time of purchase. 2. Training: Project staff that will be conducting noise monitoring during outdoor events with amplified speech and music (and any back up staff) must receive "hands on" training in the proper use of the noise monitoring equipment from a qualified acoustical consultant. 3. Reference Noise Monitoring Site: Trained staff should periodically measure noise levels along the eastern residential property lines during events incorporating amplified speech and music. In order to comply with Madera County daytime noise level standards, maximum measured noise levels measured at the eastern (residential) property lines should not exceed 45 dB along the property line in order to							
2	•Pursuant to Section 9.58.020(G) of the Madera County Municipal Code, construction activities are limited to the hours of 7:00 a.m. to 7:00 p.m. Monday through Friday, and from 9:00 a.m. to 5:00 p.m. on Saturdays. Construction activities are prohibited on Sundays.							

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
3	All equipment and vehicles should be powered off when not in use. Unnecessary idling of internal combustion engines should be prohibited.							
Population and Housing								
Public Services								
Recreation								
Transportation								
1	Construct site frontage improvements along Avenue 14 which include, road widening, sidewalk, and street lighting.	Public Works						
2	Provide adequate wayfinding, signage, and illumination on-site to optimize safety and to reduce conflicts among delivery trucks, motorists, cyclists, and pedestrians.	Public Works						
3	Provide adequate ingress and egress to and from the project site as represented in the Site Plan with driveways.	Public Works						
4	Provide pedestrian accessibility to all proposed onsite buildings.	Public Works						
5	The project should implement the following Transportation Demand Management (TDM) measures a. Provide onsite pedestrian sidewalk connections to all proposed buildings onsite. b. Install onsite electric charging station stalls.	Public Works						
6	The project shall pay the County-wide traffic impact fee.	Public Works						
Tribal Cultural Resources								
Utilities and Service Systems								
Wildfire								
Mandatory Findings of Significance								