

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Prj #2024-003– Mini Storage Facility

Lead Agency: Madera County

Contact Name: Annette Kephart

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Project Location: Madera _____
City *County*

Project Description (Proposed actions, location, and/or consequences).

Derrel's Mini Storage (applicant) requests a project (PRJ BDS #2024-003) for a Conditional Use Permit to construct a mini storage facility that includes recreational vehicle storage and an on-site manager's office/residence. The request also includes a rezone from ARE-40 (Agricultural, Rural, Exclusive, 40 Acres) to PDD (Planned Development District), a General Plan Amendment from AE (Agricultural Exclusive) to CC (Community Commercial), and a Variance from Madera Coun on a 22.12-acre site located in the unincorporated community of Madera Ranchos in Madera County.

of the construction and development of a new mini storage facility with RV parking and an on-site manager's office/residence The project is located at the northeast corner of Avenue 12 and Road 39 ½ on approximately 20.12 acres. The Assessor's Parcel Number (APN) associated with the project site is 049-022-017. The mini-storage buildings are proposed in phases as follows:

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics - The project is in an area where residential development exists within ½ mile. The project would include lighting associated with the storage facility. With the implementation of AES MM-1, the potential lighting impacts of the project would be less than significant. (AES MM-1) Lighting shall be hooded and directed down and away from neighboring parcels to minimize light disbursement and to avoid direct light spill to offsite areas.

Biological Resources - The Study Area was walked on October 6, 2023, and all habitat features were mapped. BIO MM-1. A pre-construction survey for California horned lark is required if ground disturbance associated with development is initiated during the nesting season (Feb 1 – Aug 31).

Cultural Resources - A Cultural Resource Assessment for the project was completed by Peak & Associates, Inc. CUL MM-1. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area suspected to overlie adjacent remains until the Madera County Coroner has determined that the remains are not subject to any provisions of law concerning investigation of the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

Fish and Wildlife