



Community and Economic Development Planning Division

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PLANNING COMMISSION DATE: January 8, 2019

AGENDA ITEM: #1

CUP	#2018-021	To Amend CUP #2018-004 for reconfiguration of Continuum of Care
APN	#064-080-073	Applicant: Garrett Shingu
CEQA	MND #2018-05	Owner: M. Lewis Inc., CA Corp
		Mitigated Negative Declaration

REQUEST:

The applicant is requesting to amend Conditional Use Permit #2018-004 to allow for an increase in units due to increase in demand.

LOCATION:

The subject property is located on southwest corner of the intersection between Victoria Lane and Highway 41 (no situs), Oakhurst

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2018-05) (Exhibit O) was previously prepared and approved by the Planning Commission.



RECOMMENDATION: Staff recommends approval of CUP #2018-021 subject to conditions.

GENERAL PLAN DESIGNATION (Exhibit A-1):

SITE: HDR (High Density Residential)

SURROUNDING: HDR (High Density Residential), VLDR (Very Low Density Residential)

OAKHURST AREA PLAN DESIGNATION (Exhibit A-2)

SITE: HDR (High Density Residential)

SURROUNDING: HDR (High Density Residential), VLDR (Very Low Density Residential)

ZONING (Exhibit B):

SITE: PDD (Planned Development District) District

SURROUNDING: RUS (Residential, Urban, Single Family), RRS-2 ½ / MHA (Residential, Rural, Single Family – 2 ½ Acre/Manufactured Housing Architectural Review Overlay), RRM (Residential, Rural, Multiple Family), RMS (Residential, Mountain, Single Family) Districts

LAND USE:

SITE: Undeveloped

SURROUNDING: North: church; West, South and East: Vacant

SIZE OF PROPERTY: 12.77 Acres

ACCESS (Exhibit A-1): Access to the site is off of Highway 41 off of Victoria Lane and by Foothill Drive.

BACKGROUND AND PRIOR ACTIONS:

At the May 5, 2018 Planning Commission meeting, Conditional Use Permit #2018-004 for a Continuation of Care facility was approved. The facility included 27 individual units (duplex/triplex), 27 apartments, 27 assisted living units and 27 memory care units.

At the December 18, 2007 meeting, the Planning Commission approved an Amended Tentative Subdivision Map to divide 12.77 acres into 15 residential lots and three outlets. The subdivision did not proceed any further.

PROJECT DESCRIPTION:

This is a request to amend the original plans due to an overwhelming positive interest in the project, which generated more applications for residency than was originally anticipated. The project proposed now is to reconfigure the buildings in Village 1, 2 and 3 to allow for better flow and communal feel.

This project proposes 71 independent living units consisting of 40 one bedroom units ranging in size from 803 to 1,215 square feet; and 31 two (2) bedroom units ranging in size from 1,115 to 1,135 square feet in size. The project will also have 60 assisted living/memory care units consisting of 50 one bedroom units ranging from 392 to 505 square feet and 10 two (2) bedroom units of approximately 518 square feet. The assisted living/memory care units will be in the main “lodge” while the rest of the units will be spread out on site in “village” clusters.

ORDINANCES/POLICIES:

California Environmental Quality Act Section 15162(a) allows jurisdictions to use a previously approved Mitigated Negative Declaration for a project if there is no substantial change in the project.

Chapter 18.67 of the Madera County Zoning Ordinance outlines the permitted uses within the PDD (Planned Development District) District.

Chapter 18.91 of the Madera County Zoning Ordinance outlines the sign ordinance for Oakhurst/Ahwahnee.

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

Part 1 of the Madera County General Plan outlines the RR (Rural Residential) and CC (Community Commercial) designation.

Oakhurst Area Plan outlines the HDR (High Density Residential) and VLDR (Very Low Density Residential) designations for the community of Oakhurst and refines the goals of the County’s General Plan and provides more detailed guidance for future growth and development in the Oakhurst community of Eastern Madera County.

Madera County General Plan Policy Document outlines the allowable uses in a HDR (High Density Residential) Designation’

ANALYSIS:

Original Conditional Use Permit

The original request was for a Conditional Use Permit to allow the development of a continuum of care, senior community. The project is the development of a senior living facility, to be fully-licensed as a Residential Care Facility for the Elderly. All care givers are continuously trained. The care givers in the memory care facility must be trained by a State approved training program. The project proposes 27 independent living units in the form of duplexes and one triplex. There will be seven (7) one bedroom, 900 square foot units with a one car garage; 16 two bedroom, 1,100 square foot apartments with a one car garage; and four (4) two bedroom plus den, 1,250 square foot apartments with a two car garage. There will be 27 senior apartments in a two-story building comprising 40,000 square feet.

The facility will also have a 40,000 square foot, two-story assisted living and memory care facility. On the first floor there will be 27 beds for assisted living, a kitchen, dining room, activity room, lobby and community center. The second floor will accommodate 27 beds for memory care, a kitchen, dining room, and activity room.

The buildings will be spread out over a 12.77 acre parcel with internal paved roadways, 46 parking spaces and landscaping. Access to the site will be Victoria Lane. There will be 80 employees on three overlapping shifts.

Amending Conditional Use Permit

The project site is located in a sparsely populated area in Oakhurst. All other surrounding properties are vacant or residential. The General Plan designates the property as HDR (High Density Residential) and it is zoned PDD (Planned Development) District. The Planned Development District is a unique zone district. The allowed uses are a reflection of the underlying General Plan designation. The General Plan in this case is residential. When the rezone was originally requested, it was with an application for a subdivision for a senior community. The final subdivision map was never submitted. In the PDD zone district, to change the proposal, a Conditional Use Permit must be approved for the new use. This is a request to amend the original plans due to an overwhelming positive interest in the project, which generated more applications for residency than was originally anticipated. The project proposed now is to reconfigure the buildings in Village 1, 2 and 3 to allow for better flow and communal feel. This project proposes 71 independent living units consisting of 40 one (1) bedroom units ranging in size from 803 to 1,215 square feet; and 31 two (2) bedroom units ranging in size from 1,115 to 1,135 square feet in size. The project will also have 60 assisted living/memory care units consisting of 50 one bedroom units ranging from 392 to 505 square feet

**CUP #2018-021
STAFF REPORT**

January 8, 2019

and 10 two (2) bedroom units of approximately 518 square feet. The assisted living/memory care units will be in the main “lodge” while the rest of the units will be spread out on site in “village” clusters. There are 128 parking spaces provided throughout the complex.

Each of the Villages will be two to three stories in height with clusters of rooms on each floor along a main corridor. The main floor will have a communal entry way on the main floor with access to stairs and an elevator to the upper floors. Unlike the original plans, there are no garages being provided to the Villages.

The property is accessed off Highway 41 by Victoria Lane and Foothill Drive. The elevation varies from 2,365 to 2,405 feet above mean sea level. The elevation increases toward the southern portion of the property. There are no streams or major rock out-croppings. There is a natural drainage course on the most western property line. The property is currently vacant. There is a rise of elevation to the south of approximately 35 feet. The proposed project will be visible from Highway 41. With new buildings being proposed for this area, what is referred to as “light pollution” will increase. This is due to both internal and external lighting for each building. A condition is proposed requiring all lighting to be hooded and directed away from neighboring parcels and roadways.

There are special status species known to exist, or have historically been existing within the vicinity. Within the Oakhurst area, the most obvious are the large hawks, migrating turkey vultures and occasional eagles that patrol the skies. Dozens of other avian species, including barn owls, prowl the lower airways.

The area is characterized by foothill and oak woodland habitats together with interior oak, pine and mixed chaparral biotic habitat characteristic of the Sierra Nevada foothills. Important corridors of riparian habitat along creeks and rivers are located throughout the planning area. There are no known riparian habitats, streams or drainages on site.

The proposed site is located along the west side of Highway 41 and south of Victoria Lane. The General Plan indicates that Victoria Lane is designated as a local road requiring a right of way width of 60 feet. The existing right of way is 60 feet wide. The road is paved and is within Service Area No. 18, Ponderosa Knolls and Victoria Lane. Foothills Drive is designated as a local road requiring a right of way width of 60 feet. The existing right of way is 60 feet wide. This road is also paved and is within Service Area No. 18, Ponderosa Knolls and Victoria Lane.

The soil is made of a combination of Holland sandy loam and Cuyamaca rocky sandy loam. Both the Holland and Cuyamaca series are derived from the weathering in place of granitic rocks. Holland series is also derived from similar quartz bearing, crystalline rocks. Cuyamaca soils are brown or grayish-brown, slightly acid, and have well-defined clay accumulation in the subsoil. They are similar to the Holland soils, but differ in color, and contain more clay in the subsoil. Holland soils are brown and slightly acid. They are formed in areas where winter rainfall is from 25 to 60 inches, and the summers are long and dry. They have the distinct accumulation of organic matter on the surface. Both soils general have good surface drainage, internal drainage is somewhat restricted by dense subsoil. Holland soils are found in areas that are rolling to hilly. Where Cuyamaca is found in areas that are hilly to steep.

The facility will generate approximately 94,500 gallons/week of wastewater. It will be connected to MD 22A. Hillview Water Company will provide water. An estimate of 11.37 Acre feet per year will be required. Disposal of solid waste is by EMADCO, approximately 9,072 pounds per week.

An agency must prepare a subsequent negative declaration or mitigated negative declaration for a project if it determines, on the basis of substantial evidence in light of the whole record, that one or more of the following has occurred, and there is no substantial evidence in light of the whole record that the project may have a significant effect on the environment:

1. Substantial changes are proposed for the project that will require major revisions of a previous negative declaration due to the involvement of new, significant environmental effects or a substantial increase in the severity of previously identified impacts;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken, requiring major revision to a previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified ones;
3. New information of substantial importance that was not known or could not have been known without the exercise of reasonable diligence at the time the previous negative declaration was adopted shows any of the following:
 - a. The project will have one or more potentially significant effects (prior to mitigation) not discussed in the previous negative declaration;
 - b. Significant effects (that can be mitigated) previously examined will be substantially more severe than shown in the previous negative declaration;

- c. Mitigation measures previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt them;
- d. Mitigation measure that are considerable different from those analyzed in the previous document would substantially reduce one or more significant effects, but the project proponents decline to adopt them. (CEQA 15162(a)).

As there is no change in the use of the property as proposed, and only slight modifications (in light of the whole) to the layout of the footprint of the facilities are being proposed, it has been determined that the existing Mitigated Negative Declaration (MND #2018-05) is still relevant and no new evaluations are required.

FINDINGS OF FACT:

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

1. *The proposed project does not violate the spirit or intent of the Zoning Ordinance* in the area is sparsely populated. Most of the surrounding parcels are vacant or residentially developed. The General Plan designates this parcel as residential and the PDD (Planned Development) District would allow this residential facility.
2. *The proposed project is not contrary to the public health, safety, or general welfare* in that many people move to Oakhurst to retire. The senior living complex is badly needed in the area. The facility would meet the needs from active retirement to assisted living and memory care.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar, factors,* in that the applicant must operate according to the operational statement and plans. Normally senior living communities are very quiet. There will be increased lighting but all lighting would need to be hooded and directed away from neighboring parcels and roadways.
4. *The proposed project will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* The project site is currently undeveloped. The proposed facility will be an upscale design with landscaping that will enhance the area.

WILLIAMSON ACT:

The property is not subject to a Williamson Act Contract.

GENERAL PLAN CONSISTENCY:

The General Plan designates the property as HDR (High Density Residential) and it is zoned PDD (Planned Development) District. The Planned Development District is unique. It requires a complete site plan to be submitted with the rezoning application. If the site plan changes, you must submit a Conditional Use Permit to evaluate the new proposal. The proposal is for a senior care facility. In the area there is one church. All of the surrounding parcels are vacant of residentially development. The proposed facility would be consistent with the General Plan and the land use in the area.

RECOMMENDATION:

The analysis provided in this report supports approval of Conditional Use Permit #2018-021 subject to conditions. MND #2018-05 and related monitoring plan remain in effect from the previous approval. Conditions of approval from CUP #2018-004 remain in effect. If the Planning Commission chooses to deny this amendment, Conditional Use Permit #2018-004 remains in effect.

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit A-1 Oakhurst Area Plan Map
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Site Plan
6. Exhibit D-1 to 18, Floor Plan
7. Exhibit D-19 and 20, Elevation
8. Exhibit E, Aerial Map
9. Exhibit F, Topographical Map
10. Exhibit G, Parcel History
11. Exhibit H, Operational Statement
12. Exhibit I, Environmental Health Comments
13. Exhibit J, Fire Marshall's Comments
14. Exhibit K, Public Works, Grading Comments
15. Exhibit L, Public Works, Roads Comments
16. Exhibit M, Madera County Sheriff's Comments
17. Exhibit N, Mary Matola Comments
18. Exhibit O, CEQA Initial Study
19. Exhibit P, MND #2018-05

CONDITIONS OF APPROVAL

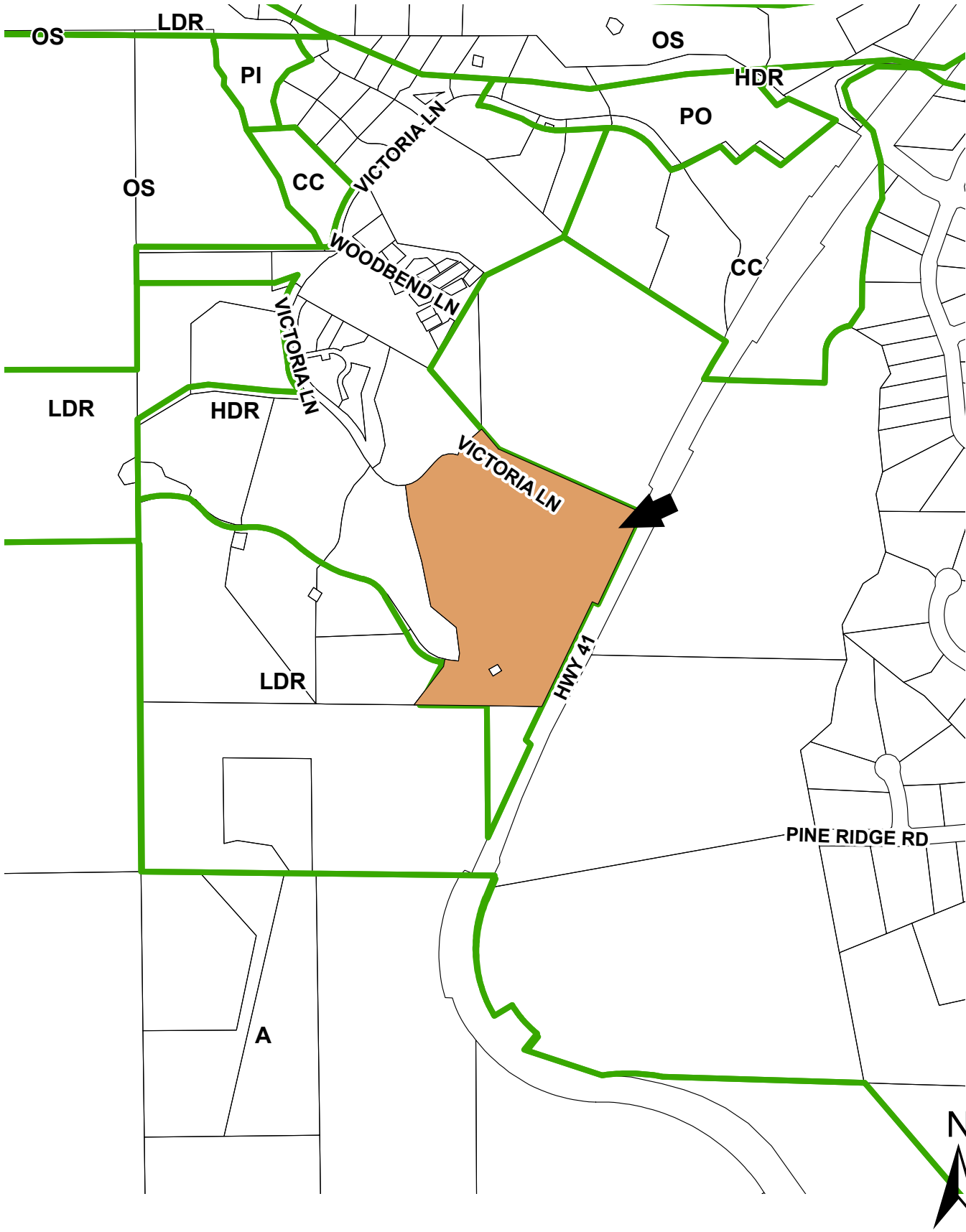
PROJECT NAME: CUP #2018-021 - Shingu, Garret
PROJECT LOCATION: on the southwest corner of Highway 41 and Victoria Lane (no situs)
 Oakhurst
PROJECT DESCRIPTION: Conditional Use Permit to amend existing CUP for Continuum of Care

APPLICANT: Shingu, Garrett
CONTACT PERSON/TELEPHONE NUMBER: 931-809-5114

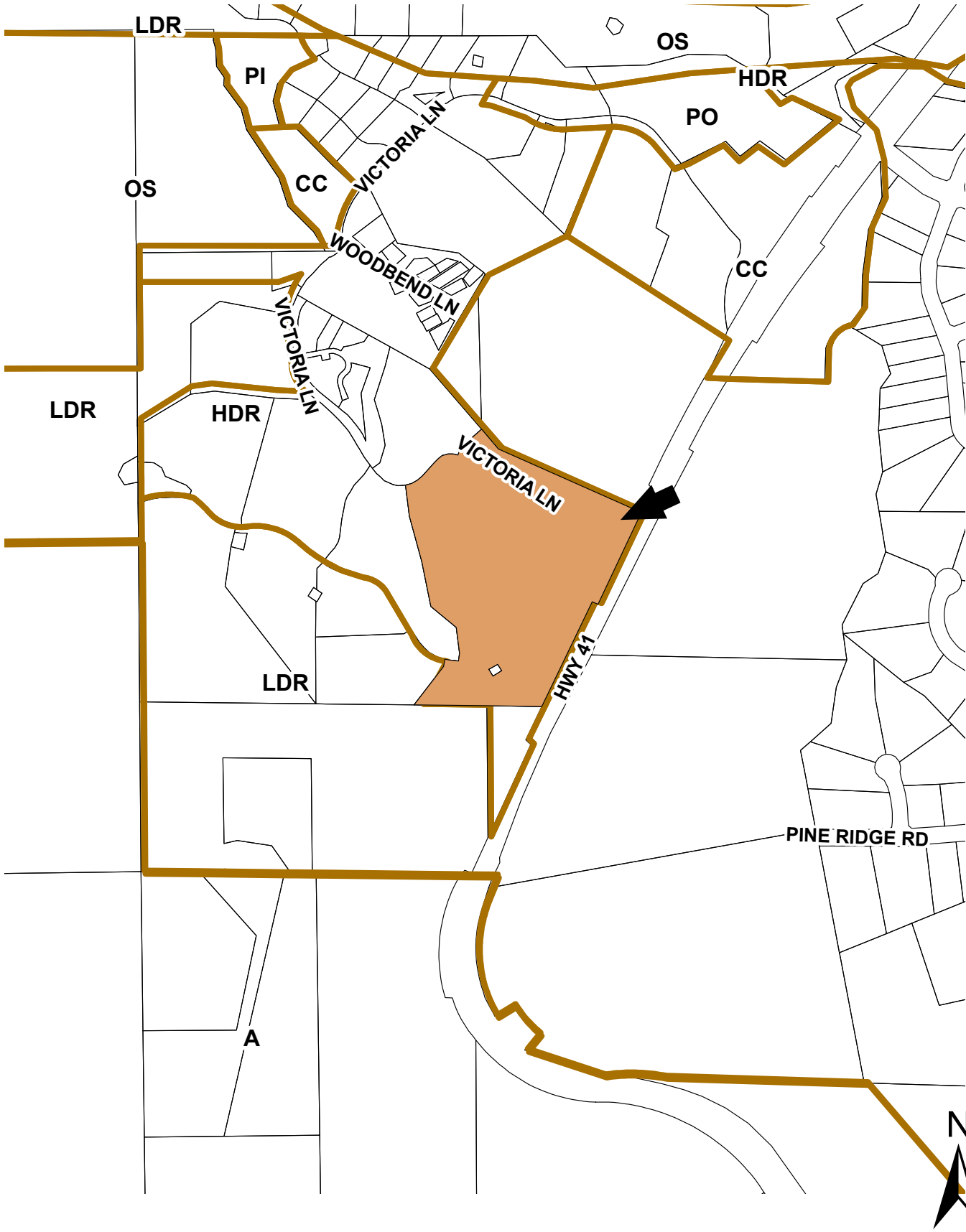
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
	If this proposed project is within 200 feet of a public sanitary sewer (Sewer Maintenance District MD-22A) it shall connect. Please provide a will serve letter from MD-22A.				
	If this proposed project is within 500 feet of an existing public water system (Hillview Water Company) it shall connect. Please provide a Will Serve letter from Hillview Water Company.				
	Solid waste collection with sorting for green, recycle, and garbage is required.				
	The construction and then ongoing operation must be done in a manner that shall not allow any type of public nuisance(s) to occur including but not limited to the following nuisance(s): Dust, Odor(s), Noise(s), Lighting, Vector(s) or Litter. This must be accomplished under accepted and approved Best Management Practices (BMP) and as required by the County General Plan, County Ordinances and any other related State and/or Federal jurisdiction.				
	During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this department. The owner/operator of this property must submit all applicable permit applications to be reviewed and approved by this department prior to commencement of any work activities.				

Fire
 The proposed project will be required to meet minimum California Fire and Building Code requirements.

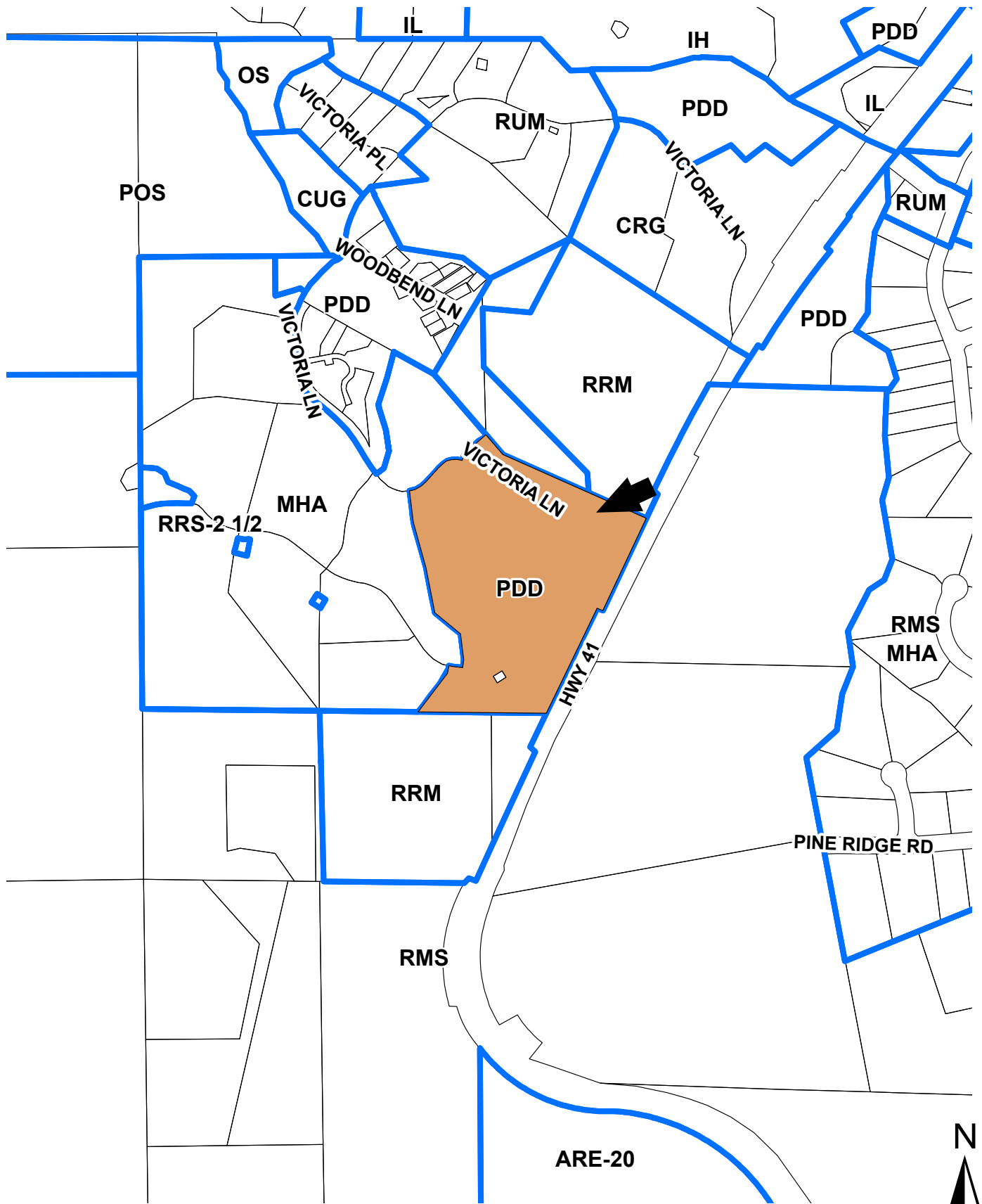
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
	Contact the water company as the required fire flow for the proposal may not be available.				
Planning					
	The project shall be developed and operate in accordance with the operational statement and site plans submitted with the application, except as modified by the mitigation measures and other conditions of approval required for this project.				
	All parking and circulation areas within the proposed project site shall be paved with asphalt, concrete or compacted gravel approved by the Madera County Planning Department.				
	A landscape and irrigation plan shall be submitted to the Planning Department for review and approval prior to the release of the conditional use permit. The landscaping shall be kept viable and free of weeds and debris. All landscaping shall comply with the Madera County Drought Tolerant Landscape Ordinance.				
	All mitigation measures outlined in the Mitigated Negative Declaration #2018-005 shall be implemented in development of this project unless added to, deleted from, and/or otherwise modified by the Planning Commission.				
	The applicant shall apply for a sign permit. All proposed signs related to the operation shall conform to the Oakhurst/Ahwahnee Sign Ordinance. The location of the proposed signs shall be shown on the site plan.				
	Conditions of approval from CUP #2018-004 continue to apply to this conditional use permit.				
Public Works - Phu Duong					
	Conditions of approval for the CUP 2018-004 still apply and valid.				
Public Works - Haden Hinkle					



GENERAL PLAN MAP



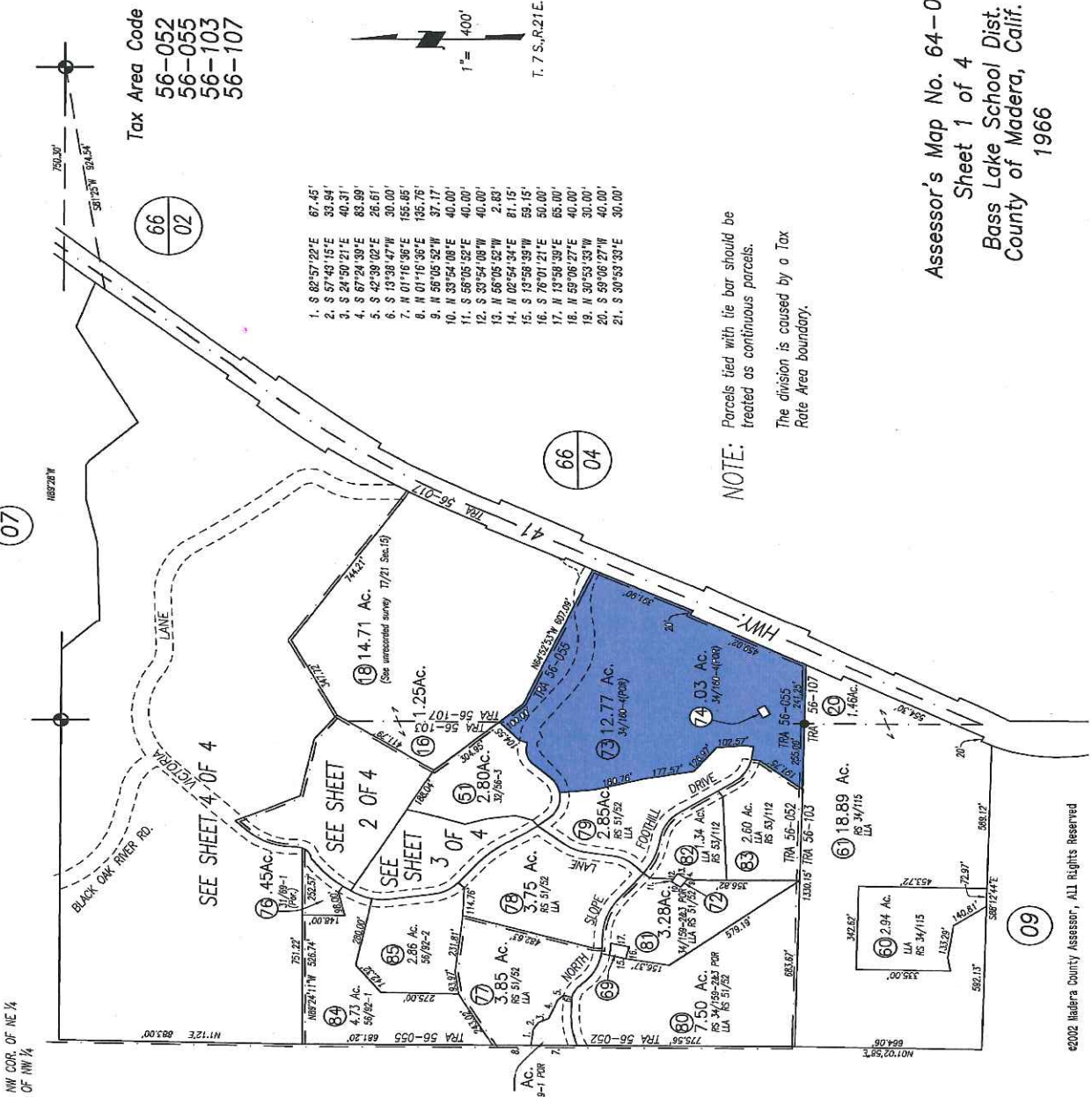
OAKHURST AREA PLAN



ZONING MAP

64-08
SHEET 1 of 4

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



NOTE: Parcels tied with tie bar should be treated as continuous parcels.
The division is caused by a Tax Rate Area boundary.

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

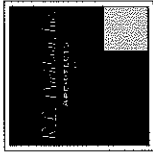
NOTE: This map is for assessment purposes only and is not intended for interpretation of boundary rights, zoning regulations or land division.

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07102-04-5 B.M.

IN BLUE ORIGINAL

ASSESSOR'S MAP



428 REPUBLIC AVE.
SUITE 100
HOUSTON, TX 77002
713-865-2383
www.rlhunt.com

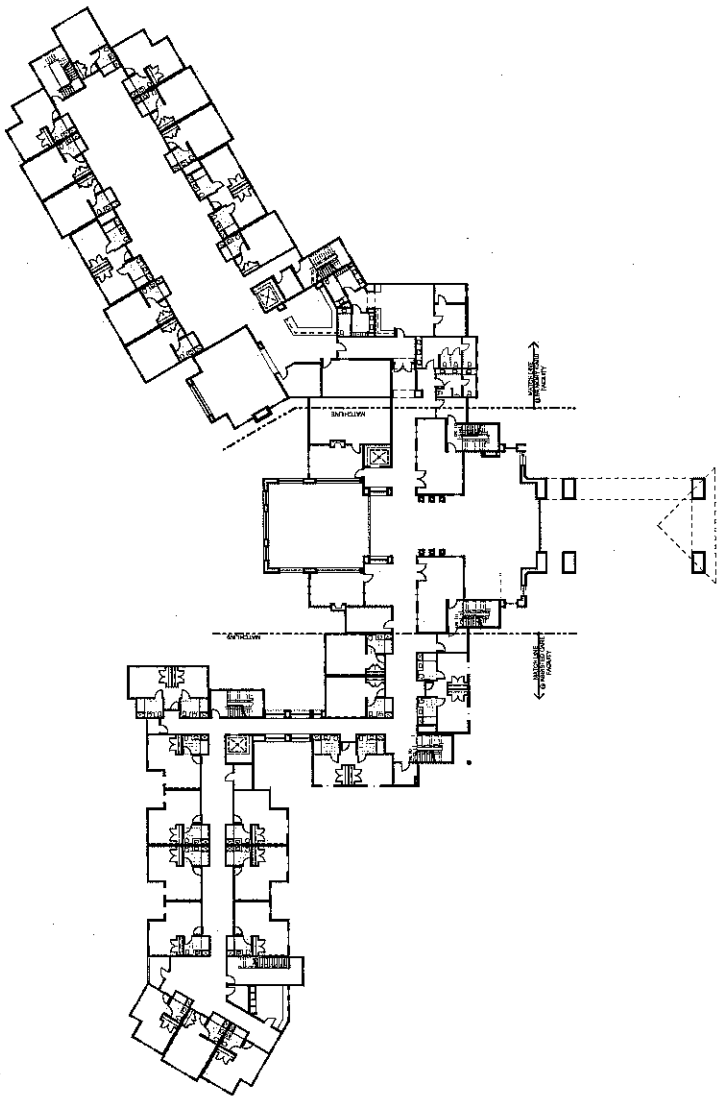


ELDERBERRY HEIGHTS
SENIOR COMMUNITY
DUNSTON, TX

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"MAIN LODGE"
COORDINATION PLAN
LEVEL 2

DATE: 11/11/11
SCALE: 1/8" = 1'-0"
SHEET: P-211
TOTAL SHEETS: 211



"The Lodge"
at Elderberry Heights
MAIN LODGE - LEVEL 2
SCALE: 1/8" = 1'-0"



ALL RIGHTS RESERVED
 2015-2016
 2015-2016

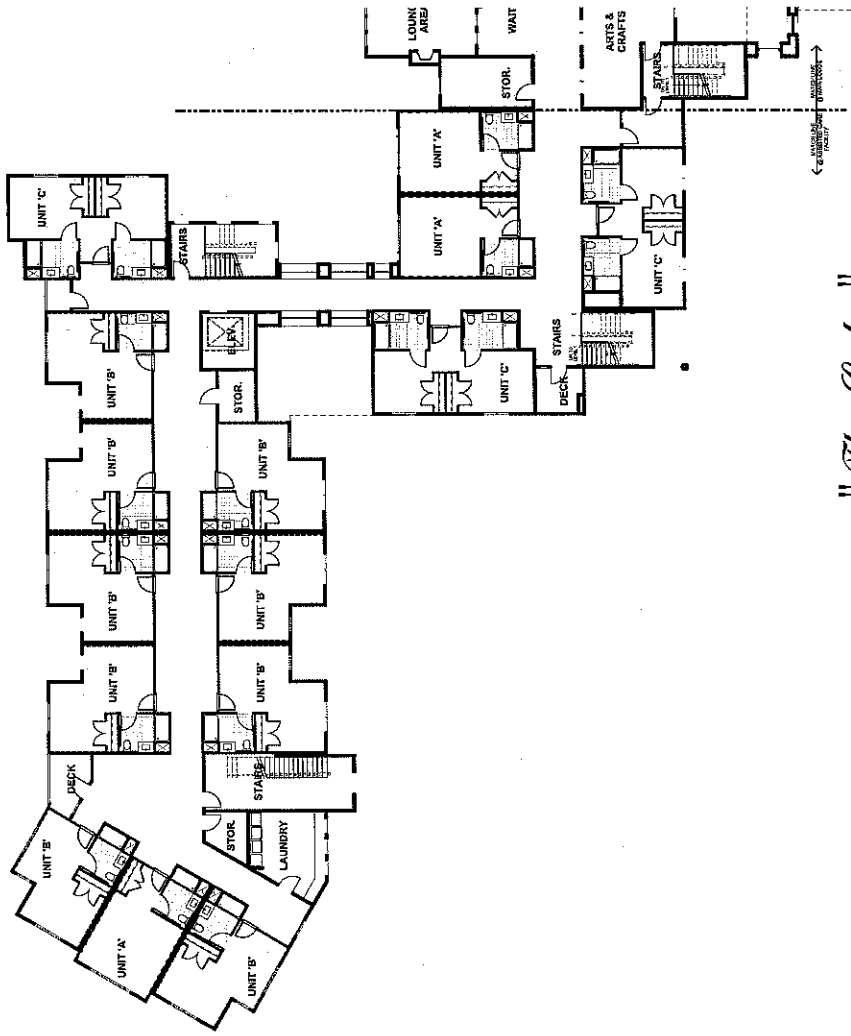


ELDERBERRY HEIGHTS
 SENIOR COMMUNITY
 DOWNEY, CA

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MAIN LODGE
 ASSISTED CARE
 UPPER LEVEL

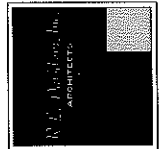
P-215



*"The Lodge"
 at Elderberry Heights*
 ASSISTED CARE - UPPER LEVEL
 SCALE: 1/8" = 1'-0"

PLS 2015-10-23 10:45:00 AM

FLOOR PLAN MAP



1500 WILSHIRE BLVD.
SUITE 1500
LOS ANGELES, CA 90017
310-551-2222

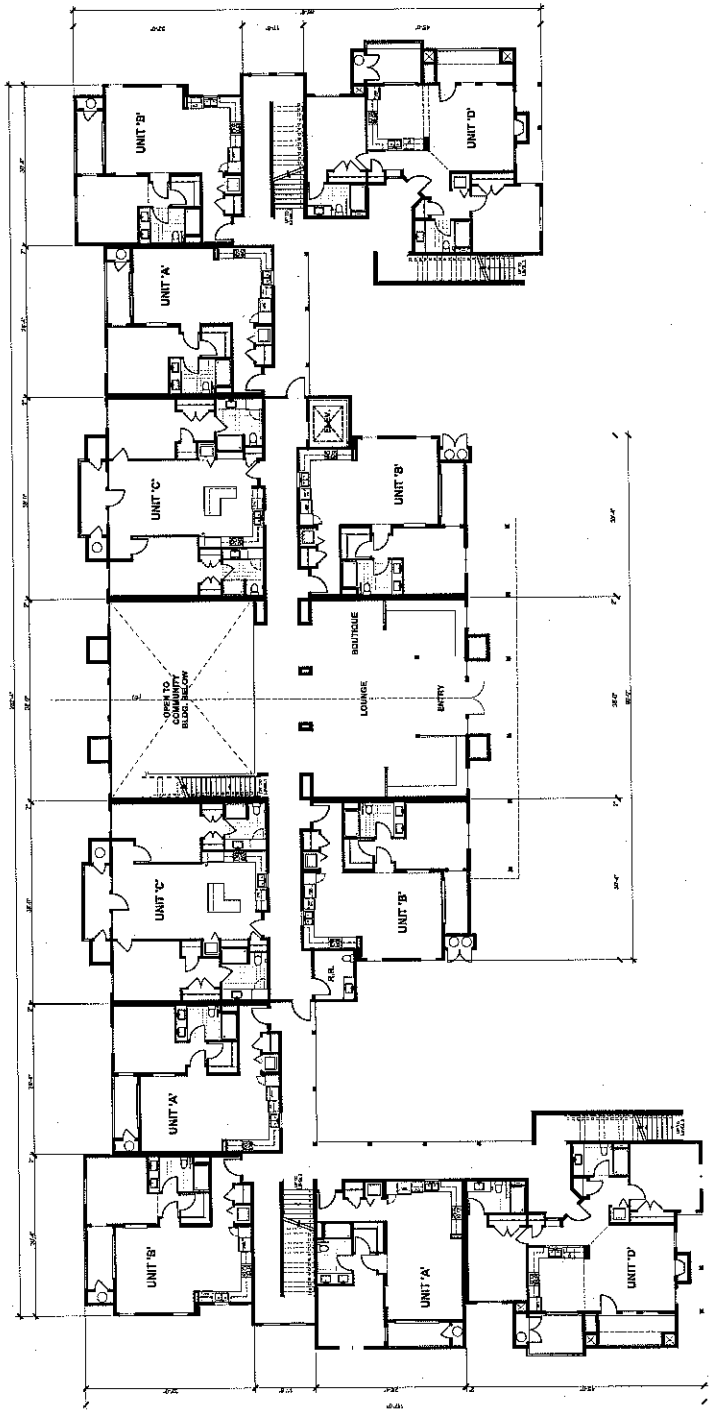


ELDERBERRY HEIGHTS
SENIOR COMMUNITY
DOWNEY, CA

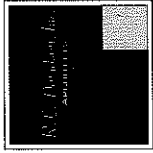
NO.	DESCRIPTION
1	FOUNDATION
2	STRUCTURAL
3	MECHANICAL
4	ELECTRICAL
5	PLUMBING
6	HEATING
7	Cooling
8	Other

VILLAGE "1"
COORDINATION PLAN
MAIN LEVEL

DATE: 11/15/04
DRAWN BY: P-222
CHECKED BY: [Signature]



"Village 1"
COORDINATION PLAN - MAIN LEVEL
SCALE: 1/8" = 1'-0"



4555 BRIDGE AVENUE, SUITE 200, SAN ANTONIO, TEXAS 78248, TEL: 214-343-1100, FAX: 214-343-1101

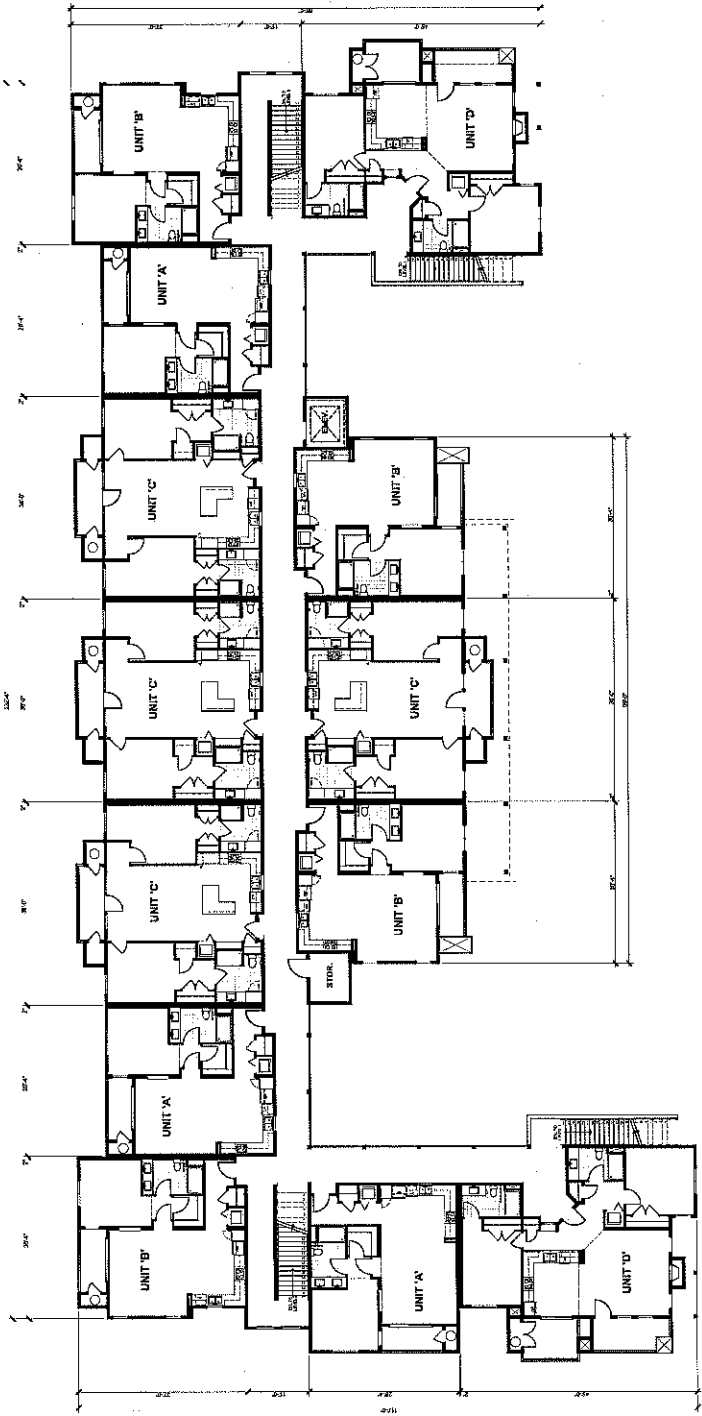


ELDERSBERRY HEIGHTS DESIGN COMMUNITY
DALLAS, TEXAS

NO.	DATE	DESCRIPTION
1	08/15/18	ISSUED FOR PERMIT
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3	08/15/18	ISSUED FOR PERMIT
4	08/15/18	ISSUED FOR PERMIT
5	08/15/18	ISSUED FOR PERMIT
6	08/15/18	ISSUED FOR PERMIT
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97	08/15/18	ISSUED FOR PERMIT
98	08/15/18	ISSUED FOR PERMIT
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100	08/15/18	ISSUED FOR PERMIT

VILLAGE 11
COORDINATION PLAN
UPPER LEVEL

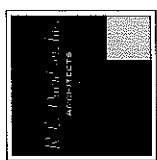
P-223



Village 11
COORDINATION PLAN - UPPER LEVEL
SCALE: 1/8" = 1'-0"

FLOOR PLAN MAP

PROJ: 180414-0001-01-2018-07-28



4555 BIRCH AVE
EDYNE, WA 98041
PH: 206.835.1100
WWW.RCDARCHITECTS.COM

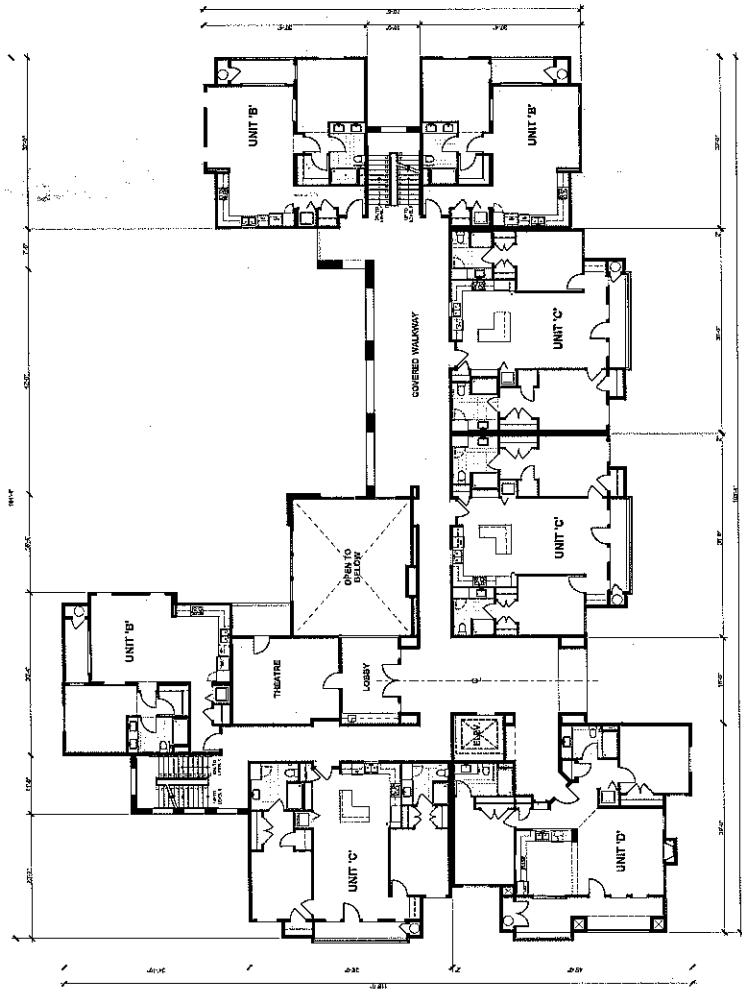


ELDERBERRY HEIGHTS
CENTRAL COMMUNITY
DUMMERTON, WA

NO.	DATE	DESCRIPTION
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2	11/15/11	REVISED
3	12/15/11	REVISED
4	01/15/12	REVISED
5	02/15/12	REVISED
6	03/15/12	REVISED
7	04/15/12	REVISED
8	05/15/12	REVISED
9	06/15/12	REVISED
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99	12/15/19	REVISED
100	01/15/20	REVISED

VILLAGE 3
COORDINATION PLAN
LEVEL 2

P-242



Village 3
COORDINATION PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"

FLOOR PLAN MAP

DATE PLOTTED: 11/15/18 11:20 AM



2555 SHAWNEE AV.
DUBLIN, CA 94568
415.851.1000
www.kcarchitects.com



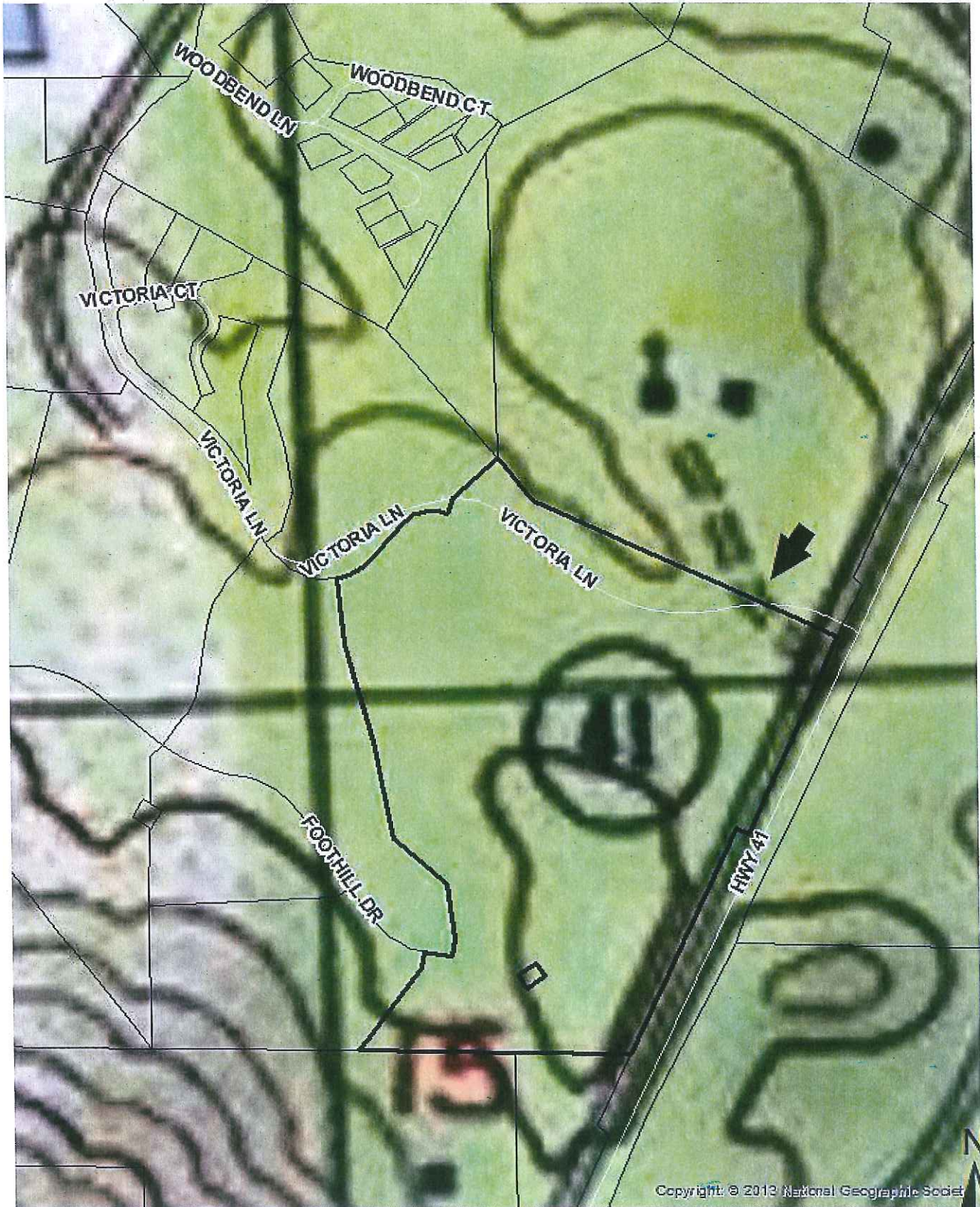
ELDERBERRY HEIGHTS
COMMUNITY
DUBLIN, CA

NO.	DATE	REVISION
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3	12/15/11	REVISIONS
4	01/15/12	REVISIONS
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308	05/15/37	REVISIONS
309	06/15/37	REVISIONS
310	07/15/37	REVISIONS
311	08/15/37	REVISIONS
312	09/15/37	REVISIONS
313	10/15/37	REVISIONS
314	11/15/37	REVISIONS
315	12/15/37	REVISIONS
316	01/15/38	REVISIONS
317	02/15/38	REVISIONS
318	03/15/38	REVISIONS
319	04/15/38	REVISIONS
320	05/15/38	REVISIONS
321	06/15/38	REVISIONS
322	07/15/38	REVISIONS
323	08/15/38	REVISIONS
324	09/15/38	REVISIONS
325	10/15/38	REVISIONS
326	11/15/38	REVISIONS
327	12/15/38	REVISIONS
328	01/15/39	REVISIONS
329	02/15/39	REVISIONS
330	03/15/39	REVISIONS
331	04/15/39	REVISIONS
332	05/15/39	REVISIONS
333	06/15/39	REVISIONS
334	07/15/39	REVISIONS
335	08/15/39	REVISIONS
336	09/15/39	REVISIONS
337	10/15/39	REVISIONS
338	11/15/39	REVISIONS
339	12/15/39	REVISIONS
340	01/15/40	REVISIONS
341	02/15/40	REVISIONS
342	03/15/40	REVISIONS
343	04/15/40	REVISIONS
344	05/15/40	REVISIONS
345	06/15/40	REVISIONS
346	07/15/40	REVISIONS
347	08/15/40	REVISIONS
348	09/15/40	REVISIONS
349	10/15/40	REVISIONS
350	11/15/40	REVISIONS
351	12/15/40	REVISIONS
352	01/15/41	REVISIONS
353	02/15/41	REVISIONS
354	03/15/41	REVISIONS
355	04/15/41	REVISIONS
356	05/15/41	REVISIONS
357	06/15/41	REVISIONS
358	07/15/41	REVISIONS
359		

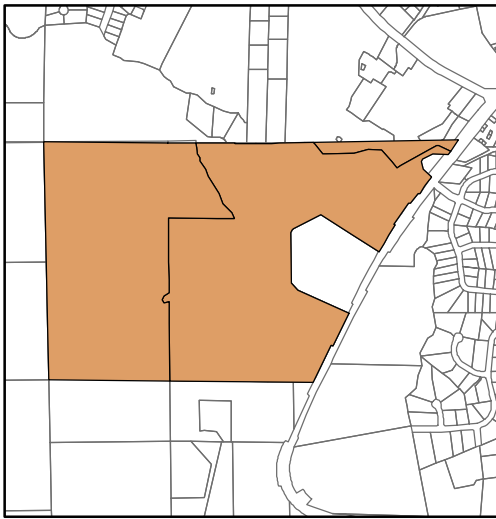


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

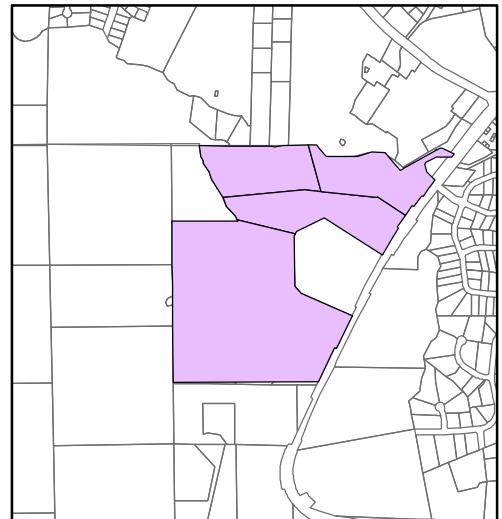
AERIAL MAP



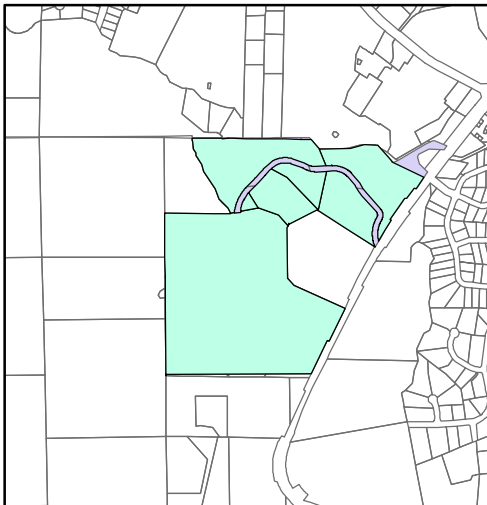
TOPOGRAPHICAL MAP



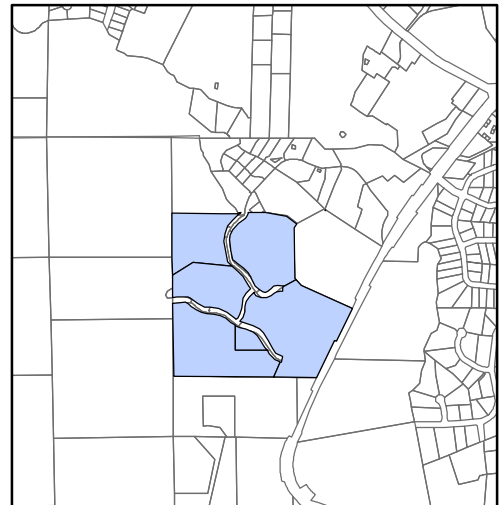
PM 99



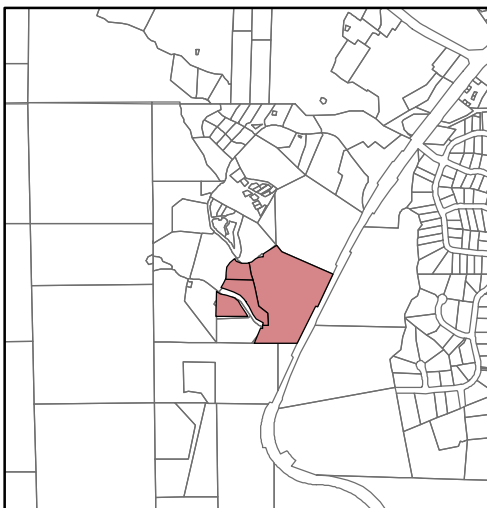
PM 1455, Redivision of Parcel 4



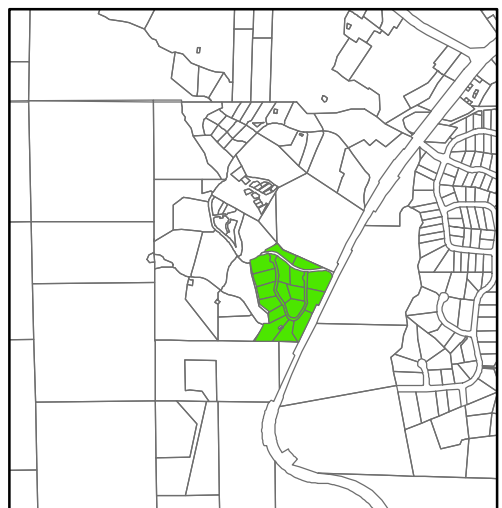
**PM 2167, Reconfiguration of
PM 1455**



PM 2425, Redivision of Parcel 4



PM 2561, Redivision of Parcel 4



**S 2006-009, Subdivision of Parcel 4
(Final Map was never recorded)**

PARCEL HISTORY



Community and Economic Development
Planning Division

Matthew Treber
Director

EXHIBIT H

- 200 W 4th Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc_planning@madera-county.com

OPERATIONAL/ENVIRONMENTAL STATEMENT
CHECKLIST

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

1. Please provide the following information:

Assessor's Parcel Number: APN 064-080-073

Applicant's Name: GARRETT SHIHOU

Address: P.O. BOX 3164, MONTEREY, CA 93942

Phone Number: (831) 809-5114

2. Describe the nature of your proposal/operation.

TRAVEL CUP # 2018-004 APPROVAL OF 27 IL. UNITS, 54 UNITS OF AL: MC. 27 UNITS OF A.L. ART. TO A PROJECT CONSISTING OF 70 BEDS OF AL: MC. AND THREE VILLAGES CONSISTING OF VILLAGE 1 - 19 UNITS, VILLAGE 2 - 21 UNITS & VILLAGE 3 - 30 UNITS. (TOTAL 70 UNITS)

3. What is the existing use of the property?

VACANT

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

NA

5. What are the proposed operational time limits?

Months (if seasonal): ALL YEAR, FULL TIME 24/7

Days per week: _____

Hours (from ___ to ___): Total Hours per day: _____

6. How many customers or visitors are expected?

Average number per day: 140 UNITS

Maximum number per day: _____

What hours will customers/visitors be there? VISITORS 10AM - 8PM

7. How many employees will there be?

Current: 100 FULL TIME & PART TIME STAFF

Future: WITH VNA & HOSPICE VISITATION

Hours they work: 3 SHIFTS WITH VARIOUS NUMBERS / OVER 24 HRS

Do any live onsite? If so, in what capacity (i.e. caretaker)? NO

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

TOOLS, LINEN, OFFICE

9. Will there be any service and delivery vehicles? YES

Number: LESS THAN 5

Type: FOOD & LAUNDRY VANS

Frequency: WEEKLY

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

135 PARKING STALLS ON PAVED SURFACE

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

VICTORIA LANE OFF HWY 41
AND BY FORT HILL DR.

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

THE PROPOSED AMENDED PROJECT WILL GENERATE 292 TRIPS/DAY
BY 30 TRIPS GENERATED DURING AM. PEAK HR & 34 TRIPS DURING PM. PEAK HRS.

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

ADVERTISING SIGNAGE WILL BE ON A STONE MONUMENT
@ ENTRY APPROX 6'-15'

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

NEW CONSTRUCTION. SEE PNG SUBMITTAL (SIM.)

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

FULLY LANDSCAPED USING DROUGHT RESISTANT
PLANT MATERIALS

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

TO THE NORTH OF VICTORIA LANE IS CHURCH. TO
THE WEST, SOUTH IS VACANT LAND. TO THE EAST IS HWY 41

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

NO. NEAR COMMUNITIES ARE QUIET

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

OUR PROJECT WILL REQUIRE 13.5 ACF. WATER WILL
BE SUPPLIED BY HILLVIEW WATER

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

WE WILL GENERATE 97,500 GALLONS/WK WITHIN
DISTRICT MP-22A

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

DEPOSAL OF SOLID WASTE IS BY EMADCO. THE
AMOUNT OF SOLID WASTE IS APPROX 1400 #/WK

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

THERE WILL BE A MINIMUM OF GRADING & TREE REMOVAL FOR
BOTH BUILDING PADS & ROADS. OUR DESIGN TAKES INTO CONSIDERATION
THE TORS TO ALLOW AN ABSOLUTE MINIMUM OF GRADING.

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

NO. WITH PREVIOUS SUBMITAL THE COUNTY HAS
RECEIVED AN ARCHEOLOGICAL REPORT BY JOHN BRADY

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

RAVINE ON WEST SIDE OF PROPERTY (SEE TOP)
NO WATER.

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

RAVINE ON WEST SIDE IS

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

NO

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

OUR PROPOSAL WILL REQUIRE THE SERVICES OF BOTH
FIRE & POLICE PROTECTION

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

WE WILL NOT IMPACT SCHOOLS & PARKS BUT WILL
REQUIRE FIRE & POLICE PROTECTION.

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

I BELIEVE WE WILL BE A POSITIVE IMPACT ON THE AREA.
THE PROPERTY WILL BE MAINTAINED TO A VERY HIGH STANDARD

29. If your proposal is for commercial or industrial development, please complete the following; Proposed

Use(s): N.A.

Square feet of building area(s): _____

Total number of employees: _____

Building Heights: _____

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

HA

Community and Economic Development
Environmental Health Division

Dexter Marr
Deputy Director

EXHIBIT I

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

MEMORANDUM

TO: Robert Mansfield
FROM: Dexter Marr, Environmental Health Division
DATE: November 29, 2018
RE: Shingu, Garrett - Conditional Use Permit - (064-080-073-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: November 28, 2018
RE: Conditional Use Permit (CUP) #2018-021, Shingu, Oakhurst
APN 064-080-073

The Environmental Health Division Comments:

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

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

Solid waste collection with sorting for green, recycle, and garbage is required.

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

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

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

Community and Economic Development
Fire Prevention Division

Deborah Mahler, Fire Marshal
Deputy Director

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

MEMORANDUM

TO: Robert Mansfield
FROM: Deborah Mahler, Fire Marshal
DATE: November 27, 2018
RE: Shingu, Garrett - Conditional Use Permit - (064-080-073-000)

Conditions

The proposed project will be required to meet minimum California Fire and Building Code requirements.

Contact the water company as the required fire flow for the proposal may not be available.

**COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS**

**AHMAD M. ALKHAYYAT
DIRECTOR**

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

MEMORANDUM

DATE: November 26, 2018
TO: Robert Mansfield
FROM: Madera County Public Works
SUBJECT: Shingu, Garrett - Conditional Use Permit - (064-080-073-000)

Comments

Prior to applying for a commercial permit with the County the applicant shall submit a stamped grading and drainage plan and application to the County. Drainage or onsite storage calculations will need to be submitted to the Public Works Department for review and approval as well. This plan shall identify onsite retention for any increase in storm water runoff generated by the proposed development. The grading, drainage plan, and calculations shall be prepared by a licensed professional. All National Pollution Discharge Elimination System (NPDES) storm water regulations and standards shall be met. It is possible that the quality of storm water may be affected by pollutants. The applicant shall mitigate any impacts associated with storm water contamination caused by this project. A Storm Water Pollution Prevention Plan (SWPPP) is required for all projects 1-acre or more of site disturbance.

COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS

AHMAD M. ALKHAYYAT
DIRECTOR

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

MEMORANDUM

DATE: November 26, 2018
TO: Robert Mansfield
FROM: Phu Duong, Public Works
SUBJECT: Shingu, Garrett - Conditional Use Permit - (064-080-073-000)

Comments

Conditions of approval for the CUP 2018-004 still apply and valid.

**Community and Economic Development
Planning Division**

Becky Beavers
Deputy Director

200 W. 4th Street
Suite 3100
Madera, CA 93637
(559) 675-7821
FAX (559) 675-6573
TDD (559) 675-8970
mc_planning@madera-county.com

PROJECT REVIEW REQUEST

DATE: November 16, 2018

Community Advisory Councils

- Ahwahnee Community Council
 Coarsegold Area Plan Committee

- North Fork Community Development Council
 Oakhurst Community Advisory Council

Review Agencies

- Madera County Agricultural Commissioner
 Madera County Sheriff's Office
 City of Chowchilla Planning Department
 City of Madera Planning Department
 California Department of Fish and Game
 California Department of Housing
 California Department of Transportation (CALTRANS)
 California Department of Water Resources
 California Regional Water Quality Control Board
 California Department of Conservation
 California Division of Oil and Gas
 San Joaquin Valley Unified Air Pollution Control District
 Archaeological Information Center - Bakersfield
- Requesting Tribes
 Other: BOS District 5

Homeowners Associations

- Bass Lake Homeowners Assn
 Bonadelle Ranchos #5
 Bonadelle Ranchos Neighborhood Committee
 Cascadel Homeowners Assn
 Goldside Estates
 Hidden Lake Estates Homeowners Assn
 Indian Lakes Estates Property Owner Assn
 Lake Shore Park Subdivision
 Madera Ranchos Neighborhood Committee
 Pierce Lake Estates
 Pines Civic Council
 Rolling Hills Citizens Assn
 Sumner Hill Homeowners Assn
 Yosemite Lakes Park Owner Assn

RETURN TO:

ROBERT MANSFIELD, Planning Department
200 West 4th Street
Madera, CA 93637
Phone: (559) 675-7821

REGARDING:

CUP #2018-021, Shingu, Garrett - Conditional Use Permit - (064-080-073-000)

The request consists of a Conditional Use Permit to allow To amend Conditional Use Permit #2018-004 for a Continuum of Care Senior Community expansion and redesign of facility. The project is located on the southwest corner of Highway 41 and Victoria Lane (No Situs), Oakhurst.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: November 30, 2018. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer.

PLEASE ATTACH A COPY OF THIS COVER SHEET TO THE FRONT OF YOUR COMMENTS

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2018-021

Return to: Robert Mansfield, Planning Department

Shingu, Garrett

Responding Agency: Madera County Sheriff's Office Date: 11-27-2018

Respondent's Signature: [Handwritten Signature]

1. Does your Agency or Department have a recommendation regarding the approval or denial of this project?

Approve Deny

If your Agency or Department recommends denial of this project, please list the reasons below.

2. If the project is approved, what conditions of approval are recommended?

What is the site lighting and camera plan?
With the amount of indigent foot traffic
in this area, we would like to know that
the bldgs/parking area are adequately covered
without creating a "light pollution" issue at night.

3. Please identify any existing regulations, standards, or routine processing procedures which would mitigate the potential impacts?

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2018-021

Return to: Robert Mansfield, Planning Department

Shingu, Garrett

Responding Agency: Madera County Sheriff's Office

Contact Person: Jay A. Vandy Signature: [Signature]

Telephone No: 359-675-7777 Date: 11-27-2018

ENVIRONMENTAL REVIEW:

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project?

Yes

No, the following information is needed: _____

2. What potential impacts will the project result in (e.g. change in traffic volumes, water quality, land use, soils air quality, etc.)? Be as precise as possible and answer only for your area of expertise.

None over previous proposal

3. Are the potential impacts identified in Question 2, significant enough to warrant the preparation of an EIR?

Yes No

**Community and Economic Development
Planning Division**

Becky Beavers
Deputy Director

200 W. 4th Street
Suite 3100
Madera, CA 93637
(559) 675-7821
FAX (559) 675-6573
TDD (559) 675-8970
mc_planning@madera-county.com

PROJECT REVIEW REQUEST

DATE: November 16, 2018

Community Advisory Councils

- Ahwahnee Community Council
 Coarsegold Area Plan Committee

- North Fork Community Development Council
 Oakhurst Community Advisory Council

Review Agencies

- Madera County Agricultural Commissioner
 Madera County Sheriff's Office
 City of Chowchilla Planning Department
 City of Madera Planning Department
 California Department of Fish and Game
 California Department of Housing
 California Department of Transportation (CALTRANS)
 California Department of Water Resources
 California Regional Water Quality Control Board
 California Department of Conservation
 California Division of Oil and Gas
 San Joaquin Valley Unified Air Pollution Control District
 Archaeological Information Center - Bakersfield
- Requesting Tribes
 Other: BOS District 5

Homeowners Associations

- Bass Lake Homeowners Assn
 Bonadelle Ranchos #5
 Bonadelle Ranchos Neighborhood Committee
 Cascadel Homeowners Assn
 Goldside Estates
 Hidden Lake Estates Homeowners Assn
 Indian Lakes Estates Property Owner Assn
 Lake Shore Park Subdivision
 Madera Ranchos Neighborhood Committee
 Pierce Lake Estates
 Pines Civic Council
 Rolling Hills Citizens Assn
 Sumner Hill Homeowners Assn
 Yosemite Lakes Park Owner Assn

RETURN TO:

ROBERT MANSFIELD, Planning Department
200 West 4th Street
Madera, CA 93637
Phone: (559) 675-7821

REGARDING:

CUP #2018-021, Shingu, Garrett - Conditional Use Permit - (064-080-073-000)

The request consists of a Conditional Use Permit to allow To amend Conditional Use Permit #2018-004 for a Continuum of Care Senior Community expansion and redesign of facility. The project is located on the southwest corner of Highway 41 and Victoria Lane (No Situs), Oakhurst.

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: November 30, 2018. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer.

PLEASE ATTACH A COPY OF THIS COVER SHEET TO THE FRONT OF YOUR COMMENTS

Return to: Robert Mansfield, Planning Department

Shingu, Garrett

Responding Agency: Picayune Rancheria Date: Dec 5, 2018

Respondent's Signature: Mary Motola (Cultural Resources Specialist)

1. Does your Agency or Department have a recommendation regarding the approval or denial of this project?

 Approve Deny

If your Agency or Department recommends denial of this project, please list the reasons below.

We do not approve or deny this project.
We have concerns about the water quality,
traffic volume & The Archaeological Survey.

2. If the project is approved, what conditions of approval are recommended?

The Tribe would like to know how this project
will effect water quality & the ground water levels.
The Tribe would like to know what plans, if any
will be used to reduce the traffic flow at Hwy 41
& Victoria Lane. So Cal Trans involved.
We would like to review the Archaeological Survey.

3. Please identify any existing regulations, standards, or routine processing procedures which would mitigate the potential impacts?

CEQA, SB18 & SB52. We would like
to bring mitigation further with any agency that is
involved with the project.

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2018-021

Return to: Robert Mansfield, Planning Department

Shingu, Garrett

Responding Agency: Picayune Rancheria
Contact Person: Mary Motola Signature: Mary Motola
Telephone No.: 559-825-7961 Date: Dec. 5, 2018

ENVIRONMENTAL REVIEW:

1. Is there sufficient information for you to evaluate the probable environmental impacts of this project?

Yes

No, the following information is needed:

This is an existing project we have not reviewed. We would like to see the original planning review & the archaeological study done by Jim Brady, before extra units are added.

2. What potential impacts will the project result in (e.g. change in traffic volumes, water quality, land use, soils air quality, etc.)? Be as precise as possible and answer only for your area of expertise.

The project has the potential that are stated above; traffic volume & water quality.

The project also has the potential to destroy cultural resources.

3. Are the potential impacts identified in Question 2, significant enough to warrant the preparation of an EIR?

Yes

No

INITIAL STUDY

Title of Proposal: Shingu, Garrett - Conditional Use Permit - Oakhurst (064-080-073-000)

Date Checklist Submitted: March 20, 2018

Agency Requiring Checklist: Madera County Planning Department

Agency Contact: Becky Beavers

Phone: (559) 675-7821

Description of Initial Study/Requirement

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

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

Description of Project:

The request is for a Conditional Use Permit to allow the development of a continuum of care, senior community. The project is the development of a senior living facility, to be fully-licensed as a Residential Care Facility for the Elderly. All care givers are continuously trained. The care givers in the memory care facility must be trained by a State approved training program. The project proposes 27 independent living units in the form of duplexes and one triplex. There will be seven (7) one bedroom, 900 square foot units with a one car garage; 16 two bedroom, 1,100 square foot apartments with a one car garage; and four (4) two bedroom plus den, 1,250 square foot apartments with a two car garage. There will be 27 senior apartments in a two-story building comprising 40,000 square feet.

The facility will also have a 40,000 square foot, two-story assisted living and memory care facility. On the first floor there will be 27 beds for assisted living, a kitchen, dining room, activity room, lobby and community center. The second floor will accommodate 27 beds for memory care, a kitchen, dining room, and activity room.

The buildings will be spread out over a 12.77 acre parcel with internal paved roadways, 46 parking spaces and landscaping. Access to the site will be Victoria Lane.

Project Location:

The proposed project is located on the southwest corner of Highway 41 and Victoria Lane in the Oakhurst area and will be a senior living facility. The elevation varies from 2,365 to 2,405 feet above mean sea level. The elevation increases toward the southern portion of the property. There are no streams or major rock out croppings. There is a natural drainage course on the most western property line. To the north off Victoria Lane is a church. All other surrounding properties are vacant or residential.

Applicant Name and Address:

Shingu, Garrett
PO Box 3162
Monterey, CA 93942

General Plan Designation:

The General Plan designates this parcel as HDR (High Density Residential).

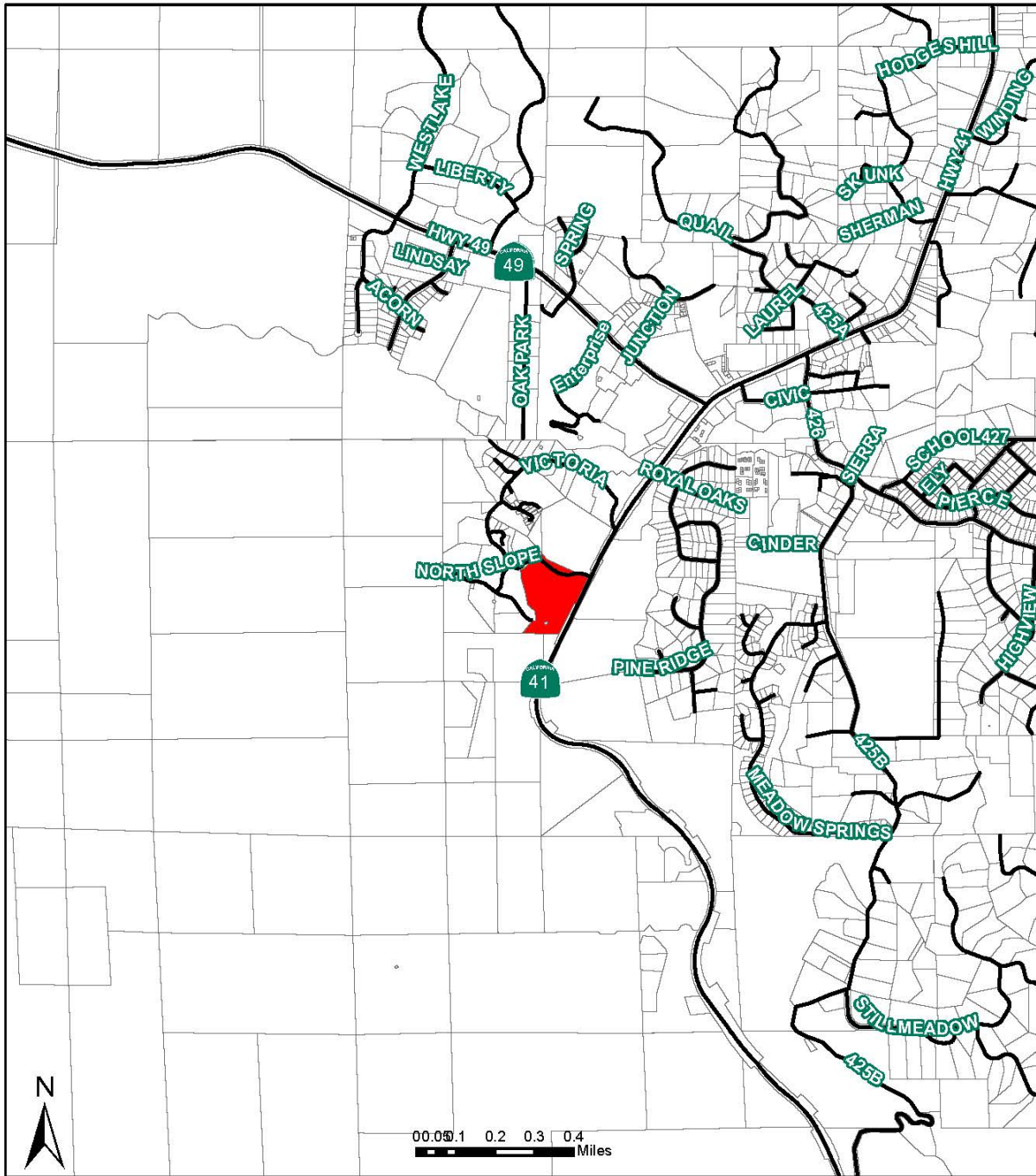
Zoning Designation:

The property is zoned PDD (Planned Development) District

Surrounding Land Uses and Setting:

To the north off Victoria Lane is a church. All other surrounding properties are vacant or residential.

Other Public Agencies whose approval is required: None



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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


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

DETERMINATION:

Completed by the Lead Agency: Madera County Planning Department

On the basis of this initial evaluation:

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

 Signature	<u>March 20, 2018</u> Date
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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

CATEGORY	ANALYSIS SUMMARY (See individual pages for details)				Comments
	Potentially Significant Impact				
	Less than Significant Impact with Project Mitigation				
	Less than Significant Impact				
	No Impact				
1. AESTHETICS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All outdoor lighting must be hooded and directed away from neighboring parcels and roadways.
2. AGRICULTURE/FORESTRY RESOURCES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. AIR QUALITY	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Comply San Joaquin Valley Air Pollution Control District conditions including Rule VIII, 9510 and 4002
4. BIOLOGICAL RESOURCES	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If elderberry shrubs are found a on the property, one hundred foot buffer zone must exist around all elderberry shrubs.
5. CULTURAL RESOURCES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. GEOLOGY/SOILS/SEISMICITY	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. GREENHOUSE GAS EMISSIONS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. HAZARDS/HAZARDOUS MATERIALS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. HYDROLOGY/WATER QUALITY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. LAND USE/LAND USE PLANNING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. MINERAL RESOURCES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. NOISE	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. POPULATION/HOUSING	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
14. PUBLIC SERVICES	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
15. RECREATION	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
16. TRANSPORTATION/TRAFFIC	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. UTILITIES/SERVICE SYSTEMS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
18. MANDATORY FINDINGS OF SIGNIFICANCE	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All of the above.

1. Aesthetics

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

Discussion:

(a) No Impact

The project site is located in a sparsely populated area in Oakhurst. The facility will spread over a 12.77 acre parcel with upscale one and two story buildings. Drought resistant landscaping will be planted throughout the facility.

(b) Less than Significant Impact

There are no outcroppings or historic buildings on this parcel, it is vacant. Some trees may need to be removed but additional trees will be planted.

(c) Less than Significant Impact

The project would alter the existing visual character of the site and its immediate surroundings by introducing a new one and two-story buildings on a currently vacant property. The project is not expected to significantly degrade the existing visual character of the area. The project would decrease open space and increase densities on the site. The project proposes to minimize the impacts on the adjacent properties by incorporating landscaping and the design of the buildings that fit into the landscaping.

(d) Less than Significant Impact with Mitigation Incorporated

With 29 new buildings being proposed for this area, what is referred to as “light pollution” will increase. This is due to both internal and external lighting for each structure. A condition has been proposed that all outdoor light be hooded and directed away from neighboring properties and roadways.

General Information:

A nighttime sky in which stars are readily visible is often considered a valuable scenic/visual resource. In urban areas, views of the nighttime sky are being diminished by “light pollution.” Light pollution, as defined by the International dark-Sky Association, is any adverse effect of artificial light, including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste. Two elements of light pollution may affect city residents: sky glow and light trespass. Sky glow is a result of light fixtures that emit a portion of their light directly upward into the sky where light scatters, creating an orange-yellow glow above a city or town. This light can interfere with views of the nighttime sky and can diminish the number of stars that are visible. Light trespass occurs when poorly shielded or poorly aimed fixtures cast light into unwanted areas, such as neighboring property and homes.

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

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

2. Agriculture and Forest Resources

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

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

Discussion:

(a) No Impact

The project will not convert Farmland of Statewide Importance to non-agricultural use. Project site soils are designated "Developed and Built-up Lands" on the 2012 Madera County Important Farm Land Map prepared by the California Department of Conservation. The soil is made of a combination of Holland sandy loam and Cuyamaca rocky sandy loam. Both the Holland and Cuyamaca series are derived from the weathering in place of granitic rocks.

(b) No Impact

The project will not convert land. The lands surrounding the site are vacant and a church. The use of the site will not interfere with any agricultural uses in the area so it is anticipated the project will have a no impact.

(c - e) No Impact

The project is not subject to the Williamson Act. The proposed project is not significantly displacing the existing agricultural operation or within any Timberland Protection zone.

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

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

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

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

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

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

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

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

3. AIR QUALITY

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

Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

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

The proposed project is subject to the standards of the San Joaquin Valley Air Pollution Control District standards. The project is subject to the requirements for District Rule 9510 for Indirect Source Emissions and during construction, District Rule VIII. The SJVAPCD has attainment plans in place that identify strategies to bring regional emissions into compliance with federal and state air quality standards. The proposed senior living center is in conformance with Madera County zoning and land use designations. To ensure the proposed project complies with applicable SJVAPCD rules and regulations, mitigation measures would be required.

General Information:

Global Climate Change

Climate change is a shift in the “average weather” that a given region experiences. This is measured by changes in temperature, wind patterns, precipitation, and storms. Global climate is the change in the climate of the earth as a whole. It can occur naturally, as in the case of an ice age, or occur as a result of anthropogenic activities. The extent to which anthropogenic activities influence climate change has been the subject of extensive scientific inquiry in the past several decades. The Intergovernmental Panel on Climate Change (IPCC), recognized as the leading research body on the subject, issued its Fourth Assessment Report in February 2007, which asserted that there is “very high confidence” (by IPCC definition a 9 in 10 chance of being correct) that human activities have resulted in a net warming of the planet since 1750.

CEQA requires an agency to engage in forecasting “to the extent that an activity could reasonably be expected under the circumstances. An agency cannot be expected to predict the future course of governmental regulation or exactly what information scientific advances may ultimately reveal” (CEQA Guidelines Section 15144, Office of Planning and Research commentary, citing the California Supreme Court decision in Laurel Heights Improvement Association v. Regents of the University of California [1988] 47 Cal. 3d 376).

Recent concerns over global warming have created a greater interest in greenhouse gases (GHG) and their contribution to global climate change (GCC). However at this time there are no generally accepted thresholds of significance for determining the impact of GHG emissions from an individual project on GCC. Thus, permitting agencies are in the position of developing policy and guidance to ascertain and mitigate to the extent feasible the effects of GHG, for CEQA purposes, without the normal degree of accepted guidance by case law.

4. Biological Resources

Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a) Less than Significant Impact with Mitigation Incorporated

No comments were received from California Fish and Wildlife. There are special status species known to exist, or have historically been existing within the vicinity. Within the Oakhurst area, the most obvious area wild life are the large hawks, migrating turkey vultures and occasional eagles that patrol the skies. Dozens of other avian species, including barn owls, prowl the lower airways. The area is characterized by foothill and oak woodland habitats together with interior oak, pine and mixed chaparral biotic habitat characteristic of the Sierra Nevada foothills. Important corridors of riparian habitat along creeks and rivers are located throughout the planning area. There are no known riparian habitats, streams or drainages on site. A biological field survey was conducted in 2006. Elderberry shrubs were identified on the property. Shrubs under one inch in stem diameter at ground level are not protected. Shrubs growing at an elevation greater than 3,000 feet are not protected. Guidelines provided by Fish and Wildlife Service state that a one hundred foot buffer zone must exist around all elderberry shrubs. Oak trees are also located on the parcel.

(b - f) No Impact

The project does not contain any natural riparian habitat or designated wetlands. In addition, it is not redirecting, obstructing or change a wildlife corridor for native resident species. The project does not reside within an existing 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 Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
foothill yellow-legged frog	None	Candidate	SSC	-
An andrenid bee	None	None	-	-

western bumble bee	None	None	-	-
Valley elderberry longhorn beetle	Threatened	None	-	-
Sierra Nevada red fox	Candidate	Threatened	-	-
western pond turtle	None	None	SSC	-
Hall's wyethia	None	None	-	4.3
orange lupine	None	None	-	1B.2
Mariposa pussypaws	Threatened	None	-	1B.1
Yosemite evening-primrose	None	None	-	4.3
Kings River monkeyflower	None	None	-	3
slender-stalked monkeyflower	None	None	-	1B.2
Gray's monkeyflower	None	None	-	4.3
Madera leptosiphon	None	None	-	1B.2
Ewan's larkspur	None	None	-	4.2

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

Ranking

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

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

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

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

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

5. Cultural Resources

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

Discussion:

(a - d) Less than Significant Impact

The project site is located in the Oakhurst area where there are known archeological sites. However, a study was done in 2006 that showed that no archeological or historical features of any significance exist on the parcel. Notification went to the local Tribes, no responses have been received.

General Information:

Public Resource Code 5021.1(b) defines a historic resource as “any object building, structure, site, area or place which is historically significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.” These resources are of such import, that it is codified in CEQA (PRC Section 21000) which prohibits actions that “disrupt, or adversely affect a prehistoric or historic archaeological site or a property of historical or cultural significance to a community or ethnic or social groups; or a paleontological site except as part of a scientific study.”

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

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

Reference CEQA Guidelines §15064.5 for definitions.

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

6. Geology and Soils

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

d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a-e) No Impact

The soil is made of a combination of Holland sandy loam and Cuyamaca rocky sandy loam. Both the Holland and Cuyamaca series are derived from the weathering in place of granitic rocks. Holland series is also derived from similar quartz bearing, crystalline rocks. Cuyamaca soils are brown or grayish-brown, slightly acid, and have well-defined clay accumulation in the subsoil. They are similar to the Holland soils, but differ in color, and contain more clay in the subsoil. Holland soils are brown and slightly acid. They are formed in areas where winter rainfall is from 25 to 60 inches, and the summers are long and dry. They have the distinct accumulation of organic matter on the surface. Both soils general have good surface drainage, internal drainage is somewhat restricted by dense subsoil. Holland soils are found in areas that are rolling to hilly. Where Cuyamaca is found in areas that are hilly to steep.

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

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.

7. Greenhouse Gas Emissions

Would the project:		Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - b) No Impact

The greenhouse emissions generated by the project would not be substantial as the uses will be related to a senior living center, therefore, the majority of the trips generated will likely travel a limited distance from Highway 41 to the project site. In addition, the proposed construction of each building will need to comply with building standards which require measures that attempt to mitigate GHG generation.

General Information:

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

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

Following the adoption of AB 32, the California State Legislature adopted Senate Bill 375, which became the first major bill in the United States that would aim to limit climate change by linking directly to "smart growth" land use principles and transportation. It adds incentives for projects which intend to be in-fill, mixed use, affordable and self-contained developments. SB 375 includes the creation of a Sustainable Communities Strategy (SCS) through the local Metropolitan Planning Organizations (MPO) in order to create land use patterns which reduce overall emissions and vehicle miles traveled. Incentives include California Environmental Quality Act streamlining and possible exemptions for projects which fulfill specific criteria.

8. Hazards and Hazardous Materials

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

Discussion:

(a) Less than Significant Impact

The proposed facility would not involve the routine transport, use, or disposal of hazardous materials. The facility would use small quantities of miscellaneous household cleaning supplies and other chemicals. These materials would be stored and used in accordance with the manufacturer's specifications.

(b) No Impact

No impacts are identified. As mentioned above, no materials will be onsite, and thus will not constitute a hazard to surrounding properties.

(c) No Impact

The proposed residential facility will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school.

(d) No Impact

The project is not located on a site that is included on a list of hazardous materials sites as per Government Code Section 65962.5 (Cortese List).

(e) No Impact

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

(f) No Impact

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

(g) No Impact

No impacts are identified as a result of this project.

(h) No Impact

The area is not located in a wildfire risk area. Normal operations will not pose significant risk of fire.

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>

9. Hydrology and Water Quality

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

Discussion:

(a) Less than Significant Impact

The project would not violate any water quality standards or waste discharge requirements shall comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES).

(b) No Impact

The project would not deplete or otherwise affect groundwater supplies or recharge, since the project is not located within a groundwater recharge area.

(c) Less than Significant Impact

Construction of the project will require grading activities that could result in a temporary increase in erosion affecting the quality of storm water runoff. This increase in erosion is expected to be minimal, due to the small size and flatness of the site. The project will implement the standard measures identified below to minimize erosion and water quality impacts.

(d) Less than Significant Impact

The project would increase the impervious area and associated storm runoff from the site. The project will be required to retain all storm water onsite consistent with NPDES Permit will reduce potential drainage/runoff impacts to a less-than significant level.

(e) Less than Significant Impact

The project will be required to retain all storm water onsite and is not expected to contribute runoff that will result in substantial additional sources of polluted runoff.

(f) Less than Significant Impact

Surface runoff from proposed development may contain urban pollutants. Runoff from driveways could include oil, grease, and trace metals. The project could also generate urban pollutants related to the use of fertilizers, pesticides, and herbicides on landscaped areas. All storm water must be retained onsite.

(g) No Impact

The project is not located within a floodplain or flood hazard zone.

(h) No Impact

The project site is not located within any flood hazard zones, thus it will not impede or redirect flood flows.

(i) No Impact

The project is not located within a floodplain or flood hazard zone.

(j) No Impact

The project site is not located in an area subject to significant seiche, tsunami, or mudflow risk.

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.

10. Land Use and Planning

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

Discussion:

(a) No Impact

The proposed project is a senior living center that includes duplex/triplex, apartments, assisted living and memory care units. Surrounding uses consist a church to the north off Victoria Lane and all other surrounding properties are vacant or residential. The proposed project would not divide an established community.

(b) No Impact

The project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.

(c) No Impact

There is not an adopted habitat conservation plan or natural community conservation plan for the proposed project location.

11. Mineral Resources

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

Discussion:

(a) No Impact

The project site does not have any known mineral resources and has not been identified a locally important recovery site by any plan.

(b) No Impact

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

12. Noise

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

Discussion:

(a) Less than Significant Impact

The proposed assisted living facility is considered a noise-sensitive use. The development of the proposed assisted living facility is not expected to result in permanent noise increases from any operational sources. Noise will be generated on the site in the short-term from construction activities.

(b) No Impact

The proposed project is not subject to groundborne vibration, nor would it generate any permanent source of groundborne vibration at nearby sensitive receptors.

(c) Less than Significant Impact

The proposed assisted living facility is considered a noise-sensitive use. The development of the proposed assisted living facility is not expected to result in permanent noise increases from any operational sources. Noise will be generated on the site in the short-term from construction activities.

(d) No Impact

Construction of the project will temporarily elevate noise levels in the immediate project area from the use of construction equipment.

(e - f) No Impact

This project is not within proximity to an airstrip or airport or an airport/airspace overlay district.

General Discussion:

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

Construction noise typically occurs intermittently and varies depending upon the nature or phase of construction (e.g. demolition/land clearing, grading and excavation, erection). The United States Environmental Protection Agency has found that

the average noise levels associated with construction activities typically range from approximately 76 dBA to 84 dBA Leq, with intermittent individual equipment noise levels ranging from approximately 75 dBA to more than 88 dBA for brief periods.

Short Term Noise

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

Long Term Noise

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

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

MAXIMUM ALLOWABLE NOISE EXPOSURE FOR
NON-TRANSPORTATION NOISE SOURCES*

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

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

AM = 7:00 AM to 10:00 PM

PM = 10:00 PM to 7:00 AM

L = Light

H = Heavy

Note: Each of the noise levels specified above shall be lowered by 5 dB for pure tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings).

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

Reaction of People and Damage to Buildings from Continuous Vibration Levels		
Velocity Level, PPV (in/sec)	Human Reaction	Effect on Buildings

0.006 to 0.019	Threshold of perception; possibility of intrusion	Damage of any type unlikely
0.08	Vibration readily perceptible	Recommended upper level of vibration to which ruins and ancient monuments should be subjected
0.10	Continuous vibration begins to annoy people	Virtually no risk of architectural damage to normal buildings
0.20	Vibration annoying to people in buildings	Risk of architectural damage to normal dwellings such as plastered walls or ceilings
0.4 to 0.6	Vibration considered unpleasant by people subjected to continuous vibrations	Architectural damage and possibly minor structural damage
Source: Whiffen and Leonard 1971		

13. Population and Housing

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

Discussion:

(a) No Impact

The project proposes 108 assisted care residential units for the elderly and would not result in substantial population growth. The facility is proposed to accommodate the existing aging population within the Madera County.

(b - c) No Impact

The project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing.

General Information:

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

14. Public Services

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

Discussion:

(a-i – a-ii) Less than Significant Impact

The proposed project site is within the jurisdiction of the Madera County Fire Department. Crime and emergency response is provided by the Madera County Sheriff’s Department. The proposed project will have no impact on local parks and will not create demand for additional parks. Development fees include capital facilities fees which contribute to police and fire services.

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

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

(a-iii) No Impact

The project is within the Bass Lake School District. This will be a senior living facility. No impact to the school system is anticipated.

(a-iv) No Impact

The project is not subject to the Quimby Act fee that was established for development of park facilities within Madera County. That fee is dependent on the number of units which can be built by the project and would be required to be paid prior to final recordation of a map. The project is not zoned for residential and therefore is not subject to the fee.

(a-v) Less than Significant Impact

The Madera County Fire Station #12 is located approximately 1 miles north of the project site, in the Oakhurst. The operation of the senior living center project is located in the Hillview District. Sprinklers will be required. Compliance with measures as set forth by the Fire Department would be required as conditions of approval and would reduce fire risk and hazard to levels found acceptable by the Madera County Fire Department.

The Madera County Sheriff Department, located in Oakhurst, provides service to the project area. The Madera County Sheriff Department located approximately 1 miles to the north provides service to the project area.

General Information:

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

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

A Federal Bureau of Investigations 2009 study suggests that there is on average of 2.7 law enforcement officials per 1,000 population for all reporting counties. The number for cities had an average of 1.7 law enforcement officials per 1,000 population.

Single Family Residences have the potential for adding to school populations. The average per Single Family Residence is:

Grade	Student Generation per Single Family Residence
K – 6	0.425
7 – 8	0.139
9 – 12	0.214

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

15. Recreation

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

Discussion:

(a) No Impact

No impact identified as a result of this project. The proposed development would not be subject to the Quimby Act fees, as previously mentioned, due to the project not being zoned residential.

(b) No Impact

No impacts are identified as a result of this project. See above.

General Information:

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

16. Transportation/Traffic

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

Discussion:

(a - b) Less than Significant Impact

The project would generate 280 daily vehicle trips, based on the Institute of Transportation Engineer’s (ITE) rates of 2.87 trips per bed daily, 0.22 trips per bed AM peak hour, and 0.25 trips per bed PM peak hour. This minor increase in traffic is not anticipated to affect level of service on the roadway or nearby intersections, nor violate the Madera County Level of Service Policy.

(c) No Impact

The site is not located in the vicinity of an airport or airstrip, nor is it in an Airport/Airspace Overlay District. No impacts anticipated as a result of this project. The project is not large enough to significantly affect air traffic patterns of the area. In addition, there are no alternative transportation plans or policies in the area which would be affected. Emergency access will be enhanced by the project through the development of standards required by the Madera County Road Department.

(d - f) No Impact

No impacts are anticipated as a result of this project.

General Information:

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

Madera County currently uses Level Of Service “D” as the threshold of significance level for roadway and intersection operations. The following charts show the significance of those levels.

Level of Service	Description	Average Control Delay (sec./car)
A	Little or no delay	0 – 10
B	Short traffic delay	>10 – 15
C	Medium traffic delay	> 15 – 25
D	Long traffic delay	> 25 – 35
E	Very long traffic delay	> 35 – 50
F	Excessive traffic delay	> 50

Unsignalized intersections.

Level of Service	Description	Average Control Delay (sec./car)
A	Uncongested operations, all queues clear in single cycle	< 10
B	Very light congestion, an occasional phase is fully utilized	>10 – 20
C	Light congestion; occasional queues on approach	> 20 – 35
D	Significant congestion on critical approaches, but intersection is functional. Vehicles required to wait through more than one cycle during short peaks. No long-standing queues formed.	> 35 – 55
E	Severe congestion with some long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	> 55-80
F	Total breakdown, significant queuing	> 80

Signalized intersections.

Level of service	Freeways	Two-lane rural highway	Multi-lane rural highway	Expressway	Arterial	Collector
A	700	120	470	720	450	300
B	1,100	240	945	840	525	350
C	1,550	395	1,285	960	600	400
D	1,850	675	1,585	1,080	675	450
E	2,000	1,145	1,800	1,200	750	500

Capacity per hour per lane for various highway facilities

Madera County is predicted to experience significant population growth in the coming years (62.27 percent between 2008 and 2030). Accommodating this amount of growth presents a challenge for attaining and maintain air quality standards and for reducing greenhouse gas emissions. The increase in population is expected to be accompanied by a similar increase in vehicle miles traveled (VMT) (61.36 percent between 2008 and 2030).

Horizon Year	Total Population (thousands)	Employment (thousands)	Average Weekday VMT (millions)	Total Lane Miles
2010	175	49	5.4	2,157
2011	180	53	5.5	NA
2017	210	63	6.7	NA
2020	225	68	7.3	2,264
2030	281	85	8.8	2,277

Source: MCTC 2007 RTP

The above table displays the predicted increase in population and travel. The increase in the lane miles of roads that will serve the increase in VMT is estimated at 120 miles or 0.94 percent by 2030. This indicates that roadways in Madera County can be expected to become much more crowded than is currently experienced.

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach unhealthy levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather than regional level. Local CO concentrations at intersections projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

17. Utilities and Service Systems

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

Discussion:

(a) Less than Significant Impact

The proposed project will be hooked up 10 MD 22A for wastewater treatment requirements.

(b - d) Less than Significant Impact

The proposed project will be connect to Hillview Water District. The development of the project may incrementally increase water demands and wastewater generation; however, this minor increase would not require or result in the construction of new water or wastewater treatment facilities or any expansion of existing facilities. In addition, the drainage which exists on the properties will be constructed in a fashion not to contaminate or interfere with septic or water facilities.

(e - g) No Impact

The project will connect to MD 22A, a wastewater treatment provider in the area where there is adequate capacity for the proposed project. The Fairmead Landfill was recently expanded to allow for a higher capacity of solid waste and could therefore serve this project. Solid waste will be picked up by Emadco.

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.

18. Mandatory Findings of Significance

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

Discussion:

(a) Less than Significant Impact with Mitigation Incorporated

The project, as proposed, does have some impacts which will need to be mitigated in order to limit the effect on humans, historical and cultural resources, habitat and resources. Mitigation measures listed above do mitigate the potential impacts to a less than significant level. The size of the project is not significant enough to have an impact by itself, thus, the mitigation measures can offset what impacts are created.

General Information:

CEQA defines three types of impacts or effects:

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

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

Madera County General Plan

California Department of Finance

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm accessed October 31, 2008

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

Madera County Integrated Regional Water Management Plan.

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

MITIGATED NEGATIVE DECLARATION

MND 2018-05

RE: Shingu, Garrett - Conditional Use Permit - Oakhurst (064-080-073-000)

Location and Description of Project:

The proposed project is located on the southwest corner of Highway 41 and Victoria Lane in the Oakhurst area and will be a senior living facility a Continuum of Care Senior Community. The project proposes 27 independent living units in the form of duplexes and one triplex. There will be seven (7) one bedroom, 900 square foot units with a one car garage; 16 two bedroom, 1,100 square foot apartments with a one car garage; and four (4) two bedroom plus den, 1,250 square foot apartments with a two car garage. There will be 27 senior apartments in a two-story building comprising 40,000 square feet.

Environmental Impact:

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

Basis for Negative Declaration:

SEE ATTACHED



Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 200 West 4th Street, Madera, California.

DATED: March 20, 2018

FILED:

PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2018-005

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance	
						Initials	Date
Aesthetics							
1	All outdoor lighting must be hooded and directed away from neighboring parcels and roadways.	Planning	Planning				
Agricultural Resources							
Air Quality							
2	Comply San Joaquin Valley Air Pollution Control District conditions	SJVAPCD	SJVAPCD				
3	The construction phase of the project is subject to District Regulation VIII, administered by the San Joaquin Valley Unified Air Pollution Control District, may be subject to the permitting requirements of the Air District. The applicant shall consult with the Air District to determine how this regulation will be implemented for the project.	SJVAPCD	SJVAPCD				
4	The project is subject to District Rule 9510 and therefore, is required to submit an Air Impact Assessment (AIA) Application to the District no later than applying for final discretionary approval. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510, including payment of all applicable fees before issuance of the first building permit, be made a condition of project approval.	SJVAPCD	SJVAPCD				
5	In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated.	SJVAPCD	SJVAPCD				
Biological Resources							
6	If elderberry shrubs are found a on the property, one hundred foot buffer zone must exist around all elderberry shrubs.	Planning	Planning				
Cultural Resources							
Geology and Soils							

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
	Hazards and Hazardous Materials							
	Hydrology and Water Quality							
	Land Use and Planning							
	Mineral Resources							
	Noise							
	Population and Housing							
	Public Services							
	Recreation							
	Transportation and Traffic							
	Utilities and Service Systems							