



Community and Economic Development Planning Division

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PLANNING COMMISSION DATE: August 6, 2019

AGENDA ITEM: #6

CUP	#2019-013	Congregate Living Health Facility
APN	#049-150-003	Applicant: Madera 41 LLC/Gayane Bislanyan
		Owner: David and Catherine Hartley
CEQA	MND #2019-16	Mitigated Negative Declaration

REQUEST:

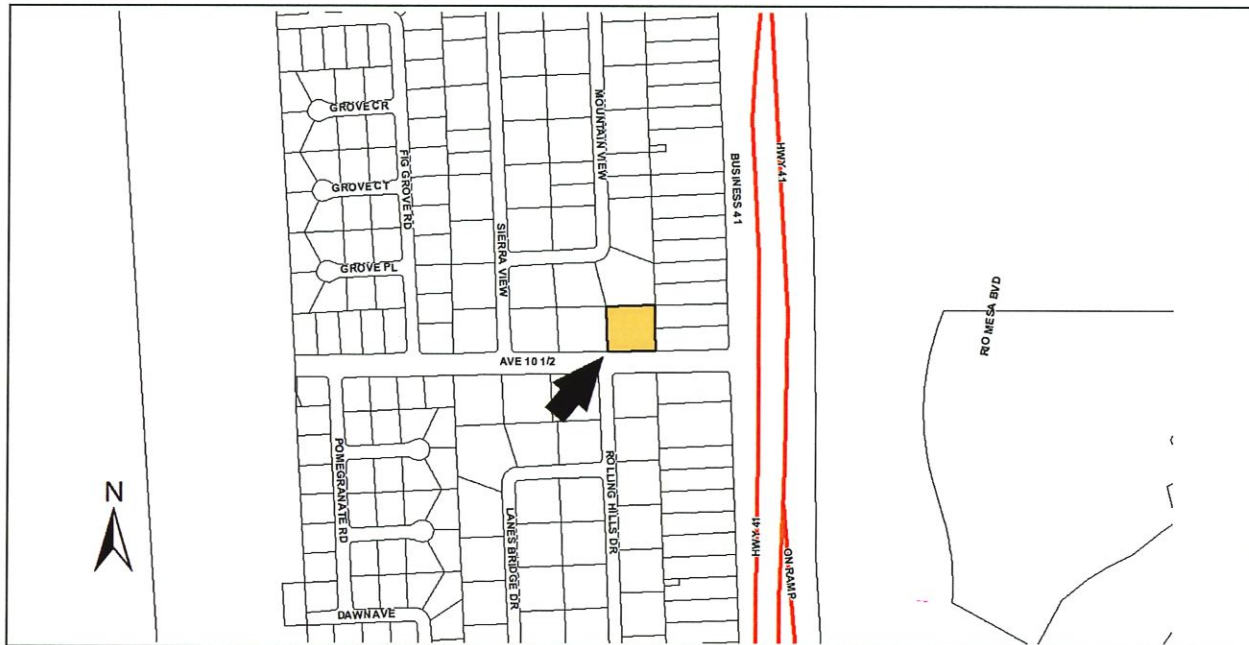
The applicant is requesting a Conditional Use Permit to allow a 14,000 +/- square foot Congregate Living Health Facility with a maximum of 18 beds.

LOCATION:

On the north side of Avenue 10 1/2 on the Northeast corner of its intersection with Rolling Hills Drive (no situs), Madera.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2019-16) (Exhibit P) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Approval of Conditional Use Permit #2019-013 subject to conditions, Mitigated Negative Declaration #2019-16 and associated Mitigation Monitoring Program.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: VLDR (Very Low Density Residential) Designation

SURROUNDING: CC (Community Commercial) Designation; VLDR (Very Low Density Residential) Designation

ZONING (Exhibit B):

SITE: RRM/MHA (Residential Rural Multiple Family/Manufactured Housing) Overlay District

SURROUNDING: CRM (Commercial Rural Median) District and RRM (Rural Residential Multiple Family) District.

LAND USE:

SITE: Vacant.

SURROUNDING: Commercial and Residential.

SIZE OF PROPERTY: 1.01 Acres

ACCESS (Exhibit A): The properties are accessed by Avenue 10 1/2.

BACKGROUND AND PRIOR ACTIONS:

There are no prior actions on this parcel.

PROJECT DESCRIPTION:

The request is to allow a 14,000 +/- square foot Congregate Living Health Facility with a maximum of 18 beds.

ORDINANCES/POLICIES:

Chapter 18.04.436 of the Madera County Zoning Ordinances defines Residential Care Facility.

Chapter 18.11.100 of the Madera County Zoning Ordinances outlines the allowable uses within the RRM (Residential Rural Single Family) District.

Chapter 18.11.120 of the Madera County Zoning Ordinances outlines Development Standards for Residential Zones.

Chapter 18.102.080 of the Madera County Zoning Ordinances outlines Vehicular Parking Requirements for Residential Parking.

Chapter 18.102.120(H) of the Madera County Zoning Ordinances outlines Parking Facility Design and Water Efficient Landscape Ordinance.

Chapter 18.102.120(L) of the Madera County Zoning Ordinances outlines Parking Facility Design and Trash Enclosures.

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

Madera County General Plan Policy Document (page 10) outlines the allowable uses within the Very Low Density Residential (VLDR) Designation.

ANALYSIS:

The request is to allow a 14,000 +/- square foot Congregate Living Health Facility with a maximum of 18 beds, associated parking, and site improvements. The property is currently vacant and was selected for its proximity to Valley Children's Hospital and to meet the needs of its proposed residents. Per state regulations, Congregate Living Health Facilities are required to be in residential zone districts (Exhibit H).

The proposed Congregate Living Health Facility will serve both long-term and short-term residents. The facility will provide care for individuals who are mentally alert, physically disabled and may be ventilator dependent, as well as individuals who are catastrophically and severely disabled due to a traumatic event. The facility is not a drug treatment, drug rehabilitation or drug "half way house" and the facility will not be used for long-term housing of individuals who are cognitively impaired.

The facility is proposed to be in operation year round, 24 hours a day. There will be an average of three (3) and a maximum of five (5) employees, with 12 hour shifts. It is also anticipated that there will be three to five visitors per day. Apart from patients, there will be no permanent residents.

12 parking spaces will be provided. While this facility is not specified within the parking section of the Zoning Ordinance, a comparable use of retirement home was used which requires 1 parking space per four (4) resident beds. With 18 beds, 4.5 spaces would be required. There 12 spaces shown on the site plan which will be adequate for visitors and employees.

A 14,000 square foot building will be constructed. There will be a stone masonry block wall constructed around the perimeter of the property. Approximately 15,000 gallons per day of water will be used, and provided by the community water service provider. Approximately 1,250 gallons per day of waste water will

be generated. Three cubic yards of waste will be generated. Medical waste will be removed separately which is estimated at less than one cubic yard per week.

The project has been circulated to County Departments and outside regulatory agencies for comments. This includes the California Department of Transportation, Regional Water Quality Control Board, Department of Fish and Wildlife, San Joaquin Valley Unified Air Pollution Control District, the Chowchilla Yokuts Tribe, Picayune Rancheria of Chukchansi, and Table Mountain Rancheria. Comments were received from Picayune Rancheria and San Joaquin Valley Unified Air Pollution Control District.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,404.75 to cover the Notice of Determination (CEQA) filing at the Madera County Clerks' office. The amount covers the \$2,354.75 Department of Fish and Wildlife fee that took effect January 1, 2019 and the County Clerk \$50.00 filing fee. In lieu of the Fish and Wildlife fee, the applicant may choose to contact the Fresno office of the Department of Fish and Wildlife to apply for a fee waiver. The County Clerk Fee, Department of Fish and Wildlife Fee (or waiver if approved) is due within five days of approval of this permit.

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:

1. *The proposed project does not violate the spirit or intent of the Zoning Ordinance* in that pursuant to Section 18.11.100 of the Madera County Zoning Ordinance, the proposed use is allowed in the RRM Zone District subject to approval of a conditional use permit. Assembly Bill Number 1211 mandates Congregate Living Health Facilities to be allowed within residential zone districts (Exhibit H).
2. *The proposed project is not contrary to the public health, safety, or general welfare.* No aspect of the submitted plans would indicate that there would be any impacts to health, safety and welfare. The facility will adhere to all conditions of approval and mitigations as they relate to the operations.
3. *The proposed project is not hazardous, harmful, noxious, offensive, or a nuisance because of noise, dust, smoke, odor, glare, or similar factors,* in that the project had been required to comply with Best Management Practices to address any noise, dust, smoke, odor, glare, or similar factors generated from onsite activity.

4. *The proposed project will not cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties. The Project is not anticipated to cause a substantial, adverse effect upon the property values and general desirability of the neighborhood or of the County. The structure is being built to resemble a residence which will be consistent with the surrounding area.*

WILLIAMSON ACT:

The property is not subject to a Williamson Act Contract.

GENERAL PLAN CONSISTENCY:

The subject parcel is designated VLDR (Very Low Density Residential) by the General Plan and is zoned RRM/MHA (Residential Rural Multiple Family/Manufactured Housing) Overlay District. Very Low Density Residential designation provides for single family detached homes, secondary residential units, limited agricultural uses, public and quasi-public uses, and similar and compatible uses. The RRM/MHA zone district allows for residential care facilities: seven (7) or more persons with approval of a Conditional Use Permit. Based on Goal 1.F.2. – The County shall designate and encourage the development of employment-generating uses in appropriate areas near existing and designated residential development.

RECOMMENDATION:

The analysis provided in this report supports approval of Conditional Use Permit (CUP #2019-013) and Mitigated Negative Declaration (MND #2019-16).

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3. Exhibit C, Assessor's Map
4. Exhibit D-1, Site Plan
5. Exhibit D-2, Floor Plan Map
6. Exhibit D-3, Elevation Map
7. Exhibit D-4, Conceptual Landscape Plan
8. Exhibit E, Aerial Map
9. Exhibit F, Topographical Map
10. Exhibit G, Operational Statement
11. Exhibit H, Assembly Bill No. 1211
12. Exhibit I, Environmental Health Division Comments
13. Exhibit J, Fire Marshal Comments
14. Exhibit K, Picayune Rancheria Comments

STAFF REPORT
CUP #2019-013

August 6, 2019

15. Exhibit L, Public Works Comments
16. Exhibit M, Madera County Sheriff's Comments
17. Exhibit N, San Joaquin Valley Comments
18. Exhibit O, Initial Study
19. Exhibit P, Mitigated Negative Declaration MND #2019-16

CONDITIONS OF APPROVAL

PROJECT NAME:

Madera 41, LLC- Conditional Use Permit (CUP #2019-013) - Madera (049-150-003)

PROJECT LOCATION:

On the north side of Avenue 10 1/2 on the Northeast corner of its intersection with Rolling Hills Drive (no situs), Madera.

PROJECT DESCRIPTION:

This request is for a Conditional Use Permit (#2019-013) to allow development of a 14,000 +/- sq. ft. Congregate Living Health Facility with a maximum of 18 beds.

APPLICANT:

Madera 41, LLC

(626) 372-7078

CONTACT PERSON/TELEPHONE NUMBER:

No.	Condition	Department/ Agency	Verification of Compliance	
			Initials	Date
Environmental Health				
1	All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. All Onsite Wastewater Treatment System(s) calculation shall be sized by anticipated average daily load.	Environmental Health Division		
2	If the property is located within 500 feet of an existing public water system it shall connect prior to issuance of a building permit.	Environmental Health Division		
5	Solid waste collection with sorting for green, recycle, and garbage is required	Environmental Health Division		
6	If food service is provide as a public event an Environmental Health Division permit will be required.	Environmental Health Division		
7	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.	Environmental Health Division		
8	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.	Environmental Health Division		

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	
Remarks					
Planning					
1	The project shall operate in accordance with the operational statement and site plan submitted with the application, except as modified by the mitigation measures and other conditions of approval required for the project.	Planning Division			
2	Construction activities are limited to the hours of 7AM to 7PM Monday through Friday and 9AM to 5PM on Saturday. Construction activities will be prohibited on Sundays.	Planning Division			
3	All lighting must be hooded and directed away from neighboring properties.	Planning Division			
4	No offsite parking is allowed to occur at any time.	Planning Division			
5	If archeological evidence is noted on the site prior to the start of construction, no work shall start without first notifying the Planning Department and completion of a Phase 2 archaeological study.	Planning Division			
Fire Prevention Division					
1	Prior to construction documentation shall be provided that the available fire flow from the closest fire hydrant is capable of meeting the minimum flow standards as set for by the California Fire Code.	Fire Prevention Division			
2	At the time of application for a Building Permit, a more in-depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal.				
Picayune Rancheria of Chuckchansi Indians					
1	If any Native American Cultural Resources (prehistoric materials) are found on the project site, please halt construction and contact the Heather Airey, THPO/Cultural Resources Director (559) 676-9299, hairey@chuckchansi-nsn.gov	Picayune Rancheria of Chuckchansi Indians			

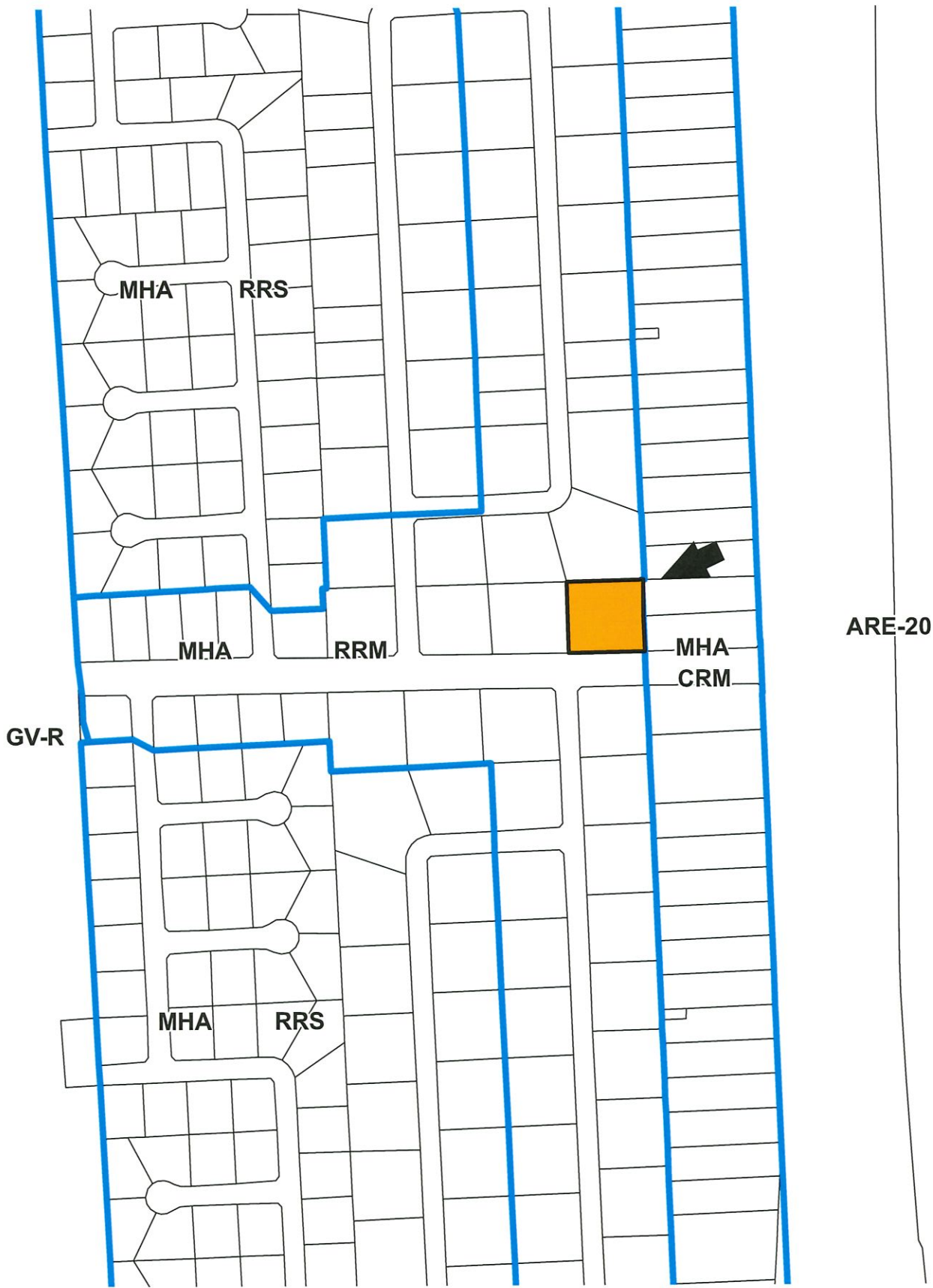
No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
Public Works					
1	The applicant shall submit a stamped grading and drainage plan and application to the County prior to the issuance of a Commercial permit. If applicable, drainage or onsite storage calculations 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.	Public Works			
	Storm Water Design Criteria: - Retention Basin: - The entire 100 year 10 day event post condition runoff - Detention Basin: - 100 year post development peak runoff rate must be reduced to a flow rate not greater than the 10 year pre development peak runoff rate using Rational Method or TR-55 method.				
2	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 sitedisturbance.	Public Works			
Madera County Sheriffs					
1	Approve	Madera County Sheriffs			
San Joaquin Valley					
1	Based on the information provided to the District, Project specific, annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM 10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the district concludes that the project would have less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.	San Joaquin Valley			
2	Based on information provided to the District, the proposed Project would not equal or exceed 20,000 square feet of medical office space. Therefore, the District concludes that the proposed Project is not subject to District Rule 9510 (Indirect Source Review).	San Joaquin Valley			

No.	Condition	Department/ Agency	Verification of Compliance		
			Initials	Date	Remarks
3	<p>The proposed Project may be subject to District Rules and regulations, including: regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District Rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District Rules can be found online at: www.valleyair.org/rules/1ruleslist.htm</p>	San Joaquin Valley			
4	<p>The District recommends that a copy of the District's comments be provided to the Project proponent.</p>	San Joaquin Valley			



GENERAL PLAN MAP

EXHIBIT B



ARE-20

GV-R

MHA
CRM

MHA

RRM

MHA

RRS

MHA

RRS

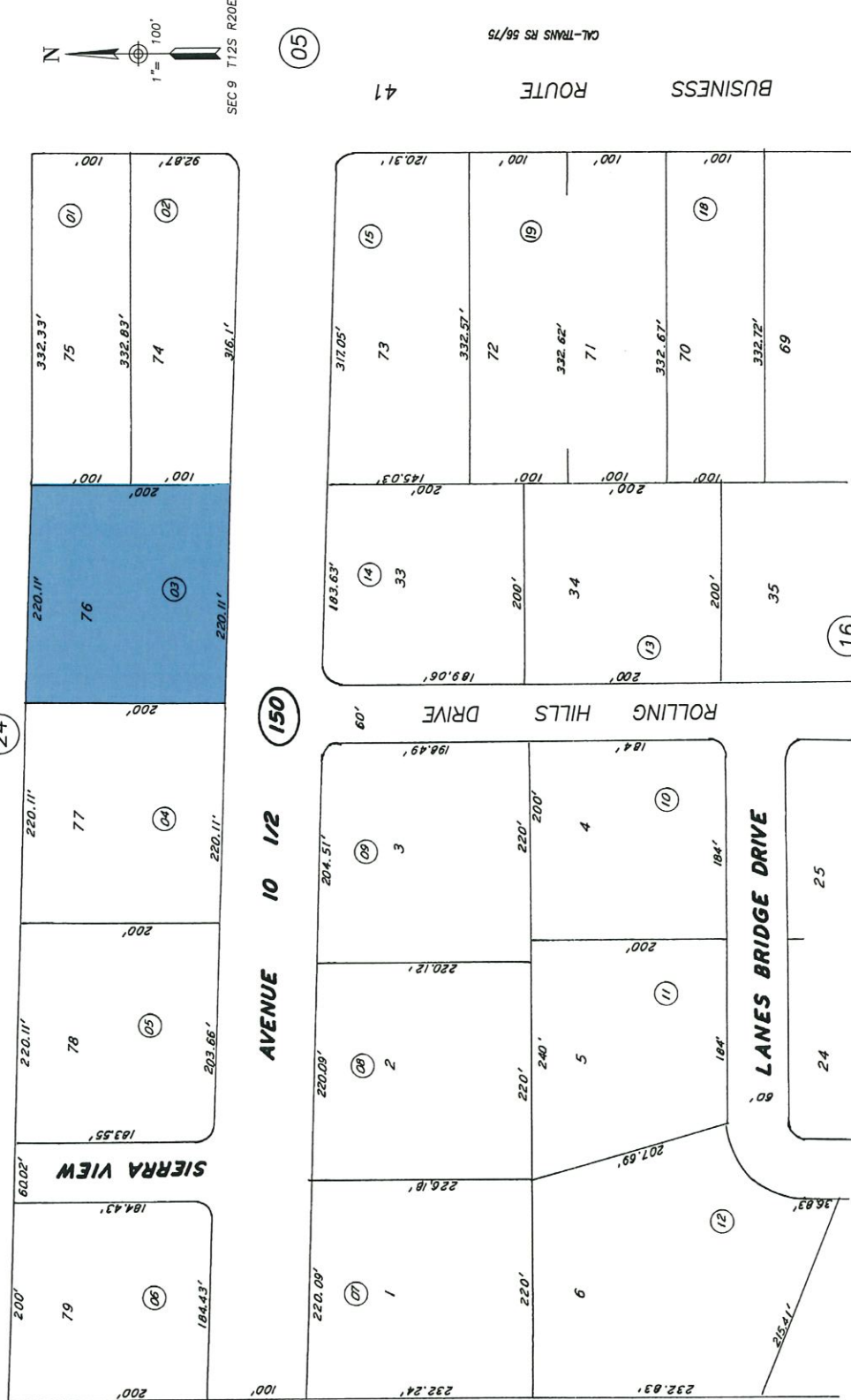


ZONING MAP

Tax Area Code
65-004

ROLLING HILLS SUBDIVISION
VOL. 8 PGS. 6, 7

49-15



ORIGINAL IN BLUE

ASSESSOR'S MAP

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

NOTE- Assessor's Block Numbers Shown in Ellipses. Assessor's Parcel Numbers Shown in Circles.

Assessor's Map No. 49-15
Golden Valley Unified School Dist.
County of Madera, Calif.
1960

e2003 Madera's County Assessor, All Rights Reserved

0912-19 CJF

CAL-TRANS RS 56/75

SEC 9 T12S R20E

KENT P. RODRIGUES ARCHITECT
 2000 W. MAGNOLIA, PUEBLO, CO 81001 (303) 438-1790
 PLANNING • DESIGN • ARCHITECTURE



SIERRA CARE MADERA
 PROPOSED CONGREGATE LIVING HEALTH FACILITY (CLHF)
 PROJECT TITLE
 A.P.N. 04-10-03
 MADERA, CA

A-0
 SHEET NO.
 SHEET OF SHEETS
 DATE: 08/10/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

SITE STATISTICS:

PROJECT DATA:
 AGENCY OF JURISDICTION: COUNTY OF MADERA
 PROJECT ADDRESS: 14425 56th ST, MADERA, CA 95355
 A.P.N.: 04-10-03
EXISTING USE: VACANT
PROPOSED USE: CONGREGATE CARE FACILITY

ZONING:
 LAND AREA: 1.07 ACRES
 TOTAL BUILDING AREA: 203,800 SQ. FT.
 TOTAL LOT AREA: 144,250 SQ. FT.
 TOTAL LOT COVER: 18.9%

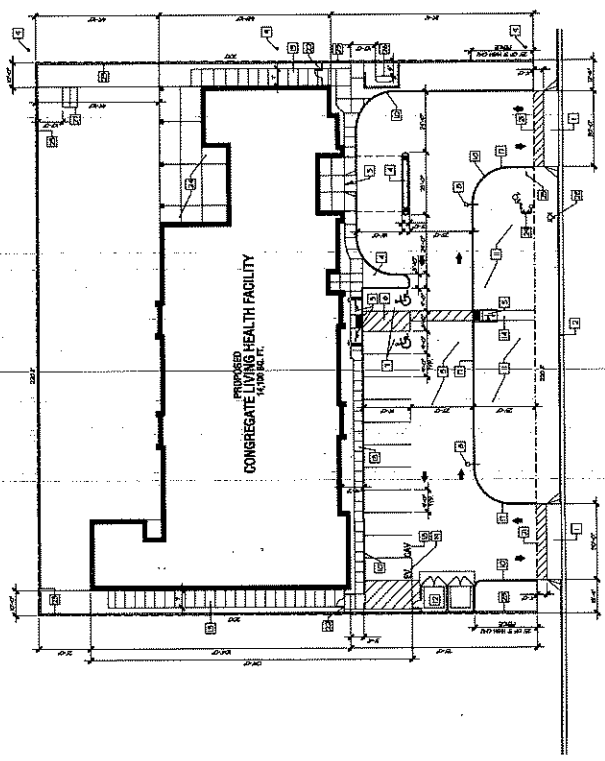
PARKING:
 REQUIRED: 400 SPACES
 PROVIDED: 400 SPACES
 TOTAL SPACES PROVIDED: 400

SITE PLAN KEY NOTES:

1. WITH CONCRETE APPROACH (BOTH AS EXISTING AND PROPOSED) SHALL BE CONSIDERED AS EXISTING.
2. PROVIDE CONCRETE CURB WITH 4" MIN. CURB HEIGHT.
3. PROVIDE 12" MIN. CONC. DRIVEWAY WITH 4" MIN. CURB HEIGHT.
4. LANDSCAPED ISLANDS AT PARKING AREA.
5. NON-SURFACED ISLANDS FOR ACCESSIBILITY.
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GENERAL NOTES:

1. ALL EXISTING UTILITIES TO REMAIN SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
2. ALL EXISTING UTILITIES TO BE REMOVED SHALL BE REMOVED AND THE TRENCHES FILLED WITH COMPACTED FILL.
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50. ALL EXISTING UTILITIES TO BE MAINTAINED SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.



AVENUE 10' 1/2

SITE PLAN

NORTH

SCALE 1/2" = 10'

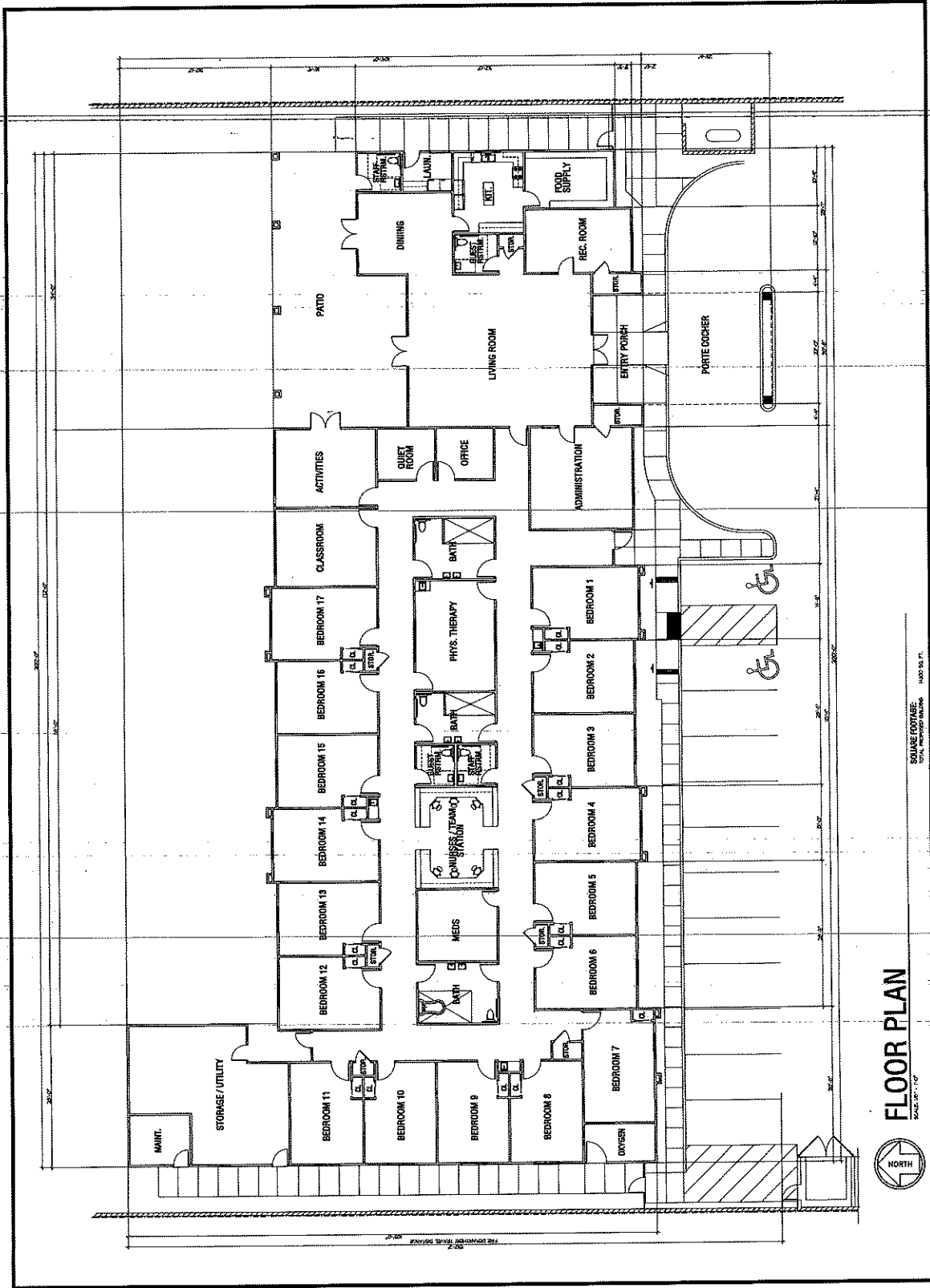
KENT P. RODRIGUES ARCHITECT
 2000 W. MAGILL, PESHERO, CA 94711 (925) 458-1700
 PLANNING • DESIGN • ARCHITECTURE



OVERALL FLOOR PLAN
 SHEET TITLE

SIERRA CARE MADERA
 PROPOSED COMBINE LIVING HEALTH FACILITY (LHFC)
 MADERA, CALIFORNIA

A-2
 SHEET NO.
 PROJECT NO. SIERRA-MADERA
 DRAWING BY: RODRIGUES
 DATE: 11/11/10



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

SQUARE FOOTAGE:
 TOTAL: 10,000 S.F.
 NET: 9,500 S.F.

FLOOR PLAN MAP

EXHIBIT D-3

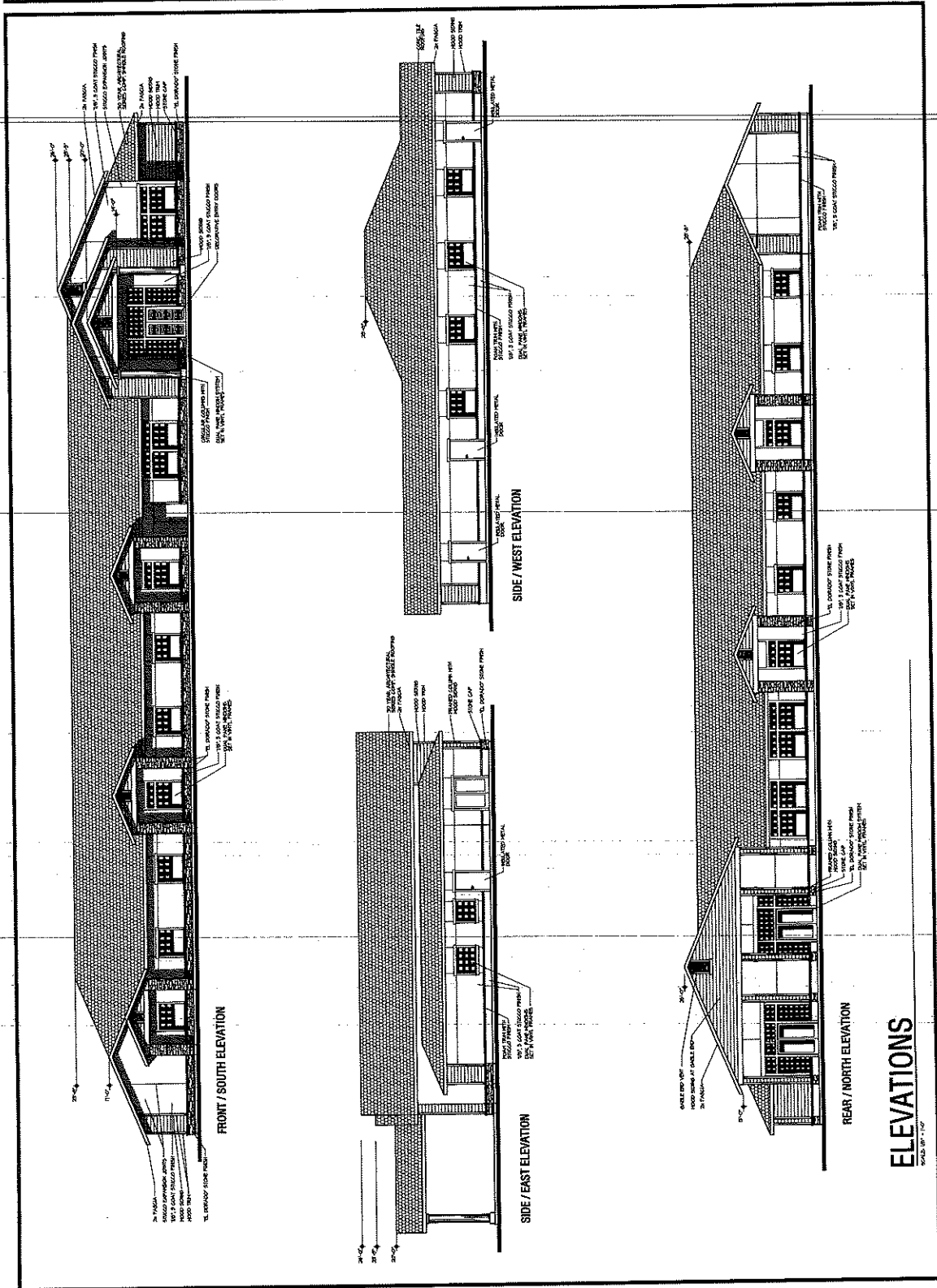
KENT P. RODRIGUES ARCHITECT
 PLANNING + DESIGN + ARCHITECTURE
 2000 W. MARILL, PUEBLO, CO 81001 (303) 436-1700



ELEVATIONS
 SHEET TITLE

SIERRA CARE MADERA
 PROPOSED COMMERCIAL LIVING HEALTH FACILITY (PLAN)

A-3
 SHEET NO.
 DATE: 03/20/2024



ELEVATION MAP

KENT P. RODRIGUES Architect
 2000 W. MAGILL, REDWOOD, CA 94771 (925) 438-1780
 PLANNING + DESIGN + ARCHITECTURE



PROJECT TITLE: SIERRA CARE MADERA
 PROPOSED CONGREGATE LIVING HEALTH FACILITY (CLH)
 APPROVED FOR: 03/18/2020
 PROJECT NO.: 2019-001
 SHEET NO.: L-1

DATE: 03/18/2020
 DRAWN BY: K. RODRIGUES
 CHECKED BY: K. RODRIGUES
 SCALE: AS SHOWN

PLANTING LEGEND:

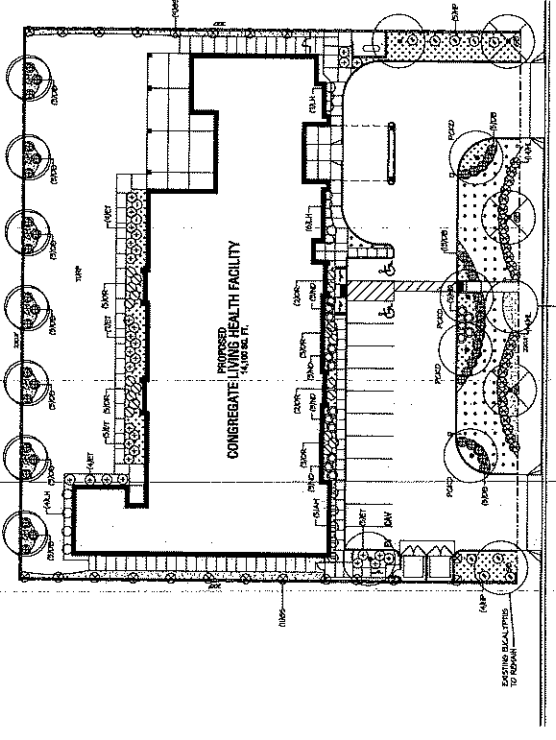
TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ZONE
PERGOLA		PERGOLA GREENS WITH DANIEL	PERGOLA GREENS WITH DANIEL	8 GAL	6	LOH
OR		8 GAL ORANGE NUCLEAR	PEACH ORANGE	8 GAL	5	LOH
OR		8 GAL ORANGE BLOSSOM	HANDMADE TREE	8 GAL	5	YESTH

SHRUBS AND BIENNIALS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	ZONE
PG		PERGOLA GREENS WITH DANIEL	PERGOLA GREENS WITH DANIEL	8 GAL	6	LOH
OR		8 GAL ORANGE NUCLEAR	PEACH ORANGE	8 GAL	5	LOH
OR		8 GAL ORANGE BLOSSOM	HANDMADE TREE	8 GAL	5	YESTH

GRASS	SYMBOL	COMMON NAME	HEIGHT	ZONE
PG		PERGOLA GREENS WITH DANIEL	8 GAL	6
OR		8 GAL ORANGE NUCLEAR	8 GAL	5
OR		8 GAL ORANGE BLOSSOM	8 GAL	5

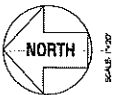
LANDSCAPE NOTES:

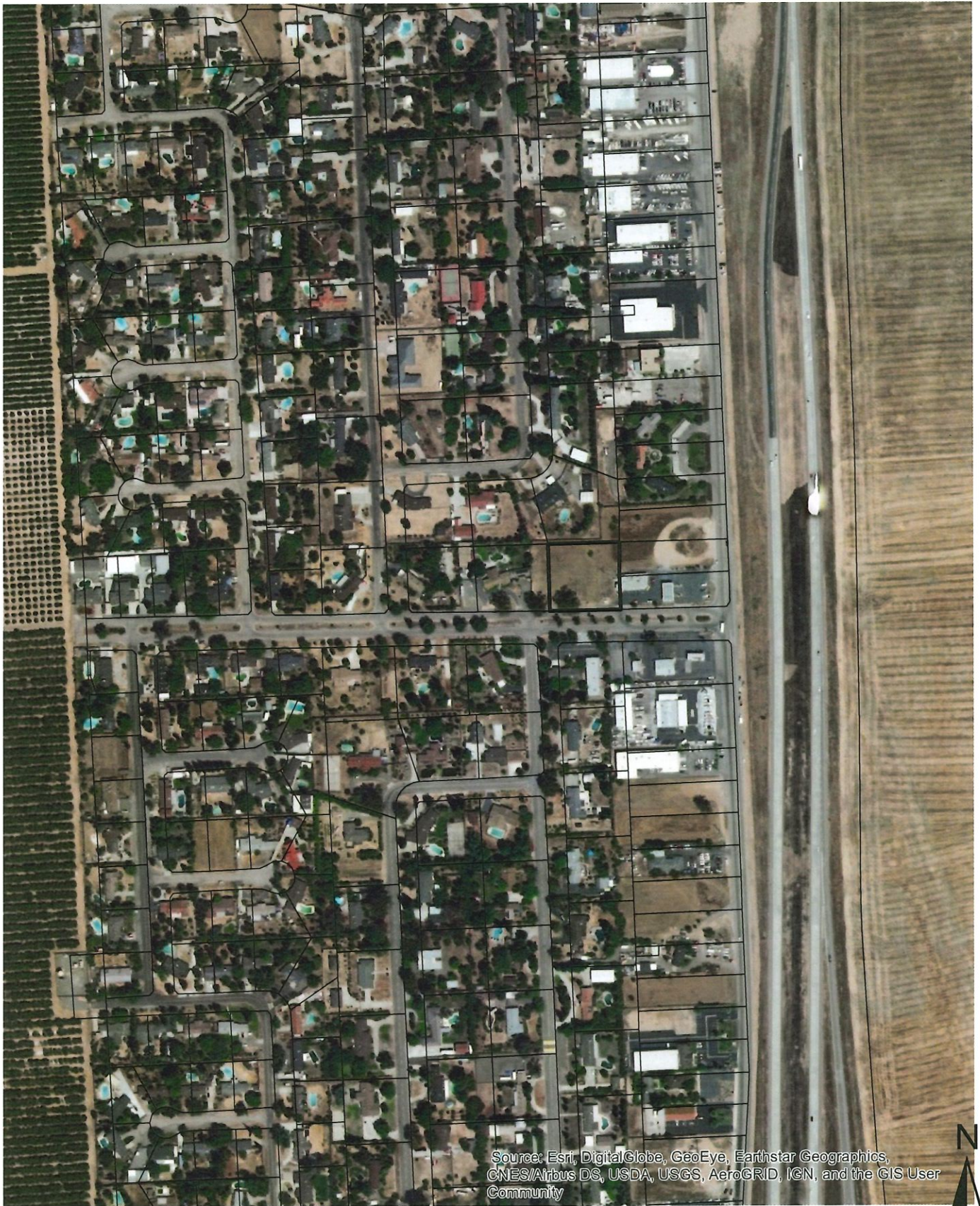
1. PROVIDE SLOPE INDICATIONS FOR ALL TERRACE, TYPICAL OR SPECIAL PLANTING AND PAVING AREAS. SLOPE INDICATIONS SHALL BE PROVIDED FOR ALL TERRACE AREAS.
2. ALL PLANTING SHALL BE PROVIDED WITH A 10% SLOPE INDICATION FOR ALL TERRACE AREAS.
3. ALL PLANTING SHALL BE PROVIDED WITH A 10% SLOPE INDICATION FOR ALL TERRACE AREAS.
4. ALL PLANTING SHALL BE PROVIDED WITH A 10% SLOPE INDICATION FOR ALL TERRACE AREAS.
5. ALL PLANTING SHALL BE PROVIDED WITH A 10% SLOPE INDICATION FOR ALL TERRACE AREAS.
6. PROVIDE THE NECESSARY MATERIALS AND SPECIFICATIONS TO BE PROVIDED FOR ALL PLANTING.



AVENUE 10 1/2

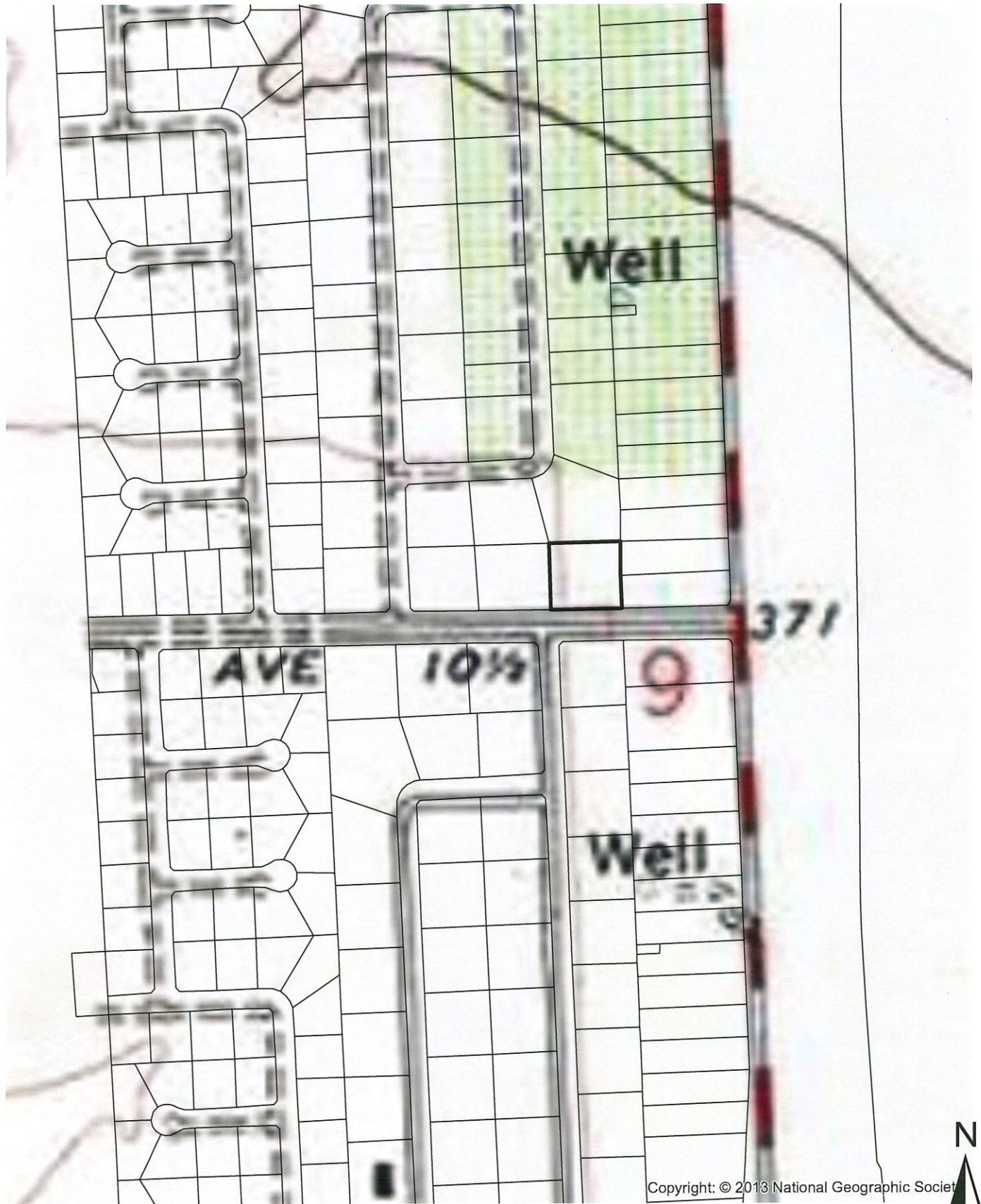
CONCEPTUAL LANDSCAPE PLAN





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

AERIAL MAP



TOPOGRAPHICAL MAP



**Community and Economic Development
Planning Division**

Matthew Treber
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

**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: 49-150-03
 Applicant's Name: Madera 41, LLC/Gayane Bislamyian
 Address: 1375 Riviera Drive Pasadena, CA 91107
 Phone Number: 626-372-7078

2. Describe the nature of your proposal/operation.
Development of a 14,000 sq. ft. +/-maximum 18 bed Congregate Living Health Facility with associated parking and site improvements.
See attached information for more detailed discussion of proposal.

3. What is the existing use of the property?
Property is currently 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?
No products will be produced or sold at this location.

5. What are the proposed operational time limits?
 Months (if seasonal): 12 months a year
 Days per week: 7 days per week
 Hours (from ___ to ___): Total Hours per day: 24 Hours a day

6. How many customers or visitors are expected?
 Average number per day: 3
 Maximum number per day: 5
 What hours will customers/visitors be there? 8:00 am to 5:00 pm

7. How many employees will there be?
 Current: 0
 Future: 3-5 employees per 12 hour shift
 Hours they work: There will be employees on site 24 hours a day
 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.
Equipment will include beds and small medical devices. All materials and supplies will be stored in enclosed storage areas. Medicines will be stored in a secure area.
9. Will there be any service and delivery vehicles? Deliveries will be made by outside vendors.
 Number: 7-10 a week
 Type: Small delivery vans similar to those used by FedEx or UPS
 Frequency: 7-10 a week
10. Number of parking spaces for employees, customers, and service/delivery vehicles. Type of surfacing on parking area.
12 parking spaces on an asphalt paved parking area.
11. How will access be provided to the property/project? (street name)
Access to the site is provided from Avenue 10- 1/2
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 site will generate approximately 20 inbound trips daily.
13. Describe any proposed advertising, including size, appearance, and placement.
A sign of approximately 9 square feet will be placed at the entrance to the facility. The site will include the facility name, address and contact phone numbers.
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.
A new 14,000 sq. ft. building will be constructed. Elevations and floor plans are attached. The exterior of the building will be stucco with stone veneer and highlights. Horizontal wood siding will also be used.
15. Is there any landscaping or fencing proposed? Describe type and location.
The site will be fenced on the north, east and west sides. A 25 foot landscape strip will be provided in the front and the side and rear yards will be landscaped.
16. What are the surrounding land uses to the north, south, east and west property boundaries?
North - Single Family Residence South - Commercial Office Building
East - Existing gas station and mini mart West - Single Family Residence
17. Will this operation or equipment used, generate noise above other existing parcels in the area?
The facility will be equipped with an emergency generator. The generator will be required to meet all relevant noise requirements.
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).
1,500 gallons average per day. (estimated)
Water will be supplied by Bakman Water a community water supplier.

19. On a daily or weekly basis, how much wastewater will be generated by the proposed project and how will it be disposed of?
1,250 gallons per day. Wastewater will be disposed of through an engineered onsite septic system using pits.
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?
Estimated solid waste will be 3 cyds per week. Medical waste will be removed separately and is estimated at less than 1 cubic yard per week.
21. Will there be any grading? Tree removal? (please state the purpose, i.e. for building pads, roads, drainage, etc.)
Grading will occur for drainage, building pad and parking lot construction.
22. Are there any archeological or historically significant sites located on this property? If so, describe and show location on site plan.
This entire area has been developed with urban uses for many years. No known archeological or historical sites are located on this property.
23. Locate and show all bodies of water on application plot plan or attached map.
No bodies of water occur on the property
24. Show any ravines, gullies, and natural drainage courses on the property on the plot plan.
The site is generally level with no ravines, gullies or natural drainages occurring on the site.
25. Will hazardous materials or waste be produced as part of this project? If so, how will they be shipped or disposed of?
Medical waste may be generated on the site. Any such material will be stored in a secure area inside the building and removed by an entity authorized to dispose of such material.
26. Will your proposal require use of any public services or facilities? (i.e. schools, parks, fire and police protection or special districts?)
As is the case with any building, the facility may need to utilize the services of the fire department or the sheriff's department.
27. How do you see this development impacting the surrounding area?
See attached information for discussion of potential impacts.
28. How do you see this development impacting schools, parks, fire and police protection or special districts?
No.
29. If your proposal is for commercial or industrial development, please complete the following; Proposed Use(s): Congregate Living Health Facility
Square feet of building area(s): 14,000 sq. ft. +/-
Total number of employees: 3-5 employees per shift 2 shifts per day
Building Heights: 28'

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

Not Applicable

OPERATIONAL STATEMENT
CONGREGATE LIVING HEALTH FACILITY
Avenue 10 ½
Madera, CA 93636
APN 049-150-03

ATTACHMENT "A"

Project Description

It is proposed to develop an 18 bed Congregate Living Health Facility (CLHF) with a concentration on pediatric patients on a 1 +/- acre parcel of vacant land located on the north side of Avenue 10 ½ approximately 316' west of Business Route 41 in the Rolling Hills community of Madera County (APN 049-150-03). As noted above, the property is currently vacant.

The subject property was selected for its proximity to Valley Children's Hospital and to meet the needs of its proposed residents. Per state regulations, CLHFs are required to be in residential designated properties.

The subject property is designated as Very Low Density Residential on the Madera County General Plan and is zoned RRM (Residential Rural, Multi-family) by the County of Madera. The Madera County Planning Department has determined that the proposed CLHF meets the definition of a "Residential Care Facility with 7 or more beds". As provided in §18.11.100 of the Madera County Zoning Ordinance, such facilities are allowed in the RRM zone district through the approval of a Conditional Use Permit (CUP).

The proposed CLHF- (A), (B) and (C) will serve both long-term and short-term residents. And, due to its proximity to Valley Children's Hospital it is anticipated that residents being cared for at the proposed CLHF will include pediatric patients. The CLHF will provide care for:

- Individuals who are mentally alert, physically disabled and may be ventilator dependent, and
- Individuals who are catastrophically and severely disabled due to a traumatic event.

The facility is **NOT** a drug treatment, drug rehabilitation or drug "half way house" and the facility will not be used for long-term housing of individuals who are cognitively impaired.

Operational Statement
Congregate Living Health Facility
Avenue 10 ½
Rolling Hills
Madera, CA.
Page 2

The services provided by the CLHF- (A), (B), and (C) may include, but are not necessarily limited to the following basic services:

- Medical supervision;
- 24-hour skilled nursing and supportive staff;
- Provision of medication;
- Dietary treatment.

The services provided are typically less complex than an in-patient (hospital) setting but more comprehensive than a skilled nursing facility.

As required by licensing requirements from the State of California Department of Health Services, there will be a maximum number of 18 residents housed in the facility.

Typical staffing is done on 12 hour shifts with 3-5 employees on site at all times.

There are occasional visits to the site by resident's family and friends. However, experience has shown that such visits are not frequent.

Deliveries to the site will be done by small vans and Fed Ex type vehicles. There would typically be 7 – 10 such deliveries a week. The delivery vehicles can be accommodated in the porte cochere area at the front of the building.

Access to the site and onsite parking will be provided to the site from two driveways located on Avenue 10 ½. A 25' landscape area will screen the parking area from the street. A total of 12 parking stalls will be provided. This provides adequate parking to accommodate staff and visitors. A masonry walled two-compartment trash enclosure will also be provided. The trash enclosure is oriented away from the street and will not impact the street view of the site. A covered entrance will be provided at the front door to the building. Given the infrequent deliveries and the types of trucks that will be making the deliveries this area can also be used as the loading area.

It is proposed to develop the site with a single story 14,000 square foot building that will provide facilities for a maximum of 18 residents, staffing, and physical therapy. The exterior of the building will have a residential character and, as shown on the building elevations, the exterior materials will be stucco with masonry wainscoting and trim, as well as horizontal wood for additional highlights. The roof will be tile.

Operational Statement
Congregate Living Health Facility
Avenue 10 ½
Rolling Hills
Madera, CA.
Page 3

The facility will have 17 bedrooms accommodating a maximum of 18 residents. There will be a common area, administrative office, and bathroom facilities. A kitchen will be included in the facility. However, since most of the food is prepackaged the only food preparation will be personal uses by the staff.

The facility will contract with medical transportation companies for the transport of its clients.

ATTACHMENT "B"

Equipment, Materials and Supplies

Equipment used on site will consist of medical beds, ventilators and related equipment.

Supplies will consist of food, linens and medical supplies.

Food and linens are stored in appropriate areas.

Medical supplies are closely monitored and, in the case of controlled substances (if any), kept under lock and key.

ATTACHMENT "C"

Impact on surrounding area

The proposed site is immediately west of a commercial use (gas station and minimart). The building is designed in a manner that the uses on this side of building are "common" type rooms and not bedrooms. Therefore, there will not be an impact on the proposed use from that property. Likewise, the property across the street is a commercial property. So, there should not be any adverse impacts from or to that property.

The proposed building has a minimum setback of 20 feet from the rear (north) property line. The portion of the building with that setback is used for storage and will have little activity. The majority of the building has a setback of approximately 50 feet from the rear (north) property line. Therefore, there should not be an impact on that property.

The building is setback 10' from the west property line. However, other than a door to the storage room, there are not any doors onto the side yard. Therefore, there should be no impact on the adjoining property.

Operational Statement
Congregate Living Health Facility
Avenue 10 ½
Rolling Hills
Madera, CA.
Page 4

Potable water is provided to the Rolling Hills subdivision by Bakman Water. There are water lines existing in Avenue 10 ½ to provide service to the site.

The applicant has retained Johnson Fire Sprinklers to analyze the water demand for the fire sprinkler system. As shown in the attached letter, Johnson Fire Sprinklers has determined that there is adequate water pressure and volume to meet the fires sprinkler needs of the facility. In addition, there is a fire hydrant across the street that can provide additional fire protection.

The applicant retained the services of Technicon Engineering Services (TES) to perform geotechnical studies on the site. As shown in the attached letter, TES has determined that the soil bearing capacity of the site is sufficient for the proposed design of the structure and that the site can support septic systems to serve the facility.

No signage is proposed.

Given the above, the proposed project should not have a negative impact on the area.


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AB-1211 Health care facilities: congregate living health facility. (2015-2016)

SHARE THIS:



Assembly Bill No. 1211

CHAPTER 483

An act to amend Section 1250 of the Health and Safety Code, relating to health facilities, and declaring the urgency thereof, to take effect immediately.

[Approved by Governor October 04, 2015. Filed with Secretary of State October 04, 2015.]

LEGISLATIVE COUNSEL'S DIGEST

AB 1211, Maienschein. Health care facilities: congregate living health facility.

Existing law provides for the licensure and regulation by the State Department of Public Health of health facilities, including congregate living health facilities. A violation of these provisions is a misdemeanor. For this purpose, existing law defines "congregate living health facility" as a residential home with a capacity of no more than 12 beds, that provides inpatient care and skilled nursing care on a recurring, intermittent, extended, or continuous basis.

This bill would include in the definition of congregate living health facility a residential home with a capacity of no more than 18 beds that provides inpatient and skilled nursing care, as specified. By changing the definition of a crime, this bill would impose a state-mandated local program. The bill would make other technical, nonsubstantive changes.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

This bill would declare that it is to take effect immediately as an urgency statute.

Vote: 2/3 Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. Section 1250 of the Health and Safety Code is amended to read:

1250. As used in this chapter, "health facility" means a facility, place, or building that is organized, maintained, and operated for the diagnosis, care, prevention, and treatment of human illness, physical or mental, including convalescence and rehabilitation and including care during and after pregnancy, or for any one or more of these purposes, for one or more persons, to which the persons are admitted for a 24-hour stay or longer, and includes the following types:

(a) "General acute care hospital" means a health facility having a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care, including the following basic services: medical, nursing, surgical, anesthesia, laboratory, radiology, pharmacy,

and dietary services. A general acute care hospital may include more than one physical plant maintained and operated on separate premises as provided in Section 1250.8. A general acute care hospital that exclusively provides acute medical rehabilitation center services, including at least physical therapy, occupational therapy, and speech therapy, may provide for the required surgical and anesthesia services through a contract with another acute care hospital. In addition, a general acute care hospital that, on July 1, 1983, provided required surgical and anesthesia services through a contract or agreement with another acute care hospital may continue to provide these surgical and anesthesia services through a contract or agreement with an acute care hospital. The general acute care hospital operated by the State Department of Developmental Services at Agnews Developmental Center may, until June 30, 2007, provide surgery and anesthesia services through a contract or agreement with another acute care hospital. Notwithstanding the requirements of this subdivision, a general acute care hospital operated by the Department of Corrections and Rehabilitation or the Department of Veterans Affairs may provide surgery and anesthesia services during normal weekday working hours, and not provide these services during other hours of the weekday or on weekends or holidays, if the general acute care hospital otherwise meets the requirements of this section.

A "general acute care hospital" includes a "rural general acute care hospital." However, a "rural general acute care hospital" shall not be required by the department to provide surgery and anesthesia services. A "rural general acute care hospital" shall meet either of the following conditions:

(1) The hospital meets criteria for designation within peer group six or eight, as defined in the report entitled Hospital Peer Grouping for Efficiency Comparison, dated December 20, 1982.

(2) The hospital meets the criteria for designation within peer group five or seven, as defined in the report entitled Hospital Peer Grouping for Efficiency Comparison, dated December 20, 1982, and has no more than 76 acute care beds and is located in a census dwelling place of 15,000 or less population according to the 1980 federal census.

(b) "Acute psychiatric hospital" means a health facility having a duly constituted governing body with overall administrative and professional responsibility and an organized medical staff that provides 24-hour inpatient care for persons with mental health disorders or other patients referred to in Division 5 (commencing with Section 5000) or Division 6 (commencing with Section 6000) of the Welfare and Institutions Code, including the following basic services: medical, nursing, rehabilitative, pharmacy, and dietary services.

(c) (1) "Skilled nursing facility" means a health facility that provides skilled nursing care and supportive care to patients whose primary need is for availability of skilled nursing care on an extended basis.

(2) "Skilled nursing facility" includes a "small house skilled nursing facility (SHSNF)," as defined in Section 1323.5.

(d) "Intermediate care facility" means a health facility that provides inpatient care to ambulatory or nonambulatory patients who have recurring need for skilled nursing supervision and need supportive care, but who do not require availability of continuous skilled nursing care.

(e) "Intermediate care facility/developmentally disabled habilitative" means a facility with a capacity of 4 to 15 beds that provides 24-hour personal care, habilitation, developmental, and supportive health services to 15 or fewer persons with developmental disabilities who have intermittent recurring needs for nursing services, but have been certified by a physician and surgeon as not requiring availability of continuous skilled nursing care.

(f) "Special hospital" means a health facility having a duly constituted governing body with overall administrative and professional responsibility and an organized medical or dental staff that provides inpatient or outpatient care in dentistry or maternity.

(g) "Intermediate care facility/developmentally disabled" means a facility that provides 24-hour personal care, habilitation, developmental, and supportive health services to persons with developmental disabilities whose primary need is for developmental services and who have a recurring but intermittent need for skilled nursing services.

(h) "Intermediate care facility/developmentally disabled-nursing" means a facility with a capacity of 4 to 15 beds that provides 24-hour personal care, developmental services, and nursing supervision for persons with developmental disabilities who have intermittent recurring needs for skilled nursing care but have been certified by a physician and surgeon as not requiring continuous skilled nursing care. The facility shall serve medically fragile persons with developmental disabilities or who demonstrate significant developmental delay that may lead to a developmental disability if not treated.

(i) (1) "Congregate living health facility" means a residential home with a capacity, except as provided in paragraph (4), of no more than 18 beds, that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of service specified in paragraph (2). The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities.

(2) Congregate living health facilities shall provide one or more of the following services:

(A) Services for persons who are mentally alert, persons with physical disabilities, who may be ventilator dependent.

(B) Services for persons who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both. Terminal illness means the individual has a life expectancy of six months or less as stated in writing by his or her attending physician and surgeon. A "life-threatening illness" means the individual has an illness that can lead to a possibility of a termination of life within five years or less as stated in writing by his or her attending physician and surgeon.

(C) Services for persons who are catastrophically and severely disabled. A person who is catastrophically and severely disabled means a person whose origin of disability was acquired through trauma or nondegenerative neurologic illness, for whom it has been determined that active rehabilitation would be beneficial and to whom these services are being provided. Services offered by a congregate living health facility to a person who is catastrophically disabled shall include, but not be limited to, speech, physical, and occupational therapy.

(3) A congregate living health facility license shall specify which of the types of persons described in paragraph (2) to whom a facility is licensed to provide services.

(4) (A) A facility operated by a city and county for the purposes of delivering services under this section may have a capacity of 59 beds.

(B) A congregate living health facility not operated by a city and county servicing persons who are terminally ill, persons who have been diagnosed with a life-threatening illness, or both, that is located in a county with a population of 500,000 or more persons, or located in a county of the 16th class pursuant to Section 28020 of the Government Code, may have not more than 25 beds for the purpose of serving persons who are terminally ill.

(5) A congregate living health facility shall have a noninstitutional, homelike environment.

(j) (1) "Correctional treatment center" means a health facility operated by the Department of Corrections and Rehabilitation, the Department of Corrections and Rehabilitation, Division of Juvenile Facilities, or a county, city, or city and county law enforcement agency that, as determined by the department, provides inpatient health services to that portion of the inmate population who do not require a general acute care level of basic services. This definition shall not apply to those areas of a law enforcement facility that houses inmates or wards who may be receiving outpatient services and are housed separately for reasons of improved access to health care, security, and protection. The health services provided by a correctional treatment center shall include, but are not limited to, all of the following basic services: physician and surgeon, psychiatrist, psychologist, nursing, pharmacy, and dietary. A correctional treatment center may provide the following services: laboratory, radiology, perinatal, and any other services approved by the department.

(2) Outpatient surgical care with anesthesia may be provided, if the correctional treatment center meets the same requirements as a surgical clinic licensed pursuant to Section 1204, with the exception of the requirement that patients remain less than 24 hours.

(3) Correctional treatment centers shall maintain written service agreements with general acute care hospitals to provide for those inmate physical health needs that cannot be met by the correctional treatment center.

(4) Physician and surgeon services shall be readily available in a correctional treatment center on a 24-hour basis.

(5) It is not the intent of the Legislature to have a correctional treatment center supplant the general acute care hospitals at the California Medical Facility, the California Men's Colony, and the California Institution for Men. This subdivision shall not be construed to prohibit the Department of Corrections and Rehabilitation from obtaining a correctional treatment center license at these sites.

(k) "Nursing facility" means a health facility licensed pursuant to this chapter that is certified to participate as a provider of care either as a skilled nursing facility in the federal Medicare Program under Title XVIII of the federal

Social Security Act (42 U.S.C. Sec. 1395 et seq.) or as a nursing facility in the federal Medicaid Program under Title XIX of the federal Social Security Act (42 U.S.C. Sec. 1396 et seq.), or as both.

(l) Regulations defining a correctional treatment center described in subdivision (j) that is operated by a county, city, or city and county, the Department of Corrections and Rehabilitation, or the Department of Corrections and Rehabilitation, Division of Juvenile Facilities, shall not become effective prior to, or, if effective, shall be inoperative until January 1, 1996, and until that time these correctional facilities are exempt from any licensing requirements.

(m) "Intermediate care facility/developmentally disabled-continuous nursing (ICF/DD-CN)" means a homelike facility with a capacity of four to eight, inclusive, beds that provides 24-hour personal care, developmental services, and nursing supervision for persons with developmental disabilities who have continuous needs for skilled nursing care and have been certified by a physician and surgeon as warranting continuous skilled nursing care. The facility shall serve medically fragile persons who have developmental disabilities or demonstrate significant developmental delay that may lead to a developmental disability if not treated. ICF/DD-CN facilities shall be subject to licensure under this chapter upon adoption of licensing regulations in accordance with Section 1275.3. A facility providing continuous skilled nursing services to persons with developmental disabilities pursuant to Section 14132.20 or 14495.10 of the Welfare and Institutions Code shall apply for licensure under this subdivision within 90 days after the regulations become effective, and may continue to operate pursuant to those sections until its licensure application is either approved or denied.

(n) "Hospice facility" means a health facility licensed pursuant to this chapter with a capacity of no more than 24 beds that provides hospice services. Hospice services include, but are not limited to, routine care, continuous care, inpatient respite care, and inpatient hospice care as defined in subdivision (d) of Section 1339.40, and is operated by a provider of hospice services that is licensed pursuant to Section 1751 and certified as a hospice pursuant to Part 418 of Title 42 of the Code of Federal Regulations.

SEC. 2. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the only costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

SEC. 3. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to immediately ensure that eligible patients of congregate living health facilities are able to obtain essential care, and to enable these facilities to provide care for patients currently on a waiting list, it is necessary that this act take effect immediately.

Community and Economic Development
Environmental Health Division

Dexter Marr
Deputy Director

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

MEMORANDUM

TO: Tiffany Williams
FROM: Dexter Marr, Environmental Health Division
DATE: July 23, 2019
RE: Madera 41 LLC/Gayane Bislanyan - Conditional Use Permit - Madera (049-150-003-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: July 8, 2019
RE: Conditional Use Permit (CUP) #2019-013, Madera 41 LLC,
Madera APN 049-150-003

The Environmental Health Division Comments:

All individual building or structures that generate liquid waste is required to have its own private sewage disposal system unless they are served by a community sewer system approved by this Division or Regional Water Quality Control Board. Onsite Wastewater Treatment Systems must comply with Madera County Code (MCC) Title 13 and Madera County Local Agency Management Program (LAMP).

If the property is located within 500 feet of an existing public water system it shall connect [MCC 13.52]. Property is located within Bakman Water Company, a will serve letter is required prior to issuance of a building permit.

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

If food service is provide an Environmental Health Division food plan check and health permit will be required.

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 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.

For any questions contact Environmental Health 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

RECEIVED

JUN 27 2019

**MADERA COUNTY
PLANNING DEPARTMENT**

TO: Tiffany Williams
FROM: Deborah Mahler, Fire Marshal
DATE: July 3, 2019
RE: Madera 41 LLC/Gayane Bislanyan - Conditional Use Permit - Madera (049-150-003-000)

Conditions

Prior to construction documentation shall be provided that the available fire flow from the closest fire hydrant is capable of meeting the minimum flow standards as set for by the California Fire Code.

At the time of application for a Building Permit, a more in-depth plan review of the proposed project's compliance with all current fire and life safety codes will be conducted by the Madera County Fire Marshal. (CFC, Section 105)



Picayune Rancheria
of
CHUKCHANSI INDIANS
49260 Chapel Hill, PO Box 2226 * Oakhurst, CA 93644 * (559) 412-5590

RECEIVED

JUN 21 2019

MADERA COUNTY
PLANNING DEPARTMENT

June 18, 2019

Tiffany Williams
Madera County Planning Department
200 W. 4th Street Suite #3100
Madera, CA 93637

Dear Ms. Williams,

Picayune Rancheria of the Chukchansi Indians has received your letter in regards to Madera 41 LLC/Gayane Bislanyan-Conditional Use Permit-Madera (049-150-003-000). Enclosed are our comments.

Sincerely,

Heather Airey
THPO/Cultural Resources Director
559-676-9299
hairey@chukchansi-nsn.gov

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2019-013

Return to: Tiffany Williams, Planning Department

Madera 41 LLC/Gayane Bislanyan

Responding Agency: Picayune Rancheria of the Chulicchansi Indians Date: 6/18/19

Respondent's Signature: [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?

Please contact the Picayune Rancheria of the Chulicchansi Indians if any cultural resources are found during project.

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 #2019-013

Return to: **Tiffany Williams, Planning Department**

Madera 41 LLC/Gayane Bislanyan

Responding Agency: Picayune Ranchara of the Chukchansi Indians
 Contact Person: Heather Airey Signature: [Signature]
 Telephone No.: 559-676-9299 Date: 6/18/17
591-795-5986

ENVIRONMENTAL REVIEW:

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

X 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.

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

_____ Yes

_____ No

**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

RECEIVED

JUN 18 2019

**MADERA COUNTY
PLANNING DEPARTMENT**

DATE: July 3, 2019
TO: Tiffany Williams
FROM: Madera County Public Works
SUBJECT: Madera 41 LLC/Gayane Bislanyan - Conditional Use Permit - Madera (049-150-003-00C)

Comments

The applicant shall submit a stamped grading and drainage plan and application to the County prior to the issuance of a Commercial Permit. If applicable, 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.

Storm Water Design Criteria:

- Retention Basin:
 - oThe entire 100 year 10 day event post condition runoff
- Detention Basin
 - o100 year post development peak runoff rate must be reduced to a flow rate not greater than the 10 year pre development peak runoff rate using Rational Method or TR-55 method

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.

Please contact the Public Works Department with any questions.

Haden Hinkle
Madera County Public Works Department
200 W. 4th Street, 3rd Floor
Madera, CA 93637
P 559.675.7811 ext 3503
haden.hinkle@maderacounty.com

RECEIVED

EXHIBIT M

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

JUN 24 2019

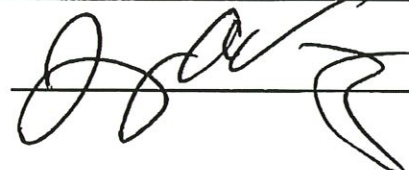
Application(s): CUP #2019-013

Return to: Tiffany Williams, Planning Department

MADERA COUNTY PLANNING DEPARTMENT

Madera 41 LLC/Gayane Bislanyan

Responding Agency: Madera County Sheriff's Office Date: 6-24-2019

Respondent's 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?

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 #2019-013

Return to: Tiffany Williams, Planning Department

Madera 41 LLC/Gayane Bislanayan

Responding Agency: Madera County Sheriff's Office
 Contact Person: Jay Varney Signature: [Signature]
 Telephone No.: 675-7777 Date: 6-24-2019

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

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

Yes No



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT



June 20, 2019

Tiffany Williams
County of Madera
Community and Economic Development
Planning Division
200 West 4th Street, Suite 3100
Madera, CA 93637

RECEIVED

JUN 20 2019

MADERA COUNTY
PLANNING DEPARTMENT

Project: Conditional Use Permit (CUP) No. 2019-013

District CEQA Reference No: 20190819

Dear Ms. Williams:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project consisting of a CUP to allow development of a 14,000 +/- square foot Congregate Living Health Facility with a maximum of 18 beds (Project). The approximately 1 acre project site is located on the north side of Avenue 10 ½ on the northeast corner of its intersection with Rolling Hills Drive (no situs) in Madera County, CA. (APN: 049-150-003). The District offers the following comments:

1. Based on information provided to the District, Project specific, annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. Based on the information provided to the District, the proposed Project would not equal or exceed 20,000 square feet of medical office space. Therefore, the District concludes that the proposed Project is not subject to District Rule 9510 (Indirect Source Review).
3. The proposed Project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601

Samir Sheikh

Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

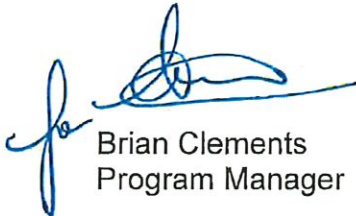
(Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

4. The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please call Georgia Stewart at (559) 230-5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20190819.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: gs

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

- 1. Project title:** Conditional Use Permit #2019-013, Madera 41 LLC
- 2. Lead agency name and address:** County of Madera
Community and Economic Development Department
200 West 4th Street, Suite 3100
Madera, California 93637
- 3. Contact person and phone number:** Jamie Bax, Deputy Director
559-675-7821
Jamie.bax@maderacounty.com
- 4. Project Location & APN:** The project is located on the north side of Avenue 10 1/2 on the Northeast corner of its intersection with Rolling Hills Drive (no situs), Madera. APN: 049-150-003
- 5. Project sponsor's name and address:** Madera 41 LLC/Gayane Bislanyan
1375 Riviera Drive
Pasadena, CA 91107
- 6. General Plan Designation:** VLDR
- 7. Zoning:** RRM
- 8. Description of project:** Development of a 14,000 +/- sq. ft. Congregate Living Health Facility with a maximum of 18 beds.
- 9. Surrounding Land Uses and Setting:** Residential and Commercial
- 10. Other Public Agencies Whose Approval is Required:** None

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

Local Tribes were contacted per AB 52. No response was received. (See Section XVIII for additional discussion.)

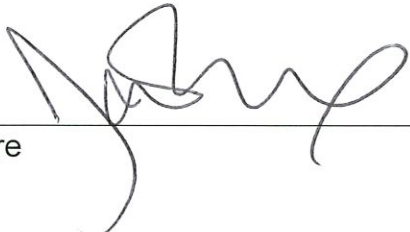
DETERMINATION	
On the basis of this initial evaluation:	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

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

Signature 

Date 6/26/19

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

I. AESTHETICS

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

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

Responses:

(a & c) No Impact. The structure is being built to resemble a residence which will be consistent with the surrounding area.

(b) No Impact. There will be no substantial damage to scenic resources. Due to the rather flat terrain on the parcel, no soil or tree removal will be required and only a minimal amount of grading would be needed.

(d) Less Than Significant Impact with Mitigation Incorporation. New light source generated from the proposed project will be from onsite security purposes and during the construction phase of the project. Mitigation shall be placed to hood and direct lighting downward and away from adjoining parcels.

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.

II. AGRICULTURAL AND FORESTRY RESOURCES

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

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

Would the project:

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a, e) No Impact. The parcel is not zoned for agriculture.

(b) Less Than Significant Impact with Mitigation Incorporation. The project is not on a parcel subject to a Williamson Act Contract.

(c, d) No Impact. There are no forest land, or zoning for forest land, in the vicinity of the project site.

General Information

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

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

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

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

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

time during the four years prior to the mapping date.

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

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

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

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

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

III. AIR QUALITY

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with, or obstruct implementation of, the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

(a-b-c) Less than Significant Impact. No significant impacts have been identified as a result of this project. The proposed project will not obstruct implementation of any air quality plans. Per the operation statement there will only be five visitors per day plus employees which will result in a less than significant impact from vehicles coming and going. The project is consistent with the Air Quality Element of the General Plan.

(d-e) No Impact. There have been no substantial pollutant or odors identified with this project.

Global Climate Change

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

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

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

IV. BIOLOGICAL RESOURCES

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

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

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 a native wildlife nursery site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

(a, d) Less Than Significant with Mitigation Incorporation. The property is zoned residential and is located in a subdivision therefore there is very little likelihood that there will be any impacts to biological resources.

(b) Less Than Significant Impact. There are no riparian habitats in existence on the property.

(c) Less Than Significant Impact. No potential Waters of the U.S. or State exist on the property.

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

General Information

Special Status Species include:

- Plants and animals that are legally protected or proposed for protection under the California Endangered Species Act (CESA) or Federal Endangered Species Act (FESA);
- Plants and animals defined as endangered or rare under the California Environmental Quality Act (CEQA) §15380;

- Animals designated as species of special concern by the U.S. Fish and Wildlife Service (USFWS) or California Department of Fish and Game (CDFG);
- Animals listed as “fully protected” in the Fish and Game Code of California (§3511, §4700, §5050 and §5515); and
- Plants listed in the California Native Plant Society’s (CNPS) Inventory of Rare and Endangered Vascular Plants of California.

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

Species	Federal Listings	State Listings	Dept. of Fish and Game Listings	CNPS Listings
California tiger salamander	Threatened	Threatened	WL	-
western spadefoot	None	None	SSC	-
Swainson's hawk	None	Threatened	-	-
California horned lark	None	None	WL	-
great egret	None	None	-	-
great blue heron	None	None	-	-
western yellow-billed cuckoo	Threatened	Endangered	-	-
yellow-headed blackbird	None	None	SSC	-
osprey	None	None	WL	-
burrowing owl	None	None	SSC	-
vernal pool fairy shrimp	Threatened	None	-	-
midvalley fairy shrimp	None	None	-	-
California linderiella	None	None	-	-
hardhead	None	None	SSC	-
valley elderberry longhorn	Threatened	None	-	-

beetle				
molestan blister beetle	None	None	-	-
San Joaquin kit fox	Endangere d	Threatened	-	-
San Joaquin Pocket Mouse	None	None	-	-
American badger	None	None	SSC	-
blunt-nosed leopard lizard	Endangere d	Endangered	FP	-
Great Valley Mixed Riparian Forest	None	None	-	-
Northern Claypan Vernal Pool	None	None	-	-
Northern Hardpan Vernal Pool	None	None	-	-
spiny-sepaled button-celery	None	None	-	1B. 2
Hoover's calycadenia	None	None	-	1B. 3
succulent owl's-clover	Threatened	Endangered	-	1B. 2
San Joaquin Valley Orcutt grass	Threatened	Endangered	-	1B. 1
hairy Orcutt grass	Endangere d	Endangered	-	1B. 1

Daulton Quadrangle

List 1A: Plants presumed extinct

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

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

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

List 4: Plants of Limited Distributed - a watch list

Ranking

- 0.1 – Seriously threatened in California (high degree/immediacy of threat)
- 0.2 – Fairly threatened in California (moderate degree/immediacy of threat)
- 0.3 – Not very threatened in California (low degree/immediacy of threats or no current threats known)

SSC Species of Special Concern

WL Watch List

FP Fully Protected

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 USFWWS, the Valley Elderberry Longhorn Beetle habitat is primarily in communities of clustered Elderberry plants located within riparian habitat. The USFWS stated that VELB habitat does not include every Elderberry plant in the Central Valley, such as isolated, individual plants, plants with stems that are less than one inch in basal diameter or plants located in upland habitat.

Wetlands are defined under Title 33 §328.3 of the California Code of Regulations as “those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.”

V. CULTURAL RESOURCES

Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses:

(a - b) Less Than Significant Impact.

The property is zoned residential and is located in a subdivision therefore there is very little likelihood that there will be any impacts to cultural resources.

(c) Less Than Significant with Mitigation Incorporation Mitigation for the management of unanticipated discoveries are provided. Review mitigation monitoring report form for listed mitigations.

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.

(CEQA Guidelines §15064.5 for definitions)

Paleontology is a branch of geology that studies the life forms of the past, especially prehistoric life forms, through the study of plant and animal fossils. Paleontological resources represent limited, non-renewable and impact sensitive and educational resources. Most of the

paleontological finds have been on the valley floor.

VI. ENERGY

Would the project:

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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

Responses:

(a - b) Less Than Significant Impact

The project is located in a residential zone district and will be constructed in the same manner as a single family dwelling. There is very little likelihood that there will be a significant impact to energy resources or that the project will conflict with any state or local energy resource plans.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<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"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a – f) No Impact. The parcel is in an area where it is topographically not conducive to landslides, so therefore there will be no impacts. There will be no soil or tree removal needed for this proposed project. Topographical maps indicate a relatively flat area with minimal increases in elevation heading from west to east on the property. There are no known impacts that will occur as a direct or indirect result of this project.

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.

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

Responses:

(a - b) Less Than Significant Impact. The proposed operation will have a less than significant impact relating to emitting greenhouse gases to the atmosphere. What little greenhouse gases generated will be from vehicular traffic related to construction on the site. Most of those vehicles will stay on site until construction is complete. Other vehicles will be hauling and delivering materials for the proposed project. After construction, the site will be visited four times a year due to maintenance work.

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.

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

Responses:

(a - b) Less Than Significant Impact. The operations of the proposed project will have a less

than significant impact due to the conditions regarding storm water design that our Public Works Department has required.

(c – g) No Impact. No impacts have been identified as a result of this project.

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>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a – b) No Impact. No impacts have been identified as a result of this project.

(c) Less than Significant Impact. The operations of the proposed project will have a less than significant impact due to the conditions that our Public Works Department has placed which requires the applicant to submit a grading, drainage, and storm water design plan prior to issuance of a building permit.

(d - e) No Impact. No impacts have been identified as a result of this project.

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.

XI. LAND USE AND PLANNING

Would the project:

a) Physically divide an established community?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

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

(a - b) No Impact. This project will not physically divide an existing community and is not in conflict with any applicable land use plan, policy or regulation.

XII. MINERAL RESOURCES

Would the project:

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

Responses:

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

XIII. NOISE

Would the project result in:

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

Responses:

(a) Less Than Significant Impact. The nature of the proposed project will minimally increase the ambient noise levels. The project is located in a subdivision and will have similar impacts as a single family dwelling. During the temporary construction for the proposed facility, there might be an increase in ambient noise. This temporary increase will only occur during daylight hours and will have a less than significant impact on noise levels.

(b) No Impact. The proposed project is projected to have no real significant increase in ambient noise levels.

(c) No Impact. This project is not within proximity to an airstrip or airport. It is not within an airport/airspace overlay district. There will be no impacts as a result.

General Discussion

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

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

Short Term Noise

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

Long Term Noise

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

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

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

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

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

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

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

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

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

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

Source: Whiffen and Leonard 1971

XIV. POPULATION AND HOUSING

Would the project:

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

Responses:

(a - b) No Impact. The operations of the proposed facility will not induce population growth, displace any homes, require construction of replacement homes, or displace persons.

The area surrounding this parcel is residentially zoned parcels. There is residential structures surrounding the parcel.

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%.

XV. PUBLIC SERVICES

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

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a - i) No Impact. 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.

The sole structure proposed for the project site will need to be built pursuant to the most current Building and Fire/Life Safety codes.

No new facilities are necessary as a result of the project.

(a - ii) No Impact. Crime and emergency response is provided by the Madera County Sherriff’s Department. There will be an incidental need for law enforcement in the events of theft and vandalism on the project site.

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.

(a - iii) No Impact. No impacts are anticipated as a result of this project as it does not relate to any educational programs. The facility will house non ambulatory children that on a temporary basis.

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

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

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

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

XVI. RECREATION

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

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Responses:

(a - b) No Impact. No impacts have been identified to recreational facilities as a result of this project.

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

XVII. TRANSPORTATION

Would the project:

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

Responses:

(a - d) No Impact. No impacts have been identified as a result of this project. The parcel is located in an existing subdivision, and the proposed project will act similar to a single family dwelling. No new roads will be constructed as part of this project. All infrastructure is existing.

During the period of any potential construction of the project, it is expected that there will be some construction related vehicles.

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
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		(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
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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.

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

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

Would the project:

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

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Responses:

(a - d) No Impact. Notices were sent to local Tribes as per AB 52. One comment was received by the Picayune Rancheria and they requested to be notified if any cultural resources are discovered during construction activities.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it had adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

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

XX. WILDFIRE

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

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

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

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Responses:

XIX. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

Mitigation Measures

[Listing mitigation measures here is not part of the CEQA Guidelines checklist, but this is a good place to list them.]

Bibliography

[Including bibliography here is not part of the CEQA Guidelines checklist.]

MITIGATED NEGATIVE DECLARATION

MND 2019-016

RE: Madera 41 LLC – Conditional Use Permit #2019-013

LOCATION AND DESCRIPTION OF PROJECT:

The subject parcel is located on the north side of Avenue 10 1/2 on the Northeast corner of its intersection with Rolling Hills Drive (no situs), Madera.

The project is a request for a Conditional Use Permit to allow development of a 14,000 +/- sq. ft. Congregate Living Health Facility with a maximum of 18 beds.

ENVIRONMENTAL IMPACT:

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

BASIS FOR NEGATIVE DECLARATION:

1. See Attached Mitigation Monitoring Report



Madera County Environmental Committee

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

DATED:

FILED:

PROJECT APPROVED:

MITIGATION MONITORING REPORT

ENVIRONMENTAL DOCUMENT

PROJECT NAME: Madera 41, LLC- Conditional Use Permit (CUP #2019-013) - Madera (049-150-003)

PROJECT LOCATION: On the north side of Avenue 10 1/2 on the Northeast corner of its intersection with Rolling Hills Drive (no situs), Madera.

PROJECT DESCRIPTION: This request is for a Conditional Use Permit (2019-013) to allow development of a 14,000 +/- sq. ft. Congregate Living Health Facility with a maximum of 18 beds.

LEAD AGENCY: Madera County Planning Department

CONTACT PERSON/TELEPHONE NUMBER: Jamie Bax (559) 675-7821 ext 3222

APPLICANT: Madera 41, LLC

CONTACT PERSON/TELEPHONE NUMBER: (626) 372-7078

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
1	All exterior lighting shall be hooded and downwards, away from adjacent properties.	Construction						
Agricultural Resources								
Air Quality								
Biological Resources								
Cultural Resources								
1	If any prehistoric resources or human remains are uncovered during construction, work shall stop immediately and a qualified archeologist shall be contacted to determine further mitigation which may be needed. The County Coroner shall be contacted if human remains are found.	Construction						
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							