



Community and Economic Development Planning Division

Jamie Bax
Deputy Director

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

PLANNING COMMISSION DATE: July 6, 2021

AGENDA ITEM: #3

CUP	#2021-007	Secrets Unsealed Wellness Center
APN	#061-110-020	Applicant: Dr. Milton Teske
	#061-110-022	Owner: Dan Gamel Property Inv.
	#061-110-024	
	#061-110-025	
CEQA	MND #2021-09	Mitigated Negative Declaration

REQUEST:

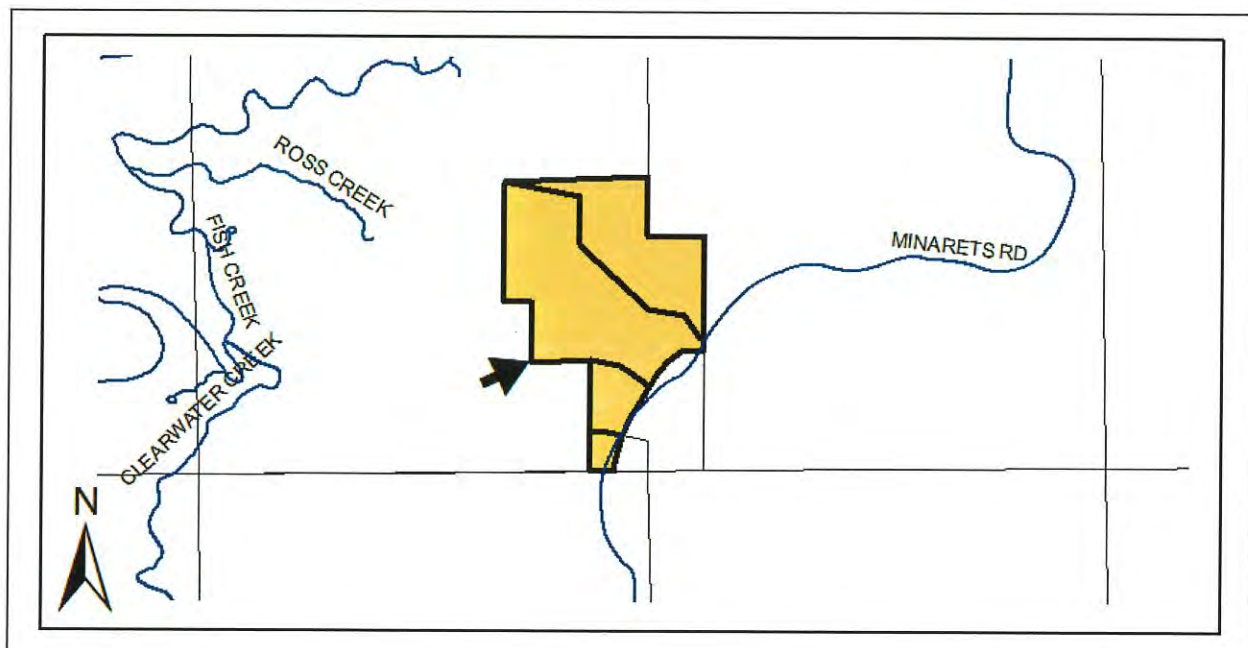
The applicant is requesting a Conditional Use Permit to allow the development of a wellness center, guest lodge.

LOCATION:

on the west side of Mammoth Pool Road approximately a half-mile north of its intersection with Scott Road (65501 Mammoth Pool Road) North Fork.

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2021-09) (Exhibit M) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Approval of Conditional Use Permit #2021-007 subject to conditions, Mitigated Negative Declaration #2021-09 and associated Mitigation Monitoring Program.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: AE (Agricultural Exclusive) Designation

SURROUNDING: AE (Agricultural Exclusive) Designation, OS (Open Space), A (Agricultural)

ZONING (Exhibit B):

SITE: TPZ (Timber Preserve Zone)

SURROUNDING: TPZ (Timber Preserve Zone), ARE-20 (Agricultural, Rural, Exclusive (20-acre) District, and POS (Public Open Space)

LAND USE:

SITE: Multiple residences, horse stables, organic apple orchard

SURROUNDING: National Forest land to the East, North and West; Private property with residence to the south.

SIZE OF PROPERTY: 109.39 Acres

ACCESS (Exhibit D): The property is accessed by Mammoth Pool Road

BACKGROUND AND PRIOR ACTIONS:

A prior conditional use permit # 87-35 for a Ministerial Retreat on APN: 061-110-022 was approved (Minute Order 3034).

PROJECT DESCRIPTION:

Development of a wellness center, guest lodge, that intends to provide spiritual renewal and health restoration via a lifestyle program that includes dieting, exercising, sleep, relaxation, and trust in the creator. Guests will stay in the lodge for 18 days. The expected number of customers is 24 guests for a full program, 48 if spouse accommodation (max 60). For the campground, there will be 15 campsites (RV tent) possibly 45 max occupants.

ORDINANCES/POLICIES:

Chapter 18.75.010 of the Madera County Zoning Ordinances outlines the allowable uses within the TPZ (Timber Preserve Zone) District.

Chapter 18.75.020 of the Madera County Zoning Ordinances outlines structure location regulations for TPZ (Timber Preserve Zone) District.

Chapter 18.75.030 of the Madera County Zoning Ordinances outlines structure height regulations for TPZ (Timber Preserve Zone) District.

Chapter 18.75.040 of the Madera County Zoning Ordinances outlines lot dimension regulations for TPZ (Timber Preserve Zone) District.

Chapter 18.102.040 of the Madera County Zoning Ordinances outlines Vehicular Parking Space Requirements.

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 9) outlines the allowable uses within the Agricultural Exclusive (AE) Designation.

ANALYSIS:

The request is to allow the development of a wellness center, which consists of a proposed new 33,500 square foot guest lodge, an existing main residence converted into a 5,000 square foot education center, an existing garage with attached living quarters to be converted into a wellness counseling center, and an existing 4,000 square foot shop with attached living quarters to be used as staff housing.

The property is currently used for multiple residences, horse stables, and an organic apple orchard. The organic apples are currently not sold on site, but rather shipped in bulk to a processor for organic apple sauce and organic apple juice. These parcels were selected for views of nature, and they are ideal of complementary programs that will enhance the value of the mountain forest experience. Per the Madera County Zoning Ordinance, the proposed land use is allowable subject to approval of a conditional use permit within the TPZ (Timber Preserve Zone) District.

The proposed wellness center will be a place that provides an opportunity for spiritual renewal and health restoration in a natural mountain setting. The Project aims to maintain the scenes of nature for the wellness center experience. The organic farm, camping, equestrian camp, and guest lodging will not have a negative effect upon surrounding properties. Guests will come and stay in the guest lodge for 18-day sessions every 3 weeks. Guests will be on site 24-hr per day during the sessions. Camping and farm labor will be seasonal. Twenty-four (24) guests are expected if there is a full program, and forty-eight (48) guests if

spouse accompanies (max 60). The number of employees would include seven (7) lifestyle program medical staff (most onsite), six (6) food service staff (some will commute from offsite), one (1) guest lodge manager (onsite), four – six (4-6) guest lodge staff & custodial (most will commute from offsite), one (1) farm manager (onsite), episodic farm labor and maintenance and grounds will commute from offsite, one (1) maintenance manager, and the Business office, finance, marketing and sales will be located in Fresno not at this site. The campgrounds are proposed to have fifteen (15) campsites (RV or tent) possibly forty-five (45) max occupants.

The project shall supply 34 parking stalls for the guest lodge and two (2) per dwelling for the residences. Proposed structures include a new guest lodge, staff housing, restrooms and showers for the campgrounds, and a greenhouse and farm building. Landscaping will be minimal and consistent with the natural forest setting. Possibly a security gate at entrance and exit. A deer-high fence around the organic vegetable garden. One monument type sign at the main entrance. The operation will not produce any excessive noise. There are four (4) natural springs that currently provide all needed water for the property. There is a 35,000-gallon water storage tank. There is also a 150 GPM well that can be used if needed. The project will have an in-ground septic system and will not produce any hazardous waste products. Grading and tree removal will be required for the guest lodge building pad, road, and drainage.

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, Dumna Wo Wah Tribal Government, Picayune Rancheria of Chukchansi, and Table Mountain Rancheria. Comments were received from the San Joaquin Valley Air Pollution Control District stating that the proposed project required an Air Impact Assessment. The assessment was provided to the applicant to submit directly to SJVAPCD.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,530.25 to cover the Notice of Determination (CEQA) filing at the Madera County Clerks' office. The amount covers the \$2,480.25 Department of Fish and Wildlife fee that took effect January 1, 2021 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 18.75.010 of the Madera County Zoning Ordinance, the proposed use is allowed in the TPZ Zone District subject to approval of a conditional use permit.
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 project construction and the operations. The proposed project is required to adhere to all applicable local, state, and federal regulations.
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, in addition to adhering to the condition of approval and mitigation measures. The proposal will not involve hazardous waste materials nor is projected to significantly increase noise levels in the area. No hazardous emission will result from the project. Minimal odors will be produced from operation.
4. *The proposed project will not cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* The Project aims to maintain the scenes of nature for the wellness center experience. The organic farm, camping, equestrian camp, and guest lodging will not have a negative effect upon surrounding properties.

WILLIAMSON ACT:

The property is not subject to a Williamson Act Contract.

GENERAL PLAN CONSISTENCY:

The subject parcel is designated AE (Agricultural Exclusive) by the General Plan and is zoned TPZ (Timber Preserve Zone) District. Agricultural Exclusive designation provides for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), agriculturally oriented services (e.g., wineries, cotton gins), timber production, mineral extraction, airstrips, public and commercial refuse disposal sites, recreational uses, public and quasi -public uses, and similar and compatible uses. The Timber Preserve Zone District allows for public and private camps and other outdoor recreation facilities with approval of a Conditional Use Permit. Based on

STAFF REPORT
CUP #2021-007

July 6, 2021

Goal 4.A.2. – The County shall promote the continued and expanded use of national forest, national park, and wilderness areas to meet the recreational needs of Madera County residents.

RECOMMENDATION:

The analysis provided in this report supports approval of Conditional Use Permit (CUP #2021-007) and Mitigated Negative Declaration (MND #2021-09).

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit A-1, North Fork Area Plan
3. Exhibit B, Zoning Map
4. Exhibit C, Assessor's Map
5. Exhibit D, Overall Site Plan
6. Exhibit D-1, Partial Site Plan
7. Exhibit D-2, Floor Plan Main Level
8. Exhibit D-3, Floor Plan Ground Level
9. Exhibit D-4, Exterior Elevations
10. Exhibit D-5, Conceptual West Elevation – Front Entry
11. Exhibit D-6, Conceptual East Elevation – View of the Sierras
12. Exhibit D-7, Conceptual East Elevation
13. Exhibit D-8, Conceptual East Elevation
14. Exhibit D-9, Vicinity Map
15. Exhibit D-10, Site Aerial View
16. Exhibit E, Aerial Map
17. Exhibit F, Topographical Map
18. Exhibit G, Operational Statement
19. Exhibit H, San Joaquin Valley Air Pollution Control District Comments
20. Exhibit I, Environmental Health Division Comments
21. Exhibit J, Fire Marshal Comments
22. Exhibit K, Public Works Comments
23. Exhibit L, Initial Study
24. Exhibit M, Mitigated Negative Declaration MND #2021-09

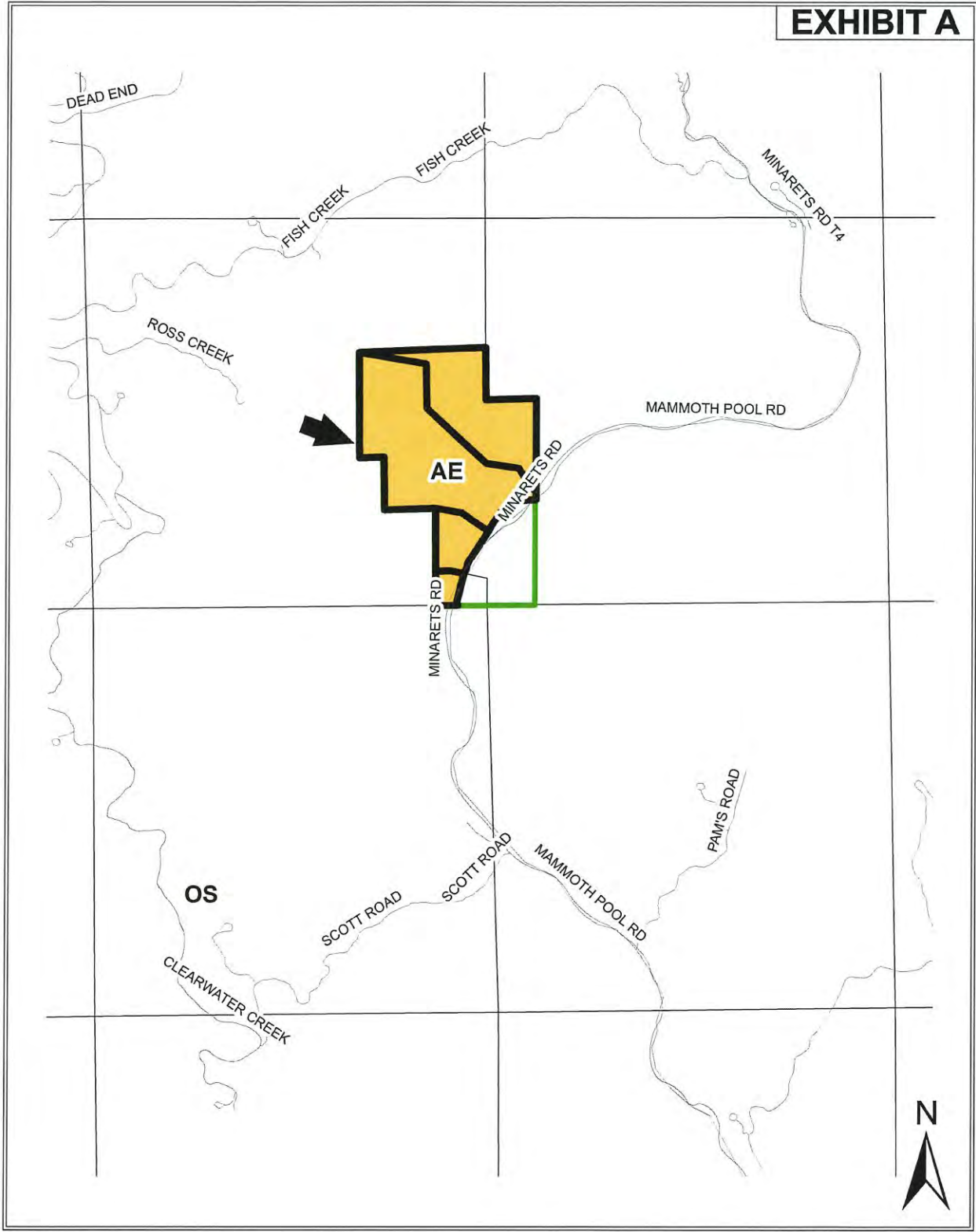
CONDITIONS OF APPROVAL

PROJECT NAME:	CUP#2021-007 Secrets Unsealed Wellness Center
PROJECT LOCATION:	on the west side of Mammoth Pool Road approximately a half-mile north of its intersection with Scott Road (65501 Mammoth Pool Road), North Fork
PROJECT DESCRIPTION:	Development of a wellness center, guest lodge, that intends to provide spiritual renewal and health restoration via a lifestyle program that includes dieting, exercising, sleep, relaxation, and trust in the creator.
APPLICANT:	Dr. Milton Teske
CONTACT PERSON/TELEPHONE NUMBER:	Dr. Milton Teske, 5949 E. Clinton Avenue, Fresno, CA 93727
	(559) 260-1501

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Environmental Health					
1	All parcels shall have adequate potable water that meets California Water Drinking Standards as required by Madera County Code Title 13. Potable Water shall be accomplished by means of a Community Water System. Senate Bill 1263 is required for new public/community water system(s) if created.	EH			
2	All parcels shall have adequate onsite wastewater treatment as required by Madera County Code Title 13. Wastewater dispersal shall be accomplished by means of an approved community sewer system.	EH			
3	Solid waste collection for recyclables, and garbage is required.	EH			
4	Environmental Health Division food plan check will be required for review and approval for food establishment.	EH			
5	Solid waste collection with sorting for green, recycle, and garbage is required	EH			
6	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.	EH			
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 Division.	EH			

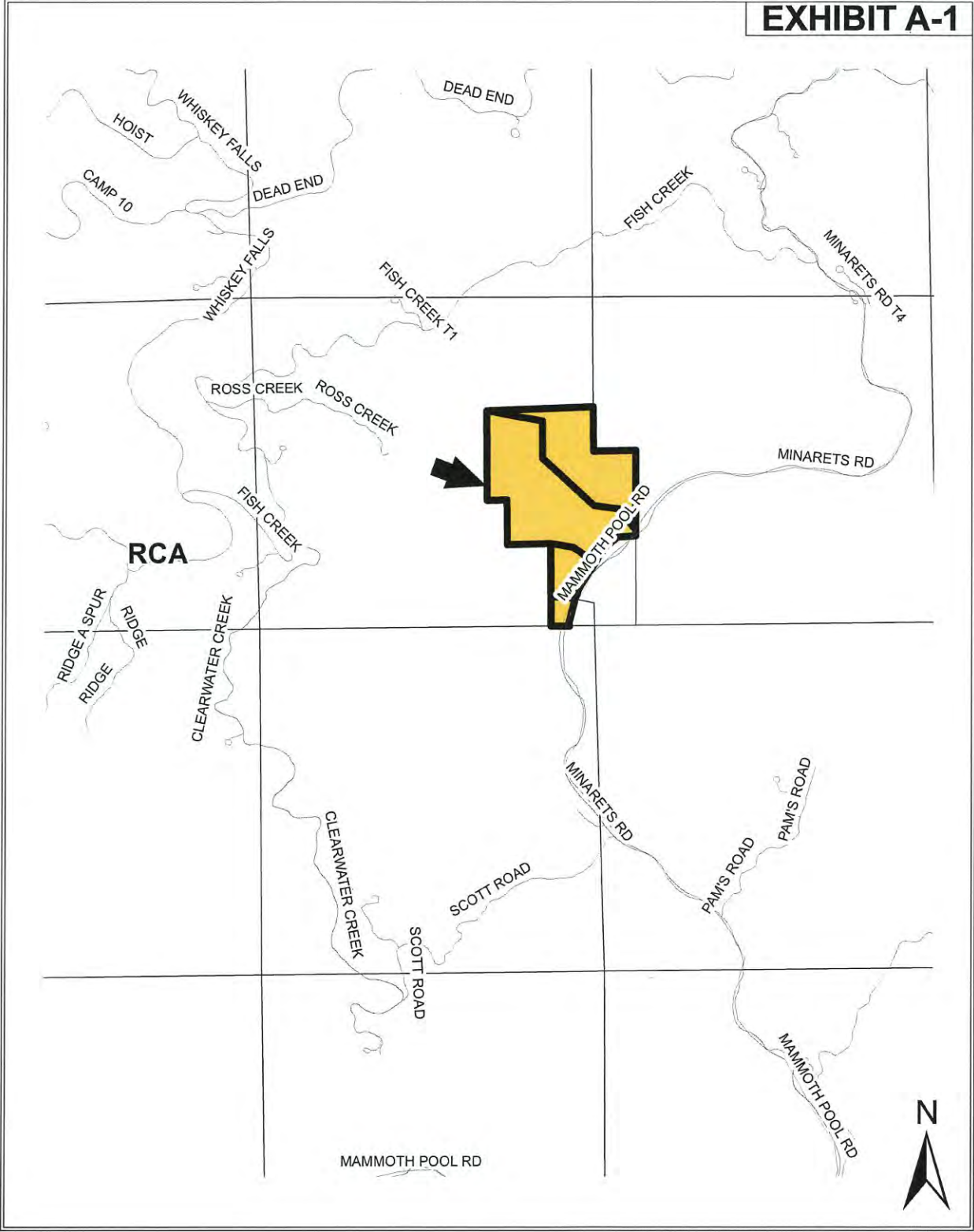
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Fire					
1	The proposed lodge structure will require a substantial fire suppression water storage tank, fire sprinklers, fire alarm and infrastructure improvements.	Fire Department			
2	The project will be required to meet CCR Tile 14 access standards, and a fuel reduction plan will be implemented and completed prior to the issuance of any building permit.	Fire Department			
Planning					
1	The project shall be developed and 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			
2	Lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.	Planning			
3	Shall merge two parcels to meet the total buildings area to lot area ratio permitted: five percent maximum.	Planning			
Public Works					
1	Grading and if applicable, drainage calculation must provide to Public Works for review and approval prior to commencing the work.	Public Works (Engineering)			
2	The existing driveway approaches must be upgraded to meet County commercial driveway standards as needed.	Public Works (Engineering)			

EXHIBIT A



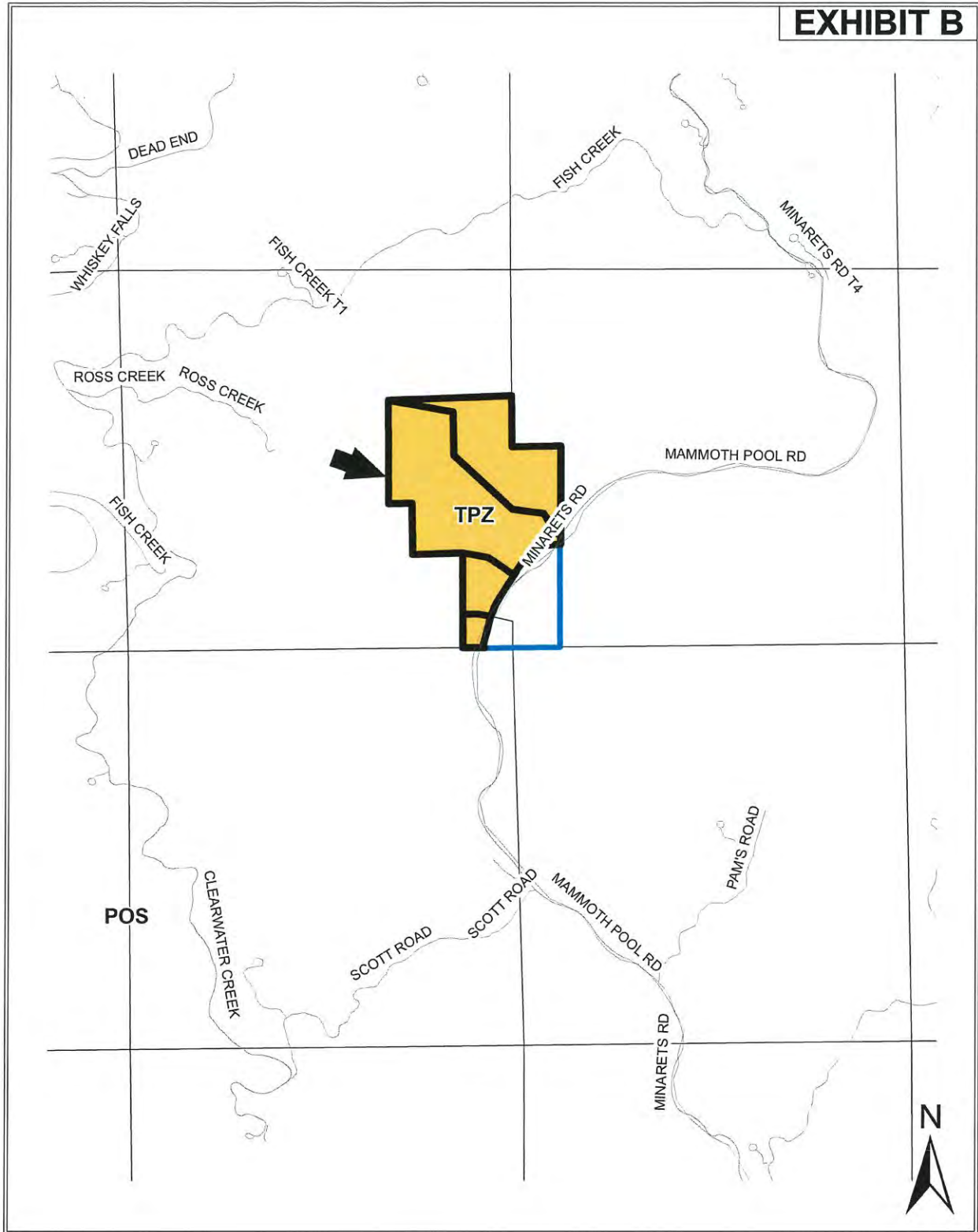
GENERAL PLAN MAP

EXHIBIT A-1



NORTH FORK AREA PLAN

EXHIBIT B

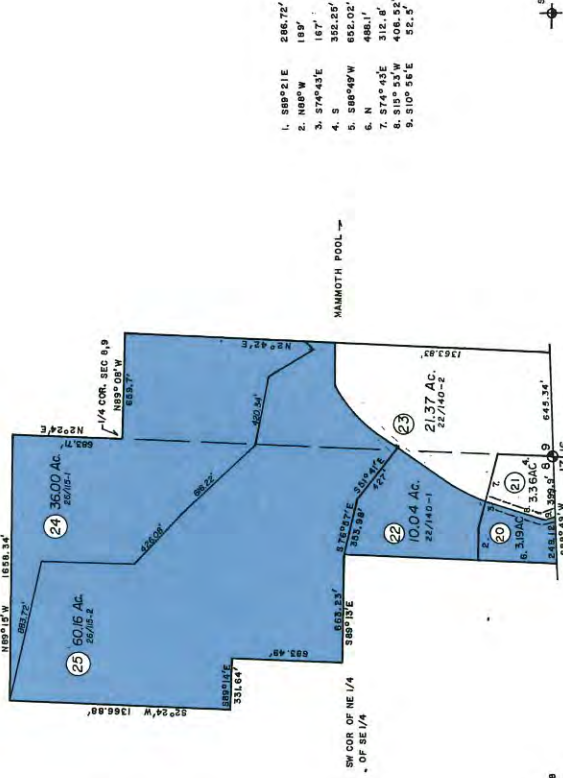


ZONING MAP

61-111
SHEET 2 OF 2

TAX AREA NO.
83 00

POR. SEC'S. 8-9 T. 8 R. 24



1. S89°21'E 288.72'
2. N89°21'E 187'
3. S74°43'E 352.25'
4. S 352.25'
5. S88°49'W 652.02'
6. N 488.17'
7. S74°43'E 312.8'
8. S88°49'W 52.25'
9. S10°55'E 52.25'



88134-25-NLM



5949 E CLINTON AVE.
FRESNO, CA 93727
(559) 264-2300

PROJECT DATA

APPLICANT: SECRETS UNSEALED
5949 E CLINTON AVE.
FRESNO, CA 93727

CONTACT: MILTON TESKE, M.D.
(559) 260-1501

PROPERTY OWNER: DAN GAMMEL

SITE ADDRESS: 65501 MAMMOTH POOL RD.
NORTH FORK, CA 93643

APN's: 061-110-020, 061-110-022,
0161-110-024, 061-110-025

ZONING: TPZ

LAND USE: TIMBER PRESERVE ZONE

TOTAL SITE AREA: 109.39 ACRES

KEY NOTES

- 1 EXISTING VEHICULAR ENTRANCE, GATED.
- 2 EXISTING A/C PAVING.
- 3 EXISTING MAIN RESIDENCE (5,000 S.F.) TO BE CONVERTED INTO WELLNESS EDUCATION CENTER.
- 4 EXISTING GARAGE WITH ATTACHED LIVING QUARTERS TO BE CONVERTED INTO WELLNESS COUNSELING CENTER.
- 5 EXISTING SHOP (4,000 S.F.) WITH ATTACHED LIVING QUARTER TO BE USED AS STAFF HOUSING.
- 6 EXISTING CHALET DWELLING UNIT TO BE USED AS STAFF HOUSING.
- 7 EXISTING MOBILE HOME TO BE USED AS STAFF HOUSING.
- 8 EXISTING BUNK HOUSE.
- 9 EXISTING BARN.
- 10 EXISTING EQUESTRIAN AREA.
- 11 EXISTING FENCING.
- 12a EXISTING WELL 5 GPM (FOR CHALET DWELLING UNITS).
- 12b EXISTING WELL, 3 GPM.
- 12c EXISTING WELL, 5 GPM.
- 12d EXISTING AG WELL, 150 GPM.
- 13a EXISTING WATER TANK, (1) 2500 GAL. (FOR MOBILE HOME).
- 13b EXISTING WATER TANKS, (2) 2500 GAL. SPRING WATER.
- 13c EXISTING WATER TANKS, (1) 2500 GAL., (1) 3500 GAL. SPRING WATER.
- 14a EXISTING SEPTIC TANK AND LEACH FIELD.
- 14b EXISTING SEPTIC TANK, 1500 GAL. AND LEACH FIELD.
- 14c EXISTING SEPTIC TANK, 1500 GAL. AND LINEAR LEACH LINES, (2) 50'.
- 14d EXISTING SEPTIC TANK, 2500 GAL. AND LINEAR LEACH LINES, (2) 100'.
- 15 EXISTING UNPAVED GATED ENTRANCE TO BE UPGRADED TO A PAVED GATED VEHICULAR ENTRANCE.
- 16 PROPOSED NEW MONUMENT SIGN.
- 17 PROPOSED NEW A/C VEHICULAR DRIVE.
- 18 PROPOSED NEW A/C PARKING AREA.
- 19 PROPOSED NEW WELLNESS LODGE.
- 20 PROPOSED NEW FARM BUILDING.
- 21 PROPOSED NEW CAMP RESTROOMS/SHOWERS.
- 22 PROPOSED NEW RV DUMP STATION.
- 23 PROPOSED NEW GREENHOUSES.

CUP SUBMITTAL
NOT FOR CONSTRUCTION

Revisions:

No.	Revision	Date	By

Site Address: ROSS CREEK RANCH
65501 MAMMOTH POOL RD.
NORTH FORK, CA 93643

Project: WELLNESS CENTER

Sheet Title: OVERALL SITE PLAN

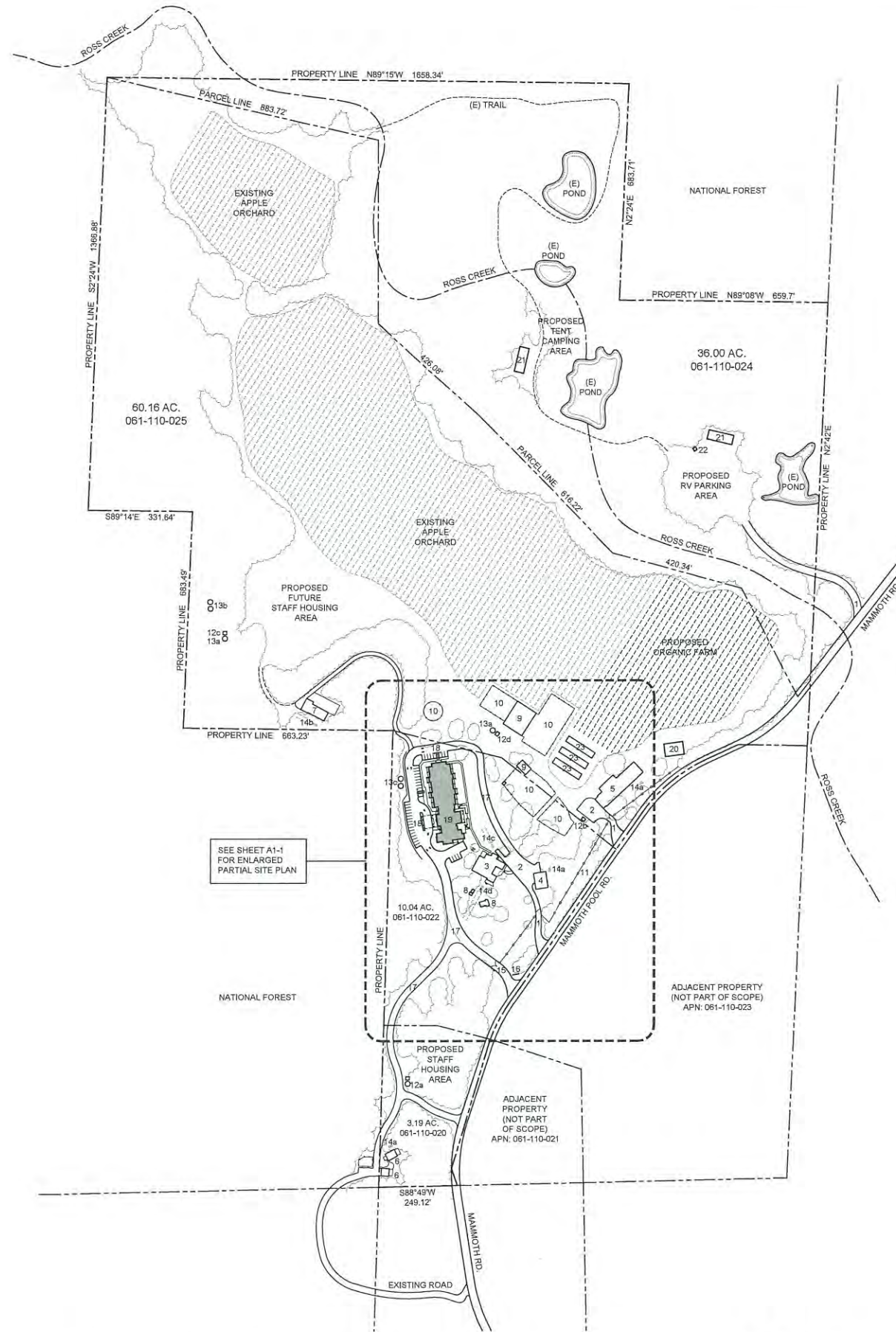
Project No.: 20005

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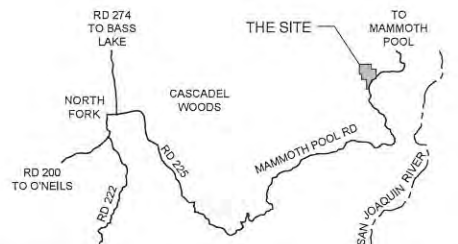
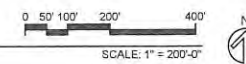
Drawn By: RL

Issue Date: 03-16-21

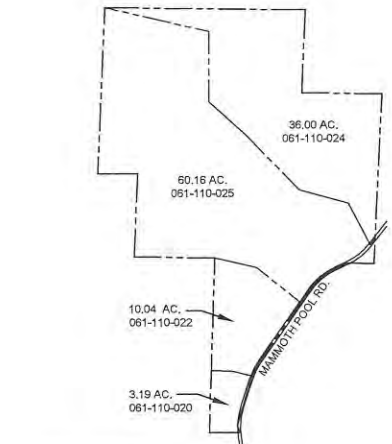
Sheet No.
A1-0



OVERALL SITE PLAN



VICINITY MAP
N.T.S.



SITE KEY MAP
N.T.S.

IF THIS SHEET IS NOT 24" x 36" IT IS A REDUCED PRINT



5949 E CLINTON AVE.
FRESNO, CA 93727
(559) 264-2300

BUILDING DATA FOR PROPOSED WELLNESS LODGE

OCCUPANCY:	R-1
CONSTRUCTION TYPE:	V-B SPRINKLERED
BUILDING AREA:	
MAIN LEVEL:	16,980 S.F.
BASEMENT:	16,520 S.F.
TOTAL BUILDING AREA:	33,500 S.F.

PARKING REQUIRED FOR PROPOSED WELLNESS LODGE

(PER MADERA COUNTY ORDINANCE 18.102.040 FOR HOTEL/MOTEL)

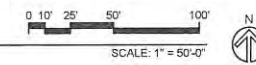
2 SPACES FOR MANAGERS OFFICE:	2 STALLS
1 SPACE PER GUEST ROOM x 24 GUEST ROOMS PROVIDED:	24 STALLS
TOTAL SPACES REQUIRED:	26 STALLS

PARKING PROVIDED FOR PROPOSED WELLNESS LODGE

STANDARD STALLS:	34 STALLS
ACCESSIBLE STALLS:	4 STALLS
TOTAL SPACES PROVIDED:	38 STALLS



PARTIAL SITE PLAN - PARCEL 061-110-022

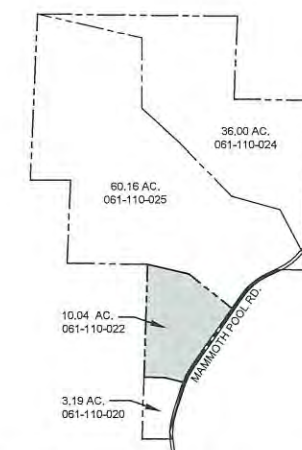


PROJECT DATA

APPLICANT:	SECRETS UNSEALED 5949 E CLINTON AVE. FRESNO, CA 93727
CONTACT:	MILTON TESKE, M.D. (559) 260-1501
PROPERTY OWNER:	DAN GAMMEL
SITE ADDRESS:	65501 MAMMOTH POOL RD. NORTH FORK, CA 93643
APNs:	061-110-020, 061-110-022, 0161-110-024, 061-110-025
ZONING:	TPZ
LAND USE:	TIMBER PRESERVE ZONE
TOTAL SITE AREA:	109.39 ACRES

KEY NOTES

- 1 EXISTING VEHICULAR ENTRANCE, GATED.
- 2 EXISTING A/C PAVING.
- 3 EXISTING MAIN RESIDENCE (5,000 S.F.) TO BE CONVERTED INTO WELLNESS EDUCATION CENTER.
- 4 EXISTING GARAGE WITH ATTACHED LIVING QUARTERS TO BE CONVERTED INTO WELLNESS COUNSELING CENTER.
- 5 EXISTING SHOP (4,000 S.F.) WITH ATTACHED LIVING QUARTER TO BE USED AS STAFF HOUSING.
- 6 EXISTING BUNK HOUSE.
- 7 EXISTING BARN.
- 8 EXISTING EQUESTRIAN AREA.
- 9 EXISTING FENCING.
- 10a EXISTING WELL, 3 GPM.
- 10b EXISTING AG WELL, 150 GPM.
- 11a EXISTING WATER TANK, 2500 GAL.
- 11b EXISTING WATER TANK, 3500 GAL.
- 12a EXISTING SEPTIC TANK AND LEACH FIELD.
- 12b EXISTING SEPTIC TANK, 1500 GAL, AND LINEAR LEACH LINES, (2) 50'.
- 12c EXISTING SEPTIC TANK, 2500 GAL, AND LINEAR LEACH LINES, (2) 100'.
- 13 EXISTING PROPANE TANKS (2).
- 14 EXISTING UNPAVED GATED ENTRANCE TO BE UPGRADED TO A PAVED GATED VEHICULAR ENTRANCE.
- 15 PROPOSED NEW MONUMENT SIGN.
- 16 PROPOSED NEW A/C VEHICULAR DRIVE.
- 17 PROPOSED NEW GUEST PARKING AREA.
- 18 PROPOSED NEW ACCESSIBLE STALLS AND ACCESS AISLE.
- 19 PROPOSED NEW PORTE COCHERE.
- 20 PROPOSED MAIN ENTRANCE INTO WELLNESS LODGE.
- 21 PROPOSED NEW EMPLOYEE PARKING AREA.
- 22 PROPOSED NEW PAVED LOADING AREA.
- 23 PROPOSED NEW CONCRETE WALKWAY, 5' WIDE MINIMUM.
- 24 PROPOSED NEW RETAINING WALL.
- 25 PROPOSED NEW GREENHOUSES.



SITE KEY MAP
N.T.S.

CUP SUBMITTAL
NOT FOR CONSTRUCTION

Revisions:			
No.	Revisions	Date	By

Site Address:
ROSS CREEK RANCH
65501 MAMMOTH POOL RD.
NORTH FORK, CA 93643

Project:
WELLNESS CENTER

Sheet Title:
PARTIAL SITE PLAN
PARCEL 061-110-022

Project No.: 20005

Scale: 1" = 50'-0"

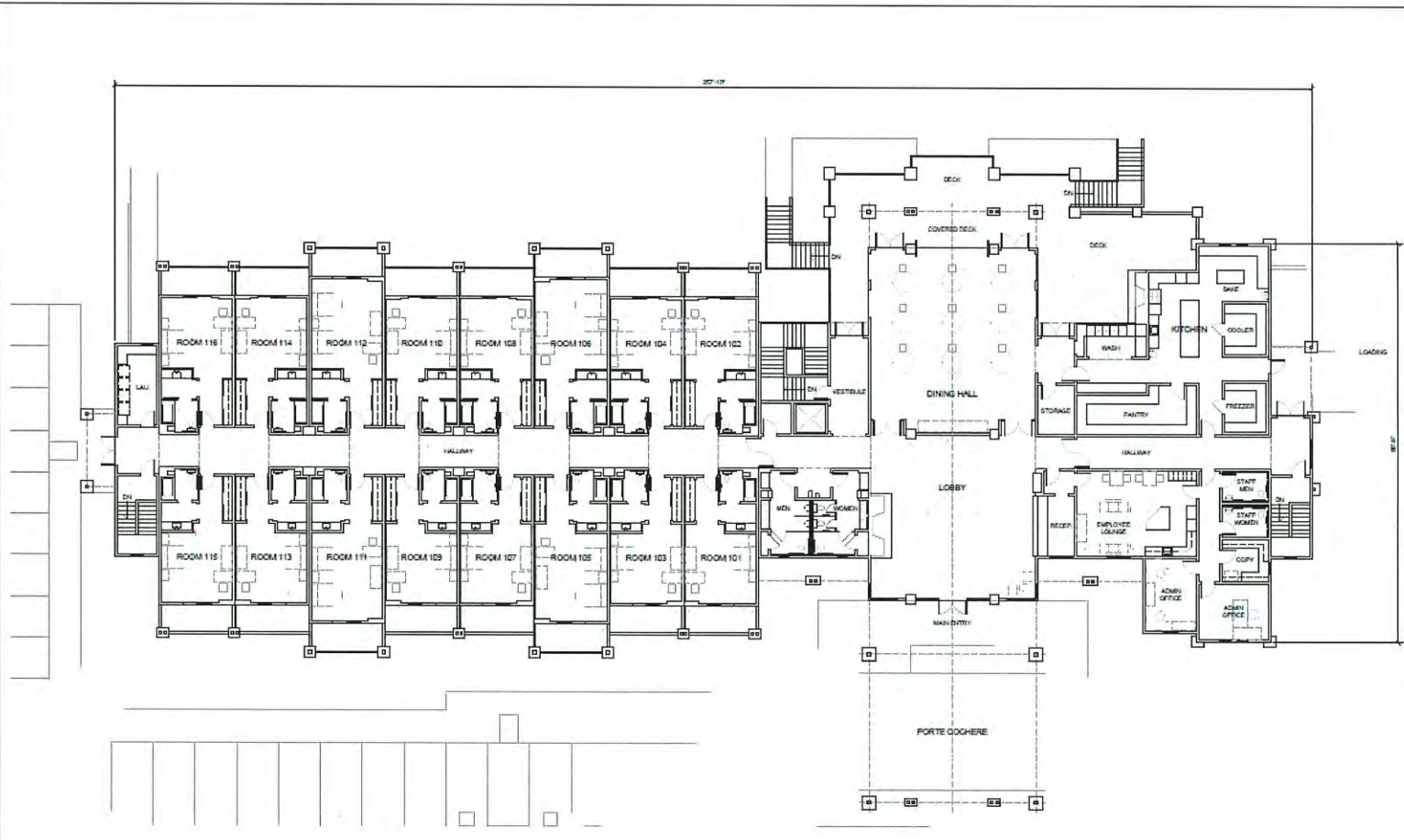
Drawn By: RL

Issue Date: 03-16-21

Sheet No.

A1-1

FLOOR PLAN MAIN LEVEL



WELLNESS LODGE - CONCEPTUAL FLOOR PLAN - MAIN LEVEL 16,980 sq. ft.



CUP SUBMITTAL
NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY

Site Address
ROCK CREEK RANCH
65501 MAMMOTH POOL RD.
NORTH FORK, CA 93643

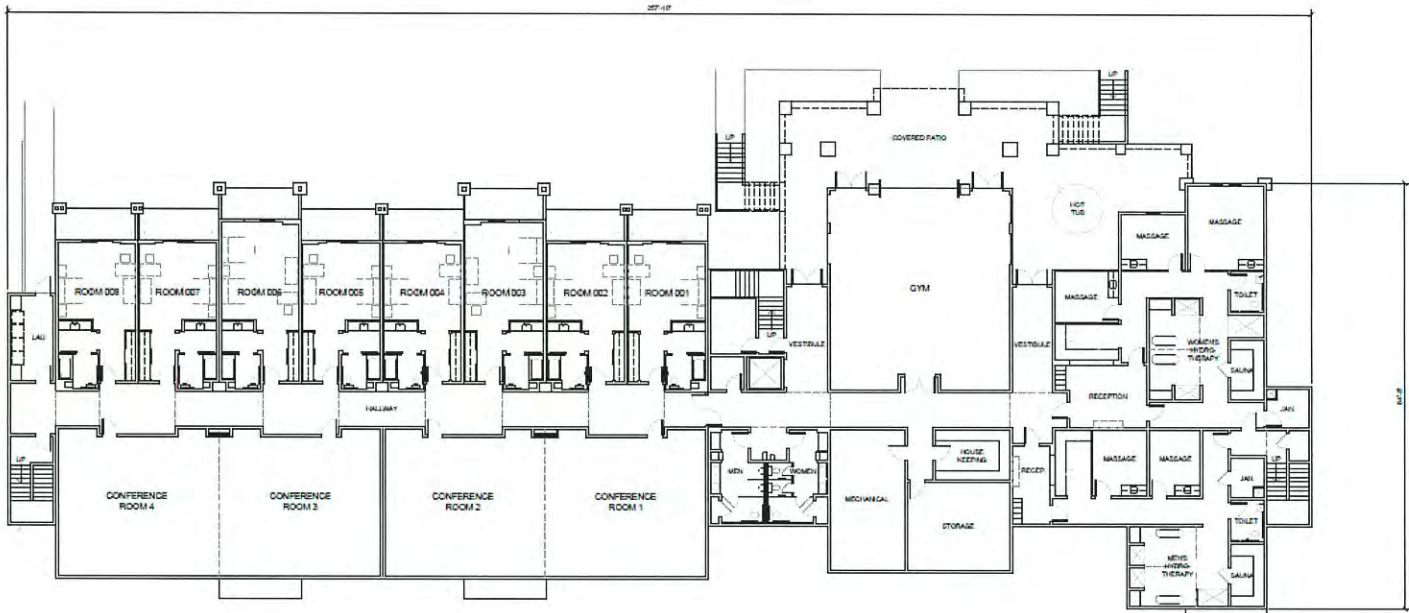
Project Name
WELLNESS CENTER

Project Title
WELLNESS LODGE
CONCEPTUAL FLOOR PLAN
MAIN LEVEL

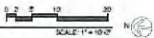
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Sheet No. 11
Sheet Title A2-1

EXHIBIT D-2

FLOOR PLAN GROUND LEVEL



WELLNESS LODGE - CONCEPTUAL FLOOR PLAN - GROUND LEVEL 18,520 sq. ft.



3546 E. CLAYTON AVE.
FRESNO, CA 93727
(559) 264-2260

CIP SUBMITTAL
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY

Site Address
ROCK CREEK RANCH
8551 MAMMOTH POOL RD.
NORTH FORK, CA 93543

Project
WELLNESS CENTER

Sheet Title
WELLNESS LODGE
CONCEPTUAL FLOOR PLAN
GROUND LEVEL

Project No. 20065

Scale 1" = 10'-0"

Sheet No. RL

Issue Date 03-15-21

A2-2

EXHIBIT D-3

EXTERIOR ELEVATIONS



WEST ELEVATION - FRONT ENTRY



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

WELLNESS LODGE - CONCEPTUAL EXTERIOR ELEVATIONS

EXTERIOR MATERIALS

1. ROOFING: GLASS-A COMPOSITION ASPHALT SHINGLES, TYP. CERTAINTED LAFARGE, WALL DET WEATHERWOOD
2. PALCA AND TRIM: PAINTED, TYP. DE SBT BLACK T/C
3. HARDIE PLANK LAP SIDING, TYP. PAINTED DE 6125 CARVED WOOD
4. HARDIE SHINGLE SIDING, TYP. PAINTED DE 6125 CARVED WOOD
5. STONE VENEER, TYP. ELDOGRADO STONE, MOUNTAIN LEDGE, 5/8" X 3/4"
6. WINDOW FRAMES & STOREFRONT FRAMES, TYP. COLOR: CHARCOAL
7. COMPOSITE RAILING: TREX TRANSCEND RAILING SYSTEM, COLOR: CHARCOAL

0 2 5 10 20
SCALE: 1" = 12'-0"



SECRETS UNSEALED

2949 E CLAYTON AVE.
FRESNO, CA 93727
509.264.2360

CIP SUBMITTAL
NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY

Site Address: RODO CREEK RANCH
6501 MAMMOTH POOL RD,
NORTH FORK, CA 93643

Project: WELLNESS CENTER

Sheet Title: WELLNESS LODGE
EXTERIOR ELEVATIONS

Project No.:	20305	Sheet No.:	A3-0
Scale:	1" = 12'-0"	Drawn By:	RL
Check By:		Issue Date:	05-18-21

EXHIBIT D-4

CONCEPTUAL WEST ELEVATION - FRONT ENTRY



Conceptual West Elevation – Front Entry
Proposed Wellness Center at Ross Creek Ranch



Conceptual East Elevation – View of the Sierras
Proposed Wellness Center at Ross Creek Ranch

CONCEPTUAL EAST ELEVATION



Conceptual East Elevation
Proposed Wellness Center at Ross Creek Ranch

EXHIBIT D-7

CONCEPTUAL EAST ELEVATION



Conceptual East Elevation
Proposed Wellness Center at Ross Creek Ranch

EXHIBIT D-8

VICINITY MAP



Vicinity Map
Proposed Wellness Center at Ross Creek Ranch

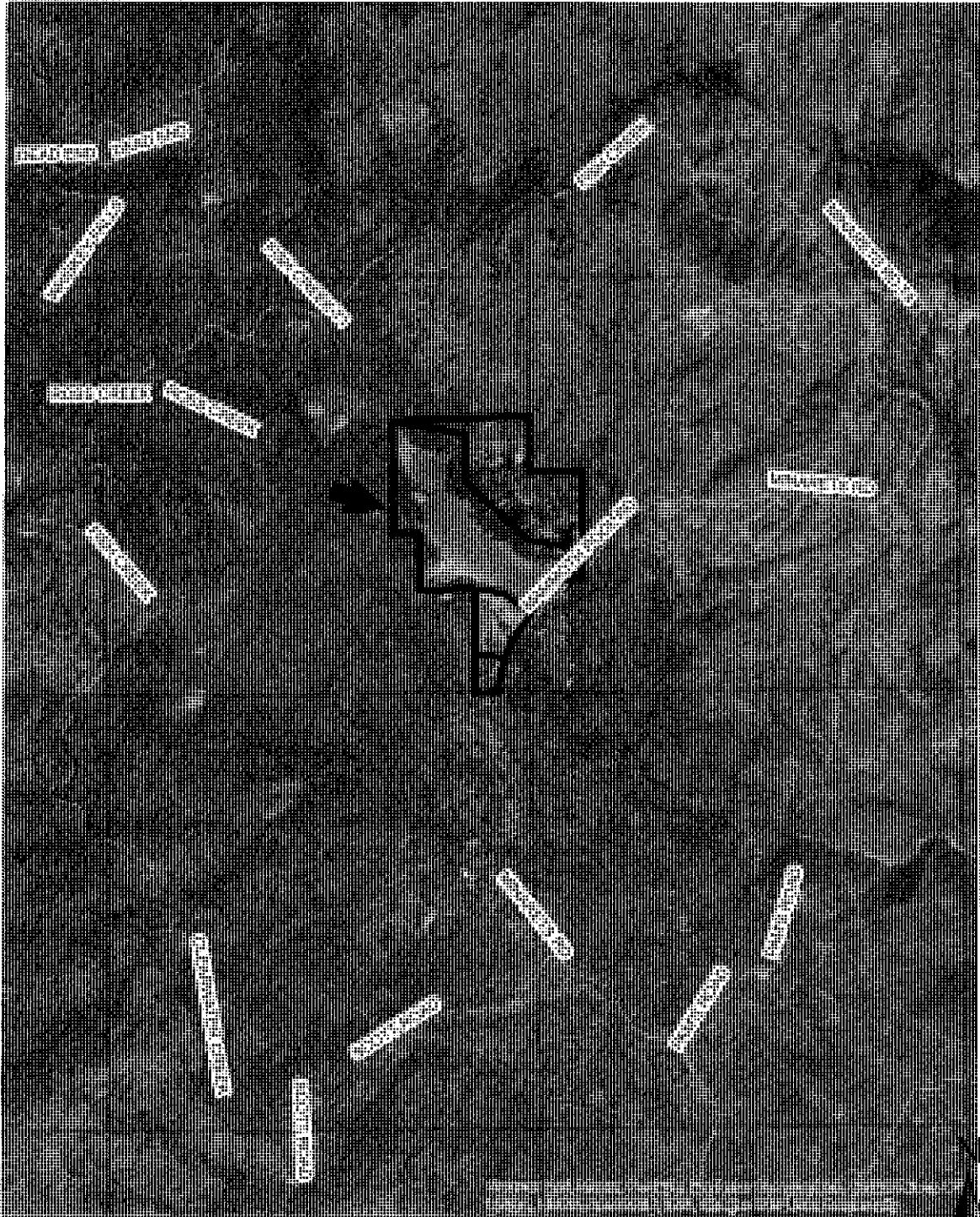


SITE AERIAL VIEW

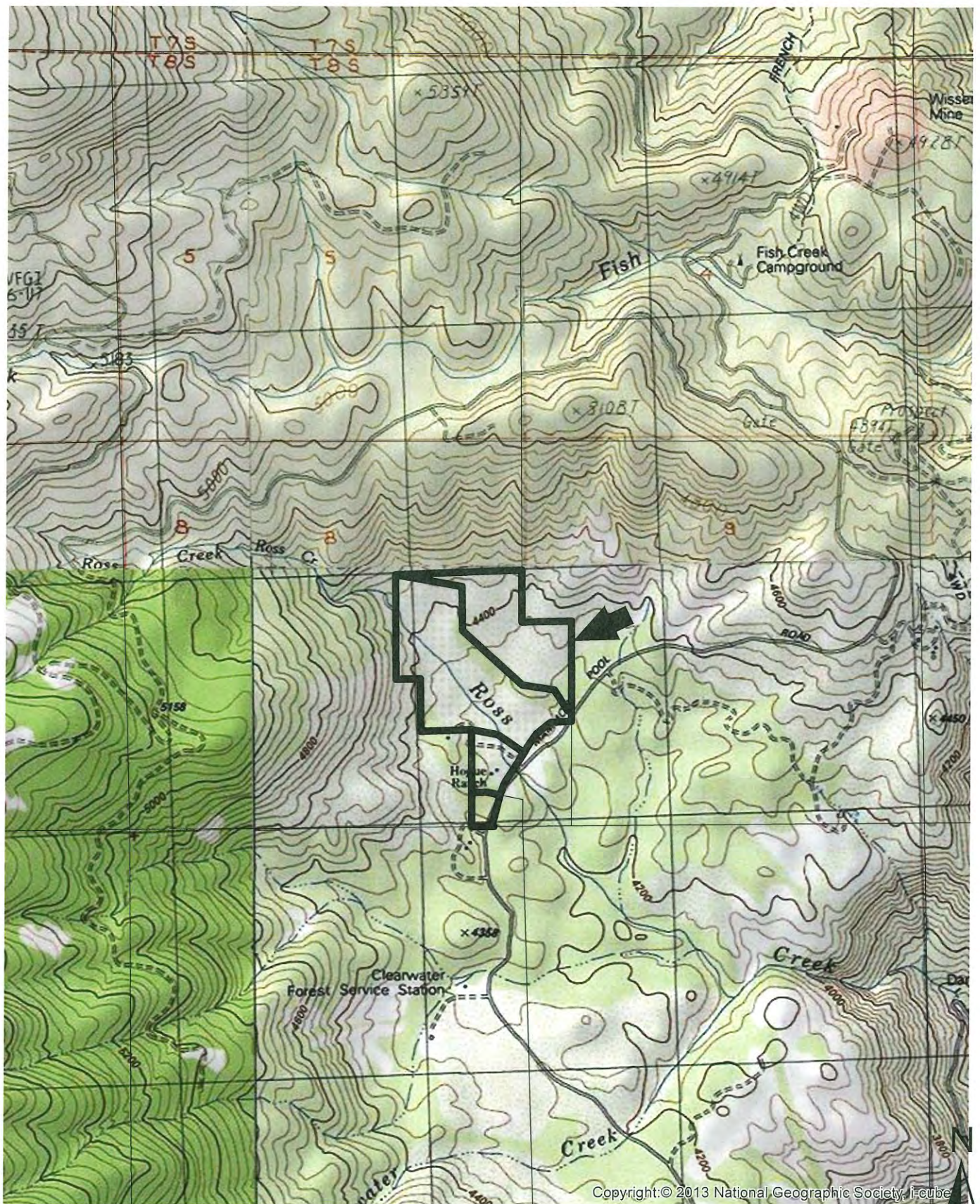


Site Aerial View
Proposed Wellness Center at Ross Creek Ranch





AERIAL MAP



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TOPOGRAPHICAL MAP

Operational Statement

A Spiritual and Wellness Retreat Center

At the Ross Creek Ranch located in the Sierra National Forest on Mammoth Pool Road

1. Project Info:

Property Address: 65501 Mammoth Pool Rd., North Fork, CA 93643

Assessor's Parcel Numbers: APN# 061-110-022, 061-110-025, 061-110-024, 061-110-020

Applicant: Secrets Unsealed
5949 E Clinton Ave
Fresno CA 93727

Contact: Milton Teske, MD
559-260-1501
DrTeske@icloud.com

2. Proposed Operation:

A Spiritual and Wellness Retreat Center

The Wellness Lifestyle Concept

Our plan is to provide an opportunity for spiritual renewal and health restoration in a natural mountain setting. The key elements of this restoration program will be a diet of simple whole plant foods without factory refined products, drinking pure mountain spring water, exercise in the sunlight and clean mountain air, sound sleep and relaxation and trust in the Creator who made this world to recreate His loving character and life within us.

Much of the disease in this world is the result of the unhealthy processed foods and animal products from diseased animals and junk food that so many live on. People generally do not drink enough water and live sedentary lives. This lifestyle lived in the high stress environment of the noise and traffic and confusion of city life is the cause of so much of the sickness and disease found in our communities.

Many lifestyle diseases such as diabetes, hypertension, cardiovascular disease, heart attacks, heart failure, arthritis and other autoimmune diseases cannot be cured with drugs that only treat various symptoms. The only way to cure them is to treat the cause—the lifestyle that caused them. Lifestyle health centers are very effective at actually reversing these lifestyle diseases. About 50% of type 2 diabetics can be off of all medications and insulin with a normal blood sugar level in just three weeks. And if they stay on the program when returning home

the cure rate goes up to about 80% by 3 months. Similar results are seen with high blood pressure and atherosclerosis and so many other diseases.

Our plans are based in part on the extremely successful program being carried on at the Weimar Institute located in a forest setting between Sacramento and Lake Tahoe. For the last 40 years they have been conducting programs every month where guests come and under careful physician supervision are able to reverse diabetes, hypertension, heart disease and autoimmune diseases. We are inspired also by Dr. Caldwell Esselstyn from the Cleveland Clinic, Dr. Collin Campbell at Cornell University, and Dr. Dean Ornish at UCSF. The American College of Lifestyle Medicine is responsible of the accumulation and standardization of the evidence-based practices most effective in reversing disease by lifestyle means. The American Board of Lifestyle Medicine certifies physicians in this specialty. There are currently no similar lifestyle treatment centers in Central California.

The Lifestyle Program

Guests will come and stay in the guest lodge for 18 days of total immersion into a lifechanging experience. In the quiet peace of this mountain forest setting, they will be free from television and the internet with their distractive addictive intrusions into life. Tasty plant-based meals will be served in the dining area of the guest lodge and will be key to providing the proper nutrition for their bodies to heal and return to a normal metabolism. There will be daily lectures presented by the physicians and other health educators as well as food preparation demos by the dietitian with the goal of educating them to understand and continue this new lifestyle when they return home.

Daily exercise in the sunlight and fresh mountain air will be a very important part of the program. Individualized for each guest, the goal will be to advance them to regular walking on the trails around the ponds and extending out into the hiking trails of the surrounding Sierra National Forest. Massage and hydrotherapy treatments located in the basement of the guest lodge will complement the exercise program.

The Ideal Location

The Ross Creek Ranch provides an ideal location for fulfilling our mission. Amid the tranquil scenes of nature with their majestic views, fresh air and the sounds of nature one can better contemplate God's healing love and understand the simple natural means He has provided for the restoration of one's health. Communion with God in nature is central to the transformed life we hope to lead our guests to experience. Prayer and meditation away from the distractions and confusion of the city will be the means whereby God can enter the life and impart His healing renewing presence to the soul.

The lifestyle wellness center for the reversal of chronic disease will be the main central purpose of what we will do at the Ross Creek ranch property. But this location is ideal to add some other very complementary programs that will enhance the value of the mountain forest experience we plan to provide.

The Organic Farm

The farm with its organic vegetable garden and orchards will not only provide some healthy food for the kitchen but will also provide another option for exercise where guests can lend a hand in tending the gardens and orchards and maybe become inspired to start some home gardening when they return home. The light pleasant exercise in the garden with the sound of birds and the humming of bees and a light breeze with the scent of pine and cedar will be the best possible therapy for an anxious or depressed mind.

Camping

The East side of the property with its four ponds and natural setting will be ideal for an RV camping park as well as some tent campsites. There is already electricity available there and some restrooms and showers will be added as well as some picnic areas by the ponds. Access to the trails in the surrounding Sierra National Forest is already in place.

Equestrian Camp

The existing equestrian setup with stables, barn and corrals could be used for a future horse camp for kids where they could learn the basics of horseback riding and care as well as a base for horseback riding and horse pack trips into the Sierra Forest. Horse therapy has been found to be very beneficial in the treatment of autism spectrum disorders as well as other developmental conditions. The campgrounds on the east side could provide the lodging for these camps or we could add a couple of cabins for this purpose.

Sustainable Agriculture Seminars

We intend to be a model of sustainable organic and no-till gardening and farming. Using the campgrounds as lodging our gardening specialists can offer various gardening seminars or apprenticeships for those wishing to learn more about successful natural farming or home gardening.

Spiritual Renewal Retreats

When the schedule permits, we would offer special weekend spiritual seminars between sessions. Meetings for spiritual guidance and Bible study would be held in the same location as the health lectures, the healthy meals and lodging would be provided in the guest lodge. The quiet mountain setting with its majestic views of the Sierras will be ideal for contemplative walks for meditation and prayer.

3. **Existing use of the property:**
Multiple residences, horse stables, organic apple orchard
4. **Products produced:**
Organic apples (currently not sold on site but rather shipped in bulk to a processor for organic apple sauce and organic apple juice.)

5. **Proposed operational time limits:**
 - Lifestyle center will run 18-day sessions every 3 weeks. Guests will be on site 24h/day during the sessions.
 - Camping will be seasonal.
 - Farm labor will be seasonal.

6. **Customers expected:**
 - Lifestyle program: 24 guests if full program, 48 if spouse accompanies (max 60).
 - Campground: 15 campsites (RV or tent) possibly 45 max occupants.

7. **Number of employees: ~~(live onsite or offsite?)~~**
 - Lifestyle program medical staff: 7 (most onsite)
 - Food service staff: 6 (some will commute from offsite)
 - Guest lodge manager: 1 (onsite)
 - Guest lodge staff & custodial: 4-6 (most will commute from offsite)
 - Farm management: 1 (onsite)
 - Episodic farm labor will commute from offsite
 - Maintenance manager: 1 (onsite)
 - Episodic maintenance and grounds commute from offsite
 - Business office, Finance, Marketing, Sales: will all be located in Fresno not at this site

8. **Equipment, materials and supplies:**
 - Maintenance, groundskeeping & farm supplies stored in shop and barn
 - Large farm equipment parked outside near shop
 - Food and kitchen supplies stored in guest lodge pantry
 - Custodial & cleaning supplies stored in guest lodge closets
 - Linens stored in guest lodge laundry area

9. **Service and Delivery Vehicles:**

We do not plan to offer any offsite services that would require service or delivery vehicles.

10. **Parking spaces:**
 - Guest lodge: 26 required, 34 provided (1 space per guest room and 2 spaces for manager. 24 guest rooms = 24 guest stalls + 2 manager stalls = 26 stalls required per Madera County Code of Ordinances 18.102.040).
 - Residences: 2 per dwelling (per Madera County Code of Ordinances 18.102.040).
 - There are multiple areas on the property resurfaced with DG that can provide extensive additional parking if needed.

11. **Access to the property:**

- We plan to use the three current access points located on Mammoth Pool Road.
- Two are currently well used entrances and the third is a minimally used gate at the present. See site map for locations.

12. **Number of vehicular trips:**

Wellness retreat guests will not normally leave the property till the end of the 18-day program. Some of the staff will commute from North Fork. There will be some episodic farm labor commuting as they do currently to work the orchard. Staff will need to restock food stuff and supplies weekly using a truck or van.

13. **Advertising signage:**

One monument type sign at the main entrance. No other advertising signage is planned.

14. **Buildings:**

Existing Buildings to Be Reused:

- Existing main home will be used as a lecture hall and library.
- Existing auxiliary residences will be used for staff housing.
- Existing large shop will be used for maintenance and farming needs.

Proposed New Buildings:

- New guest lodge (See attached conceptual plans and elevations for all details.)
- Some new additional staff housing will need to be built.
- New restrooms and shower facilities at the campgrounds.
- New greenhouse and additional farm building may be added in the future.

Note regarding the Guest lodge: While the possibility of using cabins for lodging was considered, we have realized that it will not work because of the health status of many of the guests. Although the program plans to get the guests out into the gardens and forest for exercise and fresh air, experience has shown that the reality is that many guests do not come to such programs until their health is seriously compromised. Many will be using canes or walkers for ambulation. Some may require other assistance during the night or at other times. And running the program during the winter months with rain and snow and ice would make the use of cabins impractical for these guests as well. We see the use of the guest lodge with a dining facility as the safest way to provide access to the forest experience so the guests can regain their health and hopefully by the end of the program be able to more fully enjoy all the benefits of an outdoor life.

15. **Landscaping and fencing:**
 - Landscaping will be minimal and consistent with the natural forest setting.
 - Possibly a security gate at entrance and exit.
 - A deer-high fence around the organic vegetable garden.
16. **Surrounding land uses:**
 - National Forest land to the East, North and West.
 - Private property with a residence across the highway to the South.
17. **Noise:**

The operation will not produce any excessive noise.
18. **Water source and usage:**

There are 4 natural springs that currently provide all needed water for the property. There is a 35,000-gal water storage tank. There is also a 150 GPM well that can be used if needed. See site plan.
19. **Wastewater disposal:**

In-ground septic system.
20. **Garbage disposal:**
 - We plan to compost all kitchen garbage and brown cardboard for use in the organic gardens.
 - All other trash and recyclables will be disposed at the North Fork Transfer Station, 33699 Rd 274 or at an approved waste disposal facility.
21. **Grading and tree removal:**

Grading and tree removal for the guest lodge building pad, road and drainage. See attached site plan for details.
22. **Archeological and Historic Remains:**

We are unaware of any archeological or historical sites located on this property.
23. **Bodies of Water:**

See attached site plan for location of ponds and creeks.
24. **Ravines, Gullies and Natural Drainage:**

See attached site plan for location of all ravines, gullies and drainage courses on the property.
25. **Hazardous Materials:**

We will not be producing any hazardous waste products on this project.

26. **Public services or facilities:**
We will not need addition public services or facilities except for possibly a rare 911 call for police, fire or ambulance.
27. **Impact on the Surrounding Area:**
No anticipated impact on the surrounding area.
28. **Impact on Schools, Parks, Fire and Police Protection:**
No anticipated impact on schools, parks, fire or police.
29. **Proposed Use:**
The guest lodge with dining facility will be ~34,000 sq ft. It will be a single-story structure with a daylight basement. See attached elevations for details.
30. **Land Divisions:**
No proposed land divisions.



April 14, 2021

Tiffany Williams
Planning Department
200 West 4th Street
Madera, CA 93637

**Project: CUP 2021-007, Secrets Unsealed Wellness Center, Guest Lodge
Approximately 34,000 Square Feet**
APN #: 061-110-022, 061-110-025, 061-110-024, -61-110-202
Subject: District Rule 9510: Indirect Source Review (ISR) applicability
District CEQA Reference No: 20210343

To Whom It May Concern:

Based on the information provided, the San Joaquin Valley Air Pollution Control District (District) concludes that the proposed project is subject to District Rule 9510 Indirect Source Review (ISR) and therefore requires an Air Impact Assessment (AIA). Since District records indicate that an AIA application has not been submitted for this project, please submit an AIA application to the District no later than applying for final discretionary approval with a public agency. The application provides the required information to quantify emissions from the project and determine the amount of mitigation required.

For your convenience, enclosed is an AIA application, which can also be downloaded from the District's website: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>. Also enclosed is a document with answers to frequently asked questions regarding ISR. This may be used as a reference to better understand ISR and how the District

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)
1090 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

processes applications. For additional information, please visit the District's ISR website:
<http://www.valleyair.org/isr/isrhome.htm>.

Please pay close attention to the following important information:

- Generating emissions before paying required Off-site Mitigation Fees, if any, is a violation of District regulations and is subject to enforcement action.
- In the event that there is a change in project ownership or developer, the new owner/developer is responsible for contacting the District to finalize the AIA.

District staff is available to meet with you and/or the applicant to assist in the submittal of the application, help you identify potential mitigation measures to reduce emissions from the project, and further discuss the regulatory requirements that are associated with this project.

Thank you for your cooperation in this matter. If you have any questions or require further information, please contact the District by email at ISR@valleyair.org or by phone at (559) 230-6000.

Sincerely,



For Brian Clements
Director of Permit Services

BC:sl

Enclosures: ISR FAQ and AIA application



Frequently Asked Questions Rule 9510 Indirect Source Review (ISR)

1. What is the purpose of Rule 9510 Indirect Source Review (ISR)?

The purpose of this rule is to reduce emissions from nitrogen oxide (NO_x) and particulate matter of 10 microns or less (PM₁₀) that are associated with construction and operation of new development projects in the San Joaquin Valley. As land development and population in the San Joaquin Valley continues to increase, so will indirect air emissions that negatively affect air quality. The emissions are called indirect because they don't come directly from a smokestack, like traditional industry emissions, but rather the emissions are indirectly caused by this growth in population. Mobile source emissions make up over 85% of the Valley's NO_x emissions, the primary driver in the formation of particulate matter (PM) and ozone pollution. Although the San Joaquin Valley Air Pollution Control District (District) has no regulatory authority to control tailpipe emissions from motor vehicles, the District undertook groundbreaking action to reduce vehicle miles traveled by adopting Rule 9510 Indirect Source Review (ISR).

2. What pollutants does ISR target?

The ISR rule looks to reduce the growth in NO_x and PM₁₀ emissions associated with the construction and operation of new development projects, including transportation and transit development projects in the San Joaquin Valley.

For example, NO_x emissions can come from the combustion of fuels in motor vehicles, and other off-road vehicles such as construction equipment. PM emissions can be from fugitive dust particles or fine particles directly emitted from combustion processes

3. What are the emission reduction requirements under ISR?

The rule requirement is to reduce a development project's construction NO_x and PM₁₀ emissions by 20% and 45%, respectively, as well as reducing a development project's operational NO_x and PM₁₀ emissions by 33.3% and 50%, respectively, when compared to unmitigated project baseline emissions.

4. How can I comply with the emission reduction requirements?

The emission reduction requirements can be met through any combination of on-site District approved air friendly project design elements or off-site fees.

The District encourages air friendly project design elements to be incorporated into the development project, or, if clean air project design elements cannot be designed into the development project, by paying an off-site fee that will be used to fund off-site emission reduction projects:

- For construction, this includes using a **construction clean fleet**, for example.
- For operational, this includes, **project design elements** such as using on-road clean heavy duty truck fleet, locating near existing or planned bus stops, or exceeding Title 24 requirements.

A list of air friendly project design elements is available online at:

<http://www.valleyair.org/transportation/Mitigation-Measures.pdf>.

5. What is a Construction Clean Fleet?

“Construction Clean Fleet,” is defined as a construction fleet mix that is to reduce construction emissions by 20% for oxides of nitrogen (NOx) and 45% for particulate matter of 10 microns or less in size (PM10) from the statewide construction fleet average. A construction fleet for a project includes all the off-road pieces of construction equipment that are greater than 50 horsepower and generate emissions from the use of internal combustion engines related to construction activity. On average a mix of construction fleet with engine model years five (5) years or newer from the current calendar year would likely achieve the required reduction for NOx and PM10. Please note, the construction start year, fleet engine year mix, equipment type, and the number of hours used by each piece of equipment all can affect the ability to achieve the required reductions. As such, the District recommends using the cleanest reasonably available construction equipment. Please contact District staff at 559-230-6000 or ISR@valleyair.org for further determination.

6. When is a development project subject to ISR?

- A development project is subject to ISR if it received its final discretionary approval from a public agency on or after March 1, 2006, and meets or exceeds any one of the following District applicability thresholds:

2,000 sq. ft. commercial	25,000 sq. ft. light industrial	100,000 sq. ft. heavy industrial
20,000 sq. ft. medical office	39,000 sq. ft. general office	9,000 sq. ft. educational
10,000 sq. ft. government	20,000 sq. ft. recreational	50 residential units
9,000 sq. ft. of space not included in the list		

- A development project meeting or exceeding any one of the following District “Large Development Project” applicability thresholds is subject to ISR if it received its project-level approval from a public agency on or after March 21, 2018:

10,000 sq. ft. commercial	125,000 sq. ft. light industrial	500,000 sq. ft. heavy industrial
100,000 sq. ft. medical office	195,000 sq. ft. general office	45,000 sq. ft. educational
50,000 sq. ft. government	100,000 sq. ft. recreational	250 residential units
45,000 sq. ft. of space not included in the list		

- A transit or transportation development project is subject to ISR if construction exhaust emissions equal or exceed 2 tons of NOx or 2 tons of PM10. As a rule of thumb, constructing the equivalent of 0.125 mile (1/8 mile) of two-lane paved road may exceed the 2 ton threshold.

7. How can I check if my development project is subject to ISR?

Please call the District at 559-230-6000 to discuss specific cases or e-mail a request to ISR@valleyair.org.

8. What do I do next if my development project is subject to ISR?

You must submit an Air Impact Assessment (AIA) application for your project (AIA Project) to the District by the timing listed in Rule 9510 Section 5.0 Application Requirements. In addition, no construction related activities can occur prior to receiving an approved AIA from the District and, if applicable, paying the off-site fees.

9. Where can the AIA application forms be found?

AIA Application forms are available online at:
<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

10. What development project is not subject to ISR, or exempt from ISR?

Please call the District at 559-230-6000 to discuss specific cases or e-mail a request to ISR@valleyair.org.

11. For the purposes of ISR, what is discretionary approval?

A decision by a public agency that requires the exercise of judgment or deliberation when the public agency or body decides to approve or disapprove a particular development project, as distinguished from situations where the public agency merely has to determine whether there has been conformity with applicable statutes, ordinances, or regulations.

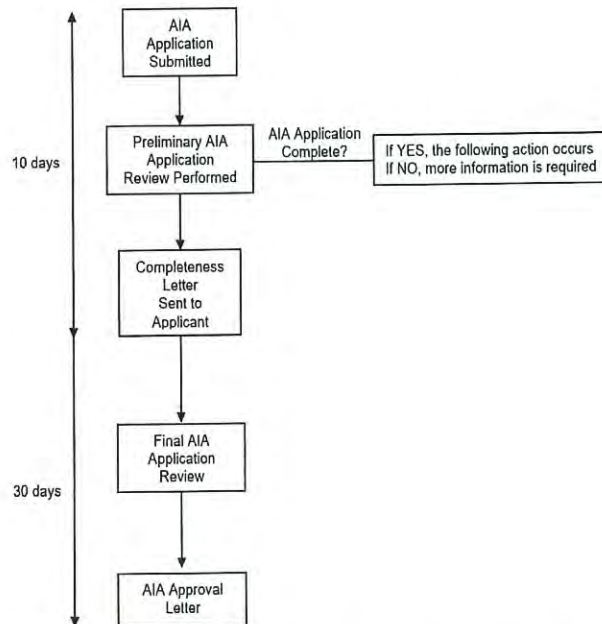
12. Is there an AIA application filing fee?

Yes, there is an ISR application filing fee listed on the application form. In addition a processing fee may be required by the District to process your AIA project.

13. What is the District's AIA application processing time?

The processing time is:

- 10 days for determining application completeness, and
- 30 days for the final application review and approval after the AIA application is deemed complete



14. Will I receive a refund of my application filing fee if the District determines that my development project is not subject to ISR?

According to rule 3180, Administrative Fees for Indirect Source Review, when an AIA application is submitted and an analysis by the District is required to determine the ISR applicability, the application filing fee is not refundable.

15. What emission model does the District use to assess projects under ISR?

The approved model is the California Emissions Estimator Model (CalEEMod).

16. How do I know that my AIA Project has been approved?

Once your AIA is finalized, you will receive an approval letter, along with the Monitoring and Reporting Schedule (MRS), and, if applicable, a fee schedule and an invoice for the project processing fees and/or project off-site fees.

17. What must I do if I committed to using a construction clean fleet?

If you have committed to using a construction clean fleet, you must submit construction fleet summary to the District within 30-days of completing construction. The District will perform an analysis to verify if the actual fleet complies with the rule requirements. If the analysis demonstrates that the actual fleet does not comply with rule requirements, off-site fees are required. The "Construction Clean Fleet" forms are available online at:

<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

18. What is the off-site fee rate?

The current off-site fee rate is \$9,350 per ton for NOx and \$9,011 per ton for PM10.

19. How are off-site fees used by the District?

The monies collected through payment of off-site fee are reinvested into the San Joaquin Valley to reduce emissions utilizing the District's highly successful incentive grant administration program. The funds are awarded to businesses, residents, and municipalities as partial payment of clean air projects that generate real and quantifiable reduction in emissions. Examples of clean air projects that have been funded using off-site fees include replacement of old heavy duty off-road vehicles and on-road vehicles with newer, cleaner versions, replacement of wood burning stoves with newer, cleaner versions, and replacement of old school buses.

20. When must the AIA Project processing fees and/or off-site fees be paid?

The off-site fees must be paid in full by the invoice due date or prior to starting construction such as grading, whichever occurs first.

The AIA Project processing fees must be paid within 60 days after invoice issuance.

21. What must I do if my development project changes ownership?

The seller must inform the District of the change of ownership by filling a "Change of Developer" form with the District prior to the buyer generating emissions associated with the project. The "Change of Developer" form is available online at:

<http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

22. Where can I find additional information/resources?

- ISR Rule: <http://www.valleyair.org/rules/currntrules/r9510-a.pdf>
- ISR website: <http://www.valleyair.org/ISR/ISRHome.htm>
- Contact District by E-mail: ISR@valleyair.org
- Contact District by Phone: (559) 230-6000



San Joaquin Valley Air Pollution Control District

Indirect Source Review (ISR) - Air Impact Assessment (AIA)

Residential/Non-Residential/Mixed-Use Application Form



A. Applicant Information

Applicant/Business Name:			
Mailing Address:	City:	State:	Zip:
Contact:	Title:		
Is the Applicant a licensed state contractor? <input type="checkbox"/> No <input type="checkbox"/> Yes, please provide State License number:			
Phone:	Fax:	Email:	

B. Agent Information (if applicable): If an Agent is signing the Air Impact Assessment Application on behalf of the Applicant, a signed letter from the Applicant giving the Agent authorization is required.

Agent/Business Name:			
Mailing Address:	City:	State:	Zip:
Contact:	Title:		
Phone:	Fax:	Email:	

C. Project Information

Project Name:		Tract Number(s) (if known):	
Project Location	Street:	City:	Zip:
Cross Streets:		County:	
Permitting Agency:	Planner:	Contact Number:	
Mailing Address:		City:	State: Zip:
Permit Type and Number (if known):	Subject to Project-Level Discretionary Approval? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	Last Project-Level Discretionary Approval Date: _____		
	Last Project-Level Ministerial Approval Date: _____		

D. Project Description

Please briefly describe the project (e.g.: 300 multi family residential units apartments and 35,000 square feet of commercial uses):

Please check the box next to each applicable land use below:

<input type="checkbox"/> Commercial / Retail	<input type="checkbox"/> Educational	<input type="checkbox"/> Office	<input type="checkbox"/> Warehouse
<input type="checkbox"/> Residential	<input type="checkbox"/> Government	<input type="checkbox"/> Industrial	<input type="checkbox"/> Distribution Center
<input type="checkbox"/> Recreational (e.g. park)	<input type="checkbox"/> Medical	<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Other: _____

Select land use setting below:

Urban Rural

E. Notice of Violation

Is this application being submitted as a result of receiving a Notice of Violation (NOV) from the District?

No Yes, NOV # _____

F. Voluntary Emission Reduction Agreement

Is this project part of a larger project for which there is a Voluntary Emission Reduction Agreement (VERA) with the District?

No Yes, VERA # _____

G. Optional Section

Do you want to receive information about the Healthy Air Living Business Partners Program? Yes No

FOR APCD USE ONLY

Filing Fee Received: _____	Check #: _____	<u>Date Stamp: Finance</u>	<u>Date Stamp: Permit</u>
Date Paid: _____	Project #: _____		
Applicant #: _____			

H. Parcel and Land Owner Information

	APN (000-000-00 Format)	Gross Acres	Land Owner
1.			
2.			
3.			
4.			

Additional sheets for listing APN numbers can be found on the District's website at www.valleyair.org.

I. Project Development and Operation

Will the project require demolition of existing structures? Yes, *complete I-1* No, *complete I-2*

I-1. Demolition

Total square feet of building(s) footprint to be demolished: _____ Number of Building Stories: _____
 Demolition Start Date (Month/Year): _____ Number of Days for Demolition: _____

I-2. Timing

Expected number of work days per week during construction? 5 days 6 days 7 days
 Will the project be developed in multiple phases? Yes, *complete I-3* No, *complete I-4*

I-3. Phased Site Development and Building Construction

In addition to the information below the applicant may submit a phase specific activity timeline. The phase specific activity timeline form can be found on the District's website at www.valleyair.org.

1	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
2	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
3	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:
4	Start of Construction (Month/Year):	Gross Acres:
	End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
	First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
	Building Square Footage:	Number of Dwelling Units:

Additional sheets for phasing information can be found on the District's website at www.valleyair.org.

L. Fee Deferral Schedule

If the project's on-site air pollution reductions (mitigation measure) insufficiently reduced air pollution as outlined in Rule 9510, an off-site fee is assessed based on the excess air pollution. The money collected from this fee will be used by the District to reduce air pollution emissions 'off-site' on behalf of the project.

An Applicant may request a deferral of all or part of the 'off-site' fees up to, but not to exceed, the start date of construction. The start of construction is any of the following, whichever occurs first: start of grading, start of demolition, or any other site development activities not mentioned above.

I request a Fee Deferral Schedule, and have enclosed the Fee Deferral Schedule Application.

The Fee Deferral Schedule Application, can be found on the District's website at www.valleyair.org.

M. Change of Project Developer

The Applicant assumes all responsibility for ISR compliance for this project. If the project developer changes, the Applicant must notify the Buyer, and both Buyer and Applicant must file a 'Change of Project Developer' form with the District. If there is a change of project developer, and a 'Change of Project Developer' form is not filed with the District, the Applicant will remain liable for ISR compliance.

The Change of Project Developer form can be found on the District's website at www.valleyair.org.

N. Attachments

Required:

- Tract Map or Project Design Map
- Vicinity Map
- Application Filing Fee
\$841.00 for mixed use and non-residential projects **OR**
\$562.00 for residential projects only

If applicable:

- Letter from Applicant granting Agent authorization
- Fee Deferral Schedule Application
- Monitoring & Reporting Schedule
- Supporting documentation for selected Mitigation Measures

O. Certification Statement

I certify that I have reviewed and completed the entire application and hereby attest that the information relayed within is true and correct to the best of my knowledge. I commit to implementation of those on-site mitigation measures that I have selected above. I am responsible for notifying the District if I will be unable to implement these mitigation measures. If a committed mitigation measure is not implemented, the project may be re-assessed for air quality impacts.

(An authorized Agent may sign the form in lieu of the Applicant if an authorization letter **signed by the Applicant** is provided).

Name (printed): _____

Title: _____

Signature: _____

Date: _____

I-4. Single Phase Development	
Start of Construction (Month/Year):	Gross Acres:
End of Construction (Month/Year):	Net Acres (area devoted to buildings/structures):
First Date of Occupation (Month/Year):	Paved Parking Area (# of Spaces):
Building Square Footage:	Number of Dwelling Units:
J. On-Site Air Pollution Reductions (Mitigation Measures)	
Listed below are categories of possible mitigation measures that will reduce a project's impact on air quality. If a category is applicable to the project, check "Yes", and please complete the corresponding page to identify specific mitigation measures within that category. If a category is not applicable to the project, check "No".	
1. Construction Clean Fleet (making a commitment to using a construction fleet that will achieve the emission reductions required by District Rule 9510) <input type="checkbox"/> Yes, please complete mitigation measure 1 <input type="checkbox"/> No	
2. Land Use/Location (e.g. increased density, improve walkability design, increase transit, etc.) <input type="checkbox"/> Yes, please complete applicable mitigation measures 2a through 2f <input type="checkbox"/> No	
3. Neighborhood/Site Enhancements (e.g. improve pedestrian network, traffic calming measures, NEV network, etc.) <input type="checkbox"/> Yes, please complete applicable mitigation measures 3a through 3c <input type="checkbox"/> No	
4. Parking Policy/Pricing (e.g. parking cost, on-street market pricing, limit parking supply, etc.) <input type="checkbox"/> Yes, please complete applicable mitigation measure 4a through 4e <input type="checkbox"/> No	
5. Commute Trip Reduction Programs (e.g. workplace parking charge, employee vanpool/shuttle, ride sharing program, etc.) <input type="checkbox"/> Yes, please complete applicable mitigation measures 5a through 5f <input type="checkbox"/> No	
6. Building Design (e.g. woodstoves or fireplaces) <input type="checkbox"/> Yes, please complete mitigation measure 6 <input type="checkbox"/> No	
7. Building Energy (e.g. exceed title 24, electrical maintenance equipment) <input type="checkbox"/> Yes, please complete applicable mitigation measures 7a through 7b <input type="checkbox"/> No	
8. Solar Panels (e.g. incorporate solar panels in the project) <input type="checkbox"/> Yes, please complete applicable mitigation measure 8 <input type="checkbox"/> No	
9. Electric Vehicle (EV) Charger (e.g. incorporate EV charger(s) in the project) <input type="checkbox"/> Yes, please complete applicable mitigation measure 9 <input type="checkbox"/> No	
K. Review Period	
You may request a five (5) day period to review a draft of the District's analysis of your project before it is finalized. However, if you choose this option, it will delay the project's finalization by five (5) business days. <input type="checkbox"/> I request to review a draft of the District's analysis.	

Mitigation Measure 1: Construction Clean Fleet

Will the project use a construction fleet to achieve the emission reductions required by District Rule 9510? (*Note: by checking "yes" the Applicant could potentially reduce any construction related off-site fees to zero.*)

No

Yes*

*If yes, daily records of the total hours of operation for each piece of equipment greater than 50-horsepower being used on the project site during construction must be maintained. Within 30-days of completing construction of each project phase, a report summarizing total hours of operation by equipment type, equipment model year and horsepower for each piece of construction equipment greater than 50-horsepower must be submitted to the District. To assist in this recordkeeping, The *Detailed Fleet Template* is available on the District's website at <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

For each project phase, the District will verify that the fleet details achieved the required emission reductions.

Mitigation Measure 2a: Increase Density

Will the Project be located within 1/2 mile radius of increased density? Density is measured in terms of dwelling units or jobs per acre. A project located in areas of increased density may reduce emissions associated with traffic.

*Note: There are approximately 502.4 acres in a 1/2 mile radius.

No

Yes, please complete sections below:

1. Number of Dwelling Units within 1/2 radius of Project:

2. Number of Jobs within 1/2 mile radius of Project:

3. Density:

Density is the 'Number of Dwelling Units' or 'Number of Jobs' within 1/2 mile radius divided by 502.4 acres.

Dwelling Units per Acre:

Jobs per Acre:

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (*note: if checked "no" this mitigation measure will require District enforcement*)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the provided jobs and housing. Attached

Mitigation Measure 2b: Increase Diversity

This mitigation measure applies to a project in an *Urban Area only*. Will the project be predominantly characterized by properties on which various uses, such as office, commercial, institutional, and residential are present within 1/4 mile? Mixed-use development should encourage walking and other non-auto modes of transport and minimize need for external trips.

No

Yes, please complete sections below:

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (*note: if checked "no" this mitigation measure will require District enforcement*)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the project is characterized by various uses, such as office, commercial, institutional, and residential are within 1/4 mile that encourage walking and non-auto modes of transport. Attached

Mitigation Measure 2c: Improve Walkability Design

1. Square Miles within the Study Area:

- a. If the distance from the center of the project out to its farthest boundary is less than or equal to ½ mile then the Square Miles within the Study Area will be 0.79. Enter this value in the blank to the right.
- b. If the distance from the center of the project out to its farthest boundary is greater than ½ mile then calculate the area value by: Study Area Square Miles = 3.14 x radius^(squared). (Enter this value in the blank to the right.)

Square Miles

2. Intersection within the Study Area:

Number and type of intersections within the project area:

Number of 3-Way Intersections:		x 3 =	
Number of 4-Way Intersections:		x 4 =	
Number of 5-Way Intersections:		x 5 =	
Total Intersections (sum of above) =			

3. Intersection Density within the Study Area:

Intersection Density is the Study Area's 'Total Intersections' value (B.) divided by the 'Square Miles' value (A.):

_____ Intersections / sq. mi.

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
- No (*note: if checked "no" this mitigation measure will require District enforcement*)
- Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify number of intersections within ½ mile of the project.

Attached

Mitigation Measure 2d: Improve Destination Accessibility

Will the project be located within 12 miles from downtown or a job center? The location of the project may increase the potential for pedestrians to walk and bike to these destinations and therefore reduce VMT.

No

Yes, please complete sections below:

➤ Distance to Downtown/Job Center (miles): _____

➤ Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (*note: if checked "no" this mitigation measure will require District enforcement*)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the distance of the project to the Downtown/Job Center.

Attached

Mitigation Measure 2e: Increase Transit Accessibility

Will the project be located near a transit station/stop at least within ¼ mile or near a rail at least within ½ mile that will facilitate the use of transit by people traveling to or from the project site?

No

Yes, please complete sections below:

- Distance to Rail Station (miles): ½ mile or less between ½ mile and 3 miles
- Distance to Transit Station (miles): ¼ mile
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation (e.g.: map) to justify the project is located within ¼ mile of a transit station or within ½ mile of a rail from the project site.

Attached

Mitigation measure 2f: Integrate Below Market Rate Housing

Is all or a portion of the residential units designated as deed-restricted below-market-rate (BMR) housing?

No

Yes, please complete sections below:

- Percentage of total dwelling units deed-restricted below market rate: _____%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Documentation: Please attach supporting documentation to justify all or a portion of the residential units that are designated as deed-restricted below-market-rate housing.

Attached

Mitigation Measure 3a: Improve Pedestrian Network

Will the project provide a pedestrian access network that internally links all uses and connects to all existing or planned external streets and pedestrian facilities contiguous with the project site?

No

Yes, please complete sections below:

- Select one of the following areas, where pedestrian accommodations will be provided:
 - within Project Site
 - within Project Site and Connecting Off-Site
 - Project Site is within a Rural setting
- Will this measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 3b: Provide Traffic Calming Measures

Will this project provide traffic calming measures which encourage people to walk or bike instead of using a vehicle (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others)?

No

Yes, please complete sections below:

- % Streets with Improvement within ½ mile of project site: 25% 50% 75% 100%
- % Intersections with Improvement within ½ mile of project site: 25% 50% 75% 100%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 3c: Implement Neighborhood Electric Vehicle (NEV) Network

Will the project provide a NEV network including the necessary infrastructure such as parking, charging facilities, striping, signage, and educational tools?

*Note: NEVs are classified in the California Vehicle Code as a "low speed vehicle".

No

Yes, please complete sections below:

- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 4a: Limit Parking Supply

Will the project provide fewer parking spaces than the rate provided by the Institute of Transportation and Engineering (ITE) Parking Generation Handbook?

No

Yes, please complete sections below:

- % Reduction in Spaces: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 4b: Unbundle Parking Cost

Will the project implement a monthly/annual parking charge?

No

Yes, please complete sections below:

- Monthly Parking Cost for Project Site (\$): _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?

No (note: if checked "no" this mitigation measure will require District enforcement)

Yes, Name of enforcing agency: _____

Source of Requirement: _____

Mitigation Measure 4c: On-Street Market Pricing

Will this project and the city (in which the project is located) implement a pricing strategy which will increase the on-street public parking (e.g.: meter parking) by at least 25%?

- No
- Yes, *please complete sections below:*
- % Increase in Price: 25% 30% 40% 50%
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No (*note: if checked "no" this mitigation measure will require District enforcement*)
 Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 4d: Transit Subsidy

Will the project provide subsidized/discounted daily or monthly public transit passes?

- No
- Yes, *please complete sections below:*
- % of employees to receive public transit passes: _____
 - Please select the closest expected Daily Transit Subsidy Amount (\$): \$0.75 \$1.50 \$3 \$6
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No (*note: if checked "no" this mitigation measure will require District enforcement*)
 Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 4e: Implement Employee Parking "Cash-Out"

Will the project require employers to offer employee parking "cash-out"? The term "cash-out" is used to describe the employer providing employees with a choice of forgoing their current subsidized/free parking for a cash payment.

- No
- Yes, *please complete sections below:*
- % of employees to receive "cash-out": _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No (*note: if checked "no" this mitigation measure will require District enforcement*)
 Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 5a: Workplace Parking Charge

Will the project implement workplace parking pricing at its employment centers (e.g., explicitly charging for parking for its employees, not providing employee parking and transportation allowances, educating employees about available alternatives)?

- No
- Yes, *please complete sections below:*
- % of employees paying for parking: _____
 - Please select the closest expected Daily Cash out Amount (\$): \$1 \$2 \$3 \$6
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No (*note: if checked "no" this mitigation measure will require District enforcement*)
 Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 5b: Implement School Bus Program

Will the project work with the school district to restore or expand school bus services in the project area and local community?

No

Yes, please complete sections below:

- % of families expected to using school bus program (those currently attending the school district): _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No (note: if checked "no" this mitigation measure will require District enforcement)
 Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 5c: Encourage Telecommuting and Alternative Work Schedules

Will the project include the use of telecommuting or alternative work schedules to reduce the number of commute trips by employees?

No

Yes, please complete sections below:

- Percent of employees to participate in a 9/80 work schedule: 1% 3% 5% 10% 25%
- Percent of employees to participate in a 4/40 work schedule: 1% 3% 5% 10% 25%
- Percent of employees to participate in telecommuting 1.5 days: 1% 3% 5% 10% 25%
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No (note: if checked "no" this mitigation measure will require District enforcement)
 Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 5d: Market Commute Trip Reduction Option

Will the project implement marketing strategies to reduce commute trips (e.g., new employee orientation of trip reduction and alternative mode option, event promotions, publications)? This measure should promote and educate employees on alternative transportation options.

No

Yes, please complete sections below:

- % of Employees Eligible: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No (note: if checked "no" this mitigation measure will require District enforcement)
 Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 5e: Employee Vanpool/Shuttle

Will this project implement an employer-sponsored vanpool or shuttle? Employer-sponsored vanpool programs entail an employer purchasing or leasing vans for employee use, and often subsidizing the cost of at lease program administration, if not more. Rider charges are normally set on the basis of vehicle and operating cost.

No

Yes, please complete sections below:

- % of employees participating in the vanpool program: _____
- % of vehicles for vanpooling: _____
- Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 No (note: if checked "no" this mitigation measure will require District enforcement)
 Yes, Name of enforcing agency: _____
Source of Requirement: _____

Mitigation Measure 5f: Provide Ride Sharing Program

Will the project include a ride-sharing program?

No

Yes, please complete sections below:

- % of Employees participating in the ride-sharing program: _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Mitigation Measure 6: Hearth

Will the project include any woodstoves or fireplaces?

No

Yes, please complete sections below:

- Only natural gas hearth
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Mitigation Measure 7a: Exceed Title 24

Will the energy efficiency rating of the project's building(s) be greater than California Title 24 requirements?

No

Yes, please complete sections below:

- Percent of increase greater than California Title 24 requirements: _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Documentation: Please attach relevant analysis or summary pages of Title 24 documentation

Attached

Mitigation Measure 7b: Landscape Equipment

Will the project provide electrical outlets on the front and rear of all residences, and /or provide the use of electrical maintenance equipment including but not limited to electric lawn mowers, electric leaf blowers, etc.? (note 3% is the assumed statewide average for landscape equipment)

No

Yes, please complete sections below:

- Percent of electric lawnmower that will be electrically powered: _____
 - Percent of leaf blower that will be electrically powered: _____
 - Percent of electric chainsaw that will be electrically powered: _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Documentation: Please attach supporting documentation if claiming greater than 3%.

Attached

Mitigation Measure 8: Solar Panels

Will the project include the installation of solar panels?

No

Yes, please complete sections below:

- Total power output of solar panels to be installed: _____ kW (e.g.: 200 homes x 3kW=600kW.)
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

Mitigation Measure 9: Electric Vehicle (EV) Charger

Will the project include the installation of electric vehicle (EV) charger(s)?

No

Yes, please complete sections below:

- Number of charging outlet(s) to be installed (Note: a charger may have one or more charging outlets): _____
 - Charging level (e.g.: Level 1, Level 2, or DC Fast Charge): _____
 - Will this mitigation measure be required as a condition of approval by the land use agency, by other county or municipal codes, or other?
 - No (note: if checked "no" this mitigation measure will require District enforcement)
 - Yes, Name of enforcing agency: _____
- Source of Requirement: _____

**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: May 4, 2021
RE: Secrets Unsealed - Conditional Use Permit - (061-110-022-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: April 12, 2021
RE: Conditional Use Permit (CUP) #2021-007, Secrets Unsealed
North Fork APN 061-110-022

The Environmental Health Division Comments:

All parcels shall have adequate potable water that meets California Water Drinking Standards as required by Madera County Code Title 13. Potable Water shall be accomplished by means of a Community Water System. Senate Bill 1263 is required for new public/community water system(s) if created.

All parcels shall have adequate onsite wastewater treatment as required by Madera County Code Title 13. Wastewater dispersal shall be accomplished by means of an approved community sewer system.

Solid waste collection for recyclables, and garbage is required.

Environmental Health Division food plan check will be required for review and approval for food establishment.

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

During the application process for required County permits, a more detailed review of the proposed project's compliance with all current local, state & federal requirements will be reviewed by this Division.

If there are any questions or comments regarding these conditions/requirements contact this Division at (559) 675-7823.

Statutes

Madera County Code Title 13

Madera County Local Agency Management Program (LAMP)

Community and Economic Development
Fire Prevention Division

Deborah Mahler, Fire Marshal
Deputy Director

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

MEMORANDUM

TO: Tiffany Williams
FROM: Deborah Mahler, Fire Marshal
DATE: April 20, 2021
RE: Secrets Unsealed - Conditional Use Permit - (061-110-022-000)

Conditions

The proposed lodge structure will require a substantial fire suppression water storage tank, fire sprinklers, fire alarm and infrastructure improvements.

The project will be required to meet CCR Title 14 access standards, and a fuel reduction plan will be implemented and completed prior to the issuance of any building permit.

**COUNTY OF MADERA
DEPARTMENT OF PUBLIC WORKS**

**AHMAD M. ALKHAYYAT
DIRECTOR**

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

MEMORANDUM

DATE: May 5, 2021
TO: Tiffany Williams
FROM: Phu Duong, Public Works
SUBJECT: Secrets Unsealed - Conditional Use Permit - North Fork (061-110-022-000)

Comments

Below are Public Works general conditions of approval:

Grading and if applicable, drainage calculation must provide to Public Works for review and approval prior to commencing the work.

The existing driveway approaches must be upgraded to meet County commercial driveway standards as needed.

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

1. **Project title:** CUP #2021-007 – Secrets Unsealed Wellness Center
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 west side of Mammoth Pool Road approximately 3,310 feet north of its intersection with Scott Road (65501 Mammoth Pool Road) North Fork
APN#: 061-110-020, 061-110-022, 061-110-024, 061-110-025
5. **Project sponsor's name and address:** Secrets Unsealed / Dr. Milton Teske
5949 E. Clinton Avenue
Fresno, CA 93727
6. **General Plan Designation:** AE (Agricultural Exclusive)
7. **Zoning:** TPZ (Timber Preserve Zone)
8. **Description of project:** Development of a wellness center, guest lodge. Development of a wellness center that intends to provide spiritual renewal and health restoration via a lifestyle program that includes dieting, exercising, sleep, relaxation, and trust in the creator. Guests will come and stay in the guest lodge for 18 days. The expected number of customers is 24 guests for a full program, 48 if spouse accommodation (max 60). For the campground, there will be 15 campsites (RV or tent) possibly 45 max occupants.
9. **Surrounding Land Uses and Setting:** TPZ (Timber Preserve Zone), ARE-20 (Agricultural, Rural, Exclusive (20 acre) District, and POS (Public Open Space)
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.)

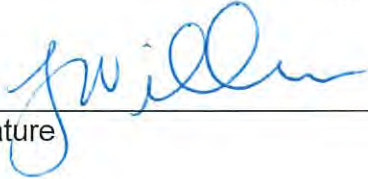
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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 |

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.
<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

5/12/2021

 Date

	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Responses:
(a - b) No Impact. No scenic vistas or resources will be damaged as a result of this project. Limited grading will take place on-site for campgrounds, pedestrian, and equestrian trails.
(c - d) Less Than Significant Impact with Mitigation Incorporation. The proposed project will have a less than significant impact due to the development of passive recreation features, as the facility utilizes the natural landscape and forestry setting. There is the potential of new light source as a result of this project. Mitigation will be associated to any new lighting on the site to hood and direct light away from adjacent properties to help with nighttime views and light.

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

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

Would the project:

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

Responses:

(a) No Impact. The parcel is not on farmland.

(b) No Impact. The project is not zoned for agriculture and is not on a parcel subject to a Williamson Act Contract.

(c - e) Less Than Significant Impact. This project is Timberland zoned. The proposed use is allowed with a Conditional Use Permit, which does not conflict with the existing zone nor does it cause rezoning. There will be some grading and tree removal for the new lodge, however, this project aims to use and be consistent with the natural forest setting.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

(a - d) Less Than Significant Impact.

This project is anticipated to have a less than significant impact on air quality due to the general operations of a lodge, campground. The San Joaquin Valley Air Pollution Control District (SJVAPCD) concluded an Air Impact Assessment would be required for the project. With the mitigations provided by SJVAPCD, the project is anticipated to have a less than significant impact on air quality.

Sensitive receptors are facilities that “house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities and residential areas are examples of sensitive receptors.” (GAMAQI, 2002).

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.

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

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

Responses:

(a, d) Less Than Significant Impact. There is very little likelihood that there will be any impacts to biological resources. There are four (4) natural springs on the property and a creek. However, this project is not anticipated to have an adverse effect on any riparian habitat, other sensitive natural communities, Federally protected wetlands, nor fish or wildlife species.

(e - f) No Impact. The project will not conflict with any local, state, or federal policies or ordinances protecting biological resources

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	CNPS Listings

			Listings	
Anaxyrus canorus	Threatened	None	SSC	-
Rana boylei	None	Endangered	SSC	-
Accipiter gentilis	None	None	SSC	-
Aquila chrysaetos	None	None	FP ; WL	-
Haliaeetus leucocephalus	Delisted	Endangered	FP	-
Falco peregrinus anatum	Delisted	Delisted	FP	-
Pandion haliaetus	None	None	WL	-
Strix nebulosa	None	Endangered	-	-
Strix occidentalis occidentalis	None	None	SSC	-
Calasellus longus	None	None	-	-
Vulpes vulpes necator	Proposed Endangered	Threatened	-	-
Eumops perotis californicus	None	None	SSC	-
Martes caurina sierrae	None	None	-	-
Pekania pennanti pop. 2	Endangered	Threatened	SSC	-
Antrozous pallidus	None	None	SSC	-
Corynorhinus townsendii	None	None	SSC	-
Euderma maculatum	None	None	SSC	-
Myotis evotis	None	None	-	-
Myotis thysanodes	None	None	-	-
Myotis volans	None	None	-	-
Myotis yumanensis	None	None	-	-
Emys marmorata	None	None	SSC	-
Meesia triquetra	None	None	-	4.2
Didymodon californicus	None	None	-	4.2
Allium abramsii	None	None	-	1B.2

Eriophyllum lanatum var. obovatum	None	None	-	4.3
Hulsea brevifolia	None	None	-	1B.2
Lupinus citrinus var. citrinus	None	None	-	1B.2
Camissonia sierrae ssp. sierrae	None	None	-	4.3
Epilobium howellii	None	None	-	4.3
Cordylanthus tenuis ssp. barbatus	None	None	-	4.3
Erythranthe acutidens	None	None	-	3
Erythranthe grayi	None	None	-	4.3
Erythranthe inconspicua	None	None	-	4.3
Erythranthe laciniata	None	None	-	4.3
Collomia rawsoniana	None	None	-	1B.2
Leptosiphon serrulatus	None	None	-	1B.2
Ceanothus fresnensis	None	None	-	4.3
Ivesia unguiculata	None	None	-	4.2
Viola pinetorum ssp. grisea	None	None	-	1B.2

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?

c) Disturb any human remains, including those interred outside of formal cemeteries?

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

Responses:

(a - c) Less Than Significant Impact. The proposed project is not projected to have an adverse change in the significance historical or archaeological resource. County entered into an MOU with the North Fork Rancheria of Mono Indians of California to ensure that history, artifacts and culture are preserved. 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.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Responses:

(a - b) Less Than Significant Impact. It is anticipated that during both the construction and operation phase, there will be a slight increase in energy usage.

New buildings will be constructed because of this project. A temporary increase in energy resources may result during the construction period due to trucks hauling construction materials.

During the operational period of the project, there will be ongoing vehicular trips by retreat guests and staff.

Adopted federal vehicle fuel standards have continually improved since their original adoption in 1975 and assists in avoiding the inefficient, wasteful and unnecessary use of energy by vehicles.

The project is not anticipated to conflict with any state or local renewable energy plan or energy efficiency plan.

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

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. i – iv) Less Than Significant Impact. The proposed project is located in a mountainous area and could potentially be conducive to landslides, although on a minimal scale. Landslides can be triggered by rainfall, snowmelt, changes in water level, stream erosion, changes in ground water, earthquakes, volcanic activity, disturbance by human activities, or any combination of these factors. The operations of the proposed project will have a less than significant impact due to the conditions that our Public Works Department has required.

(b - e) No Impact. 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, as well as residents accessing the campsite. This project is anticipated to contribute relatively small amounts of greenhouse gases on the environment.

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"/>
	<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
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<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>

X. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Responses:

(a – e) Less Than Significant Impact. There are four (4) natural springs that currently provide all needed water for the property. It will have a less than significant impact due to the conditions that our Public Works Department has placed which requires an elevation certificate to determine the base flood elevation, as well to submit a grading, drainage, and storm water design plan prior to issuance of a building permit.

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:

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

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

Responses:

(a - b) No Impact. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a - b) Less Than Significant Impact. The nature of the proposed guest lodge, campground will have a temporary increase in ambient noise levels. This temporary increase will only occur during

the construction phase. After construction, this facility will not generate an excessive noise level and will be an ideal location due to the forestry setting surrounding the site. There are residences within a 300 ft. radius, although sound diminishes the further it travels out, so we anticipate a less than significant impact.

(c) No Impact. This project is not within proximity to an airstrip or Airport/Airspace Overlay district. There will be no impacts as a result of this project.

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:

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

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

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

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.

XV. PUBLIC SERVICES

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
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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.

(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.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Responses:

(a - b) No Impact. No impacts as a result of this project. The project does not include any recreational facilities.

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"/>
	<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) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				
c) Substantially increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<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. The proposed project consists of a pedestrian and equestrian trails, campgrounds, equestrian facilities, and farm area. This facility will not conflict with existing transit, roadway, bicycle and pedestrian facilities, but will enhance the walkability throughout the forestry region.

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

Unsignalized intersections.

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

	long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	
F	Total breakdown, significant queuing	> 80

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach unhealthy levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather than regional level. Local CO concentrations at intersections

projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

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
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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or				
ii.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				

Responses:

(a) No Impact. Notices were sent to local Tribes as per AB 52. No comments were received by the tribes.

XIX. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

Responses:

(a - e) No Impact. No impacts have been identified as a result of this project. The proposed project would not result in a change to facilities or operations of existing wastewater treatment plants. Wastewater would be disposed in an in-ground septic system. As well, there are four (4) natural springs that will provide all needed water for the property.

Water Quality Issues

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

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

Groundwater availability issues

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

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

Wastewater Issues

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

Solid Waste Issues

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

General Discussion

Madera County has 34 County Service Areas and Maintenance Districts that together operate 30 small water systems and 16 sewer systems. Fourteen of these special districts are located in the Valley Floor, and the remaining 20 special districts are in the Foothills and Mountains. MD-1 Hidden Lakes, Bass Lake (SA-2B and SA-2C) and SA-16 Sumner Hill have surface water treatment plants, with the remaining special districts relying solely on groundwater.

The major wastewater treatment plants in the County are operated in the incorporated cities of Madera and Chowchilla and the community of Oakhurst. These wastewater systems

have been recently or are planned to be upgraded, increasing opportunities for use of recycled water. The cities of Madera and Chowchilla have adopted or are in the process of developing Urban Water Management Plans. Most of the irrigation and water districts have individual groundwater management plans. All of these agencies engage in some form of groundwater recharge and management.

Groundwater provides almost the entire urban and rural water use and about 75 percent of the agricultural water use in the Valley Floor. The remaining water demand is met with surface water. Almost all of the water use in the Foothills and Mountains is from groundwater with only three small water treatment plants relying on surface water from the San Joaquin River and its tributaries.

In areas of higher precipitation (Oakhurst, North Fork, and the topographically higher part of the Coarsegold Area), groundwater recharge is adequate for existing uses. However, some problems have been encountered in parts of these areas due to well interference and groundwater quality issues. In areas of lower precipitation (Raymond-Hensley Lake and the lower part of the Coarsegold area), groundwater recharge is more limited, possibly requiring additional water supply from other sources to support future development.

Madera County is served by a solid waste facility (landfill) in Fairmead. There is a transfer station in North Fork. The Fairmead facility also provides for Household Hazardous Materials collections on Saturdays. The unincorporated portion of the County is served by Red Rock Environmental Group. Above the 1000 foot elevation, residents are served by EMADCO services for solid waste pick-up.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XX. WILDFIRE				
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				

Responses:

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

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

Responses:

CEQA defines three types of impacts or effects:

- Direct impacts are caused by a project and occur at the same time and place (CEQA §15358(a)(1)).
- Indirect or secondary impacts are reasonably foreseeable and are caused by a project but occur at a different time or place. They may include growth inducing effects and other effects related to changes in the pattern of land use, population density or growth rate and

related effects on air, water and other natural systems, including ecosystems (CEQA §15358(a)(2)).

- Cumulative impacts refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts (CEQA §15355(b)). Impacts from individual projects may be considered minor, but considered retroactively with other projects over a period of time, those impacts could be significant, especially where listed or sensitive species are involved.

(a – c) Less Than Significant Impact. While there have been some minimal impacts identified through this study, none are considered significant in and of themselves, and/or cumulative inducing enough to be considered significant. With appropriate mitigations, those impacts can be reduced to less than significant.

Mitigation Measures

See attached.

Bibliography

California Department of Finance

California Department of Transportation (CALTRANS), *Outdoor Advertising Act and Regulations*, 2014.

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

Caltrans website http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm

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

Federal Highway Administration (FHWA), “The Effects of Commercial Electronic Variable Message Signs (CEVMS) on Driver Attention and Distraction: An Update.” February 2009.

Madera County Airport Land Use Compatibility Plan

Madera County Dairy Standards Environmental Impact Report

Madera County General Plan

Madera County Integrated Regional Water Management Plan

Madera County Department of Environmental Health

Madera County Fire Marshall's Office

Madera County Department of Public Works

Madera County Roads Department

State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2011-2020, with 2010 Census Benchmark*. Sacramento, California, April 2021

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

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June 1, 2021

MITIGATED NEGATIVE DECLARATION

MND

RE: CUP #2021-007 – Secrets Unsealed Wellness Center

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the west side of Mammoth Pool Road approximately 3,310 feet north of its intersection with Scott Road (65501 Mammoth Pool Road), North Fork. This request is for a Conditional Use Permit (2021-007) to allow for a wellness center, guest lodge, that intends to provide spiritual renewal and health restoration via a lifestyle program that includes dieting, exercising, sleep, relaxation, and trust in the creator. Guests will stay in the lodge for 18 days. The expected number of customers is 24 guests for a full program, 48 if spouse accommodation (max 60). For the campground, there will be 15 campsites (RV tent) possibly 45 max occupants.

ENVIRONMENTAL IMPACT:

No adverse environmental impact is anticipated from this project.

BASIS FOR NEGATIVE DECLARATION:

See attached



Madera County Environmental Committee

A copy of the negative declaration and all supporting documentation is available for review at the Madera County Planning Department, 200 West Fourth Street, Ste. #3100, Madera, California.

DATED: June 1, 2021

FILED:

PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2021-09

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
1	Any proposed lighting associated with this project is to be hooded and directed downward and away from adjoining parcels.	Operations	Planning					
Agriculture/Forestry Resources								
Air Quality								
Biological Resources								
Cultural Resources								
1	In the event that archaeological remains are encountered at any time during development or ground-moving activities within the entire project area, all work in the vicinity of the find shall halt until a qualified archaeologist can assess the discovery. The District shall implement all recommendations of the archaeologist necessary to avoid or reduce to a less than significant level potential impacts to cultural resource. Appropriate actions may include a Data Recovery Plan or preservation in place.	Construction	Planning					
2	If human remains are uncovered, or in any other case when human remains are discovered during construction, the Madera County Coroner is to be notified to arrange their proper treatment and disposition. If the remains are identified—on the basis of archaeological context, age, cultural associations, or biological traits—as those of a Native American, California Health and Safety Code 7050.5 and Public Resource Code 5097.98 require that the coroner notify the NAHC within 24 hours of discovery. The NAHC would then identify the Most Likely Descendent who would determine the manner in which the remains are treated.	Construction	Planning					
Energy								
Geology and Soils								
Greenhouse Gas Emissions								

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								
Tribal Cultural Resources								
1	<p>Likelihood for Subsurface Cultural Resources</p> <p>If subsurface deposits believed to be cultural or human in origin are discovered during construction, all work must halt within a 100-foot radius of the discovery. A qualified professional archaeologist, meeting the Secretary of the Interior's Professional Qualification Standards for prehistoric and historic archaeologist, shall be retained to evaluate the significance of the find, and shall have the authority to modify the no-work radius as appropriate, using professional judgment. The following notifications shall apply, depending on the nature of the find:</p> <p>If the professional archaeologist determines that the find does not represent a cultural resource, work may resume immediately and no agency notifications are required.</p> <p>If the professional archaeologist determines that the find does represent a cultural resource from any time period or cultural affiliation, he or she shall immediately notify the lead CEQA agency, Madera County, and applicable landowner. The agencies shall consult on a finding of eligibility and implement appropriate treatment measures, if the find is determined to be eligible for inclusion in the NRHP or CRHR. Work may not resume within the no-work radius until the lead</p>	Construction Phase						
Utilities and Service Systems								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Wildfire								
Mandatory Findings of Significance								