



RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building

Norman L. Allinder, AICP
Director

- 2037 W. Cleveland Avenue
- Mail Stop G
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- TDD (559) 675-8970
- mc_planning@madera-county.com

PLANNING COMMISSION DATE: April 1, 2014

AGENDA ITEM: #2

CUP	#2014-001	Conditional Use Permit, Variance for lot size and
VA	#2014-001	Setback Variance to allow for veterinary service
ZV	#2014-002	and kennel
APN	#049-170-005	Applicant: Scott A. Vincent, Architect
		Owner: FAS Management, LLC
CEQA	MND #2014-06	Mitigated Negative Declaration

REQUEST:

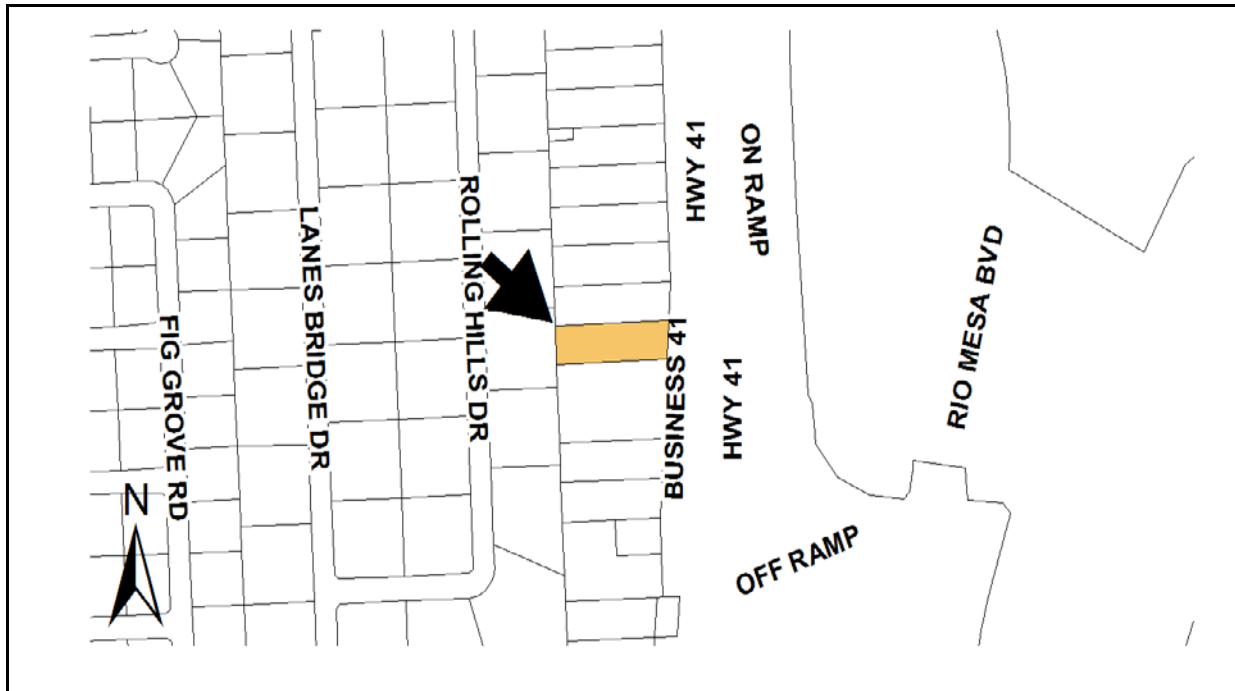
The applicant is requesting a Conditional Use Permit, Lot Size Variance and Setback Variance for a veterinary service and kennel facility.

LOCATION:

The subject property is located on the west side of Business Route 41, approximately 0.19 of a mile north of its' intersection with Avenue 10 (10266 Highway 41), Madera

ENVIRONMENTAL ASSESSMENT:

A Mitigated Negative Declaration (MND #2014-06) (Exhibit S) has been prepared and is subject to approval by the Planning Commission.



RECOMMENDATION: Staff recommends approval of PRJPC #2014-001 subject to conditions and Mitigated Negative Declaration MND #2014-06 and Mitigation Monitoring Program.

GENERAL PLAN DESIGNATION (Exhibit A):

SITE: CC (Community Commercial) Designation

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

ZONING (Exhibit B):

SITE: CRM/MHA (Commercial, Rural, Median) District with a Manufactured Housing Architectural Overlay

SURROUNDING: CRM/MHA (Commercial, Rural, Median) District with a Manufactured Housing Architectural Overlay; ARV-20 (Agricultural Rural Valley – 20 Acre) District; RRM/MHA (Rural, Residential, Multiple Family) District

LAND USE:

SITE: Vacant business office building

SURROUNDING: North: Business; South: Vacant land and businesses; West: Residential; East: Agricultural land and Highway 41

SIZE OF PROPERTY: 0.77 acres

ACCESS (Exhibit A): Access to the site is via Business Route 41

BACKGROUND AND PRIOR ACTIONS:

Conditional Use Permit #93-23 was approved by the Planning Commission on September 7, 1993 to allow for Life Enrichment Classes and a Bookstore for the Madera Valley Church of Religious Science. The operation was approved to have a day care facility for up to 30 children, adult life enrichment classes, and a bookstore.

In July, 2013, a Business License for an auto dealership was applied for and approved.

PROJECT DESCRIPTION:

The project is for a Conditional Use Permit to allow a veterinary services facility and kennel operations in two phases. The first phase of the project is to allow for a full service companion animal veterinary hospital that will integrate western and eastern medicines emphasizing holistic alternative therapies, nutrition and preventative medicine. The clinic will also offer a full service hospital providing surgery, radiology, dentistry and in-house laboratory services. This phase will

**PRJPC #2014-001
STAFF REPORT**

April 1, 2014

utilize an existing 34 x 88 foot structure that will be renovated to include exam rooms, x-ray, isolation rooms, runs, surgery room, a treatment room and offices.

Phase two of the project would be the construction of a new 55 x 80 foot building to allow for the boarding of 37 animals in runs and kennels. Additional services included in this building will also be indoor and outdoor animal training facilities. An office and restroom will be provided for staff who will supervise this function.

The project is also for a Variance from the required lot size. Section 18.94.030 requires this type of operation to be on a parcel of one acre or larger, whereas the parcel is 0.77 acres. The variance would allow the operation to proceed as proposed on this parcel.

The project is also for a Setback Variance. Per Ordinance 18.94.030, where a kennel is being proposed and a property line is abutting a residential use, 50 feet setbacks are required. The setback variance is requesting a 20 foot setback as designed.

ORDINANCES/POLICIES:

Section 6.04.290 of the Madera County Code requires businesses that owns or operates a kennel or place where four or more dogs are kept for breeding, boarding, training or other commercial purposes to obtain a kennel license.

Section 9.58 of the Madera County Code outlines the County's noise regulations.

Section 18.04.290 of the Madera County Zoning Ordinance defines a commercial kennel as an establishment where dogs or other household pets are raised, bred, boarded or cared for as a gainful occupation.

Section 18.34.010 of the Madera County Zoning Ordinance outlines the uses and regulations of the CRM (Commercial Rural Median) District.

Section 18.78 of the Madera County Zoning Ordinance outlines the Airport - Airspace Overlay Regulations

Section 18.92 of the Madera County Zoning Ordinance outlines the procedures for obtaining Conditional Use Permits.

Section 18.94.030 of the Madera County Zoning Ordinance requires veterinary and kennels to be on a one acre or larger parcel, and requires setbacks to parcels abutting residentially zoned parcels to be a minimum of 50 feet.

Section 18.102 of the Madera County Zoning Ordinance outlines the parking requirements.

Section 18.102.120(H)(3) of the Madera County Code outlines the requirement of a masonry wall of no less than six feet between commercial and residential properties when parking is within 100 feet of the common property line.

Section 18.106 of the Madera County Zoning Ordinance governs the requirements for processing and findings for Variances.

Section 7 of the Madera County General Plan outlines the Noise Ordinance of the County.

ANALYSIS:

Conditional Use Permit

The project as proposed is in two phases. The first phase of the project is to allow for a full service companion animal veterinary hospital that will integrate western and eastern medicines emphasizing holistic alternative therapies, nutrition and preventative medicine. The clinic will also offer a full service hospital providing surgery, radiology, dentistry and in-house laboratory services. The applicant will utilize an existing 34 foot by 88 foot building. Staffing at this juncture will be one veterinarian and two support staff. As business grows, an additional veterinarian and two support staff may be added.

Phase two of the project would be the construction of a new 80 foot by 55 foot building to allow for the boarding of up to 37 animals in runs and kennels. Additional services included in this building will be indoor and outdoor animal training/exercise facilities. An office and restroom will be provided for staff who will supervise this function. At the construction of this facility, two additional staff members will be added.

The hospital will be open year round with a weekly schedule of Monday through Friday 8:00AM to 6:00PM, Saturdays 9:00AM until 1:00PM and closed on Sundays. Staff will come to the facility to check on the animals during nighttime and weekends. The applicant expects approximately 50 customers and a maximum of 6 employees per day, six days a week at the site with a maximum of 65 customers daily.

The Parking Ordinance requires one parking stall per 175 square feet of space. The minimum required for the site is 17 stalls. The applicant has indicated that there are approximately 14 stalls provided, including stalls meeting the American with Disabilities Act (ADA) requirements. Based on the number of anticipated customers, the number of stalls currently shown will not be enough to handle the traffic. The applicant will be required to provide for 3 additional parking stalls.

According to the Madera County Transportation Commission (MCTC), the traffic counts for the area range from 6,673 east bound to 5,970 west bound on

Children's Boulevard, on either side of Lanes Bridge Road which leads into Rolling Hills Subdivision as of 2011. While Children's Boulevard and Lanes Bridge are not exactly close to the project site, Children's Boulevard and Lanes Bridge can be utilized to access the area in which this project is located. It can be assumed that the hospital accounts for a good portion of those counts.

The Commercial, Rural, Median Designation (CRM) allows for animal hospitals and kennels with a Conditional Use Permit. The General Plan designation of Community Commercial (CC) allows for retail, wholesale, services, restaurants, professional and administrative offices, hotels and motels, public and quasi public uses, and similar and compatible uses. The zoning and general plan designations are compatible for the proposed use.

The parcel is serviced by SA-19, Rolling Hills Water System. According to the Environmental Health Department, the parcel is privately served by a private sewage drainage system. The operational statement indicates that water usage and wastewater generation for the veterinary services is not expected to be increased significantly. The kennels in phase two is expected to utilize water significantly more than surrounding parcels, as the kennels will require routine daily cleaning.

As the operation will be considered new on the parcel, and there is no activity occurring currently, there will be a new source of trash generation as a result of the new facility. It is anticipated that the trash will be collected weekly as is normal for other operations in the vicinity.

While not in the immediate vicinity of an airport or airstrip, the project site is located in an airport/airstrip overlay district. This overlay district disallows any operations or construction that would in any way conflict with flight operations (glare, dust, smoke, electronic interference with flight controls, radio interference with flight operations, etc.).

Variance

Phase two of the project is the construction of a boarding facility for animals. The property is 0.77 acre in size, the ordinance regarding kennels and animal hospitals requires a minimum of one acre. The request for a variance is to allow the facility on a 0.77 acre parcel where a minimum of 1 acre is required by ordinance.

Parcels along Business Route 41 where this project is being proposed, while zoned the same, are of similar size to this parcel. If the applicant were to have chosen one of these other parcels, they would be required to go through the Variance process as they are here.

While Rolling Hills has some services, it is lacking a veterinary and kennel type of operation such as the one proposed. Services provided in the immediate area of Rolling Hills include a gas station, auto sales and repair facilities, and boat sales to name a few businesses. Residents who have pets would have to either drive to a vet in Fresno or in to the City of Madera to receive assistance.

The use of the kennel facility is the boarding of animals for long periods. Nothing will be produced, and the only items used during operations will be animal feed and materials used in the cleaning and sanitation of the kennels.

The construction and operation of this facility at this location, with the conditions of approval attached to the Conditional Use Permit and Mitigation Measures associated with it, will not endanger the health, safety or welfare of the surrounding communities. The purpose of the Conditional Use Permit is to set parameters for the business to operate under, thus not posing such hazards. The applicant would be under the same conditions and mitigation measures whether this project is the current acreage size or over one acre.

Setback Variance

On parcels where a kennel is located adjacent to a residentially zoned parcel, a 50 foot setback to the property line is required. As designed, the kennels are located 20 feet from the rear property line which is the line that abuts a residential lot.

The 50 foot setback to a residential property line takes into consideration noise issues kennels could potentially generate through normal operations. Noise from localized point sources (sources that can be identified and are at a fixed location) typically decreases by approximately 6 dBA (six decibels) with each doubling of distance from the source. A dog barks at a decibel rating of 75, which puts it at a level of between a vacuum cleaner and a garbage disposal (between annoying and possible hearing damage).

As seen in Exhibit D1, there are four outdoor runs being proposed as a part of this project which are to be used as exercise/recreation for the animals being boarded at the facility. The outdoor runs are on the eastern side of the kennel building, which is on the opposite side of the building from the residential parcels. This design would allow for limited buffering of noise from dog barking. Noise would still be able to travel to neighboring parcels but would not be as direct. The main kennel runs are inside of the structure.

The facility design capacity is 37 dogs, and it is not anticipated that all 37 dogs will be out in the outdoor runs all at the same time. With only four runs outside, the potential for sustained noise as a result of barking will be minimal as the facility is

currently designed. The project is conditioned such that no animal is outside after 7:00PM.

Comments received from the Rolling Hills Subdivision residents via phone calls, and a letter of opposition (Exhibit Q) indicated concerns of noise potentially being generated from the kennel portion of the project.

There are design features that will mitigate any noise generation from the proposed kennels. The applicant is required by Ordinance to construct a masonry wall along the property line separating the residentially zoned parcel and this commercially zoned parcel. The height of the wall is to be a minimum of six feet. The kennel structure will need to be constructed in such a way as to incorporate acoustical materials to lessen the amount of noise generated from the interior of the structure to the surrounding areas.

The project has been routed to Sheriff's Office, the Rolling Hills Homeowners Association, Caltrans, Regional Water Quality Control, San Joaquin Valley Air Pollution Control, Madera County Animal Control, and Resource Management Agency Departments for comment. The California Highway Patrol and Caltrans were the only other outside agencies aside from Rolling Hills Subdivision Association to reply back. The CHP and Caltrans had no comments to provide for the project.

If this project is approved, the applicant will need to submit a check, made out to the County of Madera, in the amount of \$2,231.25 to cover the Notice of Determination (CEQA) filing at the Clerks' office. The amount covers the current \$2,181.25 Department of Fish and Wildlife fee 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 this conditional use permit, setback variance and variance to ordinance application. Should the Planning Commission vote to approve the project, Staff recommends that the Planning Commission concur with the following in light of the proposed conditions of approval.

Conditional Use Permit

1. *The proposed project does not violate the spirit or intent of the zoning*

ordinance in that pursuant to Section 18.34.010 of the Madera County Zoning Ordinance, the proposed use is allowed in the CRM (Commercial Rural Median) Zone District subject to a conditional use permit for an animal hospital and kennel facility. The Conditional Use Permit process allows the County to require operational conditions on the project so as that the operation will not become a nuisance in the area.

2. *The proposed project is not contrary to the public health, safety, or general welfare* in that the facility will adhere to all conditions of approval and mitigations as approved as they relate to the operations. In addition, the operation is regulated by various federal, state and local agencies that oversee this particular operation and the equipment, material and use as presented here. These agencies have the authority to take appropriate actions, up to and including closure of the facility should it present any danger to the surrounding neighborhood.
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 must adhere to federal, state and local health and building codes and regulations. In addition, the project is subject to the conditions of approval and mitigation measures presented in this Staff Report. Any violation of these could result in the County pursuing regulatory action up to and including shutting the facility down for non-compliance of the entitlements.
4. *The proposed project will not for any reason cause a substantial, adverse effect upon the property values and general desirability of the surrounding properties.* The proposed project is compatible with the nature of adjacent uses. The specific parcel is commercially zoned, and for the specific use requires a conditional use permit. The property is separated from residential parcels, and is designed to be similar in construction to surrounding businesses. The area is lacking several different kinds of area serving commercial activities, of which the veterinary service is one. With the addition of the service, residents will not need to travel far distances for similar services. The kennel building will be designed with acoustical material to minimize noise from the interior to bleed out to adjoining parcels.

Variance and Setback Variance

5. *There are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same zone district.* The use being proposed in this project is allowed in the underlying zone district for the parcel with a

Conditional Use Permit. It is the size of the parcel as it relates to the proposed use that is considered extraordinary in that the ordinance requires a set minimum size and a particular minimum setback that do not apply specifically to other allowed uses or uses requiring a Conditional Use Permit in the zone district. Without approval of the variance to ordinance and setback ordinance, the project would not be allowed to operate on this specific parcel.

6. *The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner.* The granting of the variance to ordinance and the setback variance will allow for the service to operate in an area that does not have a similar service in the neighborhood. While there are other commercial uses this parcel can be used for, the veterinary service and kennel operation are the intended use of the applicant.
7. *The granting of such application will not, under the circumstances of this particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, in the circumstances of this particular case be materially detrimental to the public welfare or injurious to the property or improvements in that neighborhood.* The granting of the variance would not affect the health, safety or welfare of the surrounding neighborhood in that the project will still need to adhere to the underlying zoning designation as well as the conditions of approval and mitigation measures associated with this project. In addition, the approval of the variances will not relieve the applicant of the requirements, rules and regulations of owning, operating and related construction of this facility.
8. *The granting of the variance shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is located.* Properties north and south of this parcel are zoned the same commercial designation as this parcel. The requirements of obtaining approval of a conditional use permit, variance to ordinance and setback variance would apply to these other parcels as it does to this parcel. Therefore, if this applicant were to choose any of these other parcels, or if a competitor were to do so, the applicant(s) would still have to go through the Planning Commission for approvals.
9. *Because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.* The strict application of the zoning ordinance would not disallow commercial activities as defined for this specific zone (Commercial

**PRJPC #2014-001
STAFF REPORT**

April 1, 2014

Rural Median) which would be similar to those activities on the parcels north and south of this parcel. The applicant would be able to use the property for any use defined in the Commercial Rural Median zone designation as long as they adhere to the same standards as surrounding properties (i.e. obtaining of business license for those defined as “by right” or obtaining a Conditional Use Permit as required). It is due to the size and proximity to residentially zoned parcels that the proposed project would have use privileges denied as designed.

WILLIAMSON ACT:

The property is not subject to a Williamson Act contract.

GENERAL PLAN CONSISTENCY:

The General Plan designates the site as CC (Community Commercial) which allows for similar uses as to that being proposed. The property is zoned CRM/MHA (Commercial, Rural, Median/Manufactured Housing Architectural Overlay) District. The proposed project is consistent with the designations.

RECOMMENDATION:

The analysis provided in this report supports approval of Project-PC #2014-001 which consists of a Conditional Use Permit (CUP #2014-001), Setback Variance (ZV #2014-002) and Variance (VA #2014-001), and Mitigated Negative Declaration (MND #2014-06) and the Mitigation Measure Monitoring Program as presented.

CONDITIONS

See attached.

ATTACHMENTS:

1. Exhibit A, General Plan Map
2. Exhibit B, Zoning Map
3. Exhibit C, Assessor’s Map
4. Exhibit D1, Site Plan Map
5. Exhibit D2, Building 1 Floor Plan
6. Exhibit D3, Building 1 Elevations
7. Exhibit D4, Building 2 Floor Plan
8. Exhibit D5, Building 2 Elevations
9. Exhibit D6, Kennel redesign to allow for 50 foot setback
10. Exhibit E, Aerial Map
11. Exhibit F, Topographical Map
12. Exhibit G, Original Operational Statement
13. Exhibit G-1, Revised Operational Statement for application of Variances
14. Exhibit H, Engineering Department Comments
15. Exhibit I, Environmental Health Department Comments

**PRJPC #2014-001
STAFF REPORT**

April 1, 2014

16. Exhibit J, Fire Department Comments
17. Exhibit K, Planning Department Comments
18. Exhibit L, Roads Department Comments
19. Exhibit M, CHP Comments
20. Exhibit N, Caltrans Comments
21. Exhibit O, Rolling Hills Subdivision Comments
22. Exhibit P, Letter of Introduction to Rolling Hills Subdivision Neighbors
23. Exhibit Q, Letters of Opposition from neighbors
24. Exhibit R, Initial Study
25. Exhibit S, Mitigated Negative Declaration
26. Exhibit T, Noise Study
27. Exhibit U, Signatures of Support

CONDITIONS OF APPROVAL

PROJECT NAME:
PROJECT LOCATION:

PRPC 2014-001 - Valley View Vet
 west side of BR 41 (Avenue 10)

PROJECT DESCRIPTION:

To allow for a veterinary and kennel service; to allow said service on less than one acre; to allow for a 20' setback where 50' is required by Ord.

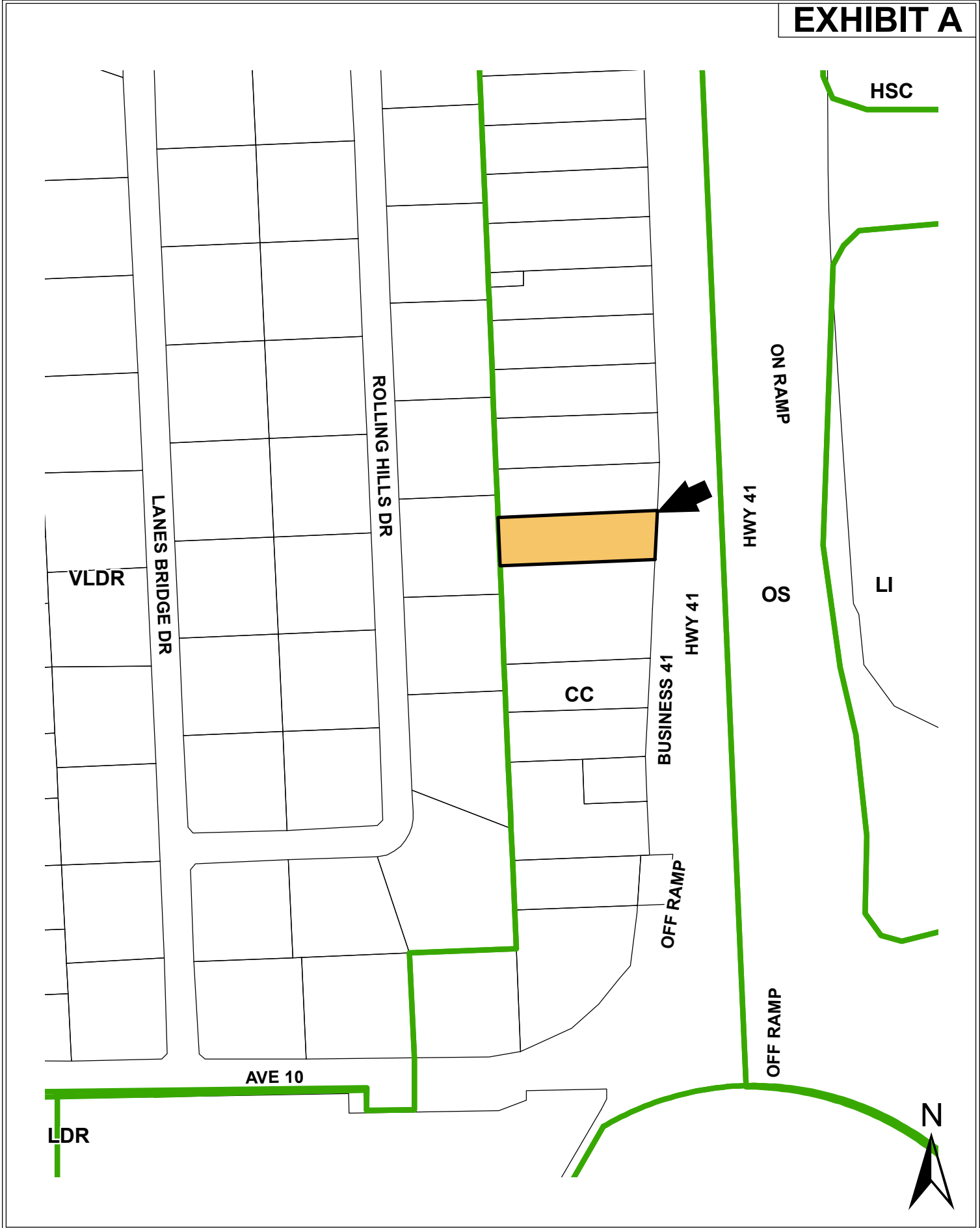
APPLICANT:
CONTACT PERSON/TELEPHONE NUMBER:

Scott A. Vincent, Architect
 559-225-2602

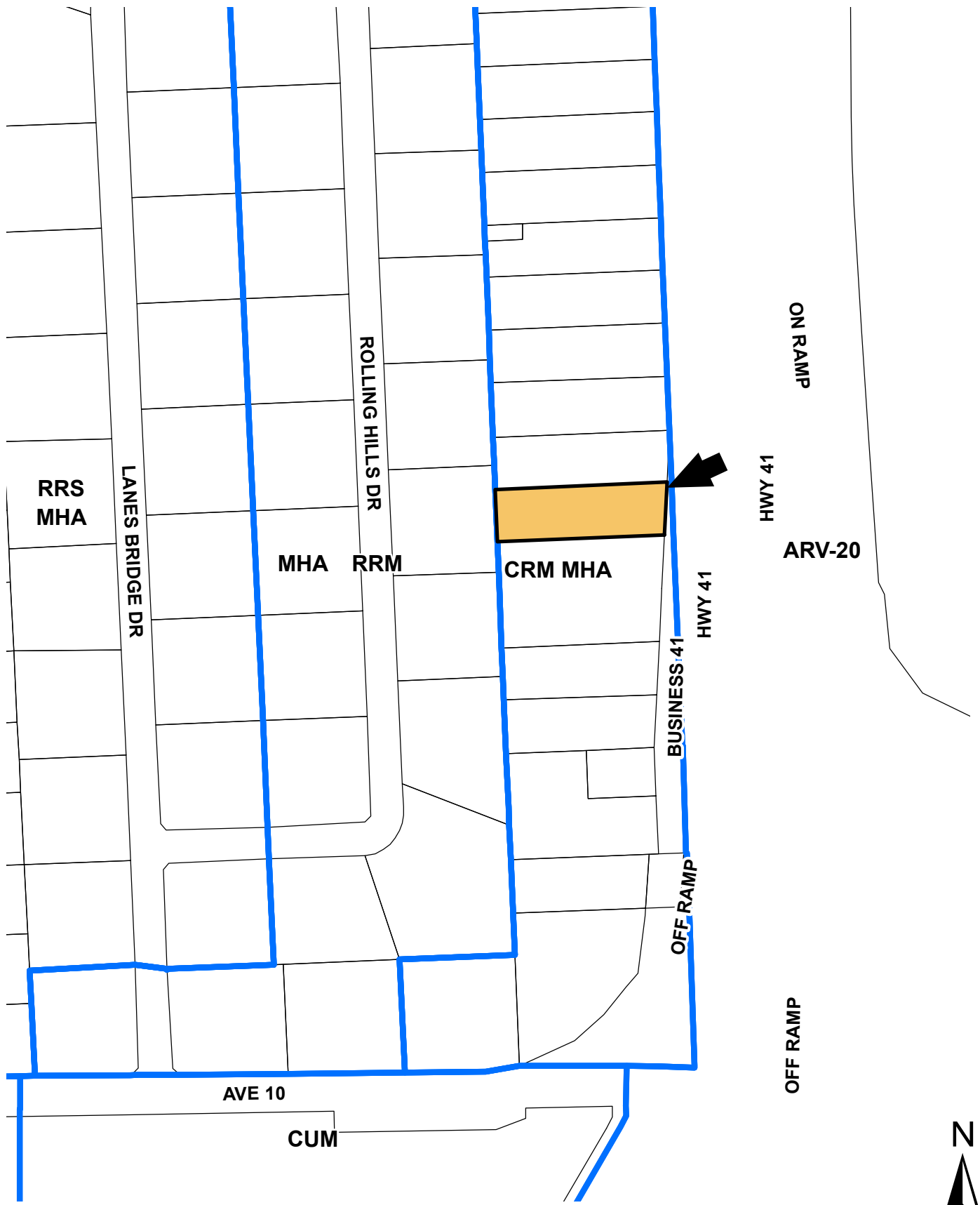
No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
Engineering					
1	Prior to the start of any construction, the applicant shall secure a Building Permit from the Building Department. All construction shall meet the most current standards and all applicable codes. All plans must be prepared by a licensed architect or registered civil engineer.				
2	The applicant shall submit a grading, drainage and erosion control plan to the Engineering Department. This plan shall identify onsite retention for any increase in storm water runoff generated by the project. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer.				
Environmental Health					
1	The address 10266 Hwy 41, APN 049-170-055 is served by SA-19 Rolling Hills Water System and is NOT on a community sewer system. Our records indicate that the sewage disposal system for your parcel is (Private). A sewage disposal application was obtained in 1977. For your proposal our department will require a Septic Certification from a license septic contractor. Once our department reviews the Septic Certification and you provide this department with calculations of your wastewater flows we will determine if your proposal will adequately serve your intended use. If your existing septic system is unable to serve your intended use, our department will require your septic system to be upgraded. An Engineered Design Septic System may be required.				
2	The applicant must comply with the Medical Waste Management Act.				
3	The applicant must comply with the Hazardous Material Business Plan and or Hazardous Waste Regulations				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
4	The facility shall NOT exceed noise limits as identified within the Madera County Plan or any Ordinance requirements				
5	The facility outside lighting shall be kept to acceptable levels as to NOT create a nuisance to surrounding neighbors				
6	All waste must be stored, handled, and disposed in a manner that will not result in ground water contamination or a nuisance as determined by the Environmental Health Department and or Regional Water Quality Control Board.				
7	Mandatory solid waste collection is required for refuse and or recycling that is generated at the facility.				
Fire					
1	For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by the Madera County Fire Marshal. (CFC, Section 503.2.5)				
Planning					
1	The project shall operate in accordance with the operational statement and plans submitted for the project except as modified by the conditions of approval of this conditional use permit, and by the mitigation measures in the mitigated negative declaration				
2	All lighting associated with this project shall be hooded and directed away from adjoining properties				
3	All driveways, circulation areas and parking areas are to be constructed and maintained in a dust free manner.				
4	Applicant shall construct a six foot high wall on the westerly side of the property to separate the commercial parcel from residential parcels				
5	Applicant shall utilize silent security and fire alarms				
6	Applicant shall provide one parking space per employee based on the highest number of employees scheduled to work on-site at any one time. Applicant shall provide one space for truck deliveries. The minimum required is four employee spaces and one truck space				

No.	Condition	Department/Agency	Verification of Compliance		
			Initials	Date	Remarks
7	Landscaping shall be provided in accordance to Madera County Ordinance				
8	Noise levels shall be in conformance with the county's noise ordinance				
9	No operations shall interfere with flight operations, as parcel is in an airport/airspace overlay district				
10	Maintain all setbacks as they relate to the zoning designation				
11	All future development on this parcel shall conform to setbacks and other development conditions required for the zone district				
12	No dogs to be in outdoor kennel/training area between 7:00 PM and 7:00 AM				
13	Any remodeling or new construction on-site shall incorporate acoustic/sound insulation materials to lessen impacts of noise generated from operations				
14	Applicant shall prepare, implement and maintain a vector and nuisance control plan to include but not be limited to odor and fly abatement				
15	Applicant shall comply with requirements stipulated to in Chapter 6.04 of the Madera County Code as it relates to this business.				
16	Provide for 3 additional parking spaces to meet the parking requirement				
Road					
	None				
Caltrans					
1	Adhere to all conditions and requirements of Caltrans				



GENERAL PLAN MAP

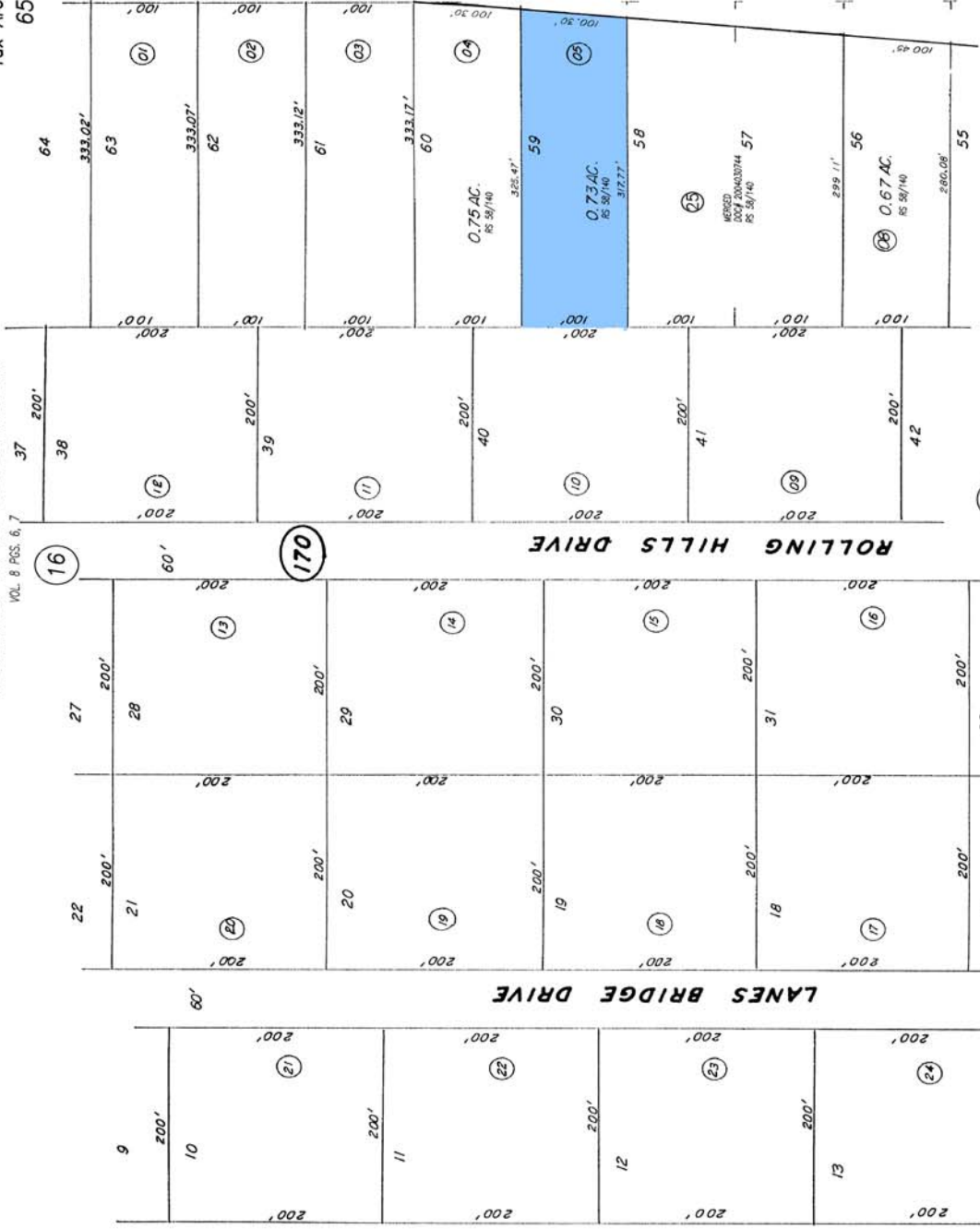


ZONING MAP

49-17

Tax Area Code
65-004

ROLLING HILLS SUBDIVISION
VOL. 8 PGS. 6, 7



ORIGINAL
IN BLUE

Assessor's Map No. 49-17
Golden Valley Unified School Dist.
County of Madera, Calif.
1960

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

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

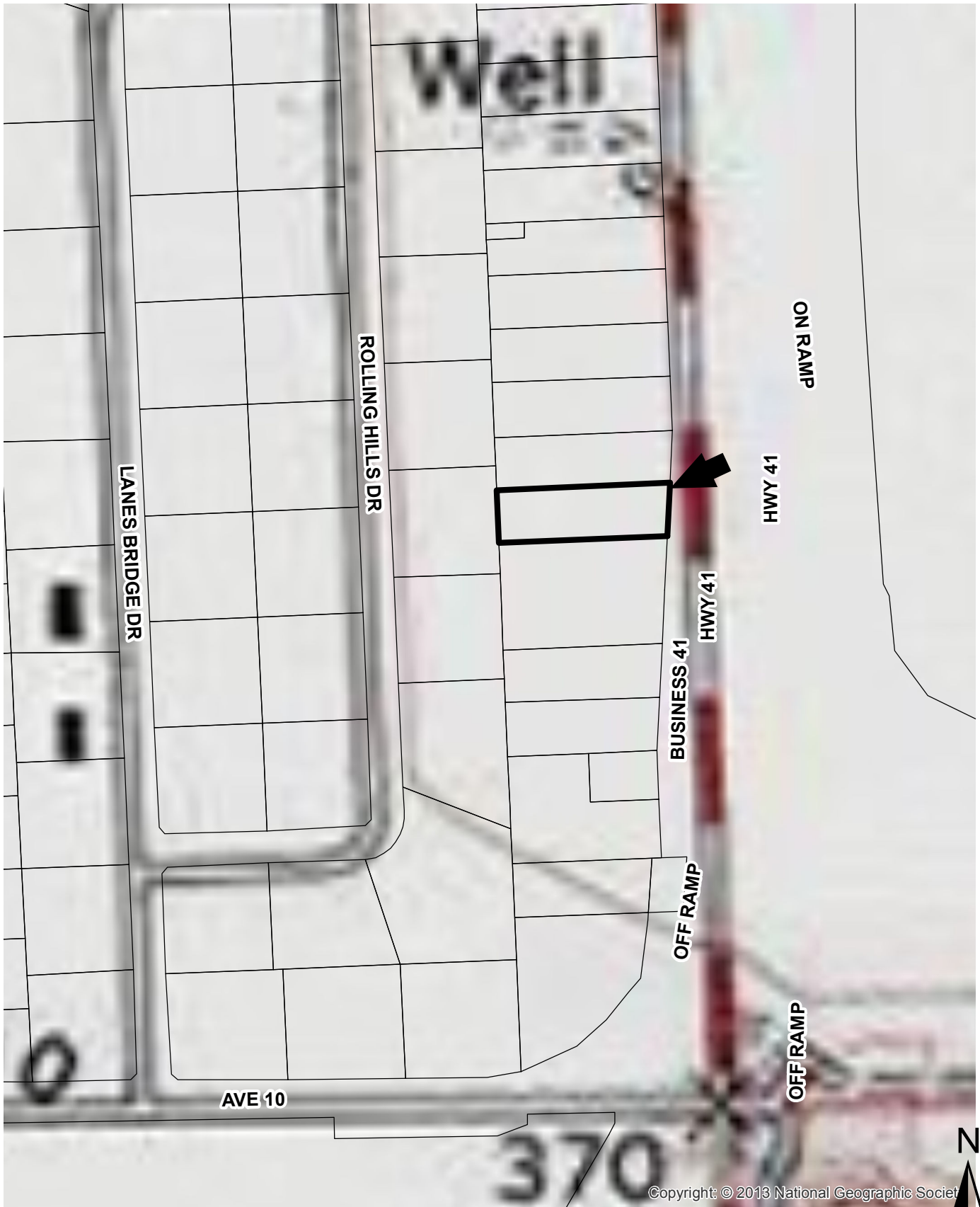
©2004 Madera County Assessor, All Rights Reserved
10/11-15 REV



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



AERIAL MAP



TOPOGRAPHICAL MAP

OPERATIONAL STATEMENT FOR
VALLEY VIEW
VETERINARY HOSPITAL

10220 Highway 41
Madera, California
Assessor's Parcel 049-170-005

- Project Applicant:** Scott A. Vincent, Architect
The Vincent Company Architects, Inc.
(representing Valley View Veterinary, Inc.)
1500 West Shaw Avenue, Suite 304
Fresno, California 93711
559.225.2602
- Proposed Project:** The initial project would be the remodelling of the existing vacant office building located at 10220 Highway 41 to accommodate a full service companion animal veterinary hospital along the business corridor west of Highway 41. The tenant is an experienced veterinarian who is also certified in acupuncture. The practitioner envisions a practice that integrates both western and eastern medicines emphasizing holistic alternative therapies, nutrition and preventative medicine. The clinic will also offer a full service hospital providing surgery, radiology, dentistry and in-house laboratory services.
- A second phase of the project would be the construction of a new building to allow for the boarding of 37 animals in runs and kennels. Additional services included in this building will also be indoor and outdoor animal training facilities. An office and restroom will be provided for staff who will supervise this function.
- Existing Use:** The existing office building is vacant and unused at this time.
- Products Produced:** No products will be produced by this facility.
- Business Hours:** The hospital will be open for business 12 months per year with a weekly schedule of Monday through Friday, 8:00 am until 6:00 pm; Saturdays 9:00 am until 1:00 pm; and closed Sundays. Staff may come to the building to check on patients during nighttime and weekend hours, but the facility will remain closed to the public.
- Customer Volume:** The average customer volume when the hospital is established

is expected to be approximately 50 per day, with a maximum of 65 customers per day. Some of these customers are expected to have limited stays as they will be picking up medicines or supplies. Customer visits will be limited to hours of operation.

- Staffing:** Initial staffing levels are expected to be the veterinarian and two additional staff. As the practice grows, one additional veterinarian and two additional staff may be added. Once the boarding kennel is constructed, one to two additional staff may be added.
- Sewer / Water:** The existing office building is provided with domestic water and sewer services from a community system. Based upon a review of the existing fixtures within the existing building, we expect little increase in volumes based upon the change in use.
- Equipment:** All equipment and material to be used in conjunction with the uses on this site will be stored within the buildings.
- Access and Parking:** The site is provided access from Business Highway 41 frontage, and 14 parking stalls are proposed on an asphalt paved surface. Deliveries will be made in small trucks (similar to those used by UPS) and are expected to be no more than two deliveries per day. Based upon the expected customer volume, we anticipate no more than 75 trips per day being generated by the project.
- Landscaping:** The site is currently landscaped and fenced, both of which will remain. Once the boarding kennel is constructed, landscaping will be modified accordingly.
- Adjacent Uses:** The site is currently bounded by Highway 41 and vacant agricultural land to the east, highway commercial uses to the north and south, and rural residential to the west.
- Noise Issues:** As all of the functions of the hospital will be contained within the building, we do not expect any noise to be generated above those found on adjacent parcels.
- Solid Waste:** The veterinary hospital is expected to generate no more than 2 cubic yards of waste per week.
- Grading:** No grading is expected for the tenant improvements required for the veterinary hospital, however, a small amount will be required when the boarding kennel is constructed.

Current Site: The existing site is a developed commercial site and does not include any aesthetic or historic assets, water bodies, ravines, gullies or natural drainage courses that will be affected by this project.

Hazards: Some biological waste will be generated by the veterinary hospital and kennels. These materials will be disposed of in a legal manner with a licensed waste hauler.

Services: The conversion of the office building to a veterinary hospital will not require any additional services (police and fire protection, schools, parks etc.) than those already provided to the site.

Impacts: We do not anticipate this project creating any adverse environmental affects on the surrounding area.

OPERATIONAL STATEMENT FOR
VALLEY VIEW
VETERINARY HOSPITAL

10266 Highway 41
Madera, California
Assessor's Parcel 049-170-005

- Project Applicant:** Scott A. Vincent, Architect
The Vincent Company Architects, Inc.
(representing Valley View Veterinary, Inc.)
1500 West Shaw Avenue, Suite 304
Fresno, California 93711
559.225.2602
- Proposed Project:** The initial project would be the remodelling of the existing vacant office building located at 10220 Highway 41 to accommodate a full service companion animal veterinary hospital along the business corridor west of Highway 41. The tenant is an experienced veterinarian who is also certified in acupuncture. The practitioner envisions a practice that integrates both western and eastern medicines emphasizing holistic alternative therapies, nutrition and preventative medicine. The clinic will also offer a full service hospital providing surgery, radiology, dentistry and in-house laboratory services.
- A second phase of the project would be the construction of a new building to allow for the boarding of 37 animals in runs and kennels. Additional services included in this building will also be indoor and outdoor animal training facilities. An office and restroom will be provided for staff who will supervise this function.
- Existing Use:** The existing office building is vacant and unused at this time.
- Products Produced:** No products will be produced by this facility.
- Business Hours:** The hospital will be open for business 12 months per year with a weekly schedule of Monday through Friday, 8:00 am until 6:00 pm; Saturdays 9:00 am until 1:00 pm; and closed Sundays. Staff may come to the building to check on patients during nighttime and weekend hours, but the facility will remain closed to the public.
- Customer Volume:** The average customer volume when the hospital is established

is expected to be approximately 50 per day, with a maximum of 65 customers per day. Some of these customers are expected to have limited stays as they will be picking up medicines or supplies. Customer visits will be limited to hours of operation.

- Staffing:** Initial staffing levels are expected to be the veterinarian and two additional staff. As the practice grows, one additional veterinarian and two additional staff may be added. Once the boarding kennel is constructed, one to two additional staff may be added.
- Sewer / Water:** The existing office building is provided with domestic water and sewer services from a community system. Based upon a review of the existing fixtures within the existing building, we expect little increase in volumes based upon the change in use.
- Equipment:** All equipment and material to be used in conjunction with the uses on this site will be stored within the buildings.
- Access and Parking:** The site is provided access from Business Highway 41 frontage, and 14 parking stalls are proposed on an asphalt paved surface. Deliveries will be made in small trucks (similar to those used by UPS) and are expected to be no more than two deliveries per day. Based upon the expected customer volume, we anticipate no more than 75 trips per day being generated by the project.
- Landscaping:** The site is currently landscaped and fenced, both of which will remain. Once the boarding kennel is constructed, landscaping will be modified accordingly.
- Adjacent Uses:** The site is currently bounded by Highway 41 and vacant agricultural land to the east, highway commercial uses to the north and south, and rural residential to the west.
- Noise Issues:** As all of the functions of the hospital will be contained within the building, we do not expect any noise to be generated above those found on adjacent parcels.
- Solid Waste:** The veterinary hospital is expected to generate no more than 2 cubic yards of waste per week.
- Grading:** No grading is expected for the tenant improvements required for the veterinary hospital, however, a small amount will be required when the boarding kennel is constructed.

- Current Site:** The existing site is a developed commercial site and does not include any aesthetic or historic assets, water bodies, ravines, gullies or natural drainage courses that will be affected by this project.
- Hazards:** Some biological waste will be generated by the veterinary hospital and kennels. These materials will be disposed of in a legal manner with a licensed waste hauler.
- Services:** The conversion of the office building to a veterinary hospital will not require any additional services (police and fire protection, schools, parks etc.) than those already provided to the site.
- Variances:** The current parcel is zoned CRM which has a requirement for a minimum lot size of 1.0 acre, which this parcel exceeded prior to the widening of State Highway 41 and the installation of the frontage road which required the lot size to be reduced to make room for the road. As such, a variance is required for this portion of the design.

A variance is also required to address the setback requirements of County Ordinance 18.94.030, Item C which requires a fifty foot minimum setback from adjoining lots in a district permitting residential uses. The current site plan includes a future boarding kennel building which is located 20'-0" from the west property line (which is common to residential uses). The kennel will provide 37 boarding kennels (4 with access to outdoor runs), along with indoor and outdoor training facilities and an office. Animals will not be allowed on the north, south, and west sides of the buildings.

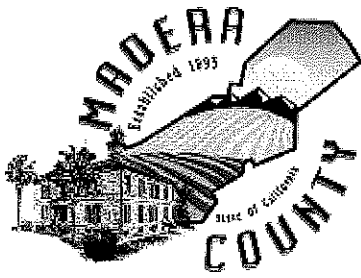
The building is located in this way in order to:

1. Comply with the rear setback requirements of the CRM zone district;
2. Allow the building to serve as a 16 foot tall sound barrier between the outdoor spaces to be used by the animals and the adjacent residences to the west
3. Keep the outdoor animal space more than 75 feet away from property lines common to adjacent residential uses (the option would be to relocate the outdoor runs and training spaces on the west side of the building, adjacent to the residences, so that the kennel building can be relocated further east in order to meet the 50' setback). This will not only

reduce any noise issues, but also any odor issues which may arise.

Impacts:

We do not anticipate this project creating any adverse environmental affects on the surrounding area.



Engineering and General Services

2037 West Cleveland Avenue
Madera, CA 93637

(559) 661-6333
(559) 675-7639
FAX
(559) 675-8970
TDD

Bass Lake Office
40601 Road 274
Bass Lake, CA
93604
(559) 642-3203
(559) 658-6959
FAX

engineering@madera-county.com

MEMORANDUM

TO: Robert Mansfield
FROM: Engineering Department
DATE: February 7, 2014
RE: Scott A. Vincent, Architect - Project - PC - Madera (049-170-005-000)

Comments

February 7, 2014

RE: PRJ 2014-001

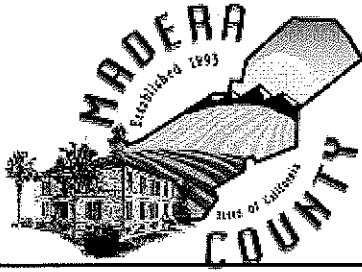
The subject project is not located within the Flood Plain. No special flood hazards requirements are applicable to this project.

The subject parcel is within County Service Area 19, Rolling Hills and is currently receiving water services. Please visit code ordinance 13.45 for additional information.

Prior to the start of any construction, the applicant shall secure a Building Permit from the Building Department. All construction shall meet the most current standards and all applicable codes. All plans must be prepared by a licensed architect or registered civil engineer.

The applicant shall submit a grading, drainage and erosion control plan to the Engineering Department. This plan shall identify onsite retention for any increase in storm water runoff generated by the project. The grading, drainage and erosion control plan shall be prepared by a registered civil engineer.

If you have any questions please contact Dario Dominguez at 559-675-7817 ext 3322.



RESOURCE MANAGEMENT AGENCY

Environmental Health Department

Jill Yaeger, Director

• 2037 West Cleveland Avenue
• Madera, CA 93637
• (559) 675-7823

MEMORANDUM

TO: Robert Mansfield

FROM: Environmental Health Department

DATE: February 5, 2014

RE: Scott A. Vincent, Architect - Project - PC - Madera (049-170-005-000)

Comments

In reviewing your Operational Statement and submitted documents Madera County Environmental Health Department have conditions on your proposal.

The address 10266 Hwy 41; APN: 049-170-005 is served by SA-19 Rolling Hills Water System and is NOT on a community sewer system. Our records indicate that the sewage disposal system for your parcel is (Private). A sewage disposal application was obtained in 1977. For your proposal our department will require a Septic Certification from a license septic contractor. Once our department reviews the Septic Certification and you provide this department with calculations of your wastewater flows we will determine if your proposal will adequately serve your intended use. If your existing septic system is unable to serve your intended use, our department will require your septic system to be upgraded. An Engineered Design Septic System may be required.

The applicant must comply with the Medical Waste Management Act.

The applicant must comply with the Hazardous Material Business Plan and or Hazardous Waste Regulations.

The facility shall NOT exceed noise limits as identified within the Madera County Plan or any Ordinance requirements.

The facility outside lighting shall be kept to acceptable levels as to NOT create a nuisance to surrounding neighbors.

All waste must be stored, handled, and disposed in a manner that will not result in ground water contamination or a nuisance as determined by the Environmental Health Department and or Regional Water Quality Control Board.

Mandatory solid waste collection is required for refuse and or recycling that is generated at the facility.

Contact Dexter Marr if you have any questions pertaining to the Conditions at 559-675-7823

MADERA COUNTY FIRE DEPARTMENT
IN COOPERATION WITH
CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION

2037 W. CLEVELAND
MADERA, CALIFORNIA 93637
(559) 661-6333
(559) 675-6973 FAX

DEBORAH KEENAN
MADERA COUNTY FIRE MARCHAL

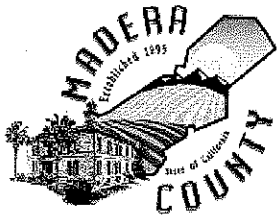
MEMORANDUM

TO: Robert Mansfield
FROM: Madera County
DATE: January 31, 2014
RE: Scott A. Vincent, Architect - Project - PC - Madera (049-170-005-000)

Conditions

Access for the proposed secondary structure needs to be modified prior to moving forward with the application:

For dead-end fire apparatus access roads in excess of 150 feet in length, an area for turning fire apparatus around shall be provided as approved by the Madera County Fire Marshal. (CFC, Section 503.2.5)



RESOURCE MANAGEMENT AGENCY

EXHIBIT K

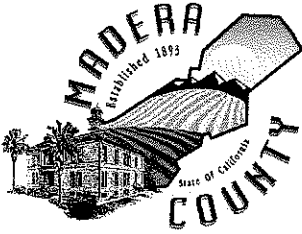
Community and Economic Development
Department of Planning and Building

Norman L. Allinder, AICP
Director

2037 W. Cleveland Avenue
Mail Stop G
Madera, CA 93637
(559) 675-7821
FAX (559) 675-6573
TDD (559) 675-8970
mc_planning@madera-county.com

DATE: February 11, 2014
TO: Development Review Committee
FROM: Robert Mansfield, Planning Department
RE: Scott A. Vincent, Architect - Project - PC - Madera (PRJ #2014-001)
(049-170-005-000)

1. The project shall operate in accordance with the operational statement and plans submitted for the project except as modified by the conditions of approval of this conditional use permit, and by the mitigation measures in the mitigated negative declaration.
2. All lighting associated with this project shall be hooded and directed away from adjoining properties.
3. All driveways, circulation areas and parking areas are to be constructed and maintained in a dust free manner.
4. Applicant shall construct a six foot high wall on the westerly side of the property to separate the commercial parcel from residential parcels.
5. Applicant shall utilize silent security and fire alarms.
6. Applicant shall provide one parking space per employee based on the highest number of employees scheduled to work on-site at any one time. Applicant shall provide one space for truck deliveries. The minimum required is four employee spaces and one truck space.
7. Landscaping shall be provided in accordance to Madera County Ordinance.
8. Noise levels shall be in conformance with the county's noise ordinance.
9. Maintain all setbacks as they relate to the zoning designation.
10. All future development on this parcel shall conform to setbacks and other development conditions required for the zone district.
11. No dogs to be in outdoor kennel/training area between 7:00 PM and 7:00 AM,
12. Any remodeling or new construction on-site shall incorporate acoustic/sound insulation materials to lessen impacts of noise generated from operations.
13. Applicant shall prepare, implement and maintain a vector and nuisance control plan to include but not be limited to odor and fly abatement..
14. Applicant shall comply with requirements stipulated in Chapter 6.04 of the Madera County Code as it relates to this business.




**RESOURCE MANAGEMENT AGENCY
Road Department**

Johannes J. Hoevertsz, Road Commissioner

2037 W. Cleveland Avenue
Mail Stop 'D'
Madera, CA 93637-8720
(559) 675-7811
FAX (559) 675-7631
jhoevertsz2@madera-county.com

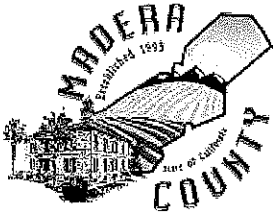
MEMORANDUM

TO: Robert Mansfield – Planning Department
FROM: Jason Chandler – Road Department 
DATE: January 28, 2014
SUBJECT: PRJ NO. 2014-001 / VINCENT

Road Department staff has reviewed the proposed project to convert existing office space to veterinary hospital and future boarding kennel at parcel number 049-170-005 located on Business 41 north of the Avenue 10 intersection in the Rolling Hills Subdivision area.

The site plan indicates that access to the proposed site is via Business 41. The Road Department has no jurisdiction on Business 41; therefore all comments from Caltrans shall be adhered to.

The Road Department has no concerns regarding this proposed Project.



RESOURCE MANAGEMENT AGENCY

Community and Economic Development
Department of Planning and Building

Norman L. Allinder, AICP
Director

2037 W. Cleveland Avenue
Mail Stop G
Madera, CA 93637
(559) 675-7821
FAX (559) 675-6573
TDD (559) 675-8970
mc_planning@madera-county.com

JAN 24 2014

PROJECT REVIEW REQUEST

DATE: January 21, 2014

Community Advisory Councils

- Ahwahnee Community Council
 Coarsegold Area Plan Committee

- North Fork Community Development Council
 Oakhurst Community Advisory Council

Review Agencies

- Madera County Agricultural Commissioner
 Madera County Sheriff's Office
 City of Chowchilla Planning Department
 City of Madera Planning Department
 California Department of Fish and Game
 California Department of Housing
 California Department of Transportation (CALTRANS)
 California Department of Water Resources
 California Regional Water Quality Control Board
 California Department of Conservation
 California Division of Mines and Geology
 California Division of Oil and Gas
 San Joaquin Valley Unified Air Pollution Control District
 Archaeological Information Center - Bakersfield
 Other: CHP, BOS District 1

Homeowners Associations

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

RETURN TO:

ROBERT MANSFIELD, Planning Department
2037 W. Cleveland Avenue
Madera, CA 93637
Phone: (559) 675-7821

REGARDING:

CUP #2014-001, Scott A. Vincent, Architect - Conditional Use Permit - Madera (049-170-005-000)

The request consists of a conditional use permit to allow Convert existing vacant office building to a verterinary hospital and future boarding kennel building to be constructed at a later date..

The attached application is being forwarded to you for your agency's review and comment. Please complete the attached Development Review form and return it to us prior to: February 4, 2014. If we do not receive comments from your Agency prior to this date, we will assume that your Agency has no comments to offer. This application will be reviewed by the Madera County Development Review Committee Feb 19, 2014.

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

CUP #2014-001

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2014-001

Return to: Robert Mansfield, Planning Department

Scott A. Vincent, Architect

Responding Agency: CHP (MADERA) Date: 1/31/14

Respondent's Signature: 

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

Approve Deny

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

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

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

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2014-001

Return to: Robert Mansfield, Planning Department

Scott A. Vincent, Architect

Responding Agency: CHP (MADORA)

Contact Person.: CRAIG KUNZLER

Signature: [Signature]

Telephone No.: (559) 675-1025

Date: 1/31/14

ENVIRONMENTAL REVIEW:

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

 Yes

 No, the following information is needed: _____

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

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

 Yes

 * No

Robert Mansfield

From: Padilla, Dave@DOT [dave.padilla@dot.ca.gov]
Sent: Tuesday, February 04, 2014 9:10 AM
To: Robert Mansfield
Subject: CUP 2014-001

Hello Robert,

We have no comments for the proposed conversion from office to a veterinary hospital.

Thank you

David Padilla
Office of Planning & Local Assistance
Department of Transportation - District 6
1352 W. Olive Avenue
Fresno, CA 93778-2616
Office: (559) 444-2493, Fax: (559) 445-5785



EXHIBIT O

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2014-001

Return to: Robert Mansfield, Planning Department

Scott A. Vincent, Architect

Responding Agency: Rolling Hills Citizens Assoc Date: 1/23/14

Respondent's Signature: Reyn G. Towner

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

 Approve X Deny

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

THE POTENTIAL NOISE PROBLEMS OF A KENNEL
ADJACENT TO RESIDENTIAL PARCELS ARE NOT ACCEPTABLE
TO THE COMMUNITY.

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

THE VETERINARY HOSPITAL WOULD BE ACCEPTABLE
IF THE KENNEL PROPOSAL IS DENIED

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

4. General Comments - Please attach on additional sheet.

NOTE: PLEASE WRITE LEGIBLY OR TYPE:

Application(s): CUP #2014-001

Return to: Robert Mansfield, Planning Department

Scott A. Vincent, Architect

Responding Agency: ROLLING HILLS CITIZENS ASSOCIATION

Contact Person.: RALPH TONSETH

Signature: [Signature]

Telephone No.: 559-448-8770

Date: 1/23/14

ENVIRONMENTAL REVIEW:

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

X Yes

____ No, the following information is needed: _____

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

POTENTIAL NOISE FROM THE KENNEL ADVERSELY IMPACTING ADJACENT RESIDENTIAL PROPERTIES

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

____ Yes X No

Dear Neighbors,

I would like to introduce myself, Dr. Rene Brewer DVM (Rene), at a neighborhood meeting. Architect Mr. Scott Vincent and I can go over and answer questions regarding our proposed Veterinary Hospital at 10266 Hwy 41 Madera. Since I currently work 6 days a week until late, evenings would be a great time. Date to be coordinated with all attending and I thought the site would be a great place to hold the meeting.

Please call Michael Hovsepien to set up a date that would work for everyone his number is 559 970-4700.

Amy Johnston

A little bit about proposal and myself.

WEST ←
 I would like to open a full service companion animal hospital in an area where the clinic has room to expand as it continues to grow. The area along the business corridor of south Hwy 41 would be well suited for my needs. I am an experienced veterinarian who is also certified in acupuncture. I envision a practice that will integrate both western and eastern medicine and emphasize holistic alternative therapies, nutrition and preventative medicine. The clinic will also be a full service hospital providing surgery, radiology, dentistry, in house lab, etc. In addition to meet the needs of most pet owners I would like to include in the future an area as a spa/resort for pets that will provide day and overnight care. I have worked in the Fresno area for over 20 years and can put together a highly skilled support staff who will work together as a tight knit team, and give our patients and their owners the best care possible.

Rene Brewer, DVM
Valley View Veterinary Clinic, Inc.
10266 Highway 41 Madera, CA 93636
559 970-4700

Rene Brewer, DVM, Certified Veterinary Acupuncturist

Dr. Brewer graduated vet school from the Philippines in 1983. She worked doing cutting edge research and taught at UC Davis vet school for 10 years; then Auburn and finally settled in Fresno in 1995. She has been heavily involved in rescue for years, and has been at Abby Pet Hospital for 13 years. About twelve years ago, Dr. Brewer became increasingly frustrated with western medicine enough to attend the Chi Institute of Traditional Chinese veterinary medicine where she took acupuncture class and have not stopped learning about Chinese and holistic medicine since. *Dr. Brewer says, "Now I can offer the "best of both worlds" in my approach to caring for animals."*

Rene specializes in small animal.
Large animals are always contracted out to other DVMs.

Resume – History

1999-current: DVM with Abby Veterinary Hospital, Fresno

1998: Relief DVM work in Fresno area

1997: One year with Diamond Veterinary Hospital, Visalia

1997: moved to Fresno; spending one year as DMV at San Joaquin Veterinary Hospital, Fresno, Ca.

1990-1996: Research and Development at University of California Davis School of Veterinary medicine. Professor of Veterinary Medicine.

1983-1990: Vet practitioner partner in the Bownam Veterinary Hospital, Auburn, Ca.

1979-1983: Residency work in Philippines in a Veterinary practice.

1974-1979: Bachelor's Degree, University of California, and Davis

January 24, 2014

Resource Management Agency
Department of Planning and Building
Madera, California

Re: CUP #2014-001

We the residents of Rolling Hills, in Madera County do not approve of this CUP 2014-001, for the following reasons.

1. This proposed boarding kennel and outdoor training area, would be too close to our homes and the noise that would be generated would be too much for our very quiet area.

Noise travels out here and we can hear dogs barking and other noises less than ¼ mile away. Some of our homes are within 100 feet of this proposed boarding kennel and are adjacent to our properties. The applicants propose to use our fences for their property, these fences are not of great height and dogs can jump them.

2. There is a boarding kennel, Elaine's on Avenue 10, within 1 mile. Some of our neighbors, already hear the dogs barking from the established kennel on Avenue 10. In the summertime, we have a northwest breeze and can open our windows to the west to save on electric and enjoy the breezes. Locating a kennel to the east of Rolling Hills would mean we are surrounding by uncontrollable noises.

3. The water usage that would be used to hose down the kennels would not help with the water problems already facing Rolling Hills and Madera County drought. We already borrow the well from S&J Ranch on Avenue 10 and have for the last 14 years.

4. The subject property is not zoned for this area without a CUP/Variance.

5. This is a residential area, we live here the applicants and their employees would go home at night and weekends and we would be left with the inappropriate noise.

6. This proposed business would increase traffic on our residential streets and non residents have a tendency to speed and throw their trash in our street, Rolling Hills Dr.

We value our properties and do not want our properties to decline in value. Madera County & Fresno County has other sites that are more suited/zoned and would not encroach on residential properties.

We the residents of Rolling Hills sincerely hope that Madera County Planning Department will reject/deny this proposed CUP 2014-001 and consider what the residents and neighbors want located in our neighborhood.

Residents supporting denial of this proposed CUP 201-001 are attached.

H. Larry Hughes H & H Hughes
10310 Rolling Hills Dr
Madera Ca 93638

M. K. E. Thomson M. Thomson
10355 Rolling Hills Dr
MADERA CA 93636

John MARTINO / BARBARA SAND
10220 ROLLING HILLS DR
MADERA 93636

Ron & Pat Medellin
10231 Rolling Hills Dr.
Madera Ca 93636

Kelly & Marsha Vigil
10263 Rolling Hills DR.
MADERA, CA 93636

Jim and Sylvia Moran
10323 Rolling Hills Dr
Madera, CA 93636

Jan & Jim Wood
10293 Rolling Hills Dr.
Madera Ca 93636

David & Williams
10280 Rolling Hills Drive
MADERA, CA 93636

We are residents of the Rolling Hills subdivision and our house is on Rolling Hills Drive, just one acre lot west of the proposed veterinary clinic and kennel.

We do not approve of this permit for a variance for the following reasons:

-To state that a domestic animal clinic will generate no noise is at best disingenuous. Dogs bark and howl, cats can wail. This property shares a west fence line (200 feet) with a private residence. From our property, two lots away, we can hear neighbors' dogs barking as far as ¼ mile away.

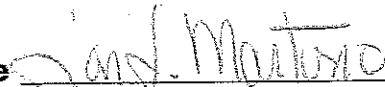
-Future plans include a kennel facility for 34 dogs and an outdoor training area. Same issue as above, noise inappropriate to a residential neighborhood.

-Increased traffic on a residential street - Rolling Hills Drive is already used as an access route to the two gas stations and convenience stores on Route 41 business. A vet clinic will inevitably increase the use of this quiet residential street as an access route to the clinic. Non-residents have a tendency to speed and throw their trash on our street.

We also believe, after consulting real estate professionals, that the presence of this type of enterprise in such close proximity to residences will lower residential property values. No one can favor that in this economic climate.

We hope our concerns will be seriously considered in deciding whether to grant a permit for this land use.


Signature



Jon J. Martino

Date:

Barbara M. Sand


10200 Rolling Hills Drive
Medina, CA 93636

1/23/2014

Kelly & Marsha Vigil
10263 Rolling Hills Dr.
Madera, Ca 93636

Resource Management Agency
Madera, California

Re: CUP# 2014-001


January 28, 2014

As residents of Madera County our property is located directly behind the proposed veterinary clinic and we strongly object to the second phase of the clinic which is proposing boarding kennels for 37 dogs and an outdoor training area. A veterinary clinic may be an asset to the neighborhood but a boarding facility would directly effect us as well as all our neighbors. Our neighborhood is very quiet and the thought of listening to barking dogs day and night as well as the smell and flies created by the kennels is not something we or our neighbors want. We already have Elaine's Pet Resort one mile west of our home. We believe the majority of neighborhood objections are due to the second phase of the proposed clinic to add kennels. We do not want our neighborhood surrounded by dog kennels on the west and east.

We value our property as we know our neighbors do theirs and we do not want to watch our properties decline in value. Madera County is a large County and we are sure there are many other sites available for this type of proposed clinic and boarding facility which would not infringe so closely to residential properties.

We ask that you reject the proposed request and please consider what we and our neighbors want located in our neighborhood.

Thank You,



Kelly Vigil



Marsha Vigil

Environmental Checklist Form

Title of Proposal: PRJPC #2014-001 Valley Veterinary Services

Date Checklist Submitted: February 25, 2014

Agency Requiring Checklist: Madera County Planning Department

Agency Contact: Robert Mansfield, AICP

Phone: (559) 675-7821

Description of Initial Study/Requirement

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

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

Description of Project:

The veterinary and kennel project is in two phases. The first phase of the project is to allow for a full service companion animal veterinary hospital that will integrate western and eastern medicines emphasizing holistic alternative therapies, nutrition and preventative medicine. The clinic will also offer a full service hospital providing surgery, radiology, dentistry and in-house laboratory services. The applicant will utilize an existing building on the parcel after conducting remodeling. The first phase will utilize an existing 34 x 88 foot structure that will be renovated to include exam rooms, x-ray, isolation, runs, surgery room, a treatment room and offices.

Phase two of the project would be the construction of a new 55 x 80 foot building to allow for the boarding of 37 animals in runs and kennels. Additional services included in this building will also be indoor and outdoor animal training facilities located on the eastern side of the structure. An office and restroom will be provided for staff who will supervise this function.

The applicant is also applying for a Variance to the County's Ordinance in that Section 18.94.030 requires this type of operation to be on a parcel of one acre or larger, whereas the parcel is 0.77 acres. The variance would allow the operation to proceed as proposed on this parcel. The applicant is also applying for a setback variance, wherein the same ordinance section requires a 50 foot setback to property lines abutting residential parcels.

Project Location:

The subject property is located on the west side of Business Route 41, approximately 0.19 of a mile north of its intersection with Avenue 10 (10266 Highway 41), Madera.

Applicant Name and Address:

Scott A. Vincent, Architect
1500 West Shaw, Suite 304
Fresno, CA 93711

General Plan Designation:

CC (Community Commercial)

Zoning Designation:

CRM/MHA (Commercial, Rural, Median) District with a Manufactured Housing Architectural Overlay

Surrounding Land Uses and Setting:

North and South: Commercial; West: Residential; East: Vacant land and Highway 41

Other Public Agencies whose approval is required:

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

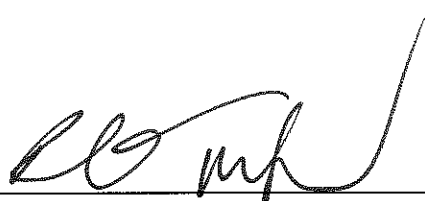
DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Prior EIR or ND/MND Number

Signature



February 25, 2014
Date

I. AESTHETICS -- Would the project:

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

Discussion:

(a - b) No Impact. There are no scenic vistas in the vicinity of this project site. The closest areas that are being considered as scenic highways by the California Department of Transportation (CALTRANS) are Highways 41 and 49 north of Oakhurst.

(c) No Impact. Surrounding the project site is residential (to the west, Rolling Hills Subdivision) and commercial (north and south). Highway 41 is to the east, with agriculturally based land uses further east. The applicant is proposing to utilize the existing structure for the animal hospital portion of the project; and in phase two of the project, construct a new structure towards the rear of the parcel. The commercially zoned parcels in the area are mostly car dealerships, gas stations, home builders and the like. The Rolling Hills Subdivision to the west of the parcel is, for the most part, built out single family residential units. Per the drawings submitted for the project, the construction type will not be out of character for the surrounding area.

(d) Less than Significant Impact. There is minimal lighting existing on the parcel and is associated with the existing structure. There is the potential of additional lighting during phase two of the project when the kennel structure is built. The new lighting could have an impact on the residential parcels to the west of the project site. The parcel to the north is commercial, thus will not be as impacted during night time hours as it is not expected to be occupied during non-business hours. The commercially zoned parcel to the south is currently unused and vacant of any structures.

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

neighboring property and homes.

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

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

II.

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

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

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?

Discussion:

(a - e) No Impact. The area immediately surrounding this parcel is commercially and residentially zoned. The parcels to the east are agriculturally zoned and/or used, and Highway 41 runs north and south adjacent to the parcel. There is no forest land in the area that will be directly or indirectly involved with the project. No farmland or Williamson Act land will be affected directly or indirectly as a result of this project. The parcel itself is not Williamson Act enrolled.

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 land is below:

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

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

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

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

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

URBAN AND BUILT-UP LAND (D): Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential,

industrial, commercial, institutional, public administrative purposes, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.

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

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

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

(b - c) Less Than Significant Impact with Mitigation Incorporation. During the construction phase of phase one (remodeling) and two (construction of new building) of this project, fugitive dust emissions and vehicular emissions from construction related vehicles are expected to occur. These, however, are expected to be for a short duration of time in light of the whole and will only be for the period of construction.

Per the operational statement for the project, the site will be visited by approximately 50 vehicles per day. This will increase vehicular emissions from current baseline. While on an individual basis this is not expected to be a significant impact, during the long-term it is considered cumulative in light of the other business in the area and the adjacent residential area.

(d – e) Less than Significant with Mitigation Incorporation. During the construction phase of the project, there is the potential for diesel exhaust generation from construction vehicles. This is expected to be temporary for the duration of construction.

There are residences in the vicinity, which consists of the Rolling Hills Subdivision. Operationally, there are no pollutant emissions expected from the facility. As mentioned in (b) and (c) above, vehicles visiting the site may cause emissions that may be an issue. There is the potential of odors from the kennel however. These odors are expected from the animals from such sources as fecal matter that has not been disposed of properly and trash accumulation. With mitigations and conditions of approval associated with this project, this impact can be reduced to less than significant.

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). Rolling Hills Subdivision is immediately to the west of the facility, and at least one house abuts the property line shared with this facility. The closest hospital is Children’s Hospital Central California which is just under a mile away. There are no schools in the vicinity of this project.

Global Climate Change

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

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

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

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a - f) No Impact. While there are species indicated as threatened or endangered in the quadrangle this project is located in, due to the fact that in large part the surrounding parcels are developed, and this specific parcel has already had some development done, the chances of impacting the species are minimal.

There are no wetlands, federally listed or otherwise, on the parcel involved with this project. There are no riparian areas on the parcel. There are no streams or bodies of water of which migratory fish or other species that would use bodies of water would be impacted by this project.

There are no habitats identified on this parcel, so no modifications are expected as a result. While there are candidate species identified in the quadrangle in which this project is located, given the development that has occurred in the area over the years, the chances of any of the listed species being on the parcel are less than likely.

No migratory patterns are expected to be impacted as a direct or indirect result of this project for the long term. During construction, there is the potential that some migratory species may avoid the area, but this is considered typical and natural as most species tend to avoid areas where they perceive potential harm. Once construction is completed, the migratory patterns of these species will return to normal, if not near normal, once they have determined that there is no danger to them.

While the list below shows a significant number of species listed in the quadrangle in which this project is located, this does not necessarily mean that these species are actually located on the project site either in a habitat setting or migrating through. As mentioned, given the development in the immediate area, the chances of disturbing any species are considerably minimal.

Special Status Species include:

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

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

Species	Federal Listing	State Listing	Dept. of Fish and Game Listing	CNPS Listing
California Tiger Salamander	Threatened	Threatened	SSC	None
Western Spadefoot	None	None	SSC	None
Swainson's Hawk	None	Threatened	None	None
Burrowing Owl	None	None	SSC	None
California Horned Lark	None	None	WL	None
Hardhead	None	None	SSC	None
San Joaquin	None	None	None	None

Picket Mouse				
Northern Hardpan Vernal Pool	None	None	None	None
Northern Claypan Vernal Pool	None	None	None	None
Great Valley Mixed Riparian Forest	None	None	None	None
Vernal Pool Fairy Shrimp	Threatened	None	None	None
California Linderiella	None	None	None	None
Valley Elderberry Longhorn Beetle	Threatened	None	None	None
Molestan Blister Beetle	None	None	None	None
Spiny-sepaled button-celery	None	None	None	1B.2
Succulent Owl's-clover	Threatened	Endangered	None	1B.2
Hairy Orcutt Grass	Endangered	Endangered	None	1B.1
San Joaquin Valley Orcutt Grass	Threatened	Endangered	None	1B.1

Lane Bridge 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

A brief description of the threatened and endangered species:

California Tiger Salamander: Frequents grassland, oak savanna, and edges of mixed woodland and lower elevation coniferous forest.

The historic range of this species is not well known because it has been fragmented, but they were probably distributed throughout most of the Central Valley where there was suitable vernal pool and grassland habitat, from Tulare County north to at least Yolo County, and in the south coast ranges from San Luis Obispo County north to Monterey Bay and north, east of the Bay Area. Isolated populations now occur in the Sacramento Valley at Gray Lodge National Wildlife Refuge and near Dunnigan. Two other populations have been isolated from the rest of the range long enough that they may constitute two unique species - one in Sonoma County near Santa Rosa, and another in Santa Barbara County.

Currently, most populations in the Central Valley have been eliminated, and the remainders are found in the surrounding foothills.

Burrowing Owl: The burrowing owl is a pint-sized bird that lives in open, treeless areas. The burrowing owl spends most of its time on the ground, where its sandy brown plumage provides camouflage from potential predators. One of Florida's smallest owls, it averages nine inches in height with a wingspan of 21 inches. The burrowing owl lacks the ear tufts of the more familiar woodland owls. Bright yellow eyes and a white chin accent the face. Unusually long legs provide additional height for a better view from its typical ground-level perch.

The Florida burrowing owl occurs throughout the state although its distribution is considered local and spotty. The presence of burrowing owls is primarily dependent upon habitat. Humans have created new habitat for burrowing owls by clearing forests and draining wetlands. Burrowing owls inhabit open native prairies and cleared areas that offer short groundcover including pastures, agricultural fields, golf courses, airports, and vacant lots in residential areas. Historically, the burrowing owl occupied the prairies of central Florida. Recently, these populations have decreased because of disappearing habitat while populations in south Florida coastal areas have increased due to modification of habitat by humans.

Burrowing owls live as single breeding pairs or in loose colonies consisting of two or more families. Unlike most owls, burrowing owls are active during both day and night. During the day, they are usually seen standing erect at the mouth of the burrow or on a nearby post. When disturbed, the owl bobs in agitation and utters a chattering or clucking call. In flight, burrowing owls typically undulate as if they are flying an invisible obstacle course. They also can hover in midair, a technique effective for capturing food.

Burrowing owls use burrows year-round; for roosting during the winter and for raising young during the breeding season (Feb - July). Florida's owls typically dig their own burrows but will use gopher tortoise or armadillo burrows. Burrows extend 4 to 8 feet underground and are lined with materials such as grass clippings, feathers, paper, and manure.

Northern Hardpan Vernal Pool: This type of vernal pool occurs on old alluvial fans along the eastern margins of California's Central Valley, where acidic, iron-silica cemented soils form a hardpan where water pools seasonally. Evaporation, and not runoff, empties the pools in the spring. When rising spring temperatures evaporate the seasonal pools, concentric bands of colorful vegetation and blooms circle the pools, sometimes called 'rim blooms'. Conditions lending themselves to this type of habitat often occur over continuous areas, rather than in isolated spots, so vernal pools in the Central Valley tend to occur in clusters called "complexes". Within these complexes, pools may be fed or connected by low drainage pathways called "swales".

General Information

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

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

V. CULTURAL RESOURCES -- Would the project:

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

Discussion:

(a - d) Less Than Significant Impact. While the County is known to potentially have historical and archaeological resources, due to the development of the site and the uses and development of surrounding properties, the chances of finding any archaeological or paleontological resources are less than likely but still potential.

There has been development on the parcel (existing structure), and there are no indications of any archaeological or paleontological resources being found during its' construction. While there are no

known paleontological resources in the area, there is still the potential of buried unknown sources. As such, there is the potential of discovering previously unknown paleontological resources.

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

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

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

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

Reference CEQA Guidelines §15064.5 for definitions.

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

(a i - iii) Less than Significant Impact. 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.

(a – iv) No Impact. The parcel involved with this project is topographically flat and not conducive to landslides. There may be erosion issues, but erosion is not considered landslides by strict definition.

(b) Less than Significant Impact. The parcel in which this project is being introduced has been previously developed. This development included a structure and an impervious surface parking lot. Phase two of this project will be on an undeveloped portion of the project. Overall on the site the potential for soil erosion is insignificant, but due to the surfacing, any rainfall could potentially impact neighboring parcels that are undeveloped as it relates to erosion.

(c - e) No impact. There are no known impacts that will occur as a direct or indirect result of this project.

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

Discussion:

(a) Less Than Significant Impact. Emission rates from project construction are expected. Daily emissions would vary throughout the construction period depending on the equipment being utilized and duration of use.

Operationally, the amount of potential greenhouse gases being generated by this project is minimal. Vehicular traffic will be the primary source (exhaust emissions), and based on the operational time frames, the impact will be minimal.

(b) No Impact. There is no anticipated impact as a result of this project.

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.

VIII. HAZARDS AND HAZARDOUS MATERIALS – Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a) Less Than Significant Impact with Mitigation Incorporation. The use of hazardous materials during project construction is not expected directly with the facility. Hazardous materials associated with construction may include gasoline, diesel fuel, hydraulic oils, equipment coolants, and generated wastes that may include these materials and are associated with the construction equipment being used. These materials are considered hazardous because they are flammable and/or contain toxic compounds, such as volatile organic compounds and heavy metals. Waste considered hazardous by the State of California shall be transported and disposed of according to applicable federal, state and local regulations. Fueling and routine maintenance of construction equipment and vehicles would be performed off-site to the greatest extent feasible.

Operationally, given the nature of the business, there will be biohazardous waste generated as well as low level radioactive materials. There will also be pharmaceutical materials on site for treatment purposes. Per the operational statement, an onsite laboratory will also be utilized. This will produce chemicals considered hazardous as a normal course of operations.

The biohazardous materials will be as a result of treatment and surgical procedures on the animals brought in as well as potentially dead animals. The low level radioactive material will be as a result of any and all x-ray functions carried out on site.

With mitigations, these impacts can be reduced to less than significant.

(b) Less Than Significant Impact with Mitigation Incorporation. Reasonably foreseeable upset and accident conditions that could involve the release of hazardous materials would include the spill

of petroleum hydrocarbons or other hazardous fluids associated with vehicle and equipment operation during construction and maintenance of the proposed project, and spills of mineral oil or battery acid associated with the substation.

Accidental release of biohazardous materials and the improper handling of x-ray technology can produce situations that can be dangerous to the employees on site as well as the surrounding community. While there is the potential of spills and emissions as a course of emergency situations, there are no schools within ¼ of a mile from this project site. There are, however, residences immediately adjacent to the site (Rolling Hills Subdivision). Improperly contained and stored materials can result in spill or release situations.

With mitigation incorporation, this impact can be lessened to less than significant.

(c) Less than Significant Impact with Mitigation Incorporation. While there are no schools within the vicinity of this project, there are residences well within the ¼ mile distance. Similar businesses have not emitted any hazardous fumes or emissions of a noxious manner during normal business operations. There is the potential during emergency situations such as fires where fumes can be emitted when the materials in the business are exposed to fire. Additionally, there is the potential for biohazardous materials being generated on-site and stored while awaiting proper disposal. If not handled properly, there is the potential for emissions impacting the surrounding area.

(d) No Impact. According to the Department of Toxic Substance Control (DTSC), there are no sites on or near this project site that is or are hazardous waste sites.

(e – f) Less than Significant Impact. The project site is not located near a known airport or airstrip; however it is in an Airport/Airspace Overlay district. This would indicate that there is a private airstrip or agriculturally oriented airstrip (for crop dusting or similar operations support) is in the vicinity of this project site. The County does have an Airport Land Use Plan and covers the restrictions of facilities in the type of overlay district this project is in. This will require that the operation not construct or operate in such a manner as to interfere with flight operations.

(g) Less Than Significant Impact. During construction of phase two, there may be times in which construction vehicles come and go from the site. This has the potential of interfering with emergency response vehicles. This is anticipated to only be temporary in nature. No road closures or blockages are expected as a result of construction or operational activity.

During normal operations of the veterinary services, there will be no impact to traffic or circulation unless there is an emergency situation that would impact the facility and closing lanes in the vicinity would be a necessity to protect lives and property. While the applicant is foreseeing upwards of 50 vehicles per operational day, it is not anticipated that all these vehicles will arrive at once.

(h) No Impact. The project is not located in an area known for wildfires. The area surrounding the project site is residentially or commercially developed. The chances of wildfires in the area are minimal at best.

Normal operations of the facility will not pose significant risk of fire.

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>

IX. HYDROLOGY AND WATER QUALITY – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a) Less than Significant Impact with Mitigation Incorporation. No water quality standards will be impacted as a matter of normal operations. As the site will have hazardous materials and biohazardous materials on-site as a course of normal operations (medical and lab oriented materials as well as animal biohazards), there is the chance of accidental or unintentional release. The operation will need to adhere to Local, State and Federal guidelines for discharges.

The site is served by community water systems and has a septic system on-site. The site is not served by community wastewater systems. Neither system is designed for hazardous materials nor biohazardous (defined as anything other than fecal material) materials disposal.

With mitigation incorporation, this impact can be reduced to less than significant.

(b) Less than Significant Impact with Mitigation Incorporation. For the veterinary services portion of the project, there will be minimal water usage on site. The kennel portion (phase two) will increase water usage due to the boarding of the animals. The water usage is for cleaning and sanitation purposes as well as providing water for the animals. The water is being sourced by a community system (SA-19, Rolling Hills). The usage will be greater than typical office uses in the area.

The overall usage is not expected to be significant enough to impact groundwater sources or wells in the area by itself, but will contribute cumulatively to water usage in the area.

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.

(c – e) Less than Significant Impact. The first phase of this project will not impact the drainage of the site, as there is a structure and paved parking existing. Flow patterns as a result of that structure and parking have existed since their construction.

Phase two will have a slight impact when constructed. Given that the site is topographically relatively flat overall, the drainage pattern deviation will not be significant. As there might be some grading included in this portion of the project, a grading plan that includes erosion control measures will be required.

There is no stream or river in the vicinity of the project that would potentially be impacted.

(f) Less than Significant Impact with Mitigation Incorporation. There will be a slight increase in impacts to water quality. With the number of clients anticipated at the facility, oil and grease drippings will be left behind that could wind up being incorporated into rainfall discharge from the site.

Additionally, a septic system will be utilized for the facility as a whole. If the system is improperly installed or maintained, or fails to function, there is the potential that the contents can impact water quality, specifically groundwater (subsurface) water.

(g) No Impact. No housing is proposed as a portion of this project.

(h - i) Less than Significant Impact. The project is not located within a flood plain. While this removes the potential of significant flooding issues, there is still the potential of localized flooding that might be an issue.

(j) No Impact. There are no impacts associated with this project anticipated as a result of the installation of facility. 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.

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.

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

Discussion:

(a & c) No Impact. This project will not physically divide an existing community or be an impact on habitat conservation plans.

(b) Less Than Significant with Mitigation Incorporation. The General Plan and Zoning Designation for the parcel on which this facility is being placed is commercial in nature. The

operation itself is consistent with those designations.

Per County Ordinance Section 18.94.030, the use is required to be on a parcel of 1 acre in size. The parcel itself is 0.77 acres. The applicant was advised of this issue and has subsequently applied for a Variance from the ordinance to allow the use to move forward should the Planning Commission approve the variance. The same ordinance also requires that animal hospitals and kennels need to be 50 feet distant from any property line that abuts a residentially zoned parcel. As designed, the kennels do not meet that threshold. This requirement is mostly for noise and odor dispersal from the facility. The applicant has subsequently applied for a setback variance to address this issue.

The applicant has also provided what the site would look like if they were to move the kennels to the requisite 50 foot distance. The redesign, while on paper appears feasible to do, would move the outdoor exercise areas currently on the east side of the structure to the west side which would remove the structure as a sound barrier.

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

Discussion:

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

XII. NOISE – Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient				

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a) Less than Significant Impact with Mitigation Incorporation. There will be minimal noise increases as a result of phase one of this project. Tenant Improvements of the existing structure will occur prior to start of operations, but that is expected to be only temporary in nature. Operations of phase one are not expected to increase noise levels significantly.

Phase two will increase noise levels temporarily in regards to the construction phase of that portion of the project. The ongoing operation of phase two has the potential of increasing the ambient noise level from what it is currently. The phase two portion of the project involves the operation of a 37 run kennel facility. The majority of the runs will be inside, with an area for outside training, as indicated in the operational statement. While dogs, which would be the presumptive "tenants" of the runs given the floor plan outlay provided for this project, do bark for varying reasons, it is presumed that they will not do so all day every day.

A dog barks at a decibel rating of 75, which puts it at a level of between a vacuum cleaner and a garbage disposal (between annoying and possible hearing damage). Barking is caused by any number of reasons including stress, excitement, new situations, communication, attention/demand, boredom/frustration, fear, territory/protectiveness, and playfulness/excitement or health issues. Any number of these factors can be present at a kennel situation.

Noise from localized point sources (sources that can be identified and are at a fixed location) typically decreases by approximately 6 dBA (decibels attenuated) with each doubling of distance from the source.

(b) Less than Significant Impact. With the exception of construction related activities, there is no known instance of groundborne vibrations related to this project. Any construction related vibrations will be temporary in nature for the duration of construction activities.

(c - d) Less Than Significant Impact with Mitigation Incorporation. There will be a temporary increase to ambient noise levels as a result of construction operations for both the "tenant improvement" of the existing facility to get it ready for the veterinary services and for when the kennels are constructed in phase two.

Operationally, there will be a permanent increase in ambient noise levels when the kennels come online for use. As the facility is constructed, it can be construed that the use is geared predominately towards larger animals such as dogs. This raises the concern of confined animals experiencing stress of one form or another, and thus increasing the potential of constant barking.

The kennels as proposed are designed to be 20' (twenty feet) from the rear (west side) property line. The County Ordinance requires a 50' (fifty foot) setback to any property line that abuts a residentially zoned parcel. The westerly parcel is not only zoned residential, but also has a single family residence existing on it. The basis of the 50' (fifty foot) setback is the noise situation.

(e – f) No Impact. The project is not within proximity to a known airport or airstrip. However, the project is in an Airport/Airspace Overlay district in which the project will need to operate in such a fashion as to not interfere with flight operations in the area.

General Discussion

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

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

Short Term Noise

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

Long Term Noise

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

enclosures.

Landscape maintenance equipment, such as leaf blowers and gasoline powered mowers, 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	Architectural damage and possibly minor structural damage

Source: Whiffen and Leonard 1971

XIII. POPULATION AND HOUSING -- Would the project:

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

Discussion:

(a - c) No Impact. The construction of the expansion and operation of the facility will not have an impact on housing or population needs for the County or the area specifically.

According to the California Department of Finance, in January of 2012, the County wide population

was 152,074 with a total of 49,334 housing units. This works out to an average of 3.33 persons per housing unit. The vacancy rate was 11.84%.

XIV. PUBLIC SERVICES

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

Discussion:

(a - i and ii) Less than Significant Impact. The operations will need to comply with existing fire and life safety code requirements for the type of occupancy.

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 proposed project in and of itself would not result in any additional demands for police protection with the exception of ancillary need for potential events of vandalism and theft.

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

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

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.

No impacts identified as a result of this project.

XV. 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"/>

Discussion:

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

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

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

Discussion:

(a - b) Less than Significant Impact. In the area around the proposed project, opportunities for bicycles and pedestrians, especially as an alternative to the private automobile, are significantly limited by lack of developed shoulders, sidewalks or pavement width accommodating either mode. The condition is not uncommon in rural areas where distances between origins and destinations are long and the terrain is either rolling or mountainous. In the locations outside urbanized portions of the County, the number of non-recreational pedestrians/cyclists would likely be low, even if additional facilities were provided.

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.

Local circulation is largely deficient with these same State Highways and County Roads composing the only existing network of through streets. Most local streets are dead-end drives, many not conforming to current County improvement standards. Existing traffic, particularly during peak hour and key intersections, already exhibits congestion.

During the period of construction of phase two of the project, it is expected that there will be some construction related vehicles. However, the specific roadway leading to the site is not a major thoroughfare and will not be significantly impacted.

During operations of the facility, there will be an increase in traffic and only during facility hours as outlined in the Operational Statement. There will be minimal traffic to and from the site as staff tends to animals being boarded on weekends as a result of phase two, and those kept for observation after surgical procedures in the veterinary services portion. The majority of vehicular traffic will come from customers to the site which is estimated at 50 per day.

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

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

Unsignalized intersections.

Level of Service	Description	Average Control Delay (sec./car)
A	Uncongested operations, all queues clear in single cycle	< 10
B	Very light congestion, an occasional phase is fully utilized	>10 – 20
C	Light congestion; occasional queues on approach	> 20 – 35
D	Significant congestion on critical approaches, but intersection is functional. Vehicles required to wait through more than one cycle	> 35 – 55

	during short peaks. No long-standing queues formed.	
E	Severe congestion with some long-standing queues on critical approaches. Traffic queues may block nearby intersection(s) upstream of critical approach(es)	> 55-80
F	Total breakdown, significant queuing	> 80

Signalized intersections.

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

Capacity per hour per lane for various highway facilities

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

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

Source: MCTC 2007 RTP

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

Emissions of CO (Carbon Monoxide) are the primarily mobile-source criteria pollutant of local concern. Local mobile-source CO emissions near roadway intersections are a direct function of traffic volume, speed and delay. Carbon monoxide transport is extremely limited; it disperses rapidly with distance from the source under normal meteorological conditions. Under certain meteorological conditions, however, CO concentrations close to congested roadway or intersection may reach

unhealthy levels, affecting local sensitive receptors (residents, school children, hospital patients, the elderly, etc.). As a result, the SJVAPCP recommends analysis of CO emissions of at a local rather than regional level. Local CO concentrations at intersections projected to operate at level of service (LOS) D or better do not typically exceed national or state ambient air quality standards. In addition, non-signalized intersections located within areas having relatively low background concentrations do not typically have sufficient traffic volumes to warrant analysis of local CO concentrations.

(c) No Impact. As this project is not within the vicinity of known airports or airstrips, no impacts have been identified.

(d) No Impact. No impacts have been identified.

(e) Less Than Significant Impact. During the period of construction, there may be increased traffic into and out of the project site. This however is anticipated to be minimal and not expected to cause any detours or road closures. Normal operations would not impact emergency access to the site.

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

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.

XVII. UTILITIES AND SERVICE SYSTEMS – Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

(a - b) Less Than Significant with Mitigation Incorporation. During construction of the expansion, minimal amounts of wastewater would be generated.

While the site is served by SA-19, Rolling Hills Water System, it is served by a private sewage disposal system. A sewage disposal application was filed in 1977. It is not known the size of the system at this time; therefore it is not known if the system can handle the wastewater flow from the new operation.

Kennel operations tend to generate more wastewater than typical businesses in the area. This is due to sanitation requirements. The existing septic tank may not be capable of handling the increased flow.

(c) No Impact. As this project is being located on an existing developed parcel, stormwater drainage will utilize existing facilities related to the hulling business. The site does have a pre-existing drainage basin as a result of previous construction.

(d) Less than Significant Impact with Mitigation Incorporation. The site is served by SA-19, Rolling Hills for its water source. It is expected that water will be used for dust control during construction phase of the project. This will be of short duration and only during periods of dry weather.

Operationally, the majority of water used will be in the kennel operations. The usage will be for the cleaning and sanitation of the kennels, as well as providing a water source for the animals. While on its own, this may not be a significant amount, when taken cumulatively with the other businesses and the subdivision, it will be a significant impact.

With mitigation measures, this impact can be reduced to less than significant.

(e) Less Than Significant Impact with Mitigation Incorporation. As discussed for (a) and (b), during construction, wastewater generation is not expected to be significant if any produced at all. During operations, wastewater will be generated and served by a private sewage disposal system. At the writing of this document, it is uncertain if the existing facility will be able to handle the flow from the new operations.

(f) Less Than Significant. There may be scrap construction materials generated as a result of this project. No new trash is expected to be generated as a result of this project. Operationally, approximately 2 cubic yards of trash will be generated as a result of the project. In light of the whole, this is less than significant.

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

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.

XVIII MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?
- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Discussion:

CEQA defines three types of impacts or effects:

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

(a) Less Than Significant Impact. Construction of the project would not substantially degrade the quality of the environment or reduce the habitat of fish or wildlife species. There are no wetlands identified, so impacts would not occur. The proposed project would not cause population numbers of any special status species to drop below self-sustaining levels or threaten to eliminate a plant or animal community. The construction will not reduce the number or restrict the range of a rare plant or animal.

(b) Less Than Significant. Overall construction of this project will be minimal in light of the whole. Construction of the hulling facility is continuing at this time, so there may be occasional occurrence of impacts being cumulative. However, again, the construction phase for this substation will not be considerable in time, so the impacts will not continue for any length of time.

(c) No Impact. The project would not adversely affect human beings either directly or indirectly. Environmental parameters with potential to impact human health would include impacts from changes in air quality and existing hazards and hazardous materials use. Potential impacts from hazards and hazardous materials or air quality, and other environmental resources that could affect human beings, would be reduced to a less than significant level with the implementation of mitigation measures identified in this document.

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

Madera County General Plan

California Department of Finance

California Department of Toxic Substance Control (DTSC) <http://dtsc.ca.gov/database/index.cfm>

California Department of Transportation (CALTRANS)

California Integrated Waste Management Board

California Environmental Quality Act Guidelines

United States Environmental Protection Agency

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

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

Madera County Department of Engineering and General Services

Madera County Environmental Health Department

Madera County Fire Marshall's Department

Madera County Integrated Regional Water Management Plan

Madera County Roads Department

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

MND 2014-06

1

April 1, 2014

MITIGATED NEGATIVE DECLARATION

MND

RE: PRJPC #2014-001, Valley View Veterinary Services

LOCATION AND DESCRIPTION OF PROJECT:

The subject property is located on the west side of Business Route 41, approximately 0.19 of a mile north of its' intersection with Avenue 10 (10266 Highway 41), Madera.

The project is in two phases. The first phase of the project is to allow for a full service companion animal veterinary hospital that will integrate western and eastern medicines emphasizing holistic alternative therapies, nutrition and preventative medicine. The clinic will also offer a full service hospital providing surgery, radiology, dentistry and in-house laboratory services. The applicant will utilize an existing building on the parcel after conducting remodeling.

The first phase will utilize an existing 34 x 88 foot structure that will be renovated to include exam rooms, x-ray, isolation, runs, surgery room, a treatment room and offices.

Phase two of the project would be the construction of a new building to allow for the boarding of 37 animals in runs and kennels. Additional services included in this building will also be indoor and outdoor animal training facilities. An office and restroom will be provided for staff who will supervise this function.

The new structure will include kennels, an office, and indoor and outdoor training areas with the outdoor areas to be fenced in.

The applicant is also applying for a Variance to the County's Ordinance in that Section 18.94.030 requires this type of operation to be on a parcel of one acre or larger, whereas the parcel is 0.77 acres. The variance would allow the operation to proceed as proposed on this parcel.

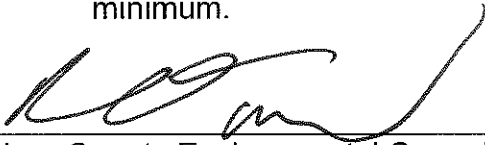
ENVIRONMENTAL IMPACT:

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

BASIS FOR NEGATIVE DECLARATION:

1. If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner, by law, must be notified immediately.
2. No idling of vehicles related to construction or operations of facility for longer than 10 minutes.

3. Facility shall develop and maintain a vector and dead animal disposal plan.
4. Facility shall collect, contain and dispose of all biohazardous materials in an approved and appropriate manner as prescribed by Federal, State and Local ordinances, laws and regulations.
5. Facility shall collect, contain and dispose of all hazardous materials and hazardous wastes in an approved and appropriate manner as prescribed by Federal, State and Local ordinances, laws and regulations.
6. Water conservation shall be practiced throughout the operation of this facility.
7. No storage of hazardous materials, hazardous wastes or biohazardous materials shall be where they can be released into the water system or into the septic system. All precautions are to be taken, including but not limited to, secondary containment systems and spill response stations maintained on-site, for the duration of the project.
8. The facility shall maintain septic systems in such a manner as to allow it to fully function. Any repairs needed shall be conducted as soon as needed. Applicant shall have the system inspected per manufacturer's guidelines at a minimum.



Madera County Environmental Committee

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

DATED: February 24, 2014
FILED:
PROJECT APPROVED:

MITIGATION MONITORING REPORT

MND # 2014-06

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Aesthetics								
Agricultural Resources								
Air Quality								
1	No idling of vehicles related to construction or operations of facility for longer than 10 minutes.	Construction	Contractor	Planning				
Biological Resources								
Cultural Resources								
2	If project construction related activities (including but not limited to ground disturbing activities) result in the disturbing of subsurface cultural deposits, project related activities shall be halted and a professional archaeologist brought in to determine the culture of the deposits. In addition, if human remains are unearthed, the Madera County Coroner, by law, must be notified immediately.	Construction	Contractor	Planning				
Geology and Soils								
Hazards and Hazardous Materials								
3	Facility shall develop and maintain a vector and dead animal disposal plan.	Operation	Planning	Planning/Env. Hlth				
4	Facility shall collect, contain and dispose of all biohazardous materials in an approved and appropriate manner as prescribed by Federal, State and Local ordinances, laws and regulations.	Operation	Planning	Planning/Env. Hlth				

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
5	Facility shall collect, contain and dispose of all hazardous materials and hazardous wastes in an approved and appropriate manner as prescribed by Federal, State and Local ordinances, laws and regulations.	Operation	Planning	Planning/Env. Hlth				
6	No storage of hazardous materials, hazardous wastes or biohazardous materials shall be where they can be released into the water system or into the septic system. All precautions are to be taken, including but not limited to, secondary containment systems and spill response stations maintained on-site, for the duration of the project.	Operation	Planning	Planning/Env. Hlth				
Hydrology and Water Quality								
Land Use and Planning								
Mineral Resources								
Noise								
Population and Housing								
Public Services								
Recreation								
Transportation and Traffic								

No.	Mitigation Measure	Monitoring Phase	Enforcement Agency	Monitoring Agency	Action Indicating Compliance	Verification of Compliance		
						Initials	Date	Remarks
Utilities and Service Systems								
7	The facility shall maintain septic systems in such a manner as to allow it to fully function. Any repairs needed shall be conducted as soon as needed. Applicant shall have the system inspected per manufacturer's guidelines at a minimum.	Operations	Environment al Health	Environment al Health				
8	Water conservation shall be practiced throughout the operation of this facility.	Operations	Environment al Health	Environment al Health				



Audio Forensics Report

March 7, 2014

Subject:

Valley View Veterinary Hospital
10266 Highway 41
Madera, CA 93636

Report by:

Jeff Hall,
MAXIMUS Media, Inc.
Fresno, CA
559.255.1688

T 559.255.1688

F 559.255.0323

WWW.TOTHEMAX.COM

Description of work performed:

Audio measurements were taken at five locations between 11AM and 3 PM on March 3, 2014 as follows:

Location 1 was at the west property line of Valley View Veterinary address 10266 Highway 41.

Location 2 was approximately 300 feet directly north of Location 1.

Location 3 was approximately 300 feet directly south of Location 1

Location 4 was approximately 200 feet directly west of Location 1 on the west side of Rolling Hills Street.

Location 5 was directly outside of Elaine's Pet Resort located at 40373 Brickyard Drive. Measurements were taken at the driveway access to the pet resort.

Location 1 was measured a second time later that same day at approximately 5PM

The recording system was set up and initially calibrated at location 1. Once the recording levels were calibrated, they remained exactly the same for all testing measurements. Calibration was checked at each location to confirm nothing was changed. Audio was recorded with an omnidirectional microphone is a double wind screen into a Tascam digital recorder with 24 bit files with a sampling rate of 48kHz. The files were then directly transferred to a computer using Digidesign Pro Tools for analysis.

The initial calibration tone (Pink Noise) was measured on location and noted to be 69 dB SPL, 'C' weighting, slow response. This correlated to a recorded level of -19 dB below 0dB (full scale) in the digital recorder. From this calibration, precise, actual audio levels can be made from the digital audio files.

LOCATION 1

DESCRIPTION	MEASURED	dB SPL	FILE TIME
Ambience Low	-31 dB	57	1:25
Ambience High	-17 dB	71	2:45
Dog Bark	-25 dB	63	3:40

LOCATION 2

DESCRIPTION	MEASURED	dB SPL	FILE TIME
Ambience Low	-29 dB	59	4:30
Ambience High	-16 dB	72	2:16

LOCATION 3

DESCRIPTION	MEASURED	dB SPL	FILE TIME
Ambience Low	-31 dB	57	5:44
Ambience High	-23 dB	65	6:25
Misc noises	-17 dB	71	

LOCATION 4

DESCRIPTION	MEASURED	dB SPL	FILE TIME
Ambience Low	-34 dB	54	2:50
Ambience High	-26	62	4:15

LOCATION 5

DESCRIPTION	MEASURED	dB SPL	FILE TIME
Ambience Low	-36 dB	52	2:45
Ambience High	-31 dB	57	7:11
Misc noise	-11dB	77	

LOCATION 1 Second sample

DESCRIPTION	MEASURED	dB SPL	FILE TIME
Ambience Low	-30 dB	58	13:30
Ambience High	-15 dB	73	
Dog barks	-27	61	00:03
Dog barks	-27	61	00:43
Dog barks	-22	66	24:47
Dog barks	-23	65	28:48

Findings:

The low level ambient noises in this area are consistent with what would be expected in an average neighborhood, typically between 55 and 65 db SPL, (C weighting). When active, the nearby highway traffic is significantly louder than the low level ambience. The samples indicate that the traffic noise is approximately 10 dB SPL louder than the low level ambience on an average.

For reference, the average person detects an increase of between 6 to 10 dB as being roughly twice as loud. This number cannot be given an exact value since it relies on a subjective perception from one person to the next. Additionally, the average person will usually perceive a 2 or 3 dB difference in volume, although a good number of people may not discern a 1dB difference.

Referring to the accompanying sound correspondence chart, one could subjectively describe the low level ambience of the neighborhood as being louder than a typical home and almost as loud as conversational speech at 1 meter. When the traffic is active that noise level could be correlated to being a little louder than a vacuum cleaner at 1 meter.

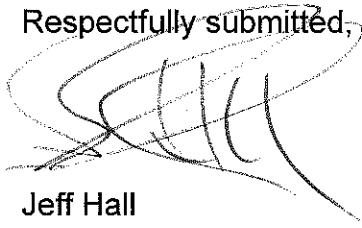
The sound samples captured other sounds that typically occur in this area such as vehicles, car doors and dogs.

Samples taken at location 1 at two different times included a dog barking adjacent to the Valley View property. The dog barking was measured to be between 61 dB SPL and 66 dB SPL. This is above the average low-level ambience of the neighborhood, and is lower than the high traffic measurements.

If a building or similar solid structure such as a concrete block fence is erected towards the back of the Valley View lot, it will create some level of sound shielding for property west of the lot for any sounds such as dogs and or traffic occurring east of the structure. This is called an 'acoustic shadow'. The amount of sound mitigation cannot be predetermined at this point without further information, however the fact that there has to be a reduction of sound to some degree in the acoustic shadow of a building or fence is a standard dynamic of acoustics.

Based on the recorded samples taken, the presence of dogs barking already exists in the neighborhood. In the recorded sample, the volume of the dog barking is greater than the neighborhood when quiet, but softer than the sound of traffic noise emanating from nearby Highway 41. The volume of individual dogs barking will vary, but will still likely fall onto a similar volume profile as the recorded sample. The additional sound barrier of a building between the dogs and the neighborhood will attenuate the amount of sound sources west of the barrier transferring to the east side of the barrier. The amount of attenuation cannot be determined at this point.

Respectfully submitted,

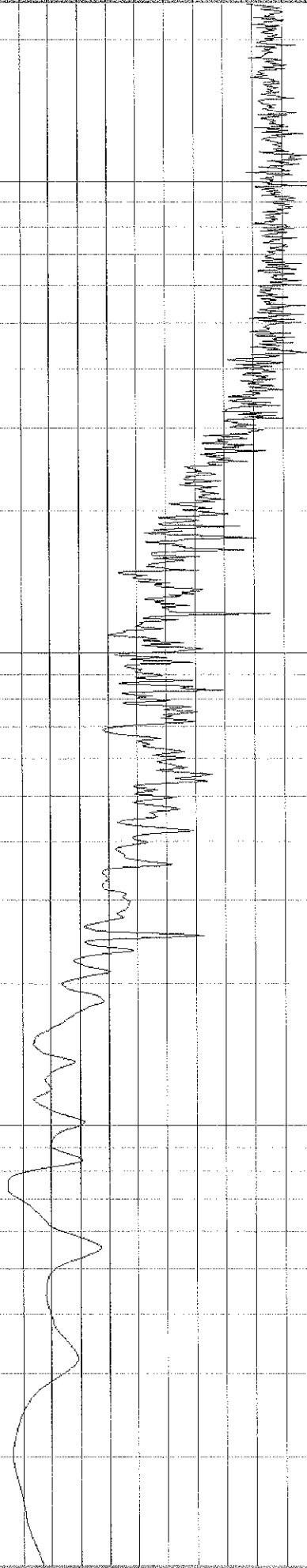
A handwritten signature in black ink, appearing to read 'JEFF HALL', enclosed within a large, loopy scribble.

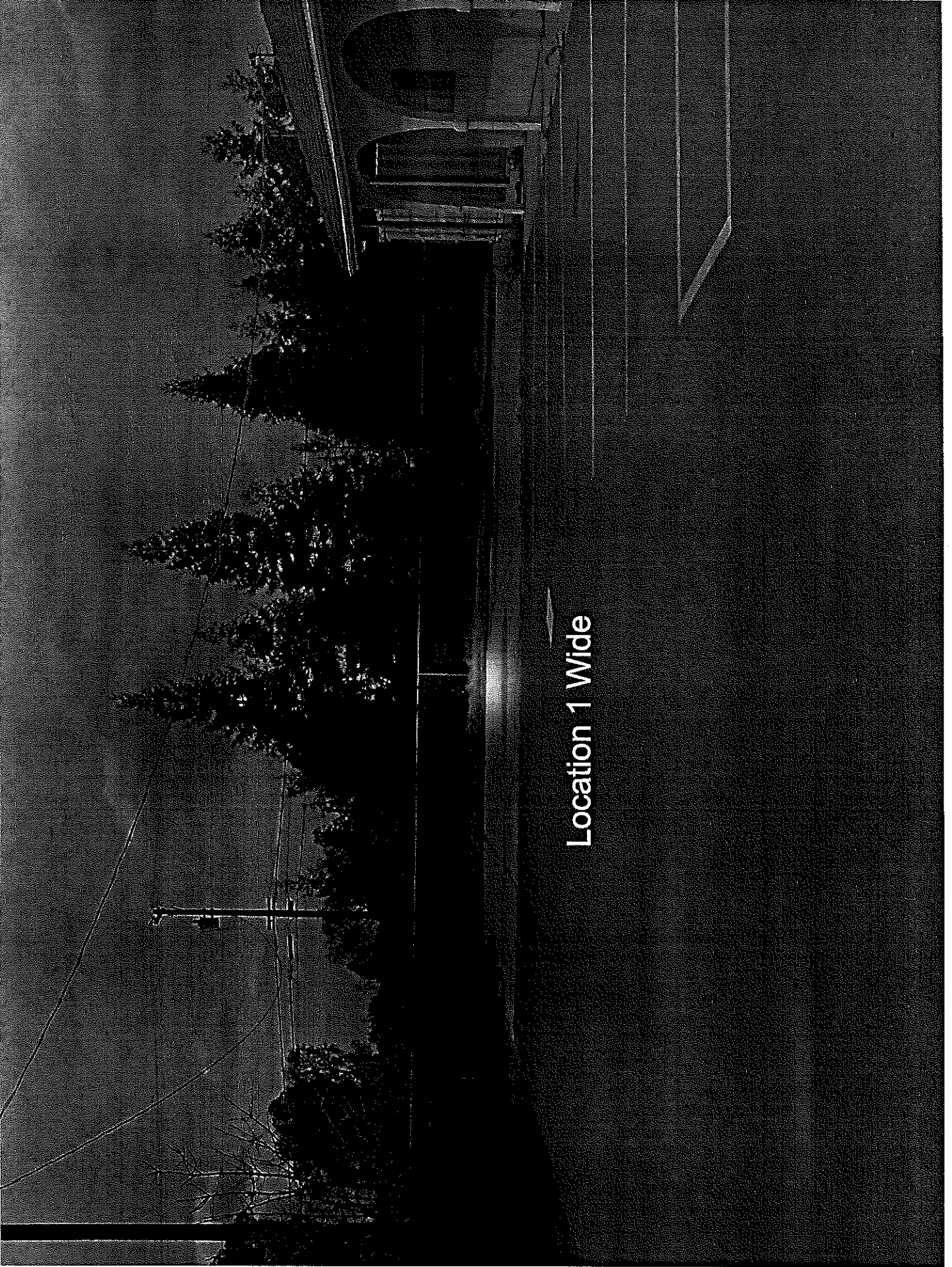
Jeff Hall

Table of sound levels L (loudness) and corresponding sound pressure and sound intensity

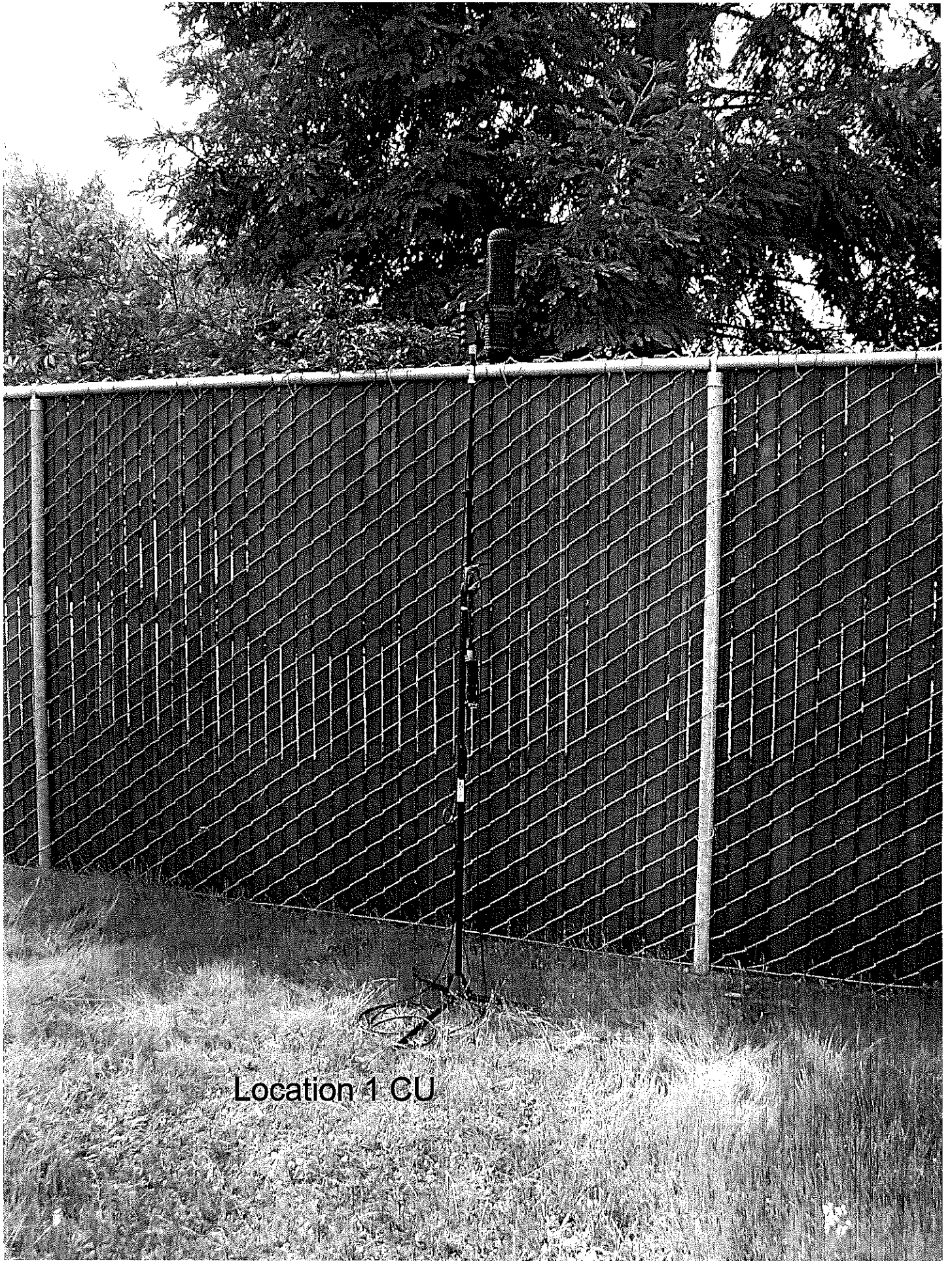
Sound Sources	Sound Pressure Level L_p dB SPL	Sound Pressure p $\text{N/m}^2 = \text{Pa}$	Sound Intensity I W/m^2
Jet aircraft, 50 m away	140	200	100
Threshold of pain	130	63.2	10
Threshold of discomfort	120	20	1
Chainsaw, 1 m distance	110	6.3	0.1
Disco, 1 m from speaker	100	2	0.01
Diesel truck, 10 m away	90	0.63	0.001
Kerbside of busy road, 5 m	80	0.2	0.0001
Vacuum cleaner, distance 1 m	70	0.063	0.00001
Conversational speech, 1 m	60	0.02	0.000001
Average home	50	0.0063	0.0000001
Quiet library	40	0.002	0.00000001
Quiet bedroom at night	30	0.00063	0.000000001
Background in TV studio	20	0.0002	0.0000000001
Rustling leaves in the distance	10	0.000063	0.00000000001
Threshold of hearing	0	0.00002	0.000000000001

Frequency Analysis of 30 minute sample at Location 1

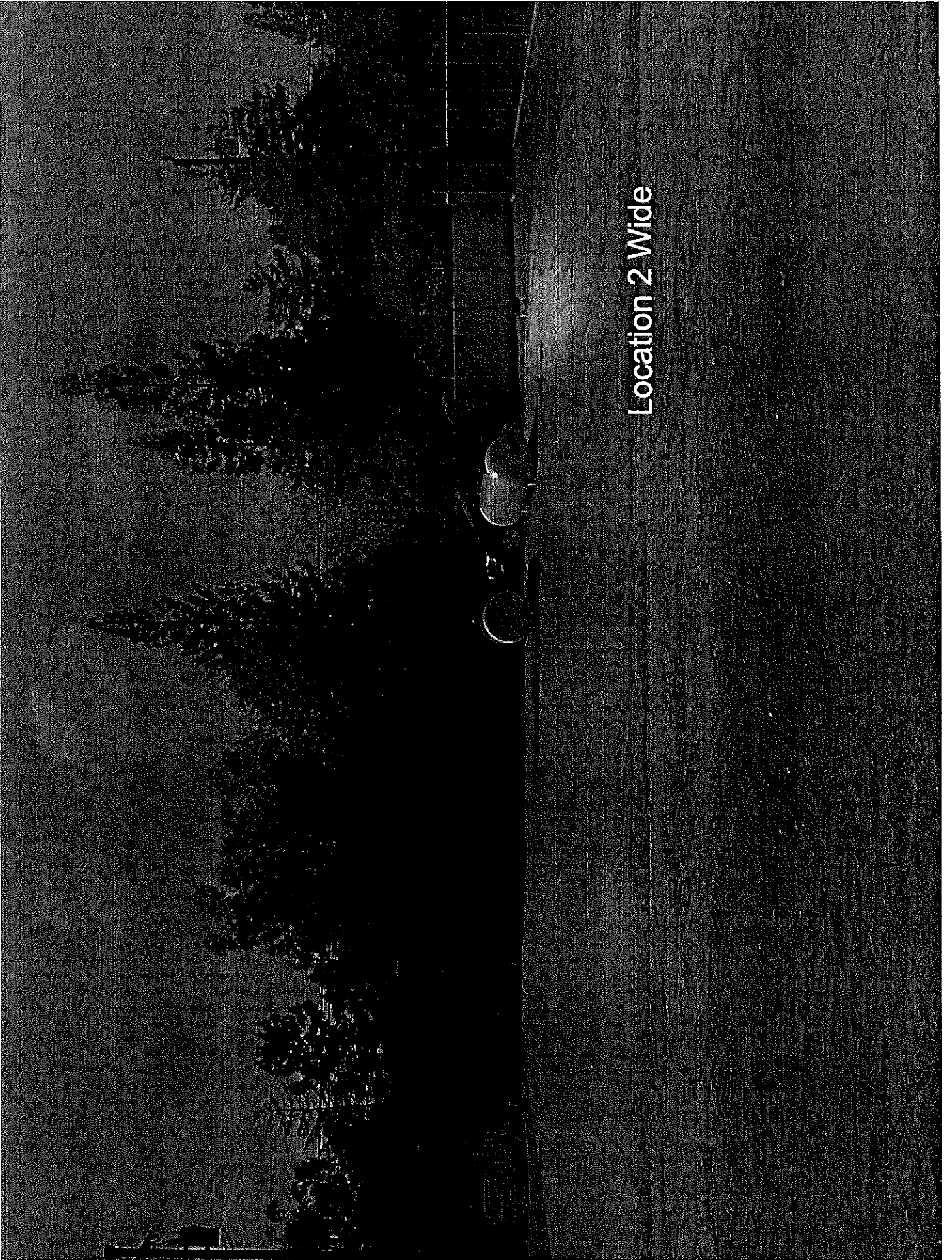




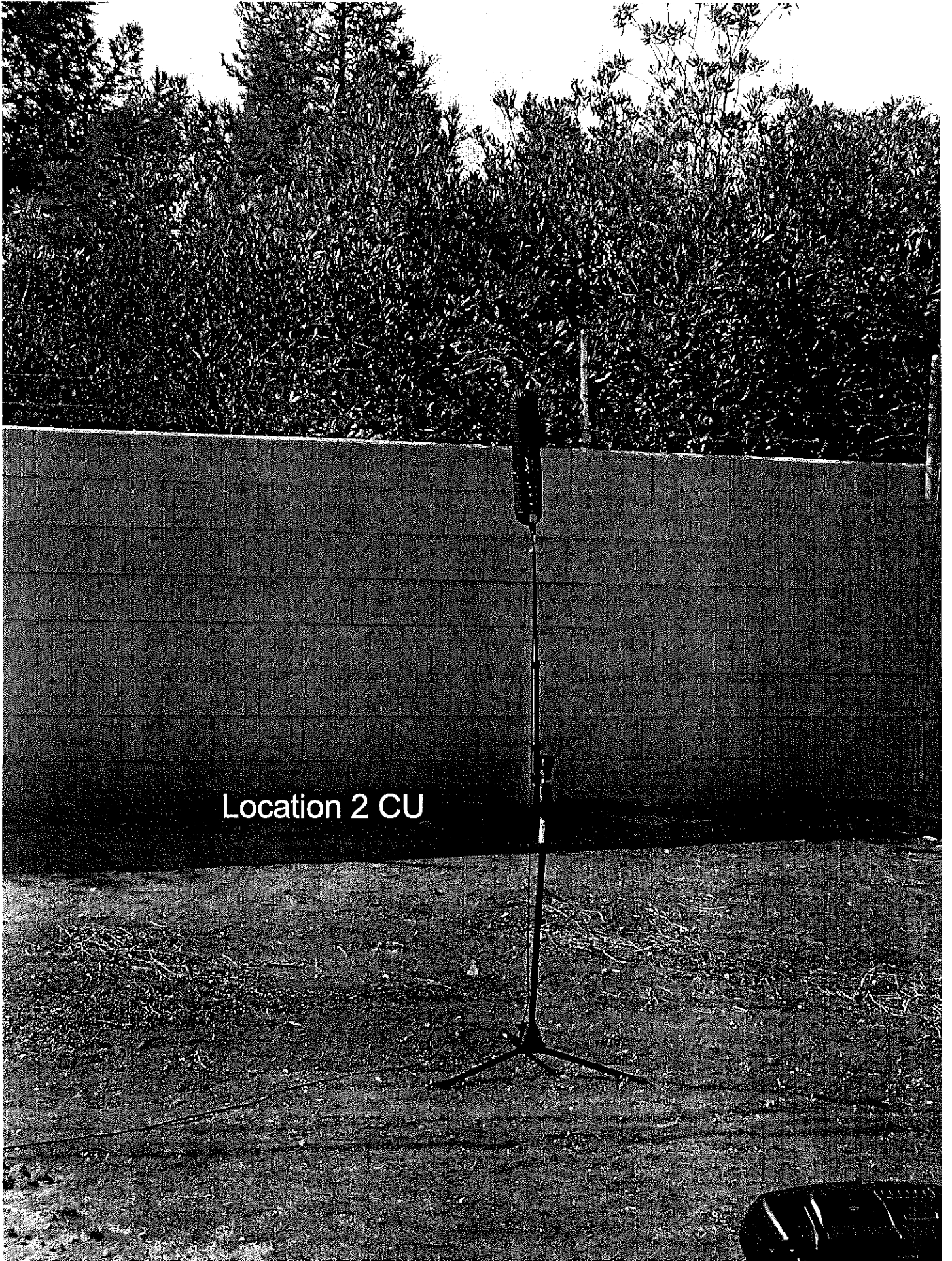
Location 1 Wide



Location 1 CU



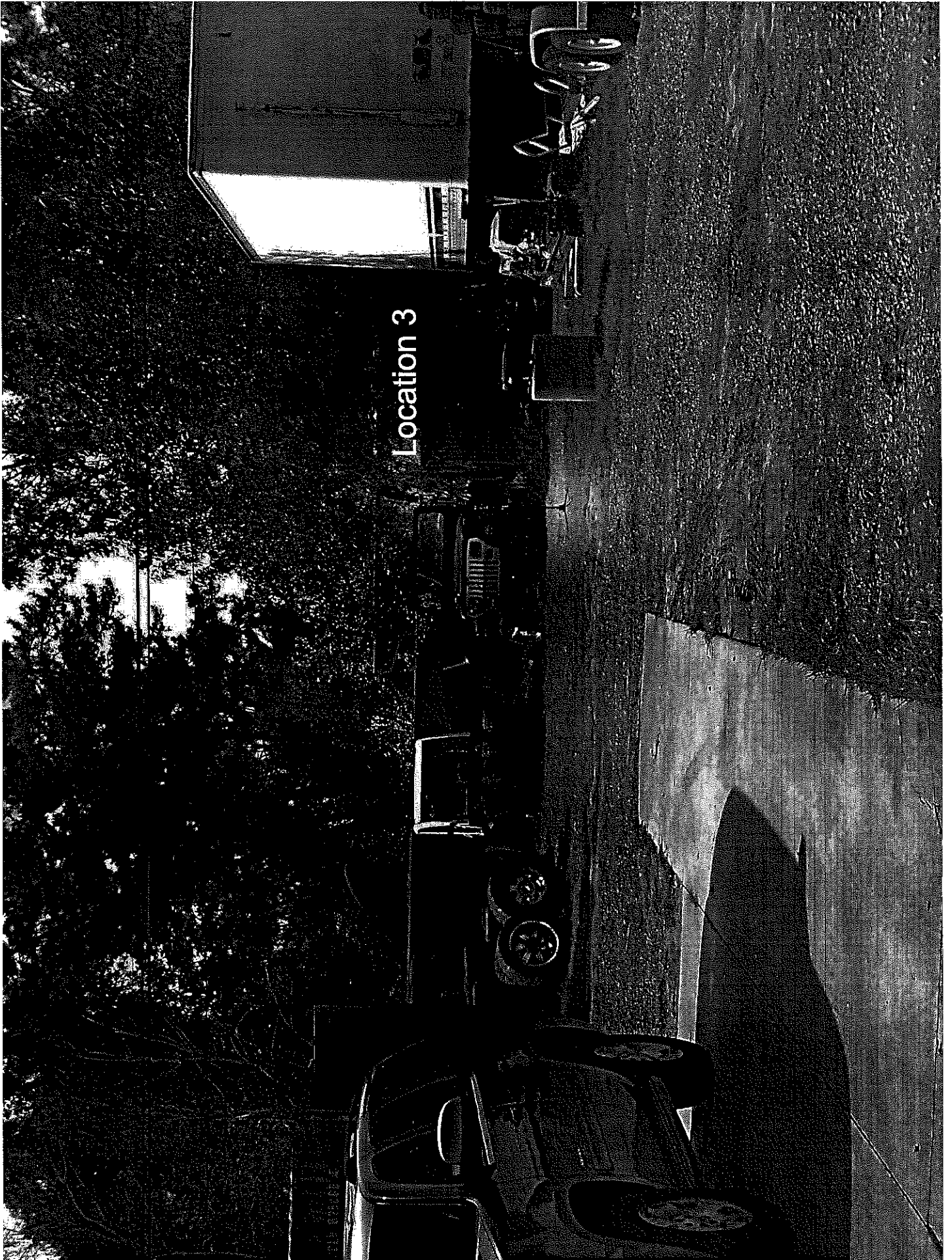
Location 2 Wide



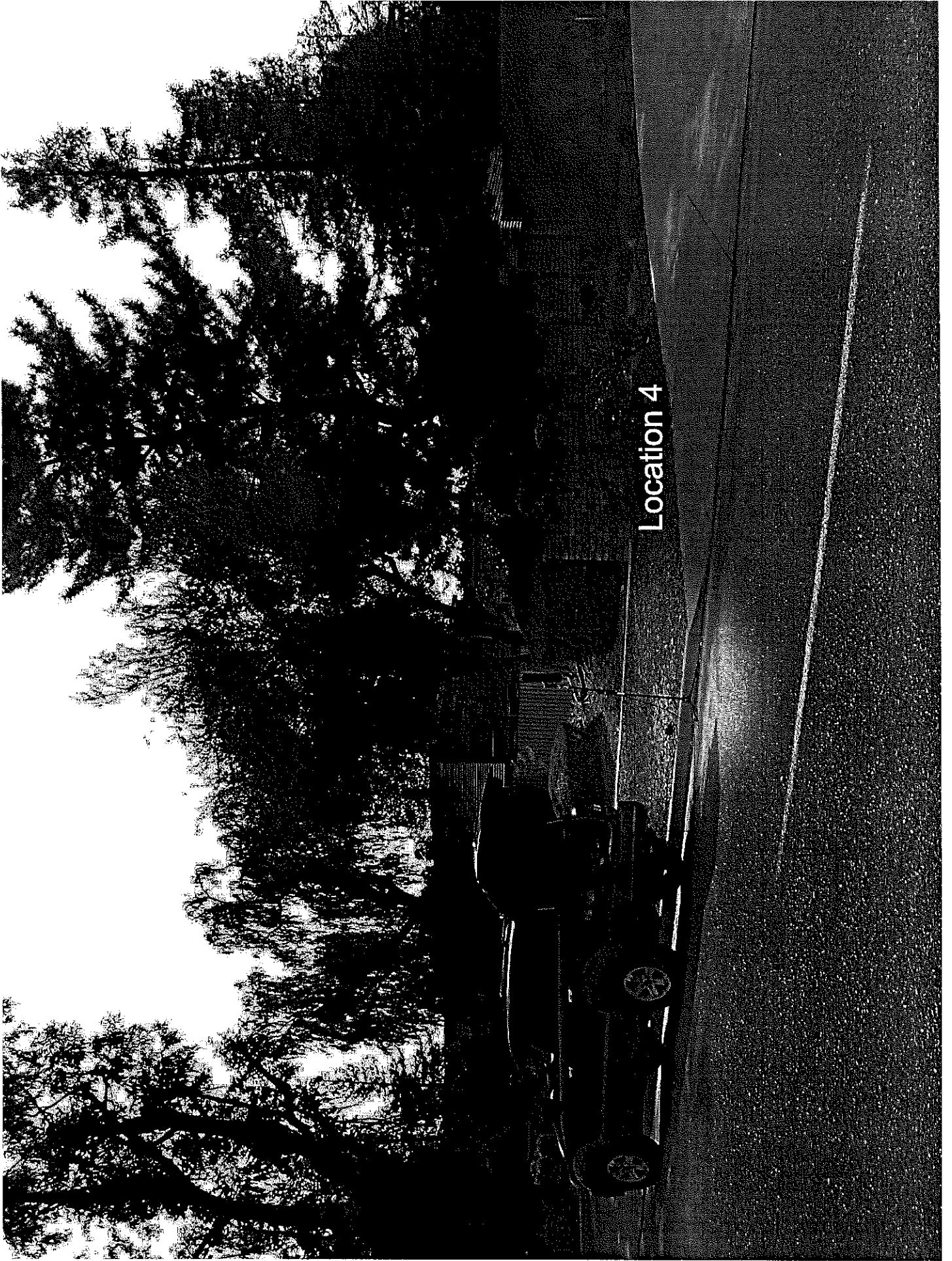
Location 2 CU



Location 3 CU

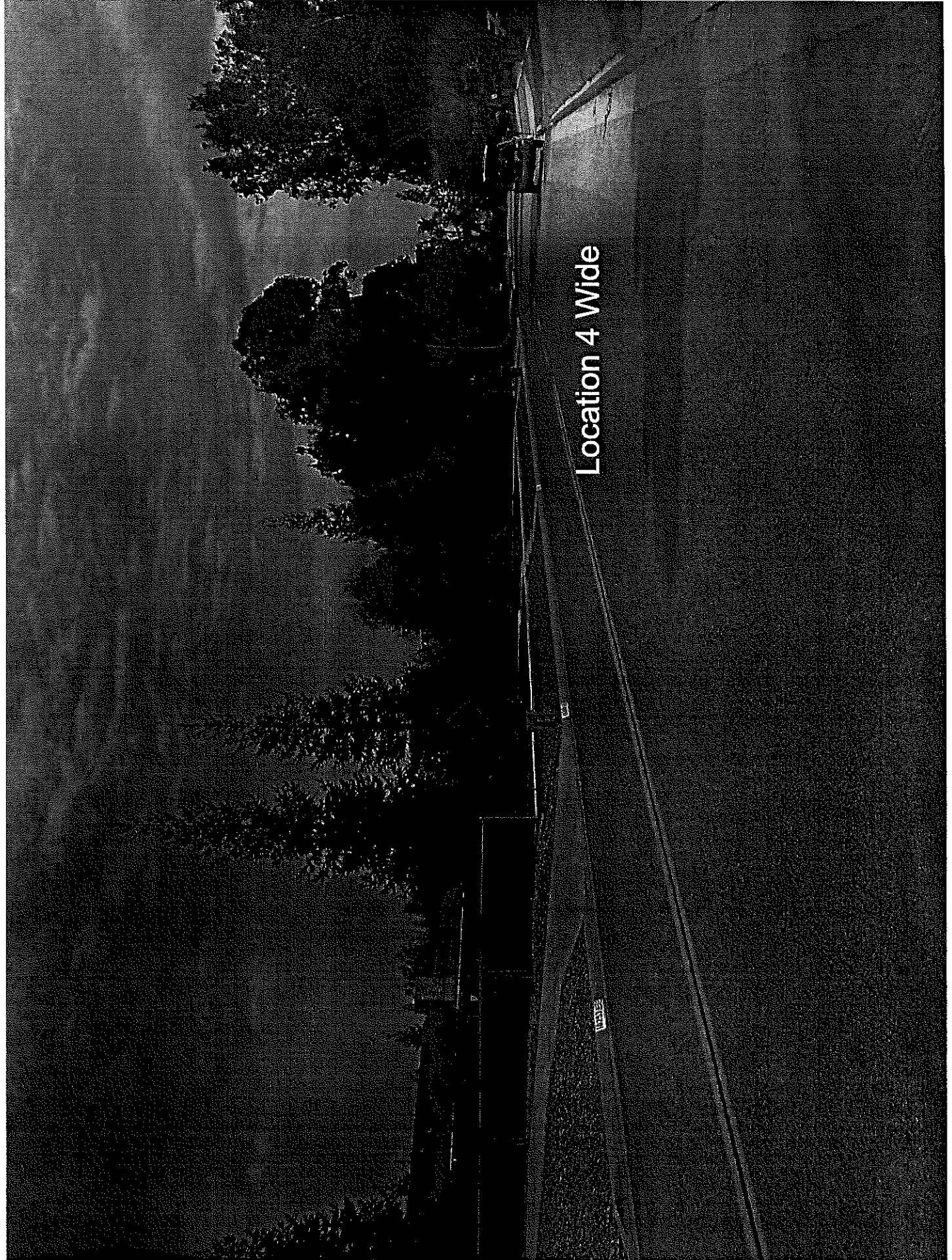


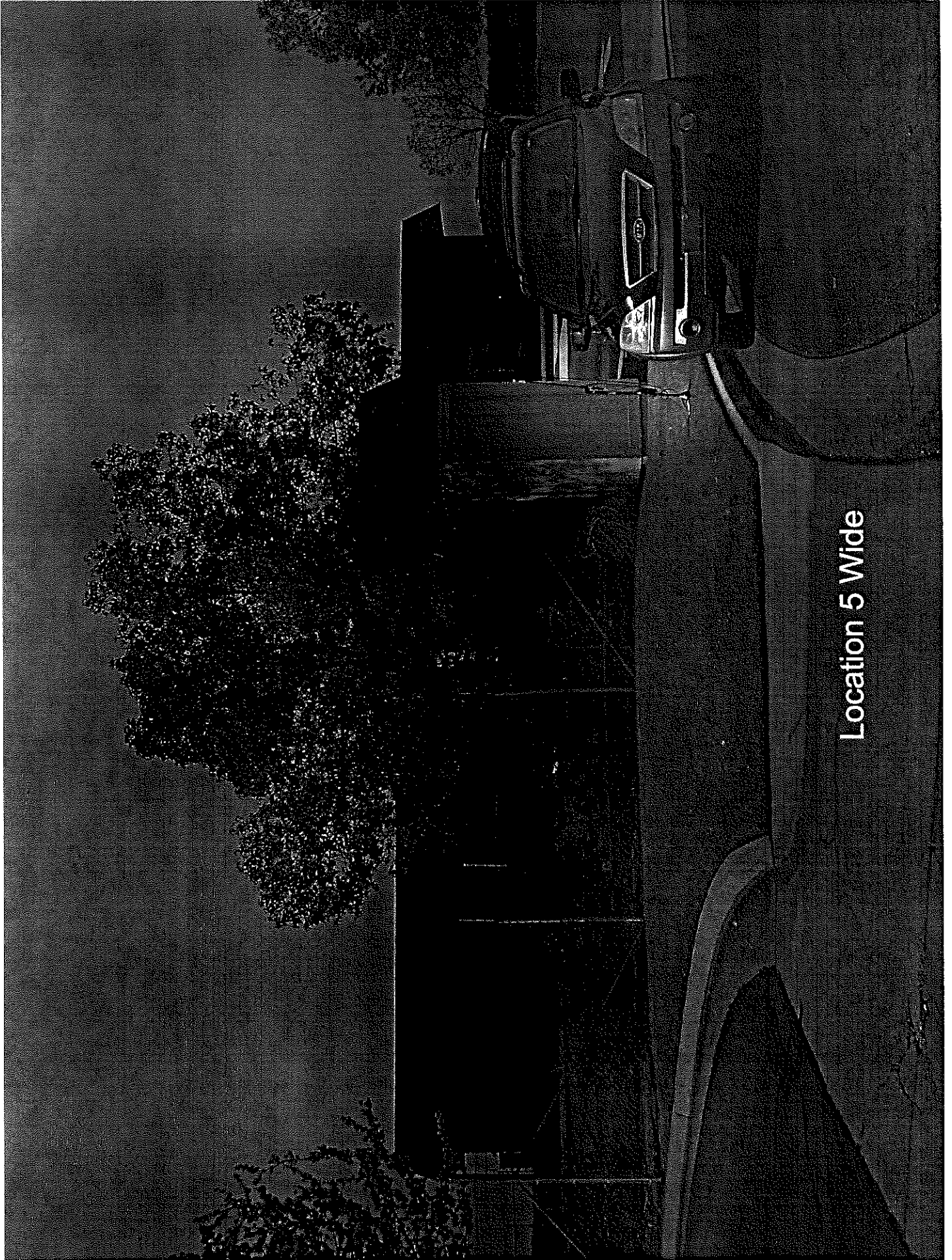
Location 3



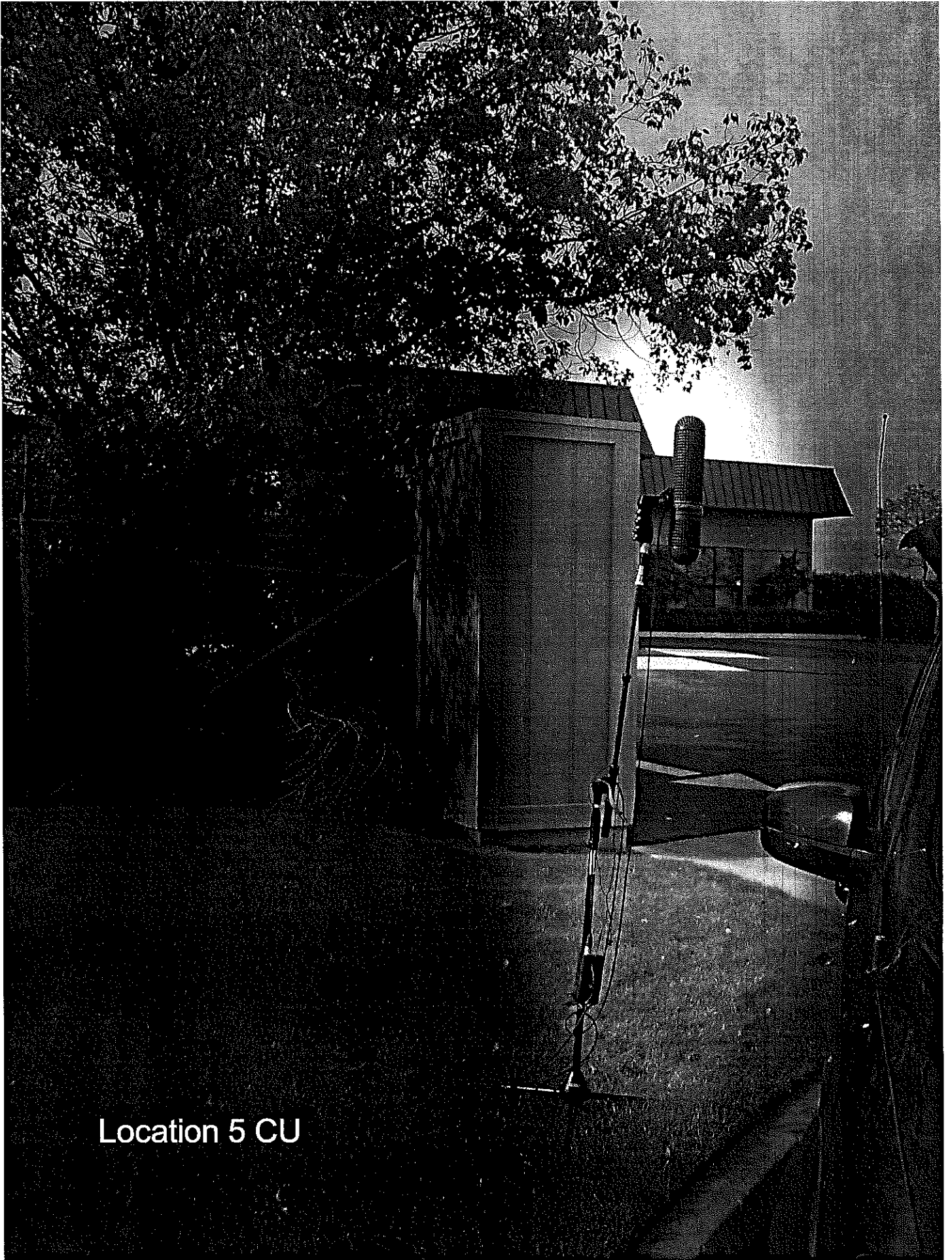
Location 4

Location 4 Wide





Location 5 Wide



Location 5 CU



Maximus Media

2727 N. GROVE
INDUSTRIAL DRIVE
SUITE 111
FRESNO, CA 93727

T 559.255.1688

F 559.255.0323

WWW.TOTHEMAX.COM

**CIRRICULUM VITAE
JEFF HALL
Audio and Video Engineer/Producer
and Forensics Expert**

PROFESSIONAL:

- President, MAXIMUS Media, Inc. since inception, 1985.
- Professional audio engineer/producer since 1975.
- Professional video producer since 1992.
- Has been recognized and testified as an audio and video forensics expert in Federal, State and Municipal courts.

Has worked with many internationally known music personalities and industrial accounts as well as local, a number of high profile legal cases requiring audio and or video enhancement or forensics findings. Work includes design and creative duties for corporations, music composition and production to technical skills such as editing, sound design, mixing and producing. Business related duties include the design, construction and implementation of the day to day operations of the largest in-house electronic media production company between San Francisco and Los Angeles. Some of the company's products currently include: commercial audio and video production, compact disc, cassette tape, record production and duplication, video animation, studio design, audio and video consultation and forensics, digital and analog noise reduction of audio materials for use in legal work, electronic brochure design and production, image design and remodeling, jingle and custom music production, music arranging, cooperating, professional audio equipment repair and more.

CIRRICULUM VITAE

JEFF HALL

Page 2

Jeff Hall has been recognized as an expert witness and testified in local, state and federal court on a number of occasions. Some of the agencies for which he has performed professional services include: ***Fresno Police Department, Fresno County Sheriff's Department, United States District Attorney, DEA, Fresno District Attorney, Fresno Public Defender's Office, Tulare County Public Defender's Office, and the Visalia Police Department.*** A number of private attorneys and law practices have procured Jeff Hall's services as well.

Some of the cases with which Mr. Hall or his company have worked with original audio and or videotapes for trial include *Operation Rezone, the Ewell/Racidovich Case, Cary Stayner, Marcus Wesson, Ricky Liles (Minkler shooting suspect), one of the Corcoran Prison shootings, The Firing Line Noise Control Zoning, People v. Richard Brooks (kidnapping) and the Kingsburg Coin Toss.*

Education: BA, Christian Youth Ministries
Pacific College, Fresno CA

Memberships and associations:

Audio Engineering Society (AES)
Fresno Advertising Federation (FAF)
American Advertising Federation (AAF)
American Guild of Court Videographers (AGCV)
Society of Professional Audio Recording Studios (SPARS)
National Academy of Recording Arts and Sciences (NARAS)
American Society of Composers, Authors and Publishers (ASCAP)

Well over 100 awards from professional local, state and national organizations for work in audio and video.

EXHIBIT U

<p>Dear Neighbors: Valley View Veterinary Hospital Inc has proposed to open a Veterinary Hospital with future plans on building and opening a luxury Pet hotel at 10266 Highway 41. We are reaching out to our neighbors to inform them of our intent to open these services and hope to get your support in bringing these services to your area. We would appreciate you signing your support so that we may expedite the approval process with the county of Madera</p>		
	J. COURBROOK	10191 LANES BRIDGE DR 10114 Fig Grove Rd
Signature	First Owner Name	Full Site Address
	Seibert Pauline Frances	10015 Fig Grove Rd
	Hill Thomas	41123 Avenue 10
	Howell Arlie Ruth	41149 Avenue 10
	Hinchey Scott	41209 Avenue 10
	Tatro Todd Tr	10014 Fig Grove Rd
	Promesa Behavioral Health	10120 Lanes Bridge Dr
<i>Nancy Liggett</i>	Liggett Nancy J	10121 Lanes Bridge Dr
	Dami Laurence	41391 Avenue 10
	Hall Randy L	10037 Fig Grove Rd
	Pearce Everett E Jr X	41148 Fig Grove Pl
	Gamboa Simon X	41170 Fig Grove Pl
	Muscato Laura	41136 Fig Grove Pl
	Ciancetti Donald W	10150 Lanes Bridge Dr
	Heath Robert	10141 Rolling Hills Dr
<i>Guy Gustafson</i>	Gustafson Gregory G	10151 Rolling Hills Dr
	Dreaden Shane	10063 Fig Grove Rd
	Lanotte Frank	10173 Rolling Hills Dr
	O Neill Blake	41133 Fig Grove Pl

x Michelle Spink

Michelle Dahl

41147 Fig Grove Pl

Handwritten signature

10390 Lanes Bridge

104700

	Bricker Steven	41161 Pomegranate Pl
	Luna Roger T	10378 Pomegranate Rd
	Weldon Mark	41207 Pomegranate Pl
<i>Ryd Jylz</i>	Gonzales Raymond	10421 Lanes Bridge Dr
	Canar Patrick Joseph	10461 Lanes Bridge Dr
	Hatch Rob	10415 Rolling Hills Dr
<i>Shirley Stocchetti</i>	Stocchetti John <i>SHIRLEY</i>	10404 Pomegranate Rd
<i>Dunbar</i>	Dunbar Russell W	10405 Pomegranate Rd
	Mayer Michael	41208 Pomegranate Ct
<i>Borja R. Hutt</i>	Hutt Rodney L Tr	41188 Pomegranate Ct
	Lubratich Tom	41228 Pomegranate Ct
	Khan Ashlam	10422 Lanes Bridge Dr
<i>Linda (BHW)</i>	Leslie John	10442 Lanes Bridge Dr
	Castro Edgardo	10462 Lanes Bridge Dr
	Sargsyan Khachatur	10447 Rolling Hills Dr
	Tatro Todd	41225 Pomegranate Ct
	Schafer Edward	10445 Pomegranate Rd
<i>Wooten</i>	Wooten Carl	41189 Pomegranate Ct
<i>Nelson</i>	Nelson Richard	41209 Pomegranate Ct
<i>Lucero</i>	Lucero Daniel	10454 Pomegranate Rd
	Sidhu Mohinder	41306 Avenue 10 1/2
	Garibay Hector	41336 Avenue 10 1/2
	Dhillon Pashaura	10472 Rolling Hills Dr
	Brown Esperanza	10475 Pomegranate Rd 10475 Lanes

Handwritten star

Handwritten star

Handwritten star

	Hughes Loralee Barker	10310 Rolling Hills Dr
<i>Wahley</i>	Imirian Arthur	10265 Fig Grove Rd
	Moran James P & Sylvia Tr	10323 Rolling Hills Dr
	Barkema Jimmie Eugene	10330 Lanes Bridge Dr
	Horanic Edwin A X	41125 Dawn Ave
	White Bernard E & Joyce A Tr	10303 Fig Grove Rd
	Davenport Cathy X no	41163 Dawn Ave
<i>xamble</i>	Michelle Hogue Bricker Steven	41187 Dawn Ave
	Rowe La Donna E	10341 Lanes Bridge Dr
	Bricker Steven X	41207 Dawn Ave
	Voss Beverly H	10340 Rolling Hills Dr
	Thomson Michael	10355 Rolling Hills Dr
	Huizar Joseph X no	10328 Pomegranate Rd
<i>St. Juan</i>	Pierce James Yes	10360 Lanes Bridge Dr
	Mortenson Daniel P X	41162 Pomegranate Pl
	Francis Jack X no	41206 Pomegranate Pl
	Iverson Fred X no	41186 Pomegranate Pl
	Hughes Arthur X	41224 Pomegranate Pl
<i>Wanda Lopez</i>	Lopes Frank E Wanda	10373 Lanes Bridge Dr
	Polacek Dennis	10372 Rolling Hills Dr
	Williamson Jean X no	10352 Pomegranate Rd
	Schulte Susan D Schulte	10385 Rolling Hills Dr
	Westwood Brian X	41221 Pomegranate Pl
	Schetter Richard W	10394 Lanes Bridge Dr

X
~~41336 Avenue 10 1/2~~

	Blanco John Jr & Ramirez-blanco Elea	41171 Fig Grove Pl
	Kerber Brent M & McCarthy-kerber B	10088 Fig Grove Rd
	Woodward Robert	41147 Fig Grove Pl
<i>Rose Smith</i>	Smith Ralph	10089 Fig Grove Rd
	Propes John M	10182 Lanes Bridge Dr
	Colebrook Jeffrey	10191 Lanes Bridge Dr
	Morgan Dennis	10172 Rolling Hills Dr
	O Neill	41150 Fig Grove Ct
<i>Ron Burt</i>	Benton Ronald	10113 Fig Grove Rd
	Ceja Josefina Ramos	41172 Fig Grove Ct
	Fix Beverly Ann	10118 Fig Grove Rd
	Allred Lawrence	41136 Fig Grove Ct
	Bowman Eric	10201 Rolling Hills Dr
	Soares Manuel	10210 Lanes Bridge Dr
	Peterson Sam & Rosalie J (as Co Trs)	10137 Fig Grove Rd
<i>Juan Brown</i>	Brown Donna	10221 Lanes Bridge Dr
	Martino Jon J	10220 Rolling Hills Dr
	Hansen Harlen	41133 Fig Grove Ct
	Opie Douglass	41173 Fig Grove Ct
<i>Myra Ratcliffe</i>	Ratcliffe Timothy D & Myra A Tr	10156 Fig Grove Rd
	Popovich Mark	41149 Fig Grove Ct
	Medellin Ronald	10231 Rolling Hills Dr
<i>no email R. Reitzel</i>	Reitzel James David & Rosa Maria Tr	10165 Fig Grove Rd
	Craven Daniel Bernard	10240 Lanes Bridge Dr

no mailing list

	Brown Gary	41152 Fig Grove Cir
<i>Shirley A. Cize</i>	Cowings Shirley A	10251 Lanes Bridge Dr
	Patty Shawn P	10248 Rolling Hills Dr
	Winslow Gregory Robert	41174 Fig Grove Cir
<i>Wiley</i>	Carpenter Wiley	41200 Fig Grove Cir
	Fletcher Gloria J	41140 Fig Grove Cir
	Kullberg Barton	10189 Fig Grove Rd
	Vigil Kelly	10263 Rolling Hills Dr
<i>Brenda Penner</i>	Penner Dennis Ray & Brenda Tr	10270 Lanes Bridge Dr
	Cooley Dennis	10215 Fig Grove Rd
	Murray Rod D	41137 Fig Grove Cir
	McCloskey Shirley Ann	10281 Lanes Bridge Dr
	Williams David	10280 Rolling Hills Dr
	Braswell Byron	41175 Fig Grove Cir
	Klapste Kendall	41151 Fig Grove Cir
<i>Rolland Galvan</i>	Galvan Rolland	41199 Fig Grove Cir
	Dewoody Janet Poletti	10293 Rolling Hills Dr
	Nersesian Sam	10241 Fig Grove Rd
	Podbielski Veda L	10302 Lanes Bridge Dr
	Mello Frank	41124 Dawn Ave
	Mytych Edward	41150 Dawn Ave
	Marquez Jerome	41172 Dawn Ave
<i>Don</i>	Barker Janae A	41198 Dawn Ave
	Braner Todd M	10313 Lanes Bridge Dr

Kevin Collins

Kevin Collins

41196 Grove Place

	Upcraft Kenneth H	10575 Fig Grove Rd	
	Fisch Dennis	41137 Grove Pl	
<i>Legon</i>	Jue Gary	10599 Fig Grove Rd	
	Montgomery Robert	41171 Grove Pl	
	Dahl Dalton	41147 Grove Pl	
	Valente Joseph Richard	41195 Grove Pl	
	Fosse Thomas E	10618 Sierra View St	
	Serna Fidel <i>x no</i>	10552 Mountain View Dr	*
	Pruitt Kenneth <i>x no</i>	10624 Mountain View Dr	*
<i>AD Bl</i>	Bader David W <i>HA</i>	10627 Mountain View Dr	*
<i>Kay B...</i>	Barron Gary	10623 Fig Grove Rd	
<i>...</i>	Silveria Renee	41150 Grove Ct	
	Gustafson Aaron	41172 Grove Ct	
	Petrosyan Arshak	41198 Grove Ct	
	Serobyan Levon	41138 Grove Ct	
	<i>Echeverria Orville B</i>	10650 Sierra View St	
	Tuck Jeff	10644 Mountain View Dr	*
	Johnson Rosemary T	10649 Fig Grove Rd	
	Dembach Hans Peter	10649 Mountain View Dr	*
	Cleveland Craig	10664 Mountain View Dr	*
	Goodale Chester	41135 Grove Ct	
<i>K...</i>	Weststeyn Robert	41173 Grove Ct	
<i>Brian Keith</i>	Johnson Brian Keith	10669 Mountain View Dr	*
	Ruiz Deborah L	41149 Grove Ct	
		41147 Grove Ct	

	Opie James	10742 Sierra View St
	Espinoza Earl	10747 Sierra View St
	Bloom Michael L	10746 Mountain View Dr
	Wiseman Jon <i>X NO</i>	41120 Ranchway St
	Jorgensen Lani <i>X NO</i>	41140 Ranchway St
	Imirian Arthur <i>X</i>	41160 Ranchway St
	Smith Joel <i>X NO</i>	41178 Ranchway St
	Soto Frisby Ernestina	10778 Fig Grove Rd
	Diaz Tina <i>X</i>	10775 Fig Grove Rd
	Palacios John	10751 Mountain View Dr
	Seibert Michael	10774 Sierra View St
	York John Patrick <i>X NO</i>	10793 Fig Grove Rd
	Beggs Jan K	10774 Mountain View Dr
	Charkow Allen	10174 Highway 41
	Duke Blake	10784 Sierra View St
	Reed Nyle	10816 Business Route 41
	Swalef Victor W & Valorie Ann Tr	10786 Business Route 41
	Swalef Victor	10781 Mountain View Dr
	Bubenik Roy L <i>X NO</i>	10820 Pomegranate Rd
	<i>Linda Chapman</i> Chapman Scott XXXX	41165 Ranchway St
	<i>D. Montgomery</i> Montgomery Drenda M	41193 Ranchway St
	Barnes Darren B <i>X</i>	41211 Ranchway St
	Hall Edward E	10204 Highway 41
	Hurlimann Adolph	10806 Sierra View St

2

	Petrosyan Arshak	41197 Grove Ct
<i>[Handwritten signature]</i>	Dukes George X	10674 Sierra View St
	Bowman James	10675 Fig Grove Rd
	Sidur Brandon X NO	10687 Sierra View St
	Casner David	10342 Business Route 41
<i>[Handwritten signature]</i>	Carignan Bruce Lee X	10694 Sierra View St
	Johnson Andrew	10684 Mountain View Dr
	Daddino John & Ruth E Tr X NO	41152 Grove Cir
	Gaylord Roy D Tr	10699 Fig Grove Rd
	Ayoub Andre X	10689 Mountain View Dr
<i>[Handwritten signature]</i>	Garibay Salvador X	41174 Grove Cir
	Imirian George	10702 Fig Grove Rd
	Leech George X NO	41140 Grove Cir
	Ratto Paul X NO	10712 Sierra View St
	Race Edward	10725 Fig Grove Rd
	Villanueva George X NO	10719 Sierra View St
	Davis Thomas X	10714 Mountain View Dr
	Monson Charles X	10775 Sierra View St
	Kubeck Steven X NO	41139 Grove Cir
	Silva Norman A & Virginia L Tr X	10721 Mountain View Dr
	Swindoll Dora L X	41175 Grove Cir
<i>[Handwritten signature]</i>	Padmanabhan Anantanarayan & Kath X NO	41151 Grove Cir
	Murray Bob	41199 Grove Cir
	Biesenthal Jeffrey R	10751 Fig Grove Rd

11068 el cap

	Stephens Suzanne <i>x</i>	41186 Avenue 10 1/2
	Kirk Kermit <i>x</i>	41210 Avenue 10 1/2
	Ridge Kent <i>x</i>	41234 Avenue 10 1/2
	Estrada Michael	10480 Pomegranate Rd
	Bricker Steven	41424 Avenue 10 1/2
	Jst Llc	41440 Avenue 10 1/2
	Natal Ascension G <i>x no</i>	10523 Fig Grove Rd
	Sieperda Peter <i>x</i>	41121 Avenue 10 1/2
<i>x</i>	<i>Garlock Bruce</i> Garlock Bruce	41141 Avenue 10 1/2
	Garlock Bruce <i>x</i>	41159 Avenue 10 1/2
	Lankford Stephen <i>x no</i>	41177 Avenue 10 1/2
	Jackson Gerald L	10520 Sierra View St
<i>x</i>	Van Dyne David E <i>x no</i>	41197 Avenue 10 1/2
	Parker James	10521 Sierra View St
	Verduzco Roy	41377 Avenue 10 1/2
	Schwabenland Eugene <i>x no</i>	10549 Fig Grove Rd
	Powell James	41148 Grove Pl
	Dahl Terrance Lee	41170 Grove Pl
	Collins Kevin	41196 Grove Pl
	Kozera Barbara <i>x</i>	41134 Grove Pl
	Pimentel Llewellyn	10553 Mountain View Dr <i>*</i>
	Latimer Mildred G	10588 Sierra View St
	Swisher Morgan	10587 Mountain View Dr <i>*</i>
	Tuck Ronald Chun	10605 Mountain View Dr <i>*</i>

Theresa

Nich
Palacios

~~10521 St~~

10751 Mountain view

	Frank William R	41264 Avenue 11
	Bricker Steve M & Jeanne S Tr	10278 Highway 41
	Villalvazo Roberto X	41302 Avenue 11
	Kimura Eileen Keiko X	41334 Avenue 11
	Nicolaisen James E	41380 Avenue 11
	Reed Eloise Abundez	41430 Avenue 11
	Ashton Mary Parker	11028 El Capitan Dr
	Walker Jessy	11025 El Capitan Dr
	Lassley Development Company	10588 Business Route 41
	Lassley Development Company	10618 Business Route 41
	Lassley Development Company	10604 Business Route 41
	Olsen Eric Michael	41111 Avenue 11
	Bubenik Chris L	41151 Avenue 11
	Swertfager Kelly G	41189 Avenue 11
	Sankrithi Mithra	41229 Avenue 11
<i>Adrienne R. Moy</i>	Moy Adrienne Robin	41257 Avenue 11
	Simrock Carmelita E	41277 Avenue 11
	Boutte Mark Anthony	41305 Avenue 11
	Doss Nolon	41345 Avenue 11
	Christian Gary	11040 Business Route 41
	Tonseth Ralph G	11114 Mountain View Dr
	Mc Dowell Bobby Ray	11115 Mountain View Dr
	Childs Richard D X NO	11061 El Capitan Dr
	Vick Virginia	11068 El Capitan Dr

★
★

50

<i>Ruff</i>	Hanhart Richard	11231 El Capitan Dr
	Martin Robert L	41105 Butte Way
	Cason William	41143 Butte Way
	Conkle Gerald D	41181 Butte Way
<i>AK</i>	Harrison Raymond Alan	41221 Butte Way

41259 Butte way

~~41209~~

41209 Butte way

41337 Butte way

41371 Butte way

11218 mountain view

11185 mountain vie

41228 adobe

10775 fig grove

~~Laura Donnelly~~

Laura
Donnelly

D. Davies

Dawn
Davies

	Soghomonian Astgik	10844 Pomegranate Rd
	Von Hagen Heather Ann	10845 Pomegranate Rd
	Meyer Mary Ann X ^{no}	10827 Sierra View St
	Harding Catherine	41190 Pomegranate Cir
	Rank Patricia	10806 Mountain View Dr
	Semper Mark N	10854 Business Route 41
	Hallam Stanley	10811 Mountain View Dr
	Salazar Michael E	10220 Highway 41
Larry Boe	Boe Joseph	10870 Pomegranate Rd
	Gearhart William K	41225 Pomegranate Cir
	Lipinski David T	41165 Pomegranate Cir
	Lopez Armadino X ^{no}	10828 Sierra View St
	Schafer Glen	41191 Pomegranate Cir
	Counterman Christina L	41211 Pomegranate Cir
Heidi Dickson	Dickson Aaron P	10837 Mountain View Dr
	Montuy Andres X ^{no}	10840 Sierra View St
	Negrete Arthur X	10844 Mountain View Dr
	Hoffer Gary	10898 Pomegranate Rd
	Fas Management Llc	10266 Highway 41
	Simms Kenneth	10919 Pomegranate Rd
Stewart	Rivas Steven E	41206 Avenue 11
	Holmes Bob X ^{no}	41226 Avenue 11
	Imirian Daniel	10924 Pomegranate Rd
Sydra Villane	Villane Leonard	41244 Avenue 11

Marlene Frank

~~Marlene Frank~~
Marlene Frank

41264 Avenue 11

[Handwritten signature]

	Biehler Eugene	11147 El Capitan Dr
	Deleon Rick	41149 Adobe Way
	Binkley Gary	41217 Adobe Way
	Oliver Ronald Keith	41239 Adobe Way
	Belfiore Dennis	41137 Adobe Way
	Mirza Rasheed Ahmed	41307 Adobe Way
	Brewer C William	41331 Adobe Way
	Wiens Dennis James	41227 Adobe Way
	Creative Business Services Inc	4218 Mountain View Dr
	Ellis Family Partnership Iii	10432 Highway 41
	Brazil Joseph	41319 Adobe Way
	Gibbs Roy Albert	11217 Mountain View Dr
	Servatius Kathleen	11185 El Capitan Dr
	Helzer Antonia	11190 El Capitan Dr
	Johnston Bryant C & Pierce-johnston	41110 Butte Way
	Ceja Santiago R	41148 Butte Way
<i>[Signature]</i>	Ornelas Raymond J & Connie (co Trus	41188 Butte Way
<i>[Signature]</i>	^{RUSSEZ} Ladwig Michelle-Monette	41226 Butte Way
<i>Carol Padilla</i>	^{Carol} Padilla Robert	41266 Butte Way
	Pronin Carrie Ethel	41304 Butte Way
	Ryman Ronold	41342 Butte Way
	Price Merlyn	11248 Mountain View Dr
<i>[Signature]</i>	Douty Jack	11249 Mountain View Dr
<i>[Signature]</i>	Delgado Freda M <i>Pete Beckm 9/13</i>	11228 El Capitan Dr
<i>[Signature]</i>	CAMERON PEPPER	11217 Mountain View Dr

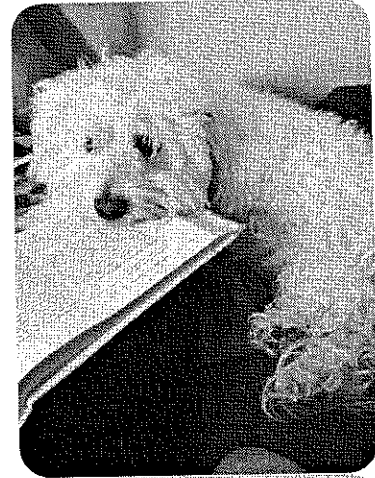
no
Colors

<i>Yana D...</i>	Davenport Cathy	41112 Adobe Way	
	Sue Kevin X	41150 Adobe Way	
	Williamson Nikki X	41190 Adobe Way	
	Lheureux Roger P	41228 Adobe Way	
	Martinez Jaime	41268 Adobe Way	
	Prudek Thomas	41306 Adobe Way	
<i>Krista Cayer</i>	Cajiga Marcia J	41344 Adobe Way	
	Agnew Michael	41150 Mountain View Dr	*
	Zakaryan Arman	10356 Highway 41	
	Shubin Alex	41153 Mountain View Dr	*
	Rico Pamela B	11110 El Capitan Dr	
	Palazzo Antonio J & Nancy-arn V ^{NO} X	41071 Adobe Way	
	Moxley Ellen X ^{NO}	41113 Adobe Way	
<i>D2OAE</i>	ADAMO, DAVID Gerhardt Fredrick	41159 Adobe Way	
	Gonzales Carlos ^{NO} X	41205 Adobe Way	
	Mayes Keith L	41251 Adobe Way	
	Goodmon Judith E	41297 Adobe Way	
	Us Bank National Association	41341 Adobe Way	
	Barnes George	10710 Business Route 41	
	Bohner Boat & Marine Inc	10724 Business Route 41	
	Davies John	11185 Mountain View Dr	*
	Soto Benacio	41385 Adobe Way	
	Harrell Rodger Cody	41125 Adobe Way	
	Powell Stanley Keith	11150 El Capitan Dr	

Valley View Veterinary Hospital Inc.

Specializing in small animal care

- Holistic Medicine
- Massage Therapy
- Acupuncture
- Vaccinations
- Surgical procedures
- Spade and neutering



Coming Soon

- Doggy Daycare
- Overnight Kennel
- Grooming services

Hours

Monday – Friday
8:00AM – 6:00PM
Saturday
9:00AM – 1:00PM
Closed Sundays

Valley View Veterinary Hospital

Coming Soon
10266 Highway 41
Madera CA 93636

Rene Brewer, DVM
Valley View Veterinary Clinic, Inc.
10266 Highway 41 Madera, CA 93636
559 970-4700

Rene Brewer, DVM, Certified Veterinary Acupuncturist

Dr. Brewer graduated vet school from the Philippines in 1983. She worked doing cutting edge research and taught at UC Davis vet school for 10 years; then Auburn and finally settled in Fresno in 1995. She has been heavily involved in rescue for years, and has been at Abby Pet Hospital for 13 years. About twelve years ago, Dr. Brewer became increasingly frustrated with western medicine enough to attend the Chi Institute of Traditional Chinese veterinary medicine where she took acupuncture class and have not stopped learning about Chinese and holistic medicine since. *Dr. Brewer says, "Now I can offer the "best of both worlds" in my approach to caring for animals."*

Rene specializes in small animal.

Large animals are always contracted out to other DVMs.

Resume – History

1999-current: DVM with Abby Veterinary Hospital, Fresno

1998: Relief DVM work in Fresno area

1997: One year with Diamond Veterinary Hospital, Visalia

1997: moved to Fresno; spending one year as DMV at San Joaquin Veterinary Hospital, Fresno, Ca.

1990-1996: Research and Development at University of California Davis School of Veterinary medicine. Professor of Veterinary Medicine.

1983-1990: Vet practitioner partner in the Bownam Veterinary Hospital, Auburn, Ca.

1979-1983: Residency work in Philippines in a Veterinary practice.

1974-1979: Bachelor's Degree, University of California, and Davis

Dear Neighbors,

I would like to introduce myself, Dr. Rene Brewer DVM (Rene), at a neighborhood meeting. Architect Mr. Scott Vincent and I can go over and answer questions regarding our proposed Veterinary Hospital at 10266 Hwy 41 Madera. Since I currently work 6 days a week until late, evenings would be a great time. Date to be coordinated with all attending and I thought the site would be a great place to hold the meeting.

Please call Michael Hovsepian to set up a date that would work for everyone his number is 559 970-4700.

A little bit about proposal and myself.

I would like to open a full service companion animal hospital in an area where the clinic has room to expand as it continues to grow. The area along the business corridor of south Hwy 41 would be well suited for my needs. I am an experienced veterinarian who is also certified in acupuncture. I envision a practice that will integrate both western and eastern medicine and emphasize holistic alternative therapies, nutrition and preventative medicine. The clinic will also be a full service hospital providing surgery, radiology, dentistry, in house lab, etc. In addition to meet the needs of most pet owners I would like to include in the future an area as a spa/resort for pets that will provide day and overnight care. I have worked in the Fresno area for over 20 years and can put together a highly skilled support staff who will work together as a tight knit team, and give our patients and their owners the best care possible.