MITIGATED NEGATIVE DECLARATION MND 2026-06

RE: Kuljis, Steve – Conditional Use Permit (CUP #2024-018)

LOCATION AND DESCRIPTION OF PROJECT:

The project site is located at the end of Meadow Vista Drive, approximately 1,400' north of Highway 49. The site is identified as Assessor's Parcel Number's (APN) 064-142-014 and 064-180-016. The proposed project includes the development and operation of a 106-unit, age-restricted (55+) manufactured home park situated on approximately 40 acres of currently vacant land. The manufactured homes will be installed on permanent foundations and organized along internal private roadways. Key features of the project will include paved internal circulation routes, designated parking areas for residents and guests, a community center/clubhouse, a pickleball court, perimeter fencing, landscaping, lighting, and essential utility infrastructure.

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. Please see the attached Mitigation Monitoring Report.

Madera County Environmental Committee

A copy of the mitigated negative declaration and all supporting documentation is available for review at the Madera County Community & Economic Development Department - Planning Division, 200 West 4th Street, Ste. 3100, Madera, California.

DATED: July 30, 2026

FILED:

PROJECT APPROVED:

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

1. Project title:	Conditional Use Permit #2024-018 – APN's 064-142-014 and 064-180-016
2. Lead agency name and address:	County of Madera Community and Economic Development Department 200 West 4th Street, Suite 3100 Madera, California 93637
3. Contact person and phone number:	Annette Kephart, Senior Planner 559-675-7821 annette.kephart@maderacounty.com
4. Project Location & APN:	The project site is located at the end of Meadow Vista Drive, approximately 1,400' north of Highway 49. The site is identified as Assessor's Parcel Number's (APN) 064-142-014 and 064-180-016.
5. Project sponsor's name and address:	Steve Kuljis 30511 Via Ventana San Juan Capistrano, CA 92675
6. General Plan Designation:	MDR (Medium Density Residential), HDR (High Density Residential), OS (Open Space)
7. Zoning:	PDD (Planned Development District)

8. Description of project:

The proposed project includes the development and operation of a 106-unit, age-restricted (55+) manufactured home park situated on approximately 40 acres of currently vacant land. The manufactured homes will be installed on permanent foundations and organized along internal private roadways. Key features of the project will include paved internal circulation routes, designated parking areas for residents and guests, a community center/clubhouse, a pickleball court, perimeter fencing, landscaping, lighting, and essential utility infrastructure.

Residents will have access to the park 24 hours a day. An on-site manager will live within the park, and approximately three to four employees will be responsible for its operations and maintenance.

California-American Water (Cal-Am) will supply domestic water for the proposed project, and a will-serve confirmation has been provided by the applicant. This initiative aims to create a vibrant community that addresses the unique needs of senior residents, enhancing their overall quality of life.

Each manufactured home will be securely installed on a permanent foundation to ensure safety and stability.

The homes will be thoughtfully arranged along fully paved internal roadways, facilitating smooth vehicular circulation throughout the park. Key features will include well-defined internal routes, individual parking spaces for residents, ample guest parking, and a centrally located community center/clubhouse that will serve as a hub for social activities and gatherings. Additionally, the park will feature recreational amenities, such as a pickleball court, to offer residents opportunities for leisure and exercise.

To improve the living environment, the park will be surrounded by perimeter fencing and complemented by extensive landscaping that will include trees, shrubs, and flower beds, creating an inviting atmosphere. Functional lighting will be strategically placed throughout the park to ensure safety and security during nighttime hours, along with necessary utility infrastructure to support efficient water, electricity, and sewage services.

Residential use of the park will be available 24 hours a day, providing residents with the necessary flexibility. An on-site manager will oversee daily operations and address resident concerns, supported by a staff of approximately three to four employees who will focus on maintenance and management.

The park's domestic water supply will come from California-American Water (Cal-Am), a reputable provider in the area. A will-serve confirmation from Cal-Am has been received to ensure there is adequate water supply for all residential units.

Wastewater service for the proposed project will be provided through the County's existing community sewer system operated by Maintenance District 22A (MD-22A). Prior to development, the applicant shall coordinate with the Madera County Public Works Department to verify the availability of sewer capacity and determine applicable connection requirements. The applicant shall prepare and submit improvement plans for review and approval by the Public Works Department for construction of the sewer service connection to the existing MD-22A collection system at a location approved by the Department. All plans for the sewer connection shall be prepared by a California-registered civil engineer in accordance with County standards and requirements. Compliance with these requirements will ensure that the proposed project is adequately served by the existing wastewater collection system.

Solid waste and recycling services will be organized through a licensed waste hauler, ensuring compliance with all County regulations and the requirements established by SB 1383, which emphasizes increased organic waste recycling and reduction efforts.

Residents and visitors will have convenient vehicular access to the park via Meadow Vista Drive, the main thoroughfare connecting to local amenities and surrounding neighborhoods. This accessibility will promote ease of arrival and departure for both residents and guests, fostering a sense of community engagement.

Overall, this development project aims to create a safe, comfortable, and engaging living environment for senior residents while adhering to all regulatory requirements and best practices in environmental management.

Technical studies prepared for the project include the following appendices, which are incorporated by reference for purposes of CEQA review and Notice of Intent/State Clearinghouse documentation:

- **Appendix A – Project Description and Operational Statement**, prepared by the Project Applicant (Steve Kuljis, 2024).
- **Appendix B – Biological Resources Assessment**, prepared by Soar Environmental Consulting (September 27, 2024).
- **Appendix C – Traffic Impact Analysis and Vehicle Miles Traveled (VMT) Review**, prepared by

Alex Georgevitch Consulting (July 2025).

- **Appendix D – Air Quality Review Correspondence**, San Joaquin Valley Air Pollution Control District, District CEQA Reference No. 20250150 (February 24, 2025).
- **Appendix E – Agency Review Correspondence**, including memoranda from the Madera County Environmental Health Division (February 26, 2025) and Madera County Fire Prevention Division (February 12, 2025).
- **Appendix F - Air Quality Analysis Memorandum**, prepared by LSA, (December 5, 2025)

These appendices support the environmental analysis and conclusions reached in this Initial Study. These materials are incorporated by reference and support the conclusions reached in this Initial Study.

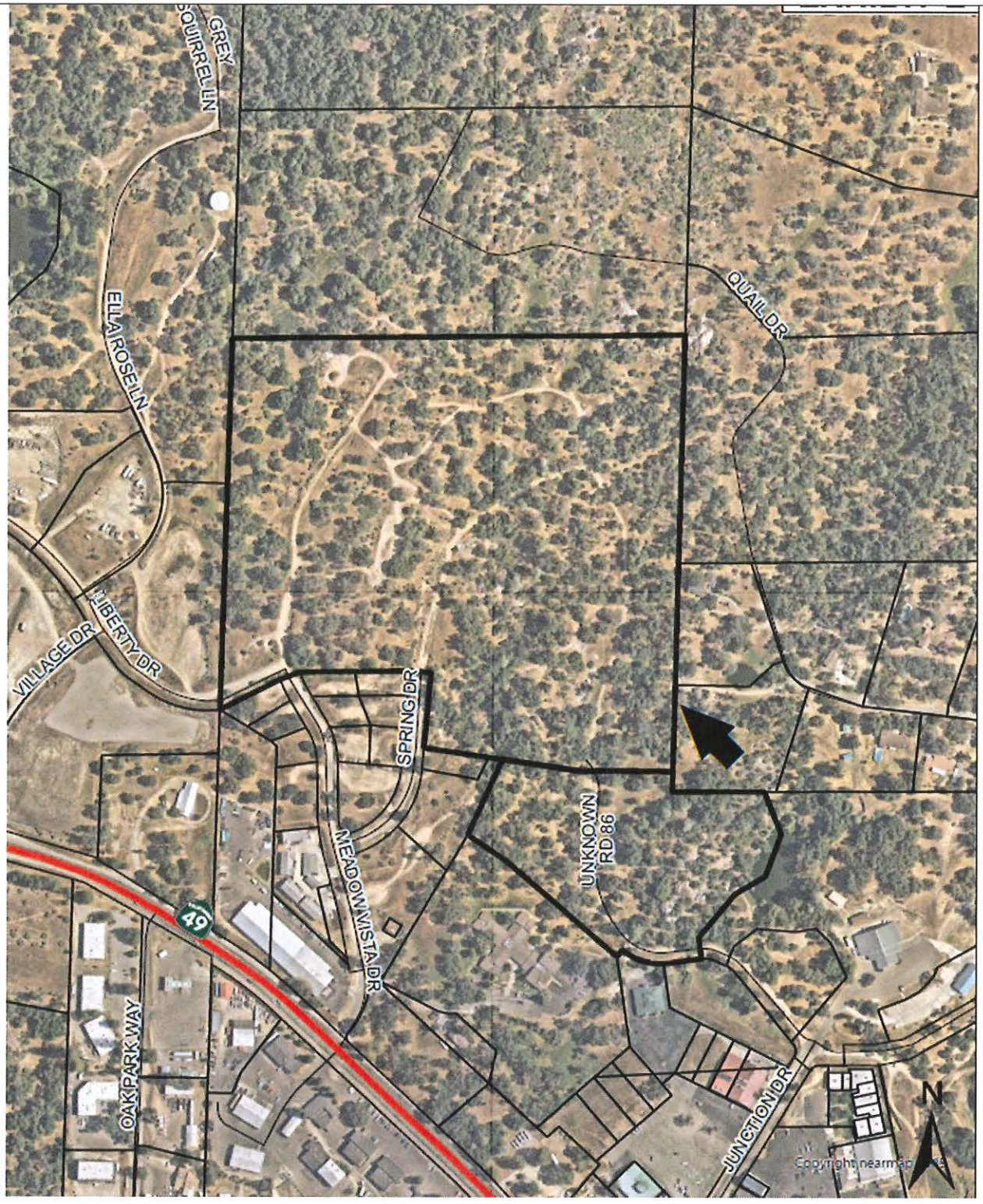


Figure 1 Project Area Map

9. Surrounding Land Uses and Setting:
Surrounding properties include agricultural, rural residential, light industrial, and undeveloped lands.

10. Other Public Agencies Whose Approval is Required:

Approval of Conditional Use Permit 2024-018 by Madera County. Additional permits would be required from Environmental Health, Fire Prevention, and applicable State agencies.

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

In accordance with Public Resources Code Section 21080.3.1, notification letters were sent to tribal representatives of California Native American tribes that have requested to be notified of projects within the Project area of Madera County. Tribal representatives were advised of the Project and invited to request formal consultation with the County regarding the Project within 30 days of receiving the notification letters. Notification letters were sent to representatives of the following tribes on July 3rd, 2025:

- Table Mountain Rancheria
- Picayune Rancheria of the Chukchansi Indians
- Dumna Wo Wah Tribal Government
- Chowchilla Yokuts Tribe

As for the preparation of this Initial Study, more than 30 days following the County's transmittal of notification letters, no letters were received. Section XVIII of this Initial Study provides additional discussion of tribal cultural resources and outreach.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☒ Aesthetics	☐ Agricultural/Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural Resources	☐ Energy
☐ Geology/Soils	☐ Greenhouse Gas Emissions	☐ Hazards & Hazardous Materials
☐ Hydrology/Water Quality	☐ Land Use/Planning	☐ Mineral Resources
☐ Noise	☐ Population/Housing	☐ Public Services
☐ Recreation	☐ Transportation	☐ Tribal Cultural Resources
☐ Utilities/Service Systems	☐ Wildfire	☐ Mandatory Findings of Significance

DETERMINATION (to be completed by 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 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.

Signed: _____ Date: _____

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☒	☐	☐
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☒	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐

Responses:

(a-d) Less Than Significant Impact With Mitigation Incorporated. Although State Route 49 in the project area is not designated as an Official State Scenic Highway pursuant to California Streets and Highways Code Section 260 et seq., the proposed manufactured home park may be partially visible from portions of the roadway. To minimize potential visual contrast and ensure compatibility with the surrounding landscape, the following mitigation measure shall be implemented.

AES-MM-1: Prior to issuance of building permits, the project applicant shall ensure that all structures visible from State Route 49 comply with the following design standards:

- Exterior building colors and roofing materials shall consist of muted, earth-tone colors that blend with the surrounding landscape.
- Building heights shall comply with applicable zoning standards and avoid abrupt visual contrasts with natural ridgelines.
- Grading shall follow existing topography to the extent feasible and minimize excessive cut-and-fill visible from State Route 49.
- All exterior lighting shall be shielded and directed downward in compliance with Madera County lighting standards to avoid glare onto the roadway.
- Existing mature trees and vegetation along the State Route 49 frontage shall be preserved to the maximum extent feasible. Where removal is unavoidable, native replacement landscaping shall be installed.

Appendix Reference: **Appendix A – Project Description and Operational Statement** (Steve Kuljis, 2024).

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURAL AND FORESTRY RESOURCES In determining whether agricultural impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the forest and Range Assessment Project and the forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.				
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Responses:

(a-e) No Impact. The site is not designated as Prime Farmland, Farmland of Statewide Importance, or subject to a Williamson Act contract. No agricultural or forest resource impacts would occur.

Appendix Reference: County of Madera General Plan and Farmland Mapping and Monitoring Program data (California Department of Conservation); no separate technical appendix required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with, or obstruct implementation of, the applicable air quality plan?	☐	☐	☒	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Responses:

(a) Less Than Significant Impact. Construction and operational emissions are expected to remain below the significant thresholds set by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The project includes conditions of approval that mandate standard dust control measures and the use of clean construction equipment, ensuring compliance with the District's regulations.

(b) Less Than Significant Impact. The project site is located within the San Joaquin Valley Air Basin, which is designated as nonattainment for ozone and particulate matter under state and federal ambient air quality standards. However, construction- and operation-related emissions associated with the proposed project were evaluated using methodologies consistent with the San Joaquin Valley Air Pollution Control District's (SJVAPCD) *Guidance for Assessing and Mitigating Air Quality Impacts.*

The analysis determined that project-specific emissions of criteria pollutants would not exceed SJVAPCD mass emission significance thresholds. In addition, conditions of approval requiring implementation of construction emission controls and use of the cleanest available equipment would further reduce pollutant generation. Operational emissions associated with residential land uses are minimal and would not result in long-term increases in regional emissions.

Accordingly, the project would not result in a cumulatively considerable net increase of criteria pollutants, and impacts would be less than significant.

(c) Less Than Significant Impact. Sensitive receptors near the project site include existing residences located adjacent to and east of the project area. Construction activities would generate short-term emissions from equipment exhaust and fugitive dust; however, these emissions would be temporary and intermittent in nature.

(d) Less Than Significant Impact. The proposed project does not include industrial, agricultural, or commercial uses typically associated with the generation of objectionable odors. Operational activities would consist of residential uses, routine vehicle traffic, and maintenance activities that do not produce persistent or offensive odors.

Construction-related odors from equipment exhaust and materials may occur intermittently but would be temporary, localized, and typical of construction activities. These odors would dissipate quickly and would not affect a substantial number of people.

Appendix Reference: **Appendix D – Air Quality Review Correspondence**, San Joaquin Valley Air Pollution Control District, District CEQA Reference No. 20250150 (February 24, 2025).

Appendix F - Air Quality Analysis Memorandum, prepared by LSA, (December 5, 2025)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of a native wildlife nursery site?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

The project site spans approximately 40 acres and includes the following APNs: 064-142-014 and 064-180-016. The California Natural Diversity Database (CNDDB) was reviewed to determine which special status species could be present within the area of the project site. The project is located in the O'Neals quadrant according to the California Department of Fish and Wildlife with 16 species identified as endangered, threatened, Species of Special Concern (SSC) or Watch List (WL) (refer to table 1). Species listed represent those with potential regional occurrence; only a subset have suitable habitat onsite.

Table 1 Species List (California Department of Fish and Wildlife , 2022)

Common_Name	Federal_Status	State_Status	CDFW_Status

California tiger salamander - central California DPS	Threatened	Threatened	WL
foothill yellow-legged frog - south Sierra DPS	Endangered	Endangered	-
California red-legged frog	Threatened	None	SSC
western spadefoot	Proposed Threatened	None	SSC
bald eagle	Delisted	Endangered	FP
Sacramento hitch	None	None	SSC
hardhead	None	None	SSC
Crotchs bumble bee	None	Candidate Endangered	-
American badger	None	None	SSC
pallid bat	None	None	SSC
spotted bat	None	None	SSC
northwestern pond turtle	Proposed Threatened	None	SSC
giant gartersnake	Threatened	Threatened	-
coast horned lizard	None	None	SSC
Hartwegs golden sunburst	Endangered	Endangered	-
succulent owls-clover	Threatened	Endangered	-

(a-d) Less Than Significant Impact with Mitigation Incorporation. Biological surveys identified blue oak woodland, seasonal drainage features, and potential habitat for special-status species, though none were observed during surveys. Potential impacts to nesting birds, aquatic features, and special-status species could occur without mitigation.

(e & f) No Impact. A Habitat Conservation Plan or Natural Community Conservation Plan has not been adopted in the County of Madera, and therefore the project would have no impact.

BIO-MM-1 Nesting Bird Protection: If construction occurs between February 1 and August 31, a qualified biologist shall conduct preconstruction nesting bird surveys within seven days prior to ground disturbance. Buffers shall be established and maintained until nesting activity has concluded.

BIO-MM-2 Special-Status Wildlife Avoidance: If special-status species are encountered, work shall cease and a qualified biologist shall determine avoidance measures.

BIO-MM-3 Waters and Wetlands Permitting: Required permits from USACE, RWQCB, and CDFW shall be obtained prior to any disturbance of wetlands or drainages.

Appendix Reference: **Appendix B – Biological Resources Assessment**, Soar Environmental Consulting (September 27, 2024).

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 pursuant to §15064.5?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Responses:

(a - c) Less Than Significant Impact with Mitigation. A Phase I Archaeological Survey was conducted by Jon L. Brady, M.A., J&R Environmental Services. The study area consists of two parcels located within the eastern half of Section 10, Township 17 South, Range 21 East, Ahwahnee 7.5-minute USGS Quadrangle. As part of the survey, one previously recorded prehistoric archaeological site, designated CA-MAD-422, was relocated and site records updated.

Site CA-MAD-422 qualifies as a "Key Site," representing an important prehistoric village or cultural hub based on the presence of numerous bedrock milling features with associated flake scatters and midden materials. Portions of the site have been previously disturbed by historic road construction.

CUL-MM-1 The archaeological site CA-MAD-422, identified in Tentative Subdivision Map #2008-001, will have decorative fencing installed around the open space easement. This fencing is intended to prevent any inadvertent disturbance of the archaeological site. The type and location of the fence will require approval from the Planning Director.

CUL- MM-2 If previously unidentified subsurface cultural deposits are encountered during construction, all ground-disturbing activities within the vicinity of the discovery shall cease immediately, and a qualified professional archaeologist shall be retained to evaluate the resource and recommend appropriate treatment.

CUL-MM-3 In the event that human remains are discovered during construction, work shall halt in the area and the Madera County Coroner shall be notified immediately. If remains are determined to be Native American, the Native American Heritage Commission shall be notified and treatment shall follow applicable state statutes.

VI. ENERGY Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☒	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

Responses:

(a - b) Less Than Significant Impact. (a-b) Less Than Significant Impact. California has adopted numerous energy efficiency and conservation measures to reduce energy consumption and greenhouse gas emissions. New development is required to comply with the California Building Standards Code, including Title 24, Part 6 (California Energy Code) and Title 24, Part 11 (CALGreen). CALGreen establishes mandatory requirements for residential and nonresidential development related to energy efficiency, water conservation, material conservation, indoor environmental quality, electric vehicle charging infrastructure, and construction waste reduction.

California also continues to implement its clean energy policies through the Renewables Portfolio Standard (RPS) and Senate Bill 100, which require utilities to provide at least 60 percent renewable electricity by 2030 and achieve 100 percent zero-carbon retail electricity by 2045. These statewide requirements continue to reduce reliance on fossil fuels and increase the use of renewable and carbon-free energy sources.

The primary sources of energy consumption associated with the proposed project would occur during construction and long-term operation. Construction activities would involve the temporary use of diesel- and gasoline-powered equipment and construction vehicles; however, these activities would be limited in duration and would not represent a wasteful, inefficient, or unnecessary use of energy. Advances in construction equipment technology and increasingly stringent State emissions standards have improved fuel efficiency and reduced energy consumption over time.

During operation, the project would consume electricity, natural gas (if available), and transportation fuels typical of a residential development. The project would be required to comply with the current California Energy Code (Title 24, Part 6) and CALGreen (Title 24, Part 11), which establish energy-efficient building design, lighting, insulation, mechanical systems, and water conservation requirements. Compliance with these standards would minimize operational energy demand and promote efficient use of energy resources.

Because the project would comply with applicable State energy efficiency requirements and would not result in wasteful, inefficient, or unnecessary energy consumption during construction or operation, the project would not conflict with State or local plans for renewable energy or energy efficiency. Therefore, impacts related to energy would be less than significant.

VII. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zone Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☒	☐
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

Responses:

(a-i) No Impact. According to the California Earthquake Hazards Zone Application (EQ Zapp) on the Department of Conservation website, the project is not within an Earthquake Fault Zone (Department of Conservation, 2022).

(a-ii - a-iv) Less Than Significant Impact. The project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no active faults are known to occur within Madera County. However, seismic events associated with active faults in the greater Sierra Nevada and Coast Ranges could produce ground shaking in the project area. All proposed development would be required to comply with the current California Building Code, which incorporates seismic design standards intended to minimize risks associated with earthquake ground shaking.

The potential for liquefaction is generally low across the project site. Portions of the site located adjacent to seasonal drainages and wetlands may experience elevated groundwater levels during the rainy season, which could increase localized liquefaction susceptibility. However, much of the project site is underlain by granitic bedrock or Ahwahnee and Auberry coarse sandy loam soils, which are not generally considered susceptible to liquefaction. Compliance with the California Building Code and applicable engineering requirements would further reduce potential seismic hazards.

Site topography varies from relatively level areas to slopes of approximately 22 percent in the northern portion of the project site, immediately north of the current end of Spring Drive. Most of the northern parcel and the majority of the southern parcel contain slopes ranging from approximately 5 to 10 percent. Potential impacts associated with slope instability and landslides would be minimized through project-specific grading plans, erosion-control measures, drainage improvements, and roadway design, all of which would be subject to review and approval by the Madera County Engineering and Road Department. With compliance with applicable engineering standards and building code requirements, impacts related to seismic ground shaking, liquefaction, and landslides would be less than significant.

(b-c) Less **Than Significant Impact.** All grading and site preparation activities conducted as part of the proposal will incorporate erosion-prevention techniques to mitigate potential loss of on-site topsoil. Special consideration has been given to the protection of the seasonal drainages and wetlands on-site to prevent sedimentation impacts. The project site does contain some steep slopes. Proper mitigation measures will be implemented to reduce erosion and landslide potential. Existing building code will alleviate other risks.

(d) Less Than Significant Impact. The majority of the project area is located on Ahwahnee and Auberry coarse sandy loams, which exhibit a moderate shrink-swell capacity. Existing CBC (California Building Code) code regulations, as adopted by the State and enforced throughout the County, account for impacts to the site's ability to support structures regarding present soil conditions.

(e) Less Than Significant Impact. The proposed project would connect to the County's existing community wastewater collection system operated through Maintenance District 22A (MD-22A) and would not utilize individual septic systems or on-site wastewater treatment facilities. Wastewater generated by the project would be conveyed to the existing MD-22A collection system for treatment and disposal through the County's established wastewater infrastructure.

Prior to construction, the applicant shall coordinate with the Madera County Public Works Department to verify the availability of sewer capacity and comply with all applicable connection requirements. The applicant shall prepare and submit improvement plans for review and approval by the Public Works Department for construction of the sewer service connection to the existing MD-22A collection system at a location approved by the Department. All sewer improvement plans shall be prepared by a California registered civil engineer in accordance with County

standards.

Because the project would be served by an existing public wastewater collection system with adequate capacity and would not rely on individual septic systems or alternative on-site wastewater treatment facilities, no impacts related to septic system failure, wastewater disposal, or soil suitability for on-site wastewater disposal would occur. Therefore, impacts associated with wastewater disposal would be less than significant.

(f) No impact. The project site is underlain primarily by granitic bedrock and Ahwahnee and Auberry coarse sandy loam soils derived from weathered granite. These rock types are not known to contain fossils because they were formed through igneous processes rather than the sedimentary processes that typically preserve paleontological resources. In addition, the project site does not contain any identified unique geologic features, such as caves, rock formations, or other significant landforms that would be affected by the proposed development. No paleontological resources or unique geologic features have been identified on the site through available mapping or previous studies. Therefore, implementation of the proposed project would not directly or indirectly destroy a unique paleontological resource, paleontological site, or unique geologic feature, and no impact would occur.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Responses:

(a-b) Less than Significant Impact. The proposed project would generate greenhouse gas (GHG) emissions during construction and operation from sources such as construction equipment, worker and vendor vehicle trips, operational vehicle traffic, energy use, water and wastewater services, and solid waste generation. Construction-related emissions would be temporary and limited to the duration of site development, while operational emissions would continue throughout the life of the project.

An Air Quality Analysis Memorandum prepared by LSA (December 2025) evaluated the project's greenhouse gas emissions using CalEEMod and methodologies consistent with the San Joaquin Valley Air Pollution Control District (SJVAPCD) Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The analysis concluded that both construction and operational greenhouse gas emissions would remain below the SJVAPCD significance thresholds and would not make a cumulatively considerable contribution to regional greenhouse gas emissions.

The project would be required to comply with all applicable State and regional regulations intended to reduce greenhouse gas emissions, including Title 24 Building Energy Efficiency Standards, California Air Resources Board vehicle emission standards, and SJVAPCD Rule 9510 (Indirect Source Review), as applicable. Compliance with these regulations would help minimize the project's energy use and associated greenhouse gas emissions.

The Air Quality Analysis Memorandum also determined that the project is consistent with applicable State and regional greenhouse gas reduction strategies, including Assembly Bill 32, Senate Bill 32, Executive Order B-55-18, and the SJVAPCD air quality planning framework. Because project emissions would remain below adopted significance thresholds and the project would comply with all applicable greenhouse gas reduction requirements, the project would not result in a significant impact related to greenhouse gas emissions or conflict with an adopted plan, policy, or regulation for the purpose of reducing greenhouse gas emissions. Therefore, impacts would be less than significant.

Appendix Reference: **Appendix D – Air Quality Review Correspondence**, San Joaquin Valley Air Pollution Control District, District CEQA Reference No. 20250150 (February 24, 2025).

Appendix F - Air Quality Analysis Memorandum, prepared by LSA, (December 5, 2025)

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Responses:
The operational statement does not indicate that any hazardous chemicals will be stored or produced onsite as a result of the proposal. New development is not expected to create any significant hazards.

(a) No Impact: The proposed project involves residential uses. No hazardous materials are planned to be transported or utilized in the project area. All hazardous materials associated with residential use are regulated by local, State, and federal statutes.

(b) No Impact: As a residential area, no significant amounts of hazardous material will be permitted in the project area as required by local, State, and federal laws. Therefore, the proposal will not create any foreseeable upset or accident conditions that could result in the release of hazardous chemicals into the environment.

(c) No Impact: No schools are located adjacent to the project area.

(d) No Impact: No hazardous material sites exist in the project area or vicinity. Therefore, the proposed project will not affect a hazardous material site and will result in no impact.

(e) No Impact: The project is not located near any private or public airports. According to the Airport Land Use Plan, the project area is not impacted by an airport flight path. Therefore, the project will have no impact upon the County Airport Land Use Plan.

(f) Less than Significant Impact: The proposal does not include any changes to adjacent potential emergency routes, such as State Route 49. The proposal does not involve any direct or indirect physical changes to the project area. The project would result in a minor increase in traffic to State Route 49; however, the traffic increase will be accounted for through mitigation measures as listed in Section XVII of this document. Therefore, a less than significant impact will result to

Madera County's Emergency Response plans.

(g) Less than Significant Impact: The most recent Wildfire Severity Zone Map (CalFire) shows the project area is in the State Responsibility Area (SRA), with portions of the project area in a moderate risk and a high risk of wildfire areas. Strict adherence to existing State codes and the California Fire Code will ensure that all flammable material surrounding the residential structures is properly maintained to avoid wildfire conditions. The structures will be required to be served by a fire hydrant system, and buildings will be required to be protected by both fire alarms and fire sprinkler systems. Adherence to existing code will ensure a less-than-significant impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	☐	☐	☒	☐
(i) Result in substantial erosion or siltation on- or off-site;	☐	☐	☒	☐
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☐	☐	☒	☐
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☐	☐	☒	☐
(iv) Impede or redirect flood flows?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

Responses:

(a) Less Than Significant Impact. Project construction would comply with the State Water Resources Control Board Construction General Permit, including preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP) incorporating Best Management Practices (BMPs) to minimize erosion, sedimentation, and pollutant discharges.

Operationally, wastewater generated by the proposed project would be conveyed to the County's existing community wastewater collection system operated through Maintenance District 22A (MD-22A). Prior to construction, the applicant shall coordinate with the Madera County Public Works Department to verify sewer capacity and comply with all applicable connection requirements. Stormwater runoff would be managed through on-site drainage facilities designed to control, convey, and infiltrate runoff, as appropriate, in accordance with County standards prior to discharge.

The project would also receive potable water service from the California American Water company, which has confirmed the ability to provide adequate service to the project without adverse effects on water quality or existing customers, as documented in the Water "Will Serve" Letter prepared for the project.

With compliance with applicable permits, regulations, and approved design standards, the project would not violate water quality standards or degrade surface or groundwater quality.

(b) Less Than Significant Impact. The project would be served by California American Water for potable water and by the County's existing Maintenance District 22A (MD-22A) wastewater collection system. The project would not require new groundwater extraction beyond the planned service capacity of the existing water provider and would not interfere with groundwater recharge or implementation of the applicable Groundwater Sustainability Plan. Stormwater would continue to infiltrate on site where feasible through drainage improvements designed in accordance with County standards. Therefore, the project would not substantially decrease groundwater supplies or interfere with sustainable groundwater management.

(c) Less Than Significant Impact

(c-i) Temporary construction-related erosion would be controlled through SWPPP-required BMPs. Post-construction conditions would include stabilized slopes and landscaped areas designed to minimize erosion.

(c-ii) Stormwater facilities would be designed to ensure post-project runoff rates do not exceed existing conditions. The project would not result in flooding.

(c-iii) Drainage improvements would be designed to County standards and would not exceed system capacity or introduce substantial polluted runoff.

(c-iv) The project site is not located within a mapped floodway, and no stream diversions are proposed.

(d-e) No Impact. Because the project site is not located within a mapped flood hazard, tsunami, or seiche zone, there is no potential for the release of pollutants as a result of inundation.

The project would comply with applicable water quality control plans, including Basin Plan requirements, stormwater regulations, and wastewater disposal standards. Water service would be provided by the local water purveyor, which has confirmed adequate supply availability for the project without conflict with long-term planning documents or groundwater sustainability objectives.

Accordingly, the project would not conflict with or obstruct implementation of any applicable water quality control plan or sustainable groundwater management plan.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Responses:

(a - b) No Impact. The project would not physically divide an established community. The site is not bisected by existing neighborhoods, roadways, or community facilities, and the project would not introduce new barriers such as major roadways, walls, or infrastructure that would separate existing land uses or restrict movement between community areas.

Access to surrounding properties would be maintained, and the project would be integrated with the existing circulation network. As such, the project would not disrupt community cohesion or physically divide an established community.

The project has been reviewed for consistency with applicable land use plans, policies, and regulations adopted to avoid or mitigate environmental effects, including the County General Plan, zoning regulations, and resource protection policies.

The proposed land use is conditionally permitted within the project's zoning designation and would be subject to discretionary review to ensure compliance with development standards and applicable environmental policies. Environmental considerations, including air quality, water quality, noise, biological resources, and public services, were evaluated in this Initial Study, and no conflicts with adopted environmental protection policies were identified.

While the project requires discretionary approvals, compliance with applicable conditions of approval and regulatory requirements would ensure consistency with adopted land use plans and policies. Therefore, the project would not result in a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES Would the project:				
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Responses:

(a - b) No Impact. The project site is not located within an area identified by the California Geological Survey as containing a regionally significant mineral resource. The site is not designated as a Mineral Resource Zone (MRZ-2) and is not known to contain mineral resources of value to the region or the State.

The project would not result in the loss of availability of a known mineral resource that would be of value to the region or residents of the State. Mineral resources in Madera County include aggregate (sand, gravel, and crushed stone), asbestos, copper, gold, iron, and silver. There are no known minerals in the vicinity of the project area and therefore the project would have no impact.

XIII. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies?	☐	☐	☒	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☒	☐

Responses:

(a-c) Less Than Significant Impact. Project construction would result in temporary increases in noise levels associated with the use of construction equipment and construction-related vehicle trips. These noise increases would be intermittent, short-term, and limited to daytime hours in compliance with County noise regulations. Construction activities would be required to comply with applicable noise standards, including restrictions on hours of operation.

Operational noise associated with the project would be typical of residential land uses and would include vehicle trips, outdoor activities, and maintenance activities. These noise sources would be consistent with existing ambient noise levels in the area and would not exceed applicable General Plan or County noise ordinance standards.

Accordingly, the project would not result in a substantial temporary or permanent increase in ambient noise levels in excess of adopted standards.

Construction activities could generate minor groundborne vibration from equipment such as graders or compactors; however, vibration levels would be temporary, localized, and well below thresholds known to cause structural damage.

Operational activities associated with the project would not generate groundborne vibration or noise. Therefore, the project would not result in excessive groundborne vibration or groundborne noise levels.

The project site is not located within the vicinity of a private airstrip, within an airport land use plan area, or within two miles of a public or public-use airport. As such, the project would not expose future residents or workers to airport-related noise.

XIV. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and business) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☒	☐

Responses:

(a) Less Than Significant Impact. The project proposes development of a 106-unit manufactured home park on currently vacant land. While the project would accommodate new residents, it represents a planned residential land use consistent with existing zoning and County land use designations. The project does not include infrastructure extensions, roadway expansions, or utility improvements that would facilitate or induce additional growth beyond the project boundaries.

As documented in the project's Operational / Environmental Statement, the development would function as a self-contained residential community with typical residential activity levels and limited staffing (approximately three to four employees), and would not introduce new employment centers or growth-inducing public infrastructure

Accordingly, the project would not induce substantial unplanned population growth in the area.

(b) No Impact. The project site is currently vacant and does not contain existing residential units or occupied structures. As confirmed in the Operational / Environmental Statement, no housing or residents would be displaced by project implementation. Therefore, the project would not displace existing people or housing and would not necessitate the construction of replacement housing elsewhere.

Appendix A – Project Description and Operational Statement, prepared by the Project Applicant (Steve Kuljis, 2024).

XV. 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?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☒	☐
v) Other public facilities?	☐	☐	☒	☐

Responses:

(a)(i) Fire Protection – Less Than Significant Impact. The proposed project would increase demand for fire protection services; however, the project would be served by existing fire protection providers. The project would be required to comply with all applicable requirements of the Madera County Fire Department, including fire apparatus access, fire flow, hydrants, emergency access, and fire sprinkler requirements, as applicable. Compliance with these requirements would ensure that the project would not require the construction of new or expanded fire protection facilities. Therefore, impacts would be less than significant.

(a)(ii) Police Protection – Less Than Significant Impact. The project would result in a minor increase in demand for law enforcement services. However, the increase would be accommodated by existing service providers, and the project would not require the construction or expansion of law enforcement facilities. Impacts would be less than significant.

(a)(iii) Schools – No Impact. The proposed project is a 55-and-older age-restricted manufactured home community. Because occupancy would be restricted to senior residents, the project is not expected to generate a measurable increase in school enrollment or require the construction or expansion of school facilities. Therefore, no impact would occur.

(a)(iv) Parks – Less Than Significant Impact. The project includes on-site recreational amenities, including a clubhouse and pickleball court, which would meet many of the recreational needs of residents and reduce demand on public parks. Although some residents may use existing County parks, the increase in demand would not require the construction or expansion of

park facilities. Impacts would be less than significant.

(a)(v) Other Public Facilities – Less Than Significant Impact. The project would result in a minor increase in demand for other public facilities, such as libraries and government services. However, existing facilities are expected to accommodate the project without requiring new or expanded governmental facilities. Therefore, impacts would be less than significant.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Responses:

(a – b) Less Than Significant Impact. The project includes on-site recreational amenities, including a community center and a pickleball court, intended for use by residents. These facilities would be privately maintained and would serve project residents, thereby reducing demand for off-site neighborhood or regional parks.

Because recreational demand would be accommodated on site, the project would not increase the use of existing public recreational facilities or contribute to the physical deterioration of the neighborhood or regional parks.

The project includes the construction of a community center and a single pickleball court as part of the overall site design. These facilities would be developed within previously disturbed portions of the project site and would not require off-site improvements or expansion of public recreational facilities.

Construction and operation of the on-site recreational amenities would be consistent with the surrounding residential land use, would not involve grading or resource disturbance beyond that already evaluated for the project, and would not result in adverse physical environmental effects.

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

Responses:

(a-b) Less Than Significant Impact. A Transportation Impact Analysis and Vehicle Miles Traveled (VMT) analysis determined the project is located within a low-VMT Transportation Analysis Zone (TAZ 798) and would not result in a significant transportation impact under CEQA. Intersection operations would continue to operate at acceptable Levels of Service consistent with County General Plan policies.

Appendix Reference: **Appendix C – Traffic Impact Analysis and VMT Review**, Alex Georgevitch Consulting (July 2025); **Appendix C-1 – Traffic Peer Review Memorandum**, Willdan Engineering (July 25, 2025).

(c) No Impact. The project will not result in a geometric design feature that will result in sharp curves or dangerous intersections.

(d) Less Than Significant Impact. The project will not result in inadequate emergency response and therefore have a less than significant impact impact.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Responses:

Cultural resources can be defined as buildings, sites, structures, objects, or places of importance that may have historical, architectural, archaeological, cultural, or scientific importance (including those associated with Native Americans or Native American activities). Preservation of the County's unique cultural heritage should be considered when planning for future development of the area.

The western area of the County was originally inhabited by the Northern Valley Yokuts. Ethnographic information about this group is sparse due to the early dissemination of the aboriginal populations in the lower San Joaquin Valley.

The Northern Valley Yokuts territory is defined roughly by the crest of the Diablo Range on the west, and the foothills of the Sierra Nevada on the east. The southern boundary is approximately where the San Joaquin River bends northwards, and the northern boundary is roughly halfway between the Calaveras and Mokelumne Rivers.

Principal settlements were located on the tops of low mounds, on or near the banks of larger watercourses. Settlements were composed of single-family dwellings, sweathouses, and ceremonial assembly chambers. Dwellings were small and lightly constructed, semi-subterranean and oval. The public structures were large, and earth covered.

With the development of Spanish Ranchos throughout California, cattle husbandry was prevalent, while dairy farms remained crude and sparse.

(a – i) Less Than Significant Impact with Mitigation Incorporation. A Phase I Archaeological Survey was conducted by Jon L. Brady, M.A., J&R Environmental Services, for the project area. As part of the survey, one previously recorded prehistoric archaeological site, CA-MAD-422, was relocated and site records were updated.

Site CA-MAD-422 qualifies as a "Key Site", representing an important prehistoric village or cultural hub based on the presence of numerous bedrock milling features with associated flake scatters and midden materials. Portions of the site have been previously disturbed by historic road construction; however, intact cultural elements remain.

Pursuant to Assembly Bill 52, the County provided notification of the project to California Native American tribes traditionally and culturally affiliated with the project area and eligible to request consultation. The County conducted AB 52 outreach and no requests for consultation or comments were received.

With implementation of the mitigation measures identified below, the project would avoid direct impacts to CA-MAD-422 and would not result in a substantial adverse change in the significance of a listed or eligible tribal cultural resource.

(a – ii) Less Than Significant Impact with Mitigation Incorporation. Based on the Phase I Archaeological Survey, site CA-MAD-422 meets the definition of a tribal cultural resource under Public Resources Code Section 21074 due to its cultural significance and association with prehistoric Native American occupation. The site's significance is supported by substantial evidence, including bedrock milling features and associated cultural materials.

The project design incorporates avoidance and preservation of the site within an open space easement. With the implementation of the mitigation measures listed below, the project would not cause a substantial adverse change in the significance of a tribal cultural resource.

CUL-MM-1
The archaeological site CA-MAD-422, identified in Tentative Subdivision Map No. 2008-001, shall be preserved within an open space easement. Decorative fencing shall be installed around the open space easement to prevent inadvertent disturbance of the archaeological site. The type and location of the fencing shall be subject to review and approval by the Planning Director prior to installation.

CUL-MM-2
If previously unidentified subsurface cultural deposits are encountered during construction, all ground-disturbing activities in the vicinity of the discovery shall cease immediately. A qualified professional archaeologist shall be retained to evaluate the resource and recommend appropriate treatment prior to resumption of construction.

CUL-MM-3
In the event that human remains are discovered during construction, work shall halt in the area of the discovery and the Madera County Coroner shall be notified immediately. If the remains are determined to be Native American, the Native American Heritage Commission (NAHC) shall be notified and treatment shall proceed in accordance with applicable State laws, including Public Resources Code Section 5097.98.

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

Responses:

(a) Less Than Significant Impact. The project would connect to existing utility systems for water, electricity, natural gas, and telecommunications, and all utilities would be installed in accordance with County standards. No off-site expansion or relocation of major utility infrastructure would be required. If required, the project would obtain Waste Discharge Requirements from the Central Valley RWQCB prior to operation.

Wastewater generated by the proposed project would be conveyed to the County's existing community wastewater collection system operated through Maintenance District 22A (MD-22A). Prior to construction, the applicant shall coordinate with the Madera County Public Works Department to verify sewer capacity and satisfy all applicable connection requirements. The applicant shall prepare and submit improvement plans for review and approval by the Public Works Department for construction of the sewer service connection to the existing MD-22A collection system. All plans shall be prepared by a California registered civil engineer in accordance with County standards.

Stormwater drainage improvements would be constructed on-site and designed in accordance with Madera County standards to safely convey and manage runoff. Because utility improvements

would primarily consist of on-site infrastructure and connection to the existing MD-22A wastewater collection system, the project would not require the construction or expansion of major off-site utility facilities that could result in significant environmental effects. Therefore, impacts would be less than significant.

(b) Less Than Significant Impact. Potable water service would be provided by the California American Water Company. A Conditional Will Serve Letter has been issued for the project, confirming that the site is within the service area and that adequate water supply is available to serve the project, subject to standard conditions and compliance with applicable rules.

Water demand associated with the project would be typical of a residential manufactured home park and would not exceed the provider's planned supply capacity under normal, dry, or multiple dry year conditions. Therefore, sufficient water supplies are available to serve the project and reasonably foreseeable future development.

(c) Less Than Significant Impact. Wastewater generated by the proposed project would be conveyed to the County's existing community wastewater collection system operated through Maintenance District 22A (MD-22A). The applicant shall coordinate with the Madera County Public Works Department to verify the availability of sewer capacity and comply with all applicable connection requirements prior to construction.

(d) Less Than Significant Impact. The project would generate solid waste typical of a residential manufactured home park. Solid waste would be collected through an existing franchised solid waste hauler in accordance with County standards. Project-generated waste would not exceed the capacity of local disposal facilities or impair attainment of solid waste reduction goals.

(e) No Impact. The project would comply with all applicable federal, State, and local statutes and regulations related to solid waste management and reduction, including recycling and waste diversion requirements. Compliance would be ensured through standard conditions of approval and service by a permitted solid waste provider.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XX. WILDFIRE If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Responses:

(a) Less Than Significant. The project site is located within a State Responsibility Area (SRA) and includes areas designated as High and Moderate Fire Hazard Severity Zones. The project would be required to comply with all applicable fire access, emergency response, and evacuation standards established by the County and State.

Project access and internal circulation would be designed to meet California adopted Building and Fire Code requirements, including emergency vehicle access and turning radii. The Fire Prevention Division has confirmed that access must be verified at the time of building permit review to ensure compliance with adopted codes. With compliance with these requirements, the project would not impair emergency response or evacuation plans.

(b) Less Than Significant. Although portions of the site are located within High and Moderate Fire Hazard Severity Zones, the project would be subject to fire-safe site planning, building setbacks, and fuel management requirements in accordance with County and State regulations. Structures would be designed and constructed in compliance with California Building Code. California Fire Code, and applicable local amendments.

Compliance with grading, drainage, and fire safety standards would minimize potential post-wildfire hazards, including erosion or debris flow. As a result, the project would not expose people or structures to significant wildfire-related risks.

(c) Less Than Significant. The project would install infrastructure typical of residential development, including roads, utilities, and fire protection improvements. Utilities would be installed underground where required, reducing ignition risk.

The Fire Prevention Division has determined that the project must include fire hydrants, adequate fire suppression water storage, and fire alarm and fire sprinkler systems for applicable structures. These features would enhance fire protection and reduce wildfire risk rather than exacerbate it. All infrastructure would be reviewed and approved during building permit review for compliance with adopted codes.

(d) Less Than Significant. The project would be required to comply with all California adopted Building and Fire Codes in effect at the time of permit issuance, including requirements for ignition-resistant construction, defensible space, fire sprinklers, fire alarms, and fire hydrant coverage.

The Fire Prevention Division has confirmed that a more detailed fire and life safety plan review would be conducted at the building permit stage. With implementation of these requirements, wildfire risks would be adequately addressed and would be less than significant

Madera County developed an Operational Area Emergency Operations Plan which, was updated in January of 2010 and a Multi-Hazard Functional Plan which, is responsible for establishing emergency management organization required to mitigate any emergency or disaster affecting Madera County. Both documents Identify policies, responsibilities and procedures required to protect the health and safety of Madera County communities, public and private property and the environmental effects of natural and technological emergencies and disasters. And establish the operational concepts and procedures associated with Initial Response Operations (field response) to emergencies, the Extended Response Operations County Emergency Operations Center (EOC) activities and the recovery process. Madera County also developed a Local Hazard Mitigation Plan (LHMP) which is responsible for evacuation procedures. The LHMP states the Sheriff's Department uses a system known as "MCALERT".

XIX. 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 substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Responses:

CEQA defines three types of impacts or effects:

- Direct impacts are caused by a project and occur at the same time and place (CEQA §15358(a)(1).

- Indirect or secondary impacts are reasonably foreseeable and are caused by a project but occur at a different time or place. They may include growth inducing effects and other effects related to changes in the pattern of land use, population density or growth rate and related effects on air, water and other natural systems, including ecosystems (CEQA §15358(a)(2).

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

(a) Less Than Significant Impact. The Initial Study evaluated the project's potential impacts across all environmental resource areas, including biological resources, cultural and tribal cultural resources, geology and soils, hydrology, air quality, noise, and wildfire. As documented in the Initial Study and supporting technical studies, the project would not substantially degrade environmental quality, reduce wildlife habitat below self-sustaining levels, or threaten special-status species or plant and animal communities.

Cultural and tribal cultural resources identified within the project area would be avoided and protected through project design and mitigation measures, ensuring that important examples of California history and prehistory would not be eliminated. With compliance with applicable regulations and adopted mitigation measures, no significant environmental degradation would occur.

(b) Less Than Significant Impact. The project's environmental effects were evaluated in the context of existing and reasonably foreseeable future development in the area. As analyzed in the Initial Study, project impacts would be less than significant across all environmental resource topics, whether considered individually or with mitigation incorporated where required.

Because the project would not result in significant impacts on its own and would not make a cumulatively considerable contribution to regional environmental conditions, it would not result in cumulatively considerable impacts.

(c) Less Than Significant Impact. The Initial Study evaluated potential effects related to public health and safety, including air quality, noise, hazards and hazardous materials, wildfire risk, utilities, and public services. The project would comply with all applicable federal, State, and local regulations designed to protect human health and safety.

With implementation of required design features, compliance with adopted codes and standards, and incorporation of mitigation measures where applicable, the project would not result in substantial adverse effects on human beings, either directly or indirectly.

Works Cited

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- Project Description and Operational Statement, prepared by the Project Applicant (Steve Kuljis, 2024).
- Biological Resources Assessment, prepared by Soar Environmental Consulting (September 27, 2024).
- Traffic Impact Analysis and Vehicle Miles Traveled (VMT) Review, prepared by Alex Georgevitch Consulting (July 2025), including Appendix C-1 – Traffic Peer Review Memorandum prepared by Willdan Engineering (July 25, 2025).
- Soils Evaluation Report, prepared by DCA Consulting (May 13, 2025; updated June 5, 2025).
- Air Quality Review Correspondence, San Joaquin Valley Air Pollution Control District, District CEQA Reference No. 20250150 (February 24, 2025).
- Agency Review Correspondence, including memoranda from the Madera County Environmental Health Division (February 26, 2025) and Madera County Fire Prevention Division (February 12, 2025).
- Air Quality Analysis Memorandum, prepared by LSA, (December 5, 2025)

Community and Economic Development
Planning Division

APPENDIX A

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

OPERATIONAL/ENVIRONMENTAL STATEMENT CHECKLIST

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

1. Please provide the following information:
   Assessor's Parcel Number: 064-142-014 and 064-180-016
   Applicant's Name: Steve Kuljis
   Address: 39515 Road 274, Bass Lake, CA 93604
   Phone Number: 949-433-2267

2. Describe the nature of your proposal/operation.
   106 unit manufactured home park.

3. What is the existing use of the property?
   Vacant land

4. What products will be produced by the operation? Will they be produced on-site or at some other location? Are these products to be sold on-site?
   None

5. What are the proposed operational time limits?
   Months (if seasonal): Residential housing, 24 hours per day
   Days per week:
   Hours (from to _): Total Hours per day:

6. How many customers or visitors are expected?
   Average number per day: 100
   Maximum number per day: 200
   What hours will customers/visitors be there? Anytime

7. How many employees will there be?
   Current:
   Future: 3-4
   Hours they work: 8-5 plus one on call 24 hours a day
   Do any live onsite? If so, in what capacity (i.e., caretaker)? On site manager

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

Normal home and utility maintenance tools and supplies.

9. Will there be any service and delivery vehicles? Normal household deliveries.

Number: 20

Type: Two axle home delivery vehicles

Frequency: Daily

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

One dedicated paved parking space to be located on each lot. Many will be in carports or garages.There will be 64 paved guest parking spots dispersed throughout the Park. There will be 34 paved spaces at the community center.

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

There are four existing access points, Meadow Vista Dr., Spring Dr., Liberty Dr., and Junction Dr.

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

755 vehicle trips per day. See VMT analysis attached.

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

Monument sign at each entry point.

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

All new construction. There will architectural controls for the homes, requiring pitched roofs, overhangs, permanent foundations, etc. The community center will be wood framed with non-combustible siding.

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

The areas for community activity will be landscaped. The entryways will have landscaping, The exterior boundary of the property will be fenced.

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

North is vacant land. South is vacant and the Sierra Meadows assisted living facility. East is residential and the Church of the Nazarene. West is vacant land.

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

No

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

Water will be supplied by Cal-Am Water. It is estimated at buildout the development will use less than 20000 gallons per day.

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

Average daily flow is estimated to be approximately 16000 gallons per day. It will disposed of onsite via STEP collection to secondary and tertiary treatment to subsurface drip disposal.

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

Regular weekly residential pickup by Emadco, Inc.

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

There will be grading and some minimal tree removal, but only where absolutely necessary for building pads. and roads.

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

Yes as detailed in prior reports. Area is designated to remain in native condition.

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

Small pond at south east corner of the property.

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

Topological survey shown on plan.

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

No

26. Will the business be preparing or handling food, beverages, or water to be sold or given directly to customers? If so, provide more details.

No

27. Will the business be operating an organized camp or public pool, spa, and wading pool? If so, provide more details.

No

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

Normal residential impact on public facilities, except schools as the Park will be age restricted

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

It will benefit the comercial retail community significantly. The residential neighbors will be relieved the homeless camps on the property will be gone.

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

Normal residential impact on public facilities, except schools as the Park will be age restricted. Police shall be relieved of dealing with the homeless camps.

31. If your proposal is for commercial or industrial development, please complete the following; Proposed Use(s): N/A

Square feet of building area(s):

Total number of employees:

Building Heights:

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

N/A

APPENDIX B

1401 Fulton Street, Suite 918 Fresno, CA 93721
www.soarhere.com • 559.547.8884

Biological Resources Assessment

Assessor Parcel Numbers 064-142-014 and 064-180-016.

City of Oakhurst, County of Madera, California



Prepared for
MVP Commercial
P. O. Box 338
Oakhurst, CA 93644

Prepared by

1322 East Shaw Avenue, Suite 400
Fresno, CA 93710

September 27, 2024

Executive Summary

Soar Environmental Consulting Inc. (Soar Environmental) was retained by MVP Commercial (Client) to conduct a literature review and reconnaissance-level biological survey for the proposed housing development project located in the City of Oakhurst, Assessor Parcel Number (APN) 064-142-014 and 064-180-016, Madera County, California (Project). The survey identified vegetation communities, the potential for the occurrence of special status species, or habitats that could support special status vascular plant and wildlife species, and recorded all plants and animals observed or detected within the Project boundary. This biological resource assessment is designed to address potential impacts of the proposed project to designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) or the California Endangered Species Act (CESA), or species designated as sensitive by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). Information contained in this document is in accordance with accepted scientific and technical standards that are consistent with the requirements of the United States Fish and Wildlife Service (USFWS) and (CDFW). Additionally, the site was surveyed for any jurisdictional wetland or drainage features that would meet the definition of the Waters of the US (WOTUS), Waters of the State (WOS), or CDFW jurisdiction. This report is intended for review by Madera County as part of their lead agency role in completing the environmental documentation for the proposed project.

The objectives of this BRA are to 1) provide a general characterization of biological resources for the property, 2) inventory plant and wildlife species, 3) evaluate the potential for special-status plant and animal species to occur or be adversely impacted; and 4) describe the property's sensitive biological resources.

This BRA provides information about the biological resources within the Project area. Prior to field activities, Soar Environmental researched the California Natural Diversity Database (CNDDB), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), and the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants of California, to compile a list of special-status species that could potentially be present in the vicinity of the Project area. Soar Environmental researched specific species and habitat requirements for the species noted in the CNDDB, IPaC and CNPS databases and included species listing status, and proximal species observations in this report.

The property is composed of blue oak woodland, and includes variations of blue oak woodland, blue oak-interior live oak woodland (*Quercus douglasii - Quercus wislizenii* woodland) and blue oak – foothill pine woodland (*Quercus douglasii – Pinus sabiniana* / grass woodland). Other habitat types present include 3.0792 acres of barren previously disturbed dirt roads and dirt landings and approximately 0.2606 of an acre of intermittent (seasonal) drainage with associated seasonal wetlands draining to it. No special-status plant or wildlife species were observed in the Project area during the Habitat Assessment survey conducted on August 2, 2024. Previous more extensive biological surveys conducted by ESR, Inc. biologists that occurred in April, May and June of 2006 identified more than 460 vascular plant species in the project area. During follow up biological surveys in August of 2009 by ESR, Inc. staff documented that the Project area was unchanged aside from more trash and homeless activity on the property. However, based on suitable habitat and the proximity of documented occurrences of special status species from the data record search and Literature Review section of this report, it was determined there is potential for valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*), foothill yellow-legged frog (R*ana boylii*), northwestern pond turtle (*Actinemys marmorata*), and Mariposa pussypaws (*Calyptridium pulchellum)* to occur within or near the Project area. Based on the findings of this assessment, the proposed

development of this property may impact but is unlikely to impact valley elderberry longhorn beetle, foothill yellow-legged frog, northwestern pond turtle, and Mariposa pussypaws, and will not impact any other listed species identified in this report. Mitigation measures are listed in Section 7 of this report to further minimize the potential for impacts to listed species, and their habitats. In addition, 0.2606 acres of seasonal wetlands and intermittent drainage that were also previously documented by ESR occur on the property and have potential to be impacted by project implementation. It is recommended that an Aquatic Resource Delineation be conducted and prepared for the Project area. Once the ARD report is prepared it needs to be submitted to the Army Corps of Engineers for verification and an Approved Jurisdictional Determination (AJD). Based on the potential waters and wetlands impacts it will be necessary to prepare, submit and obtain regulatory permits for potential removal, alteration and fill of the seasonal wetlands and intermittent drainage by project implementation. These would typically include a Clean Water Act 404 Nationwide Permit and Preconstruction Notification (PCN) with the Army Corps of Engineers, a 401 Clean Water Certification permit from the Central Valley Regional Water Quality Control Board and a Streambed Alteration Agreement (1602 Permit) from the Region 4 (Central Region) of the California Department of Fish and Wildlife.

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APPENDIX G: Project Site Plan

1. Introduction

MVP Commercial (Client) intends to build a 106-unit housing community (Project) within Madera County's Oakhurst community on a 41.03-acre property consisting of assessor parcel numbers (APN) 064-142-014 and 064-180-016. Soar Environmental Consulting Inc. (Soar Environmental) provides this Biological Resource Assessment (BRA) in accordance with CEQA requirements.

This Biological Resource Assessment presents the findings of our Literature Review (**Section 3.1**) based on the California Department of Fish and Wildlife's (CDFW) Natural Diversity Data Base (CNDDB), the California Native Plant Society (CNPS) online electronic inventory of rare and endangered plants of California, and the U.S. Fish and Wildlife Service (USFWS) IPaC for reported occurrences of special status vegetation communities, plants and animals. Additionally, the literature review includes scientific literature and previous reports detailing studies conducted in or around the Project area.

A Biological Assessment was conducted on August 2, 2024, by qualified biologists from Soar Environmental. The purpose of the Habitat Assessment was to search for the suitable habitat conditions, or presence of special-status species identified in the Literature Review that have historically been observed within the surrounding area of the Project site, as well as any other biological or environmentally sensitive resources. No special-status plant or wildlife species were observed in the Project area during the Biological Assessment. However, based on the proximity of documented occurrences of special-status species from the Literature Review, and results of the Habitat Assessment (**Section 3**), the following special-status species have the potential to occur in the vicinity of the Project area:

Special-Status Wildlife Species with Potential for Occurrence

- Foothill yellow-legged frog (*Rana boylii*)
- Northwestern pond turtle (*Actinemys marmorata*)
- Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)

Special-Status Plant Species with Potential for Occurrence

- Mariposa pussypaws (*Calyptridium pelchellum*)

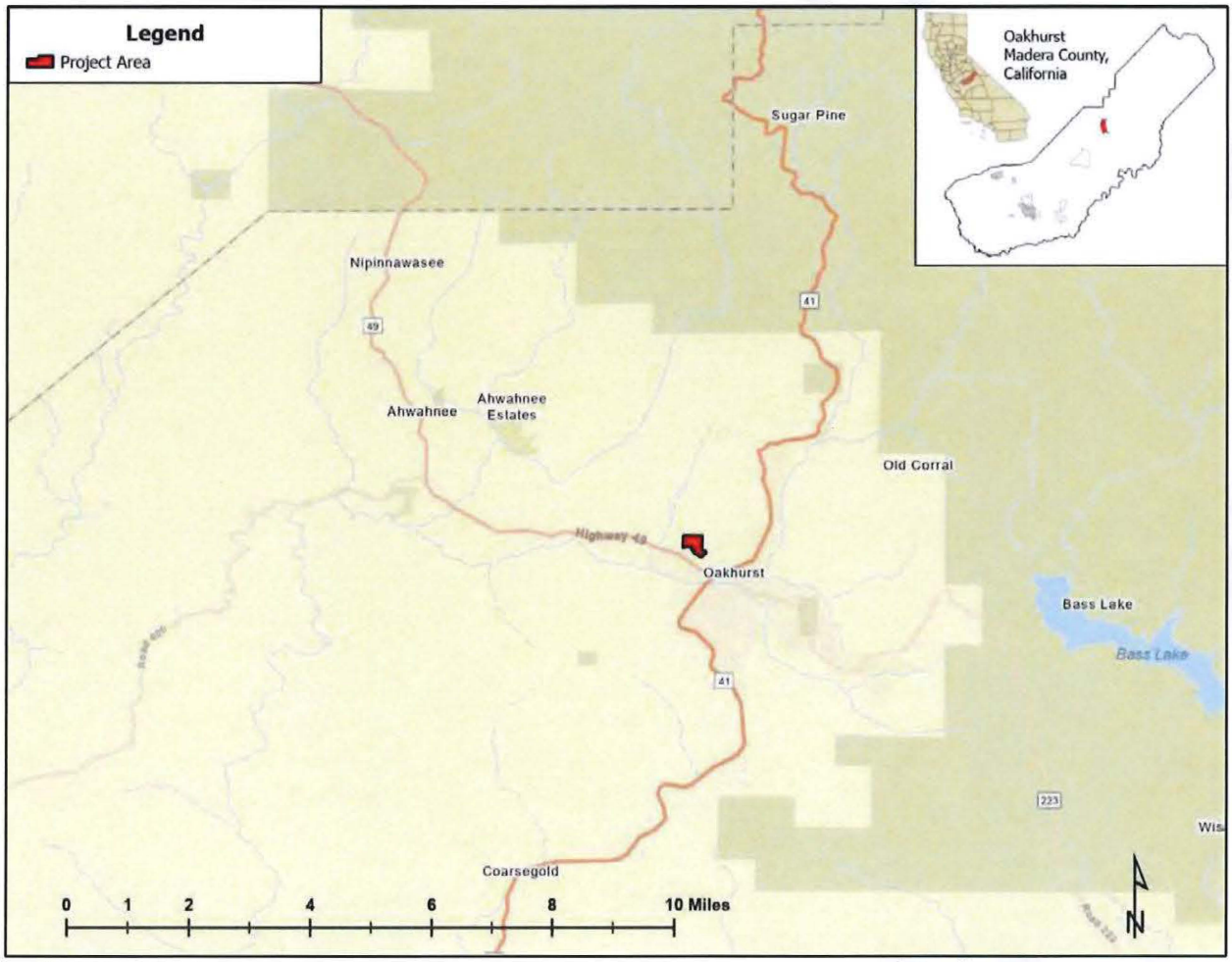
Based on the findings of this Habitat Assessment, the proposed development of the Project may impact valley elderberry longhorn beetle (VELB) due to habitat suitability determined from the presence of elderberry shrubs within the Project area, and one nearby CNDDB occurrence. However, no VELB emergence holes were observed in the stems of these plants during the current survey. Mitigation measures are listed in **Section 6** of this report to minimize potential impacts to listed species, and their habitats.

Additionally, the Project area consists of 37.897 acres of blue oak woodland with annual grassland in the understory and openings between the trees that has a significant and diverse native wildflower component. The Project area has 3.079 acres of previously graded dirt road and landings which will be further developed and used as access roads with implementation of the Project. Based on an analysis of the current habitat conditions, special-status species with potential to occur include northwestern pond turtle and foothill yellow-legged frog. All other potential special-status species were determined to have low potential or no potential to occur.

1.1. Project Location

The proposed Project site is in the City of Oakhurst, Madera County, California (**Figure 1**). Located in the northwestern corner of the city limits, approximately 0.16 miles south of State Highway 49 (Golden Chain Highway) and 0.37 miles southeast of State Highway 41, between Liberty Drive and Qual Drive. The property is located in the *Ahwahnee* 7.5-minute USGS quadrangle in Township 7 South, Range 21 East, in the northeast quarter of Section 10. The confluence of the Fresno River is approximately 0.61 miles south, and Nelder Creek is approximately 1.0 mile east of the Project site. The Project area is otherwise surrounded by wildland undeveloped parcels and rural, urban, residential, and commercial environments. Oakhurst (formerly Fresno Flats) is a census-designated place (CDP) in Madera County, California, United States, 14 miles south of the entrance to Yosemite National Park, in the foothills of the Sierra Nevada.

Figure 1. Project Regional Setting

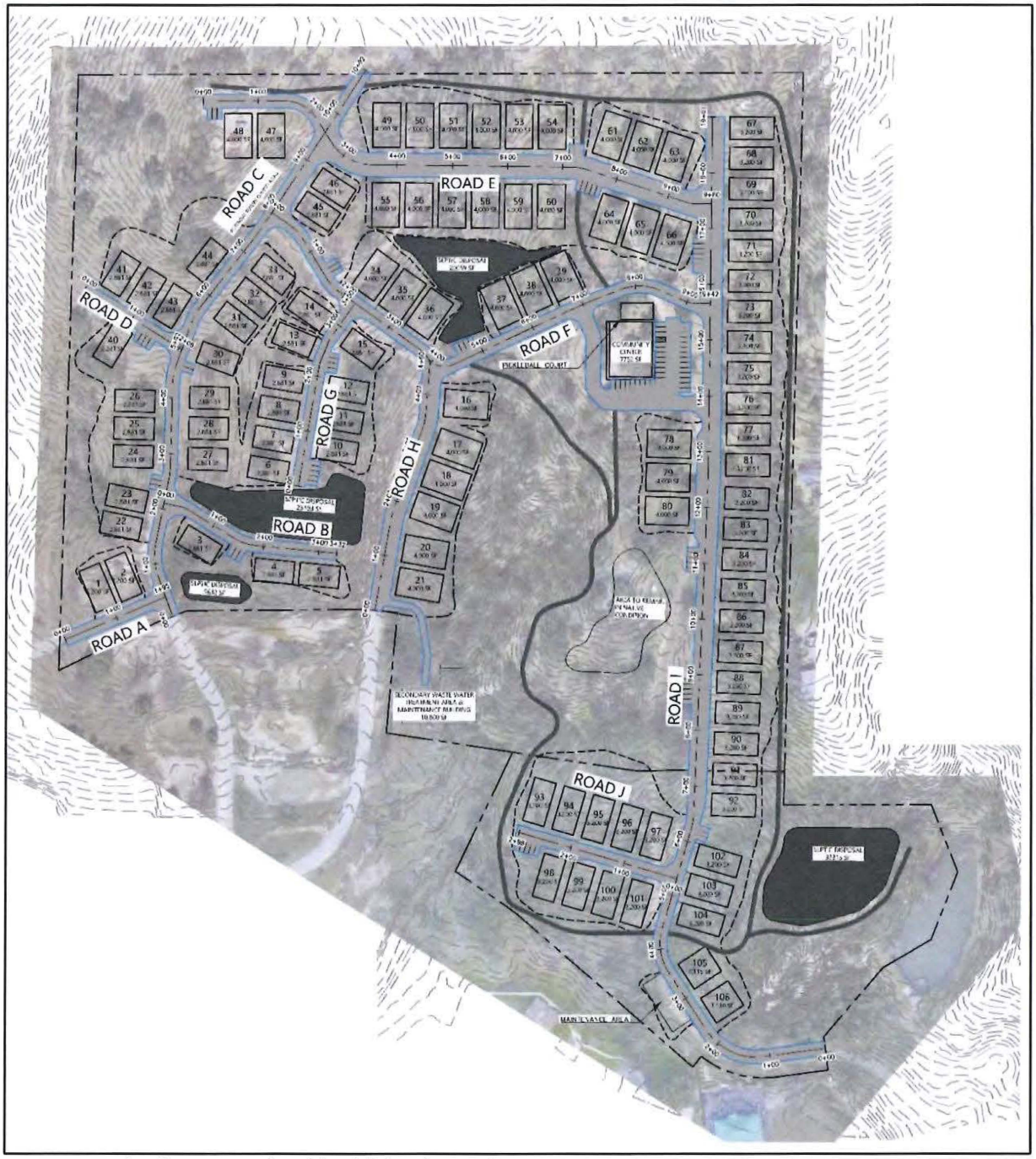


Project area is located in Oakhurst, CA, Madera County, Assessor Parcel Numbers (APNs) 064-142-014 and 064-180-016.

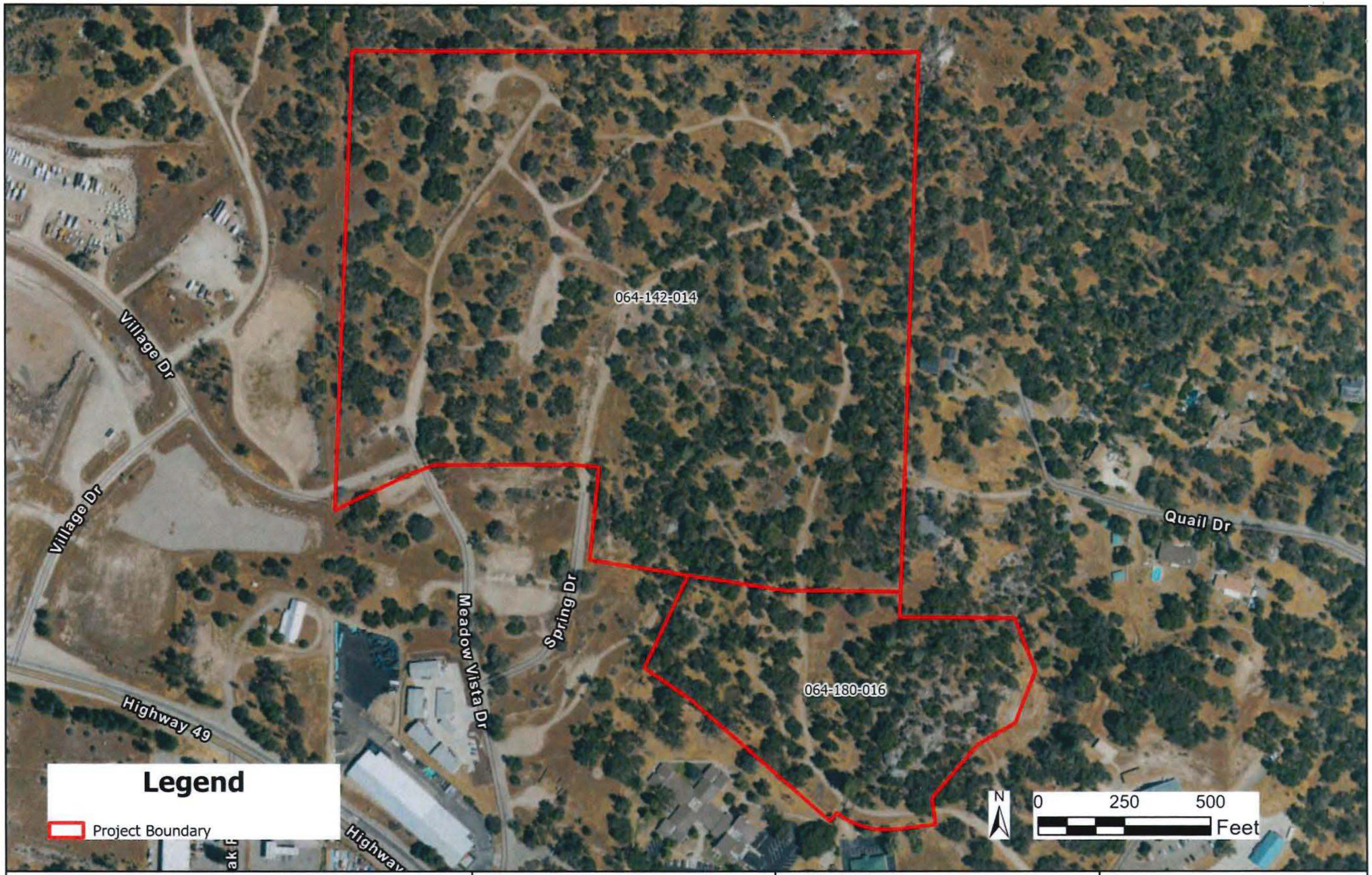
1.1. Project Description

The proposed development project would build a 106-unit housing community on the edge of the City. The impact area would be confined to two parcels: APN 064-142-014 and 064-180-016 (**Figure 2**). The Client proposes to develop the combined 41.03-acre properties into single family home residential lots consisting of 69 two-bedroom, and 37 three-bedroom homes (**Figure 3**).

Figure 2. Site Plan



Site plan for proposed residential development



SOAR ENVIRONMENTAL CONSULTING 1322 East Shaw Avenue, Suite 400 Fresno, CA 93710 www.soarhere.com 559.547.8884	Title Oakhurst Project Client MVP Commercial	Facility Address Madera County's Oakhurst APNs 064-142-014 and 064-180-016	Figure # 3 Project Location Revision Date 09/25/2024

Image Source: USDA FSA, 2022; Soar, 2024

1.2. Project Background

The Project area was previously surveyed multiple times by two qualified ESR, Inc. biologists for special-status plant and wildlife species during the early and middle flowering season on April 15, April 24-28, May 15-19 and June 18-21 in 2006. On July 21, 2006, ESR, Inc. prepared a biological assessment report for the Oakhurst property (Project) with the determination that project implementation would be anticipated to remove significant blue oak woodland habitat, and approximately 0.26 acre of seasonal drainage and seasonal wetland. The extensive vascular plant list from the ESR biologists survey included more than 460 vascular plant species, the vast majority being native to California. In this regard, the blue oak woodlands of the Project area which occur within the Northern Sierra Nevada Foothills region can be considered floristically diverse and intact. The exception are the previously disturbed dirt landings, dirt roads and garbage or debris piles dumped on the site.

ESR Inc. revisited the subject property (Project) on non-consecutive dates between August 27 and September 1, 2009, to evaluate any change in habitat quality and condition from the 2006 site visits, detailed in the Biological Assessment Report (*ESR Inc. 2006*). In this regard, the Project lands have been surveyed for special-status plants during the early, middle and late season portions of the bloom period. ESR Inc. made the following determination: "the data, conditions, results, and conclusions obtained during the preparation and subsequent submittal of the 2006 report of record are still valid and represent the property as evidenced during the recent follow-up surveys. It should be noted; however, that the property has experienced some further degradation due to the unauthorized use by vagrants, off-road vehicles, and trash dumping. Nonetheless, these conditions do not significantly impact or change the results and conclusion of the 2006 report". (*Re-evaluation of Biological Assessment-Oakhurst Project, 2009*).

1.3. Regulatory Background

Regulatory permits may be required for impacts to 0.26 acre of seasonal wetlands and drainages previously mapped in the Project area and project implementation may require agency consultation or permits for listed species from CDFW and USFWS. Fully protected species are exempt from take. Consultation with CDFW and USFWS may also be needed if the listed avoidance and minimization measures do not sufficiently address the scope of work proposed in this project. Fines and fees can be imposed by CDFW and USFWS for the violations thereof.

Relevant Federal Regulations (NEPA)

The Migratory Bird Treaty Act (MBTA) established a Federal prohibition against the following activities unless permitted by regulations: to "pursue, hunt, take, capture, kill, attempt to take, capture or kill, possess, offer to purchase, purchase, deliver for shipment, ship, carried by any means whatever, receive for shipment, transportation or carriage, or export, at any time, or in any manner, any migratory bird, included in the terms of this Convention... for the protection of migratory birds... or any part, nest or egg of any such bird (16 U.S.C. 703)."

Relevant State Regulations (CEQA)

The Fish and Game Code definition of "take" means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill (FGC 0.5(1)(86)). This includes the harassment of wildlife, which is defined as including all wild animals, birds, plants, fish, amphibians, reptiles, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability (FGC 0.5(1)(89)).

County of Madera General Plan Land Use Policies

Madera County General Plan Policy Documents contain the following goals and policies related to the Project:

Goal 5.B: To conserve Madera County's forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products. (B. FOREST RESOURCES)

Policies:

5.B.1. The County shall encourage the sustained productive use of forest land as a means of providing open space and conserving other natural resources.

5.B.2. The County shall discourage development that conflicts with timberland management.

5.B.3. The County shall work closely and coordinate with agencies involved in the regulation of timber harvest operations to ensure that County conservation goals are achieved.

5.B.4. The County shall encourage qualified landowners to enroll in the Timberland Production Zone (TPZ) program.

5.B.5. The County shall encourage and promote the productive use of wood waste generated in the county.

5.B.6. The County shall encourage and support conservation programs to reforest private timberlands.

GOAL 5.E: To protect, restore, and enhance habitats that support fish and wildlife species so as to maintain populations at viable levels. **(E. FISH AND WILDLIFE HABITAT)**

Policies:

5.E.1. The County shall identify and protect critical nesting and foraging areas, important spawning grounds, migratory routes, waterfowl resting areas, oak woodlands, wildlife movement corridors, and other unique wildlife habitats critical to protecting and sustaining wildlife populations.

GOAL 5.F: To preserve and protect the valuable vegetation resources of Madera County.

VEGETATION

Policies:

- The County encourages landowners and developers to preserve the integrity of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along important transportation corridors.

- The County requires developers to use native and compatible non-native species, especially drought-resistant species, to the extent possible, in fulfilling landscaping requirements imposed as conditions of discretionary permit approval or for project mitigation.

- The County supports the preservation of outstanding areas of natural vegetation, including, but not limited to, oak woodlands, riparian areas, and vernal pools.

-The County ensures that landmark trees are preserved and protected.

- The County establishes procedures for identifying and preserving rare, threatened, and endangered plant species that may be adversely affected by public or private development projects. The County shall consider developing a formal habitat conservation plan in consultation with federal and state agencies, as well as other resources conservation organizations. Such a plan would provide a mechanism for the acquisition and management of land supporting threatened and endangered species

- The County requires that new development preserve natural oak woodlands to the maximum extent possible.

- The County requires that development on hillsides be limited to maintain valuable natural vegetation, especially oak woodland and open grasslands, in order to control erosion.

- The County supports the continued use of prescribed burning to mimic the effects of natural fires to reduce fuel volumes and associated fire hazard to human residents and to enhance the health of biotic communities.

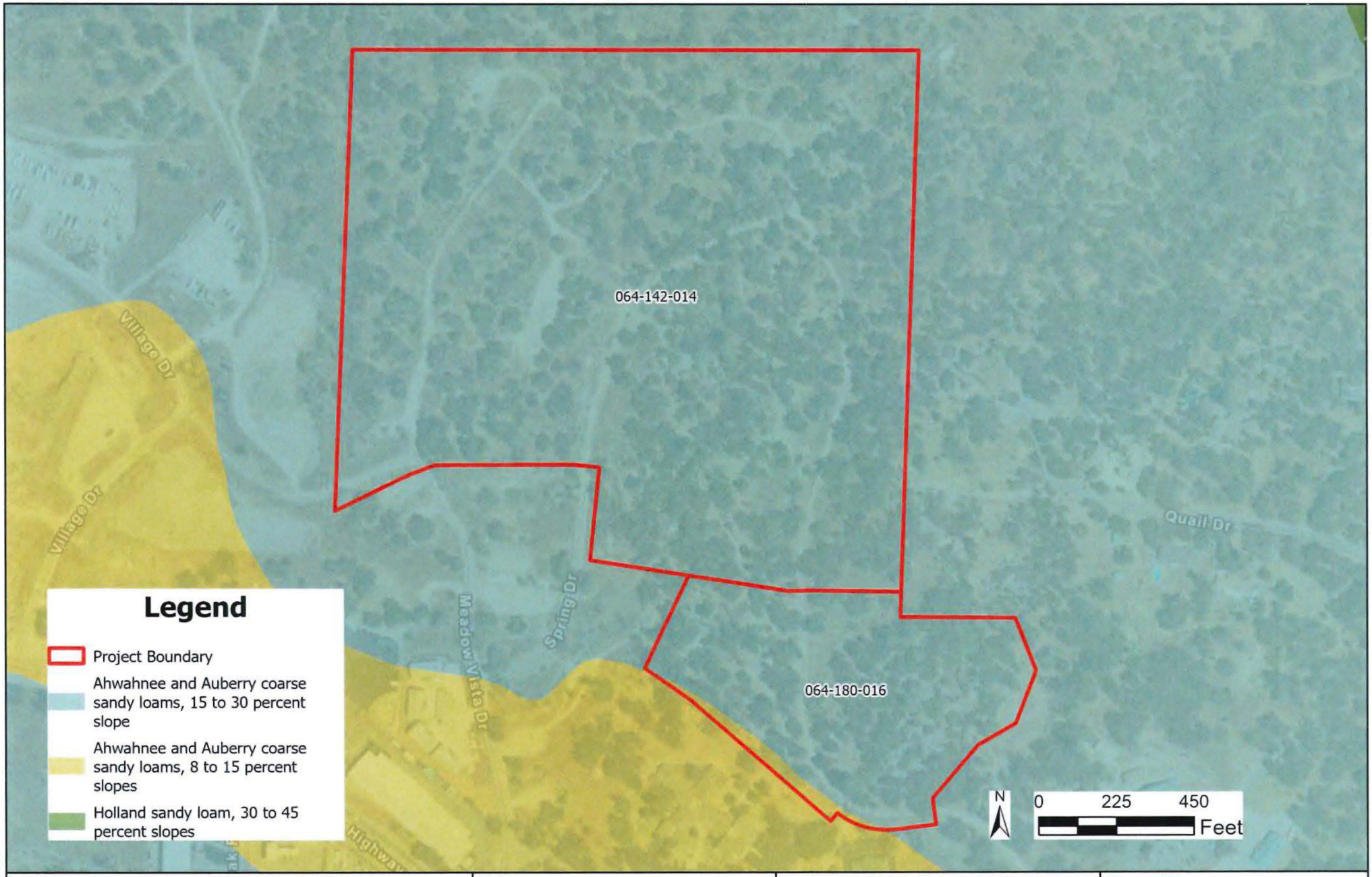
2. Environmental Setting

The Project site is 41.2366-acres, at an elevation range from 2,274 to 2,500 feet above mean sea level, with moderate slopes and a southern aspect. The Project area and landscape to the north are blue oak - interior live oak woodland (Quercus douglasii – Quercus wislizenii woodland) with a mosaic of non-native annual grassland (*Avena* sp. - *Bromus* sp. MCV alliance) in the understory and openings of the woodlands. The general area is on the edge of Oakhurst with a mixture of commercial and retail developments, ranchettes, single family residential units, and undeveloped open areas. The property is part of the Sierra Nevada foothills, adjacent to more urban developed land to the south. The Project site contains graded dirt access roads, and stockpiles of construction waste materials and miscellaneous trash piles along the dirt roads. There is a high level of litter in the area and evidence of homeless encampments on the property. However, the floristic diversity of the blue oak woodlands and seasonal wetlands at this site is high with more than 460 vascular plant species identified by ESR, Inc. in this 40 acre area during the season-long biological surveys conducted through the spring and early summer of 2006. Seasonal wetlands, swales and a seasonal drainage had plant species including hydrophytes or wetland-exclusive plant species such as popcorn flower (*Plagiobothrys* spp.), common spikerush (*Eleocharis macrostachya*), broadleaf cattail (*Typha latifolia*), Santa Barbara sedge (*Carex barbarae*) and iris-leaved rush (*Juncus xiphioides*).

The confluence of the Fresno River is approximately 0.61 miles south, and Nelder Creek is approximately 1.0 mile east of the Project site. The Project area is otherwise surrounded by wildland undeveloped parcels and rural, urban, residential, and commercial environments. It occurs on the edge of Oakhurst. Oakhurst (formerly Fresno Flats) is a census-designated place (CDP) in Madera County, California, United States, 14 miles (23 km) south of the entrance to Yosemite National Park, in the foothills of the Sierra Nevada.

2.1 Soils

The Project area consists of two parcels that have two different soil types. APN 064-142-014 consists of one type of soil; Ahwahnee and Auberry coarse sandy loam, 15 to 30 percent slopes, eroded (AaD). APN 064-142-016 consists of two soil types; Ahwahnee and Auberry coarse sandy loam, 15 to 30 percent slopes (AaD), and Ahwahnee and Auberry coarse sandy loam, 8 to 15 percent slopes (AaC) (**Figure 4**). The two parcels consist of 99.2% AaD and 0.8% (AaC) in the southwest corner within APN 064-142-016. Vegetation is open to semi-dense cover of oak woodland with an understory of annual grassland and buck brush (*Ceanothus cuneatus*) shrub stands. The Ahwahnee series soil is well drained; runoff is



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Title
Oakhurst Project

Client
MVP Commercial

Facility Address
Madera County's
Oakhurst APNs 064-142-014 and
064-180-016

Figure # 4
Soils Map

Revision Date
09/26/2024

Source: Esri USDA FSA 2022; Soar 2024

slow on the gentle slopes and very rapid on the steeper slopes. The permeability is moderately rapid. These soil types are not listed as hydric soils.

2.2 Hydrography

A watershed is the topographic region that drains into a stream, river, or lake. Watersheds are made up of many smaller sub-watersheds that drain into a particular stream, river, or lake. The project site includes one seasonal intermittent drainage with associated seasonal wetlands with rushes, sedges, and herbaceous wetland plant species that have hydrologic connectivity to the drainage. The seasonal drainage flows through the center of the Project area on parcel 064-142-014 and drains offsite to the south. Another seasonal drainage occurs just outside the Project area and connects two ponds along the eastern edge as shown in the USFWS National Wetlands Inventory map (**Figure 5**). These intermittent drainages may or may not have seasonal hydrologic connectivity to Waters of the United States including the Fresno River. The seasonal drainage and seasonal wetlands in the Project area has an area of approximately 0.2606 acre. Due to the intermittent flow regime or seasonal hydrology these seasonal wetlands and the associated intermittent drainage provide important habitat for wildlife and native plant species and can serve as seasonal water source for drinking and bathing by birds and mammals, and breeding and foraging habitat for aquatic insects and other invertebrates.

2.3 Vegetation Associations and Species Composition

Based on the CDFW California Natural Community List that uses the Manual of California Vegetation (MCV) vegetation classification, the Project area includes blue oak (*Quercus douglasii*) woodland (71.020.00), a deciduous tree (**Figure 6**). However, two types of blue oak woodland occur. Some is a mixture of both blue oak and interior live oak (*Quercus wislizenii*), an evergreen tree, (*Quercus douglasii-Quercus wislizenii* alliance 71.020.06). The other blue oak woodland type present is the blue oak – foothill pine/ grass alliance (*Quercus douglasii – Pinus sabiniana* / grass). Other understory vegetation associations include buck brush (*Ceanothus cuneatus*) and non-native annual grassland (*Avena* spp. – *Bromus* spp.). Though the project area includes a mosaic of oak woodland with small areas of annual grassland between the trees, the annual grassland is the understory of the oak woodland and oak woodlands contain and are associated with grasslands, so these grassland areas are included in the overall oak woodland community. Other than the previously disturbed dirt roads and landings and the seasonal wetlands and drainage, the entire Project area is in the blue oak woodland plant community (**Table 1**). Due to acorn production, oak foliage and habitat characteristics, oak woodlands are important wildlife resources and often have diverse insect, grassland and shrub vegetation layers.

2.4 Wildlife Movement Corridors and Native Wildlife Nursery Sites

The Project area contains blue oak woodland, interior live oak woodland and annual grassland habitat that functions as wildlife movement corridors between adjacent wildlands east and north of the area. Nesting birds, small mammals and insects are common in oak woodland habitat. The nearest significant wildlife movement corridor is the Fresno River and its associated riparian corridor which is approximately 0.61 miles south of the Project area.



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Title	Facility Address	Figure # 5
Oakhurst Project	Madera County's Oakhurst APNs 064-142-014 and 064-180-016	USFWS NWI Map
Client		Revision Date
MVP Commercial		09/26/2024

Source: Esri USDA FSA 2022; Data Source: U.S. Fish and and Wildlife Service National Wetlands Inventory (NWI); Soar 2024



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Facility Address
Madera County's
Oakhurst APNs 064-142-014 and
064-180-016

Figure # 6
Vegetation Communities and Other Land Cover Types

Revision Date
09/26/2024

Source: Esri USDA FSA 2022; Soar 2024

Table 1. Vegetation Communities and Other Land Cover Types of the Project Area	
Vegetation Community or Land Cover Type	**Acres**
Blue Oak Woodland with grassland understory	**37.8968**
Seasonal Wetlands and Intermittent Drainage	**0.2606**
Dirt Roads and dirt landings (barren)	**3.0792**
TOTAL	**41.2366**

3.0 Methods

3.1 Literature Review

Before performing the Biological Assessment, Soar Environmental researched records and databases for threatened or endangered species that could occur near the Project area. The records search included a review of the California Natural Diversity Database (CNDDB), the United States Fish and Wildlife Service (USFWS), Information for Planning and Consultation (IPaC), and the California Native Plant Society (CNPS) Online Rare Plant Inventory. The area covered by the data records search included the USGS 7.5-minute quadrangles of *Ahwahnee, Bass Lake, North Fork, White Chief Mtn., Knowles, O'Neals, Horsecamp Mountain,* and *Fish Camp*. From these sources lists of special-status plant and animal species were generated. Proximal CNNDB locations of previously reported special-status plant and animal species located within 5 miles of the Project Site are shown in **Figure 7**.

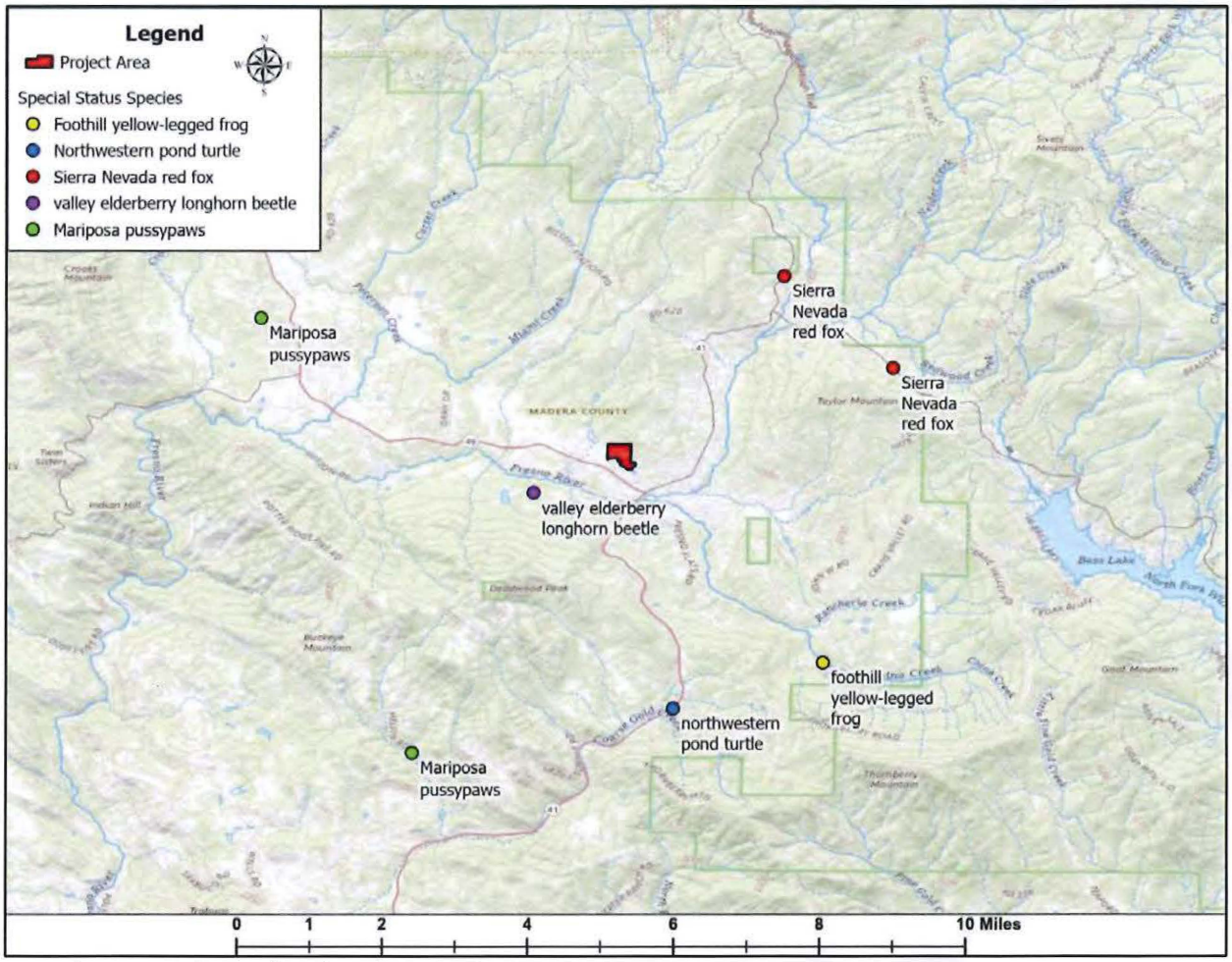
A records search of the CNDDB and IPaC databases showed four special-status wildlife species most likely to occur within or near the Project area:

1) Foothill Yellow-legged Frog – South Sierra DPS (*Rana boylii pop. 5*)
2) Northwestern Pond Turtle (*Actinemys marmorata*)
3) Sierra Nevada Red Fox (*Vulpes vulpes necator*)
4) Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)

A search of the CNPS Online Rare Plant Inventory identified 18 regionally occurring special-status plant species with the potential to occur within or near the Project area. Of these, one plant species was determined to have significant potential to occur within the Project area. The remaining special-status plants were determined to have no or low potential to occur in the Project area and were excluded from further analysis.

1) Mariposa pussypaws (*Calyptridium pulchellum*)

Figure 7. CNDDB Map



This map shows the closest and most recent special-status species locations from the California Natural Diversity Database (CNDDB).

3.2 Field Reconnaissance Methodology

The Habitat Assessment is a diurnal, non-protocol survey. The purpose of the Habitat Assessment Survey was to search for the presence of special-status species or suitable habitat for special-status species that have historically been seen within or surrounding the Project area. The site visit for the Habitat Assessment includes observation and noting the plant and wildlife species occurring on and around the Project area, habitat suitability for the species named in the Literature Review, present environmental conditions, and habitat, including microhabitat (only observable from the ground level).

The Habitat Assessment was conducted on August 2, 2024, by a qualified biologist from Soar Environmental Inc. to assess habitat quality for species listed in (**Section 3.1**). Survey efforts emphasized the search for suitable habitats, or presence of special-status species that had documented occurrences in the data records search of the CNDDB, IPaC, and CNPS databases. The site visit consists of walking the perimeter of the property and meandering transects throughout the

Project area. During the site visit, the surveyor identified vegetation types, searched for bird nests, possible small mammal dens, wetlands, vernal pools and other signs of wildlife occupancy or associated suitable habitats. Plants were surveyed during the late bloom period or surveyed outside the bloom period. The biologist also surveyed the surrounding area by vehicle in accessible areas within 0.5 miles of the Project area to look for biological resources and features that may be conducive for suitable habitat of the identified special-status species. During the surveys, the biologist collected photos of the Project boundaries and other points of interest depicting the habitat and potential biological resources (**Appendix A**).

4. Biological Assessment Results

During the site visit, there were no observations of special-status plant or wildlife species. Wildlife and plant species observed on the property are listed in **Tables 2 & 3**. The Soar survey documented that 37.8968 acres of blue oak woodland occur in the Project area. These blue oak woodlands include both blue oak and interior live oak woodland and blue oak and foothill pine woodland with grassland. In addition, 3.0792 acres of previously disturbed dirt roads and dirt landings also occur, some with piled waste, garbage and debris. There are 0.2606 acre of seasonal wetlands and a seasonal or intermittent drainage that has hydrologic connectivity to the seasonal wetlands also present in the Project area. Some areas contained stockpiles of leftover construction materials and illegally dumped garbage. There are two ponds connected by a seasonal or intermittent drainage that occur outside the Project area along the eastern edge of the property that held water, had wetland vegetation and algae around their edges and drain southward.

The survey was conducted by a qualified biologist during the late bloom period for most of the special-status plant species listed in the Literature Review. However, no special-status plant species were seen within or in the vicinity of the Project area. The Project area contains blue oak woodland with non-native annual grassland in the understory and between the trees. Based on previous intensive biological surveys in April, May and June of 2006 and August of 2009 a diverse assemblage of native vascular plants occurs in the blue oak woodlands of this area. Previous intensive surveys in 2006 and 2009 identified more than 460 vascular plant species in these oak woodlands, the vast majority of these being native. The blue oak woodlands, seasonal wetlands and intermittent drainage in the Project area have a strong native component of vascular plant species.

In addition, 0.2606 acres of seasonal wetlands and intermittent drainage that were also previously documented by ESR occur on the property and have potential to be impacted by project implementation. It is recommended that an Aquatic Resource Delineation be conducted and prepared for the Project area. Once the ARD report is prepared it needs to be submitted to the Army Corps of Engineers for verification and an Approved Jurisdictional Determination (AJD). Based on the potential waters and wetlands impacts it will be necessary to prepare, submit and obtain regulatory permits for potential removal, alteration and fill of the seasonal wetlands and intermittent drainage by project implementation. These would typically include a Clean Water Act 404 Nationwide Permit and Preconstruction Notification (PCN) with the Army Corps of Engineers, a 401 Clean Water Certification permit from the Central Valley Regional Water Quality Control Board and a Streambed Alteration Agreement (1602 Permit) from the Region 4 (Central Region) of the California Department of Fish and Wildlife.

Table 2. Wildlife Species Observed on the Project Area

Wildlife Species	Listing Status
Acorn woodpecker (*Melanerpes formicivorus*)	MBTA
Ash-throated flycatcher (*Myiarchus cinerascens*)	MBTA
Bushtit (*Psaltriparus minimus*)	MBTA
California scrub jay (*Aphelocoma californica*)	MBTA
Canada goose (*Branta canadensis*)	MBTA
California ground squirrel (*Otospermophilus beecheyi*)	None

Wildlife Species	Listing Status
Mourning dove (*Zenaida macroura*)	MBTA
Oak titmouse (*Baeolophus inornatus*)	MBTA
Red-shouldered hawk (*Buteo lineatus*)	MBTA
Turkey vulture (*Cathartes aura*)	MBTA
Western whiptail (*Aspidoscelis tigris*)	None
Western fence lizard (*Sceloporus occidentalis*)	None

Table 3. Vascular Plant Species Observed in the Project Area

Plant Species	Listing Status
Annual sunflower (*Helianthus annus*)	None
Buck brush (*Ceanothus cuneatus)*	None
Blue oak (*Quercus douglasii*)	None
Goodding's black willow (*Salix gooddingii*)	None
Blue elderberry (*Sambucus mexicana)*	None
*Cornflower (*Centaurea cyanus*)	None
Curly dock (*Rumex crispus*)	None
Deer brush (*Ceanothus integerrimus*)	None
California foothill pine (*Pinus sabiniana*)	None
Greenleaf manzanita (*Arctostaphylos patula*)	None
Heart-leaf milkweed	None

Plant Species	Listing Status
Interior live oak (*Quercus wislizeni*)	None
Rush (*Juncus sp.*)	None
Ladies' tobacco (*Pseudognaphalium californicum*)	None
Lotus sp.	None
Poison oak (*Toxicodendron diversilobum*)	None
*Ripgut brome (*Bromus diandrus*)	None
*European plantain (*Plantago lanceolata*)	None
Skunkbrush (*Rhus trilobata*)	None
Tanoak (*Notholithocarpus densiflorus*)	None
Whiteleaf manzanita (*Arctostaphylos viscida*)	None
*Wild oat	None

(*Asclepias cordifolia*)	
Yerba santa (*Eriodictyon californicum*)	None
*Yellow star-thistle (*Centaurea solstitialis*)	None
Yellow-flower tarweed (*Holocarpha virgata*)	None

(*Avena fatua*)	

*non-native

5. Special-Status Species

Special-status plants and wildlife that have reasonable potential to occur in the Project area based on habitat suitability and requirements, elevation and geographic range, soils, topography, surrounding land uses, and proximity of known occurrences in the CNDDB, IPaC, and CNPS databases to the Project area are listed in **Table 4** and **Table 5**. The likelihood for occurrence of special-status species was assessed using information from the various listed sources in **Section 2.1**, as well as the Habitat Assessment. Narratives are supplied for species for which there are land use planning and regulatory implications.

Results from the data records search identified 22 special-status species: four wildlife and 18 plant species. However, an analysis of recent occurrences, habitat suitability and proximity within 5-miles to the Project area indicated 2 special-status species with high potential of occurrence, and 2 special-status species with low potential of occurrence. Special-status species for which there are no regulatory implications (i.e., lack of suitable habitat or no record of historical occurrences within 5 miles) are excluded from further analysis.

Species Present during Habitat Assessment:

1) None of the special status listed species were present during the habitat assessment within the Project area.

Species with High Potential for Occurrence:

1) Foothill yellow-legged frog (*Rana boylii*) – South Sierra DPS (*pop. 5*)
2) Northwestern pond turtle (*Actinemys marmorata*)
3) Mariposa pussypaws (*Calyptridium pulchellum*)

Species with Low Potential for Occurrence:

1) Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)
2) Big scale balsamroot (*Balsamorhiza macrolepis*)
3) Grassland suncup (*Camissonia lacustris*)

Special-status species and sensitive habitats include plant and wildlife taxa, or other unique

biological features afforded special protection by local land use policies, and/or state and federal regulations. Special-status plant and wildlife species are those listed as rare, threatened, or endangered under the state or federal Endangered Species Acts. Vegetation communities may warrant special status if they are of limited distribution, have high wildlife value, or are particularly vulnerable to disturbance. Listed and special-status species are defined as:

- Listed or proposed for listing under the state or Federal Endangered Species acts.
- Protected under other regulations (e.g., Migratory Bird Treaty Act).
- California Department of Fish & Wildlife (CDFW) Species of Special Concern.
- Listed as species of concern by CNPS or USFWS; and/or
- Receive consideration during environmental review under CEQA.

All species from the Section 3.1 search results are listed below including common and non-listed species. The analysis and following determination are based on Habitat Assessment results and the most recent occurrence and proximity to the Project site per Section 3.1 (**Table 4, Table 5**).

- **Present**: Species known to occur on the site, based on CNDDB records, and/or was observed on the site during the field survey.
- **High**: Species known to occur on or near the site (based on CNDDB record within 5 miles), and/or there is suitable habitat on the site.
- **Low**: Species known to occur on or near the site (based on CNDDB record within 5 miles), but there is no suitable habitat onsite.
- **None**: Species is not known to occur within 5 miles of the site and there is no suitable habitat on the site -**OR**- Species was surveyed for during the appropriate season with negative results.

Table 4. Potentially Occurring Special-Status Wildlife Species

Common/ Scientific Name	*Listing Status	Habitat Requirements	Potential for Occurrence
Amphibians			
Foothill Yellow-legged Frog (*Rana boylii*)	-/SE/-	Rocky steams, valley-foothill hardwood, riparian, ponderosa pine, mixed conifer, coastal scrub, mixed chaparral, and wet meadow types.	**High**: Species known to occur on or near the site (based on CNDDB record within 5 miles), and/or there is suitable drainage and seasonal wetland habitat in the project area and freshwater ponds and a drainage are adjacent to the site.
Invertebrates			
Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*)	FT/-/-	Occurs only in the Central Valley of California, in association with blue elderberry (*Sambucus mexicana*), in riparian scrub.	**Low**: This species is known to occur near the site, and elderberry shrubs occur in the project area. However, the species or VELB emergence holes in elderberry stems were not observed during the current survey or during previous biological surveys in 2006 and 2009.
Mammals			
Sierra Nevada Red Fox (*Vulpes vulpes necator*)	FE/ST/-	Use multiple habitat types in the alpine and subalpine zones including high-elevation conifer dominated by whitebark pine, mountain hemlock and lodgepole pine, as well as meadows and fell-fields; typically, in areas of heavy snow cover. Generally, above 1,200 meters (3,900 feet).	**None**: Though the species is known to occur from two previous CNDDB occurrences east of the Project area and within 5 miles from the, the project is well below the known elevation range for this species.
Reptiles			
Northwestern Pond Turtle (*Actinemys marmorata*)	FT/-/SSC	An aquatic turtle of ponds, marshes, slow-moving rivers, streams, and irrigation ditches with riparian vegetation. Requires adequate basking sites and sandy	**High**: Species known to occur on or near the site (based on CNDDB record within 5 miles). Suitable pond habitat is

Common/ Scientific Name	*Listing Status	Habitat Requirements	Potential for Occurrence
		banks or grassy open fields to deposit eggs.	adjacent to, but not within the project area. The species was not observed during the current survey effort or during previous biological surveys in 2006 and 2009.

*Listing Status Notes:

Federal:

- **FE** Federally listed Endangered
- **FT** Federally listed Threatened
- **FCE** Federal Candidate Endangered species
- **FCT** Federal Candidate Threatened species
- **FPT** Federal Proposed Threatened
- **FWL** USFWS Watch list
- **BCC** USFWS Bird of Conservation Concern
- **MBTA** Migratory Bird Treaty Act

State:

- **CE** State listed Endangered
- **CT** State listed Threatened
- **CCE** State Candidate Endangered species
- **CCT** State Candidate Threatened species
- **CR** State Rare Species
- **CA** State Special Animal
- **FP** CDFW Fully Protected Species
- **SSC** CDFW Species of Special Concern
- **CWL** CDFW Watch List

Table 5. Regionally Occurring Special-Status Plant Species

Common/ Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Potential for Occurrence
Abrams' onion (*Allium abramsii*)	-/-/1B.2 May-Jul	Found in lower montane coniferous forest, upper montane coniferous forest, and often granitic sand. Found at elevations between 2,905 and 10,005 feet.	**None**: Species is not known to occur within 5 miles of the site and the Project area is below the known elevation range for this species and does not contain coniferous forest potential habitat for this plant. In addition, the species was not observed during the current survey or the previous biological surveys in 2006 and 2009.
Beaked clarkia (*Clarkia rostrata*)	-/-/1B.3 Apr-May	Annual herb found in Cismontane woodland, valley and foothill grassland. Found at elevations between 195 and 1,640 feet.	**None**: Species is not known to occur within 5 miles of the site and the Project area is well above the known elevation range for this species. In addition the species was not identified during the current survey effort or previous biological surveys in 2006 and 2009.
Big-scale balsamroot (*Balsamorhiza macrolepis*)	-/-/1B.2 Mar-Jun	A perennial herb found in chaparral, cismontane woodland, valley and foothill grassland (sometimes on serpentine soils). Found at elevations between 150 and 5,100 feet.	**Low**: Though potential woodland habitat occurs with a grassland understory the species is not known to occur within 5 miles of the site and was not located during the current survey or previous biological surveys in 2006 or 2009.
Bolander's clover (*Trifolium bolanderi*)	-/-/1B.2 Jun-Aug	Found in lower montane coniferous forest, meadows, seeps and upper montane coniferous forest and mesic habitats. Found at elevations between 6,690 – 8,530 feet.	**None:** The Project area is at an elevation below where this plant is normally found. The Project area does not

Common/ Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Potential for Occurrence
			contain potential habitat for this species.
Bolander's woodreed (*Trifolium bolanderi*)	-/-/1B.2 Jun-Aug	Found in meadows, seeps and upper montane coniferous forest but also in mesic and streambanks habitat. Found at elevations between 5,480 and 8,005 feet.	**None**: The Project area is well below the known elevation range for this plant. The species is not known to occur within 5 miles of the site and neither previous surveys in 2006 and 2009 or the current survey that occurred during the appropriate season located the species.
Grassland suncup (*Camissonia lacustris*)	-/-/1B.2 Mar-Jun	Found in chaparral, cismontane woodland, lower montane coniferous forest, valley and foothill grassland. Microhabitat consists of granitic and gravelly soils. Found at elevations between 590 - 4,005 feet.	**Low**: Though potential habitat including oak woodland with a grassland understory occurs in the Project area this species is not known to occur within 5 miles of the site and was not observed during the current survey or during previous biological surveys in 2006 and 2009.
Hoover's cryptantha (*Cryptantha hooveri*)	-/-/1A Apr-May	An annual herb found in Inland dunes and sandy areas of valley and foothill grassland at elevations between 30 - 490 feet.	**None**: Species is not known to occur within 5 miles of the site the Project area is well above the known elevation range for this species. The current survey and previous biological surveys did not locate this species.
Jepson's dodder (*Cuscuta jepsonii*)	-/-/1B.2 Jul-Sep	An annual vine (parasitic) found in lower montane coniferous forest and north coast coniferous forest. Occurs on *Ceanothus diversifolius* and *C. prostratus*. Found at elevations between 3,935 – 7,545 feet.	**None**: The Project area is well below the known elevation range for this plant. The species is not known to occur within 5 miles of the site and was not identified during previous or current biological surveys.

Common/ Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Potential for Occurrence
Mariposa pussypaws (*Calyptridium pulchellum*)	FT/-/1B.1 Mar-Aug	An annual herb found in openings of chaparral and cismontane woodland. Prefers granitic microhabitats, but sometimes occurs in gravelly or sandy microhabitats. Found at elevations between 1,310 and 3,610 feet.	**High**: Species known to occur near the site (based on CNDDB record within 5 miles) and potential oak woodland habitat occurs in the Project area. This low-growing plant was not observed during the current survey conducted during the blooming period. In addition, this plant was not observed during previous botanical surveys in April, May and June of 2006 or August of 2009.
Orange lupine (*Lupinus citrinus var. citrinus*)	/-/1B.2 Apr-Jul	Annual herb found in chaparral, cismontane woodland and lower montane coniferous forest. Often associated with granitic soils. Found at elevation between 1,245 – 5,580 feet.	**Low**: Though potential oak woodland habitat occurs, the species is not known to occur within 5 miles of the site and was not identified during previous botanical surveys in April, May and June of 2006 or August of 2009 or during the current survey effort.
Rawson's flaming trumpet (*Collomia rawsoniana*)	-/-/1B.2 Jul-Aug	A perennial rhizomatous herb found in lower montane coniferous forest, meadows, seeps and riparian forest. Prefers mesic microhabitats. Found at elevations between 2,560 – 7,220 feet.	**None**: No appropriate coniferous forest habitat occurs in the Project area and the Species is not known to occur within 5 miles of the site. The current survey, which occurred when it would be in identifiable phenology and previous 2006 and 2009 botanical surveys did not identify this species.

Common/ Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Potential for Occurrence
Recurved larkspur (*Delphinium recurvatum*)	-/-/1B.2 Mar-Jun	A perennial herb found in chenopod scrub, cismontane woodland, valley and foothill grassland. Often prefers alkaline microhabitats. Found at elevations between 10 – 2,590 feet.	**Low**: The Project area has potential oak woodland habitat with a grassland understory but the species is not known to occur within 5 miles of the site and was not identified during previous surveys in April, May and June of 2006, August of 2009 or during the current survey effort.
Short-leaved hulsea (*Hulsea brevifolia*)	-/-/1B.2 May-Aug	A perennial herb found in lower montane coniferous forest, and upper montane coniferous forest. Sometimes prefers microhabitats containing granitic, gravelly, sandy and volcanic soils. Found at elevations between 4,920 – 10,500 feet.	**None**: The Project area is below the known elevation range for this plant and no potential habitats occur. Species is not known to occur within 5 miles of the site and was not located during previous surveys in 2006 and 2009 or the current survey.
Slender-stalked monkeyflower (*Erythranthe gracilipes*)	-/-/1B.2 Apr-Jun	Annual herb found in chaparral, cismontane woodland and lower montane coniferous forest. Prefers burned, decomposed and disturbed microhabitats. Found at elevations between 1,640 – 4,265 feet.	**Low**: Though potential oak woodland habitat occurs in the Project area the species is not known to occur within 5 miles of the site and was not identified during the current survey or during previous botanical surveys in 2006 and 2009.
Small's southern clarkia (*Clarkia australis*)	-/-/1B.2 May-Aug	Annual herb found in cismontane woodland and lower montane coniferous forest. Found at elevations between 2,625 – 6,810 feet.	**None**: Species is not known to occur within 5 miles of the site and was surveyed for during the appropriate season with negative results. This plant was also not located during previous surveys in 2006 and 2009.

Common/ Scientific Name	*Status Fed/CA/CNPS/ Bloom Period	Habitat Description	Potential for Occurrence
Tree-anemone (*Carpenteria californica*)	-/ST/1B.2 (Apr)May-Jul	Evergreen shrub found in chaparral, cismontane woodland habitat. Prefers granitic microhabitats. Found at elevations between 1,115 – 4,395 feet.	**None**: Species is not known to occur within 5 miles of the site and was surveyed for during the appropriate season with negative results. This plant was also not located during previous surveys in 2006 and 2009.
Yellow-lip pansy monkey flower (*Diplacus pulchellus*)	-/-/1B.2 Apr-Jul	Annual herb found in lower montane coniferous forest, meadows and seeps. Prefers microhabitats containing vernally mesic, clay, and disturbed areas. Found at elevations between 970 – 6,560 feet.	**None**: No coniferous forest potential habitat for this species occurs in the Project area. This annual wildflower species is not known to occur within 5 miles of the site and was not located during the current survey or previous biological surveys in 2006 and 2009.
Yosemite bog orchid (*Platanthera yosemitensis*)	-/-/1B.2 Jul-Aug	Found throughout meadows and seeps. Prefers Microhabitats that consist of granitic and mesic soils. Found at elevations between 6,890 – 7,495 feet.	**None**: The Project area is well below the known elevation range for this perennial herbaceous species and the species is not known to occur within 5 miles of the site. This plant was not identified during the current survey or during previous botanical surveys in 2006 and 2009.

*Plant Listing Status Notes:

Federal:
- **FE** Federally listed Endangered
- **FT** Federally listed Threatened
- **FC** Federal Candidate Species

State:
- **CE** State Listed Endangered
- **CT** State listed Threatened
- **CC** State Candidate Species
- **CR** State Rare Species

CRPR: California Native Plant Society Rare Plant Rank
- **1A** Considered extirpated in CA
- **1B** Rare, threatened, or endangered in CA and elsewhere
- **2** Rare, threatened, or endangered in CA but common elsewhere
- **4** Limited distribution (Watch-list)

CRPR Extensions
- **0.1** Seriously endangered in California
- **0.2** Fairly endangered in California
- **0.3** Not very endangered in California

a. Special-Status Wildlife Species Descriptions

This section describes identifiable physical characteristics and habitat requirements for special-status species identified in the CNDDB records search that were within 5 miles of the Project area and had a significant or high potential to occur. It also discusses their potential to occur according to the findings of the current survey and previous surveys in 2006 and 2009.

Amphibians

Foothill Yellow-legged Frog (*Rana boylii*)

Foothill yellow-legged frogs range from 3.8 to 8.1 centimeters (1.5 to 3.2 inches) in size. Dorsal colors often resemble those of the ground, with variations including blackish, dark brown, reddish brown, gray, olive-like, or greenish with varying amounts and strengths of spots and speckles. Some individuals may possess a light spot within a dark area on the upper eyelid. Ventral coloration is typically whitish to yellowish, with a gradient towards yellow at the posterior end of the body and hind limbs. The throat and anterior surface of the femurs often display the most mottling.

Foothill yellow-legged frogs are highly aquatic and almost always found in, or within a short distance from, water. The most frequently used habitats are streams, springs, and freshwater lakes, with a preference for rocky-bottomed creeks; it usually occurs in gently flowing water. Slow-flowing creeks or streams with cobble-sized pebbles are preferred egg laying sites for this species.

There is suitable habitat for foothill yellow-legged frog within both the seasonal wetlands and seasonal drainage within the Project area and the seasonal drainage and two ponds that are adjacent to the eastern boundary of the Project site. The nearest CNDDB recorded observation of this species was approximately 3 miles southeast from the Project area in 1991.

Insects

Valley Elderberry Longhorn Beetle (*Desmocerus californicus dimorphus*)

The Valley elderberry longhorn beetle is listed as threatened on the federal level. The Valley elderberry longhorn beetle is a medium-sized, red and dark green insect. It is approximately 2 centimeters (0.8 inch) long. Females are larger than males and resemble males except that the first pair of wings do not fully cover the abdomen when viewed from above. Males have longer, thicker antennae than females, as well as red-orange wing covers with four spots.

Valley elderberry longhorn beetle live throughout California's Central Valley from Shasta County in the north through Madera County in the south. Destruction of riparian forests during the past 150 years fragmented the beetle's habitat, and it is likely less widespread than in the past.

Valley elderberry longhorn beetle is dependent on its host plant, the elderberry (*Sambucus mexicana*), a large shrub that grows in riparian areas and foothill oak woodlands in California. Females lay their eggs

on the bark of the elderberry shrub. Larvae hatch and burrow into the stems. Larvae take one to two years to emerge as adults. Adults only live from a few days to a few weeks after emerging and likely die within three months.

The Project area contains blue elderberry (*Sambucus mexicanus*) shrubs which is the obligate host plant for the valley elderberry longhorn beetle. The nearest CNDDB recorded observation of this species was approximately 1.04 miles southwest of the Project site in 1989.

Reptiles

Northwestern Pond Turtle (*Actinemys marmorata*)

The northwestern pond turtle is, as of September 2023, proposed as federally threatened and is a species of concern for the CDFW. It is found throughout California, west of the Pacific Crest, and along the Mojave River watershed, ranging from sea level to 4,500 feet (1,372 meters). The northwestern pond turtle's diet consists of both plant material and small animals including water associated insects, amphibian eggs, tadpoles, fish, and snails. Mating typically occurs between April and May, but this species has been observed relocating to find new food sources or breeding locations between March and June. This species requires basking sites and suitable upland habitat for egg-laying.

Suitable habitat for northwestern pond turtle occurs in the seasonal drainage and two ponds that occur along the eastern edge of the project site. The nearest recorded CNDDB observation is approximately 2.4 miles south of the Project area. This turtle species was not observed during current or previous biological surveys in the project site.

b. Special-Status Plant Species Description

Mariposa Pussypaws (*Calyptridium pulchellum*)

The Mariposa pussypaws is listed as threatened on the federal level and not listed on a state level. Mariposa pussypaws is an annual flower in the purslane family that grows in sparsely vegetated areas such as rocky openings within foothill woodland communities in central California. The plants have fleshy, hairless stems that are spreading rather than upright and can be as small as a penny in total diameter. Even the largest individuals reach only 7 centimeters (2.8 inches) in diameter. The plants bloom from April through August, and each plant has two or more dense flower clusters.

At the time of listing, the species was only known from seven locations in Mariposa, Madera, and Fresno Counties. Although there are now a total of 12 occurrences, when the extirpation at three occurrences is considered, the overall known occurrences have not substantially increased since the time of listing, nor has the species range. The occurrences are spread over a range of approximately 40 miles. Plants are found at elevations of 1,310 and 3,610 feet, but most occurrences are between 2,000 and 2,500 feet. Threats include urbanization, small population size, competition and encroachment from nonnative and native plants and drought.

This species has significant potential to occur within or near the Project site due to its limited range, and the botanically diverse and high quality blue oak woodland within the Project area. The nearest recorded observation is approximately 4.5 miles northwest from the Project area and is from 1995.

6. Findings

During the Habitat Assessment, Soar Environmental did not observe any of the referenced special-status species within the Project area or environmental footprint. However, there is potential occurrence of Valley elderberry longhorn beetle due to an elderberry host plant present within the Project area. There is suitable habitat for foothill yellow-legged frog within the vicinity of the pond adjacent to the southeast boundary of the Project site. The Elderberry plants do not meet the definition of VELB habitat due to their small size, and individual locations in upland habitat.

A records search of the CNDDB, IPaC databases, and CNPS Online Rare Plant Inventory identified proximal locations of the following federally listed species within 5 miles of the Project Site: foothill yellow-legged frog, Sierra Nevada red fox, northwestern pond turtle, valley elderberry longhorn beetle, and Mariposa pussypaws. Two of these species (northwestern pond turtle and foothill yellow-legged frog) are highly associated with wetland and drainage habitat.

6.1 Critical Habitats

Designated critical habitat is absent from the Project area and surrounding lands. Therefore, there would be no impact to critical habitat.

6.2 Project Impacts

According to CEQA Guidelines, "significant impacts" are substantial or potentially substantial, adverse changes to physical conditions within the area impacted by project activities. This could include land, air, water, minerals, flora, fauna, ambient noise, and objects of aesthetic interest. As the Project is located on the edge of the City of Oakhurst and is within the Sierra Nevada foothills, the area may connect to a wildlife movement corridor for some species. Therefore, impacts to home range and dispersal movements of some species may be expected within the Project area.

Potential adverse impacts to biological resources identified above include loss of foraging, nesting, and shelter habitat in oak woodlands, drainages and seasonal wetlands onsite; disruption to wildlife; disturbance of nesting due to increased human activity, noise, and vibrations. Other effects include the introduction of sedimentation or other pollutants into the drainages, wetlands or the two ponds adjacent to the eastern edge of the project site.

Although none of the identified special-status species were observed in the Project area during site visits conducted in 2006, 2009, and 2024, the oak woodlands onsite provide diverse floristic habitat for native birds, insects and other wildlife species. Therefore, the removal of oak woodland, grassland, seasonal wetland or seasonal drainage habitat could impact potential movement corridors and breeding, nesting and foraging habitat for wildlife species.

There are potentially jurisdictional Waters of the U.S. (per the Army Corps of Engineers and Clean Water Act Section 404) and/ or the State (per the Regional Water Quality Control Board and Section 401 of the Clean Water Act and the Porter-Cologne Act) within the Project area that include seasonal wetlands and a seasonal drainage.

Results from the Habitat Assessment, and data records search indicated that no special status animal or plant species records occur within the bounds of the Project.

6.3 Disturbance to Nesting Raptors

Portions of the project area provide suitable nesting habitat for various species of raptors. Raptors typically breed and rear their young between the months of February through early August. Implementation of one or both of the following measures will likely reduce impacts to nesting raptors to a less than significant level if project construction were to occur during this period.

- Preconstruction Surveys. During the raptor nesting season the applicant should have a qualified biologist survey construction areas and their immediate vicinity for active raptor nests. The surveys should be conducted according to a protocol developed in consultation with the California Department of Fish and Wildlife.

- Avoidance. Active raptor nests discovered during the preconstruction survey should be marked on a map. A construction-free setback or buffer should be established around each active nest by means of fencing or stakes with conspicuous flagging. No construction activities should be permitted within the buffer area until the young have fledged or the species are no longer attempting to nest.

6.4 Interference with Wildlife Movement

The project area may connect to movement corridors for native wildlife; with species inhabiting vegetation associated with the blue oak woodlands, a seasonal drainage and seasonal wetlands. Few native wildlife species occurring on the site (with the possible exception of some avian species) are migratory. Impacts attributable to the development of Oakhurst site are anticipated to be less than significant to movement corridors for native wildlife species in the region.

7. Recommendations and Mitigation Measures

The following mitigation measures are intended to provide full mitigation under CEQA and the federal Endangered Species Act for potential impacts to species and habitats. Implementation of the following mitigation measures would reduce project-related effects to covered species and other biological resources to less than significant.

It is recommended that an Aquatic Resource Delineation be conducted and prepared for the Project area. Once the ARD report is prepared it needs to be submitted to the Army Corps of Engineers for verification and to an Approved Jurisdictional Determination (AJD) for permitting. Based on the potential waters and wetlands impacts it will be necessary to prepare, submit and obtain regulatory permits for potential removal, alteration and fill of the seasonal wetlands and intermittent drainage onsite by project implementation. These permits will include a Clean Water Act 404 Nationwide Permit and Preconstruction Notification (PCN) with the Army Corps of Engineers, a 401 Clean Water Certification permit from the Central Valley Regional Water Quality Control Board and a Streambed Alteration Agreement (1602 Permit) from the Region 4 (Central Region) of the California Department of Fish and Wildlife.

7.1 Preconstruction Nesting Bird, Northwestern Pond Turtle and Foothill Yellow-legged Frog Surveys

If construction, grading, or project-related improvements are to commence between February 1 and September 15, a focused survey for active bird nests on the site and within ¼ mile of the site shall be conducted by a qualified biologist no later than 30 days prior to the start of construction work (including clearing and grubbing). If active nests are found, the California Fish and Wildlife shall be contacted to determine appropriate the appropriate buffer distance for project activities around the nest based on the bird species, and these protective measures shall be implemented prior to the start of any ground-disturbing activities. The buffer shall be kept in place until after the breeding nesting season or the Designated Biologist confirms the young have fledged, are foraging independently, and the nest is no longer active for the season. The extent of these buffers shall be determined by the Designated Biologist and will depend on the species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers. If no active nests are found during the focused survey, no further mitigation will be required in this regard.

In addition, focused northwestern pond turtle and foothill yellow-legged frog surveys shall be conducted by a qualified wildlife biologist familiar with the species and shall include the entire Project area but with extra survey priority on areas near seasonal wetlands, the seasonal drainages, and the nearby ponds. The methods and results of these surveys will be included with the nesting bird survey report. If either foothill yellow-legged frog or northwestern pond turtle are located then CDFW will be notified to ensure avoidance or other regulatory requirements, such as construction monitoring or the need for incidental take permits or both.

7.2 Waters and Wetland Compensation

To compensate for the fill, alteration or permanent loss of the seasonal drainage and seasonal wetlands onsite, the applicant shall perform one or a combination of the following prior to issuance of a grading permit, and shall also obtain all applicable permits from the Army Corps of Engineers, the Central Valley Regional Water Quality Control Board, and the California Department of Fish and Wildlife:

A. Where a Section 404 Permit has been issued by the Army Corps of Engineers, or an application has been made to obtain a Section 404 Permit, the Mitigation and Monitoring Plan required by that permit or proposed to satisfy the requirements of the Corps for granting a permit may be submitted for purposes of achieving a no net-loss of wetlands. The required Plan shall be submitted to the U.S. Army Corps of Engineers, for approval prior to its implementation.

B. If regulatory permitting processes result in less than a 1:1 compensation ratio for loss of waters or wetlands, the Project applicant shall demonstrate that the wetlands that went unmitigated/ uncompensated as a result of permitting have been mitigated through other means. Acceptable methods include reconstruction of wetland swales on the project site, payment into a mitigation bank, or protection of off-site wetlands through the establishment of a permanent conservation easement, subject to the approval of the Environmental Coordinator.

7.3 Rare Plant Survey

A one-time pre-construction plant survey shall be performed by a qualified botanist for all special-status plant species that have the potential to occur within the project area during the early season or

middle season bloom period prior to the start of construction activities when the majority of potential special-status vascular plant species would be in identifiable phenology. The results of the survey shall be submitted to CDFW. If the survey results are negative, no further action by Permittee is needed. If the survey finds that any special-status plant species are present, the project proponent shall consult with CDFW on the appropriate action and the inclusion of any additional mitigation measures.

8. Study Limitations

This Report has been prepared in accordance with generally accepted environmental methodologies and contains all the limitations inherent in these methodologies. The Report documents site conditions observed during field reconnaissance biological habitat assessment and do not apply to future conditions. No other warranties, expressed or implied, are made as to the professional services provided under the terms of our contract and included in this Report.

9. References

California Department of Fish and Wildlife (n.d.). *RareFind 5*. California Natural Diversity Database. https://map.dfg.ca.gov/rarefind

California Native Plant Society. (n.d.). *Rare Plant Inventory*. https://rareplants.cnps.org

United States Fish and Wildlife Service. (n.d.). *Information for Planning and Consultation*. https://ipac.ecosphere.fws.gov

ESR, Inc. 2006. Oakhurst Project Biological Assessment, Madera County, CA. prepared for MVP Commercial, prepared by ESR, Inc., Oakhurst, CA, July 2006.

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United States Geological Surveys. (n.d.). https://ngmdb.usgs.gov/topoview/viewer/#4/39.98/-100.06

United States Fish and Wildlife Service. (n.d.) *National Wetlands Inventory*. https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/

Additional Resources:

United States Department of Agriculture. (n.d.). *Natural Resources Conservation Service*. https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx

California Department of Fish and Wildlife. (n.d.). *NCCP Plan Summaries*. https://wildlife.ca.gov/Conservation/Planning/NCCP/Plans

Calscape. (n.d.). https://calscape.org

Center for Biological Diversity. (n.d.). https://www.biologicaldiversity.org

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Jepson Flora Project. (n.d.). University of California, Berkeley: Jepson eFlora. https://ucjeps.berkeley.edu/eflora/

Madera County. (1995, October). *Madera County General Plan*. Retrieved September 2024. https://www.maderacounty.com/

National Audubon Society. (n.d.). Audubon. https://www.audubon.org

Calflora. (n.d.). https://www.calflora.org

Vernal Pool Resources:

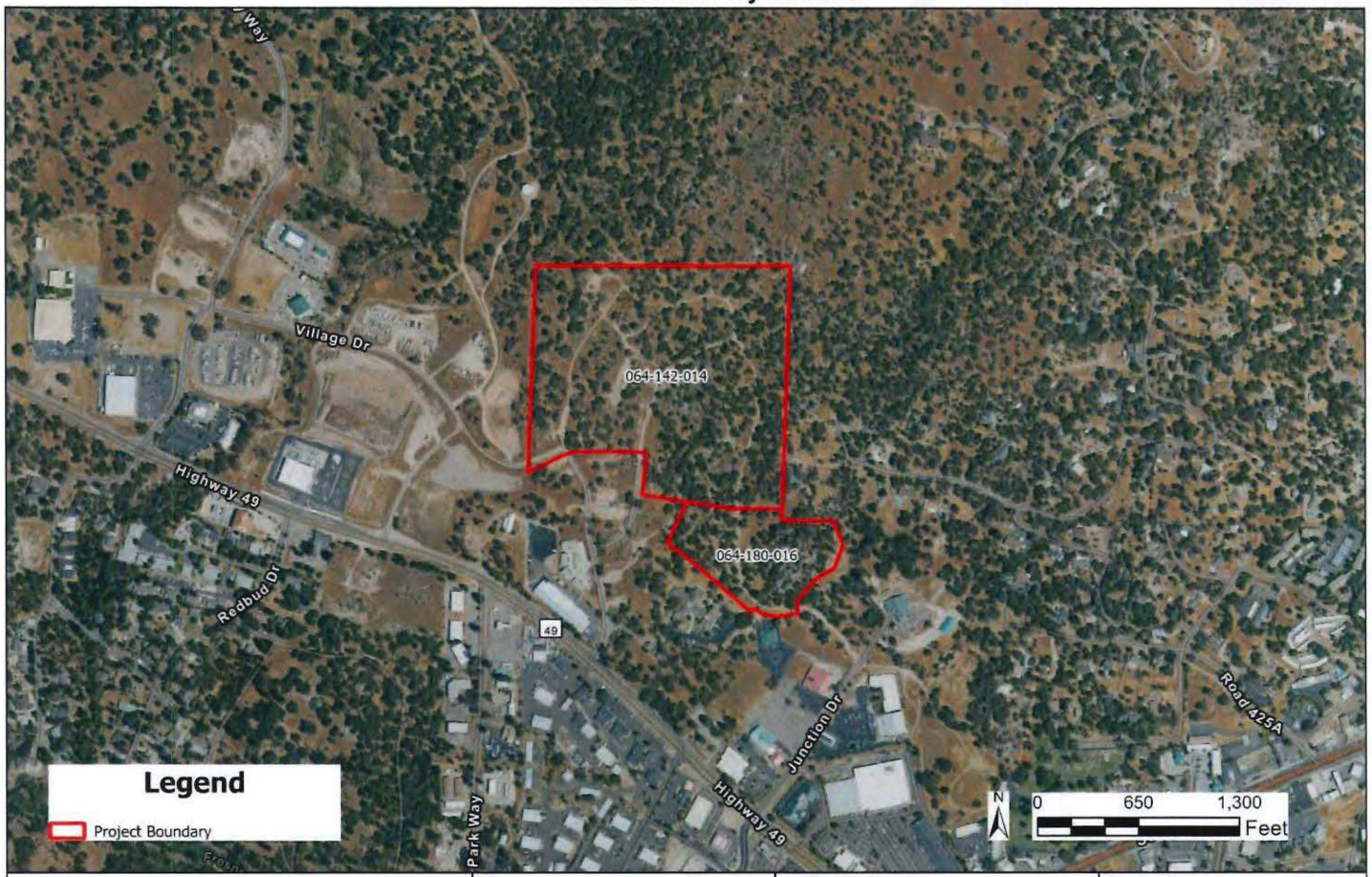
California Department of Fish and Wildlife. (n.d.). *California's Vernal Pools*. https://www.wildlife.ca.gov/Conservation/Plants/Vernal-Pools

United States Fish and Wildlife Service. (2006). *Recovery Plan for Vernal Pool Ecosystems of California and Southern Oregon.* 06-1984, Document Citation 71 FR 11441.

United States Fish and Wildlife Service. (2007, September). *Vernal Pool Tadpole Shrimp* (*Lepidurus packardi*).https://ecos.fws.gov/docs/five_year_review/doc1160.pdf

APPENDIX A: Project Site Photographs

Overview of Project Area



1322 East Shaw Avenue, Suite 400 Fresno, CA 93710 www.soarhere.com 559.547.8884	Title Oakhurst Project Client MVP Commercial	Facility Address Madera County's Oakhurst APNs 064-142-014 and 064-180-016	Figure # 1 Project Area Revision Date 08/26/2024

Photo 1. Dirt road in the south of the parcel facing northeast



Photo 2. Dirt road in blue oak woodland with grassland in openings and understory of Project area

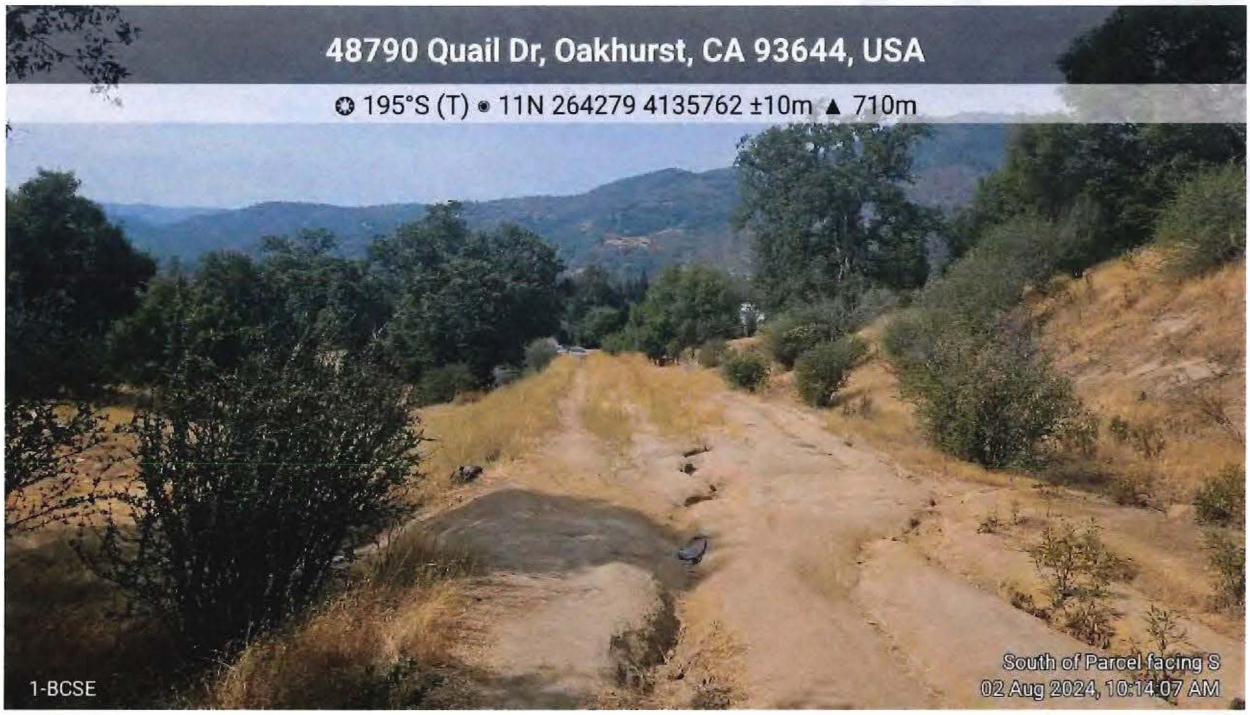


Photo 3 . Previously graded dirt landing (disturbed or barren habitat) within the Project site



Photo 4. Oak tree woodland habitat within the Project site

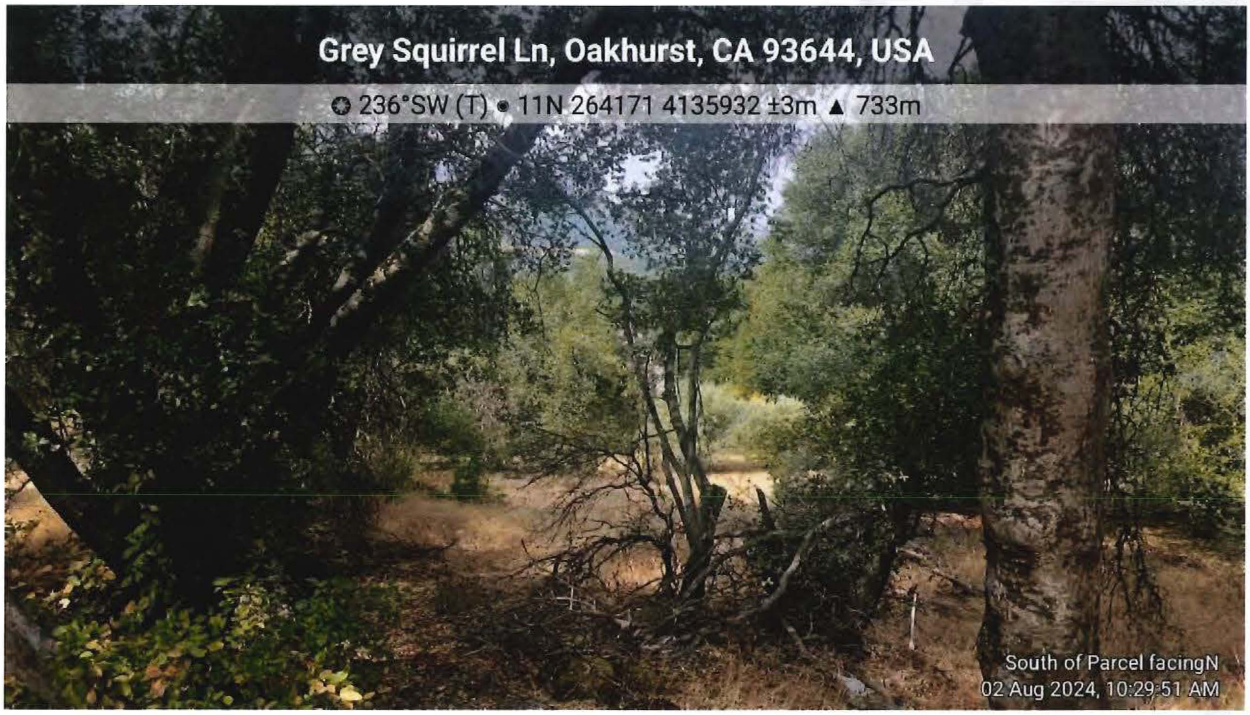


Photo 5. One of the two ponds with wetland vegetation and standing water adjacent to the eastern edge of the Project site

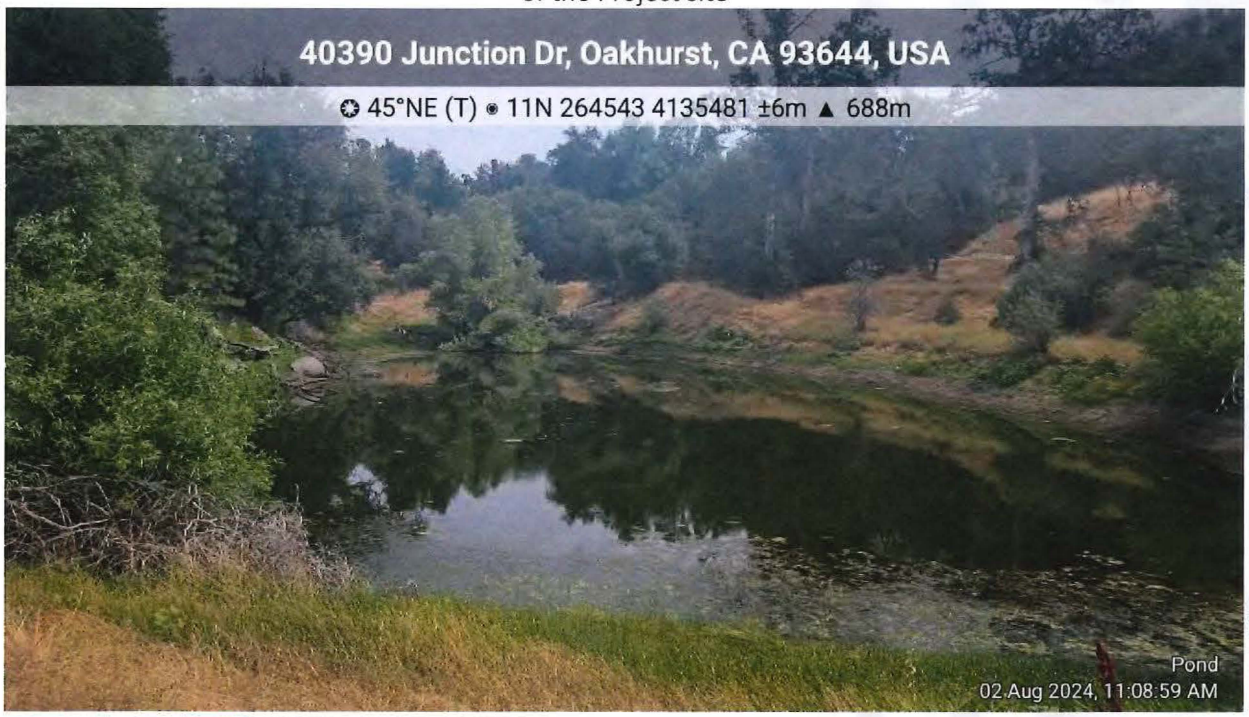
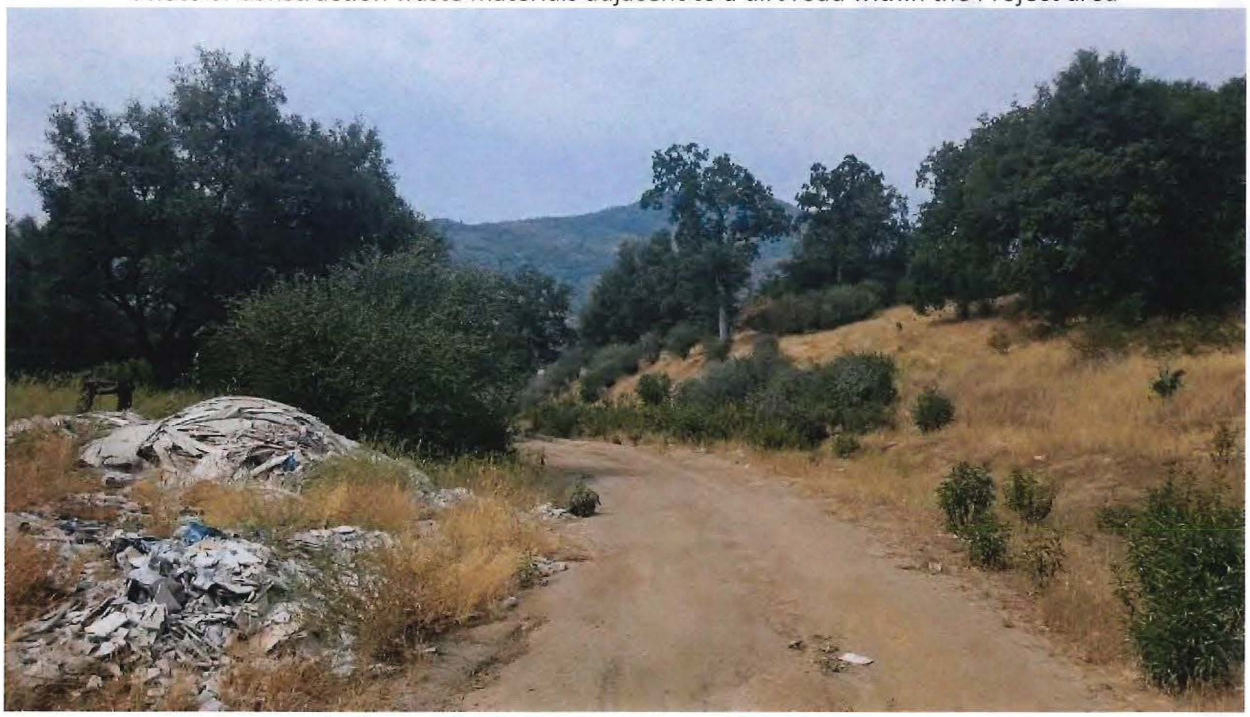


Photo 6. Construction waste materials adjacent to a dirt road within the Project area



APPENDIX B:

United States Fish and Wildlife Service IPaC Resource List

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Location

Madera County, California



Local office

Sacramento Fish And Wildlife Office

(916) 414-6600
(916) 414-6713

Federal Building
2800 Cottage Way, Room W-2605
Sacramento, CA 95825-1846

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Fisher Pekania pennanti There is **proposed** critical habitat for this speciesYour location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/3651	Endangered

Birds

NOT FOR CONSULTATION

NAME	STATUS
California Condor Gymnogyps californianus There is **final** critical habitat for this species.Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/8193	Endangered
California Spotted Owl Strix occidentalis occidentalis No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7266	Proposed Threatened

Reptiles

NAME	STATUS
Northwestern Pond Turtle Actinemys marmorata Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1111	Proposed Threatened

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii Wherever found There is **final** critical habitat for this species.Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened
California Tiger Salamander Ambystoma californiense There is **final** critical habitat for this species.Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/2076	Threatened
Foothill Yellow-legged Frog Rana boylii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5133	Endangered
Western Spadefoot Spea hammondii Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5425	Proposed Threatened

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NOT FOR CONSULTATION

NAME	STATUS
Mariposa Pussypaws Calyptridium pulchellum Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/2695	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31

Golden Eagle Aquila chrysaetos — Breeds Dec 1 to Aug 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles" specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence(■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

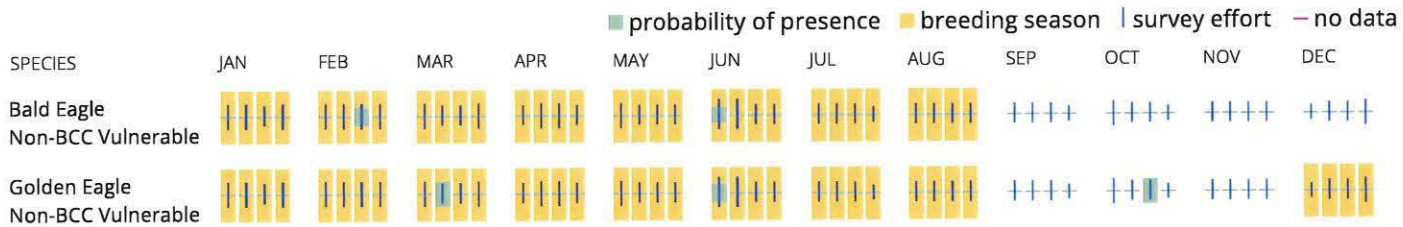
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/ documents/nationwide-standard-conservation-measures.pdf

- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Dipper Cinclus mexicanus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Mar 21 to Aug 21
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Jan 1 to Aug 31
Black Swift Cypseloides niger This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8878	Breeds Jun 15 to Sep 10
Black-throated Gray Warbler Setophaga nigrescens This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jul 20
California Gull Larus californicus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 1 to Jul 31
California Thrasher Toxostoma redivivum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Jan 1 to Jul 31
Calliope Hummingbird Selasphorus calliope This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9526	Breeds May 1 to Aug 15

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Cassin's Finch Haemorhous cassinii — Breeds May 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9462

Evening Grosbeak Coccothraustes vespertinus — Breeds May 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden Eagle Aquila chrysaetos — Breeds Dec 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Spinus lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Lewis's Woodpecker Melanerpes lewis — Breeds Apr 20 to Sep 30
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9408

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Olive-sided Flycatcher Contopus cooperi — Breeds May 20 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3914

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles" specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence(■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the

presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

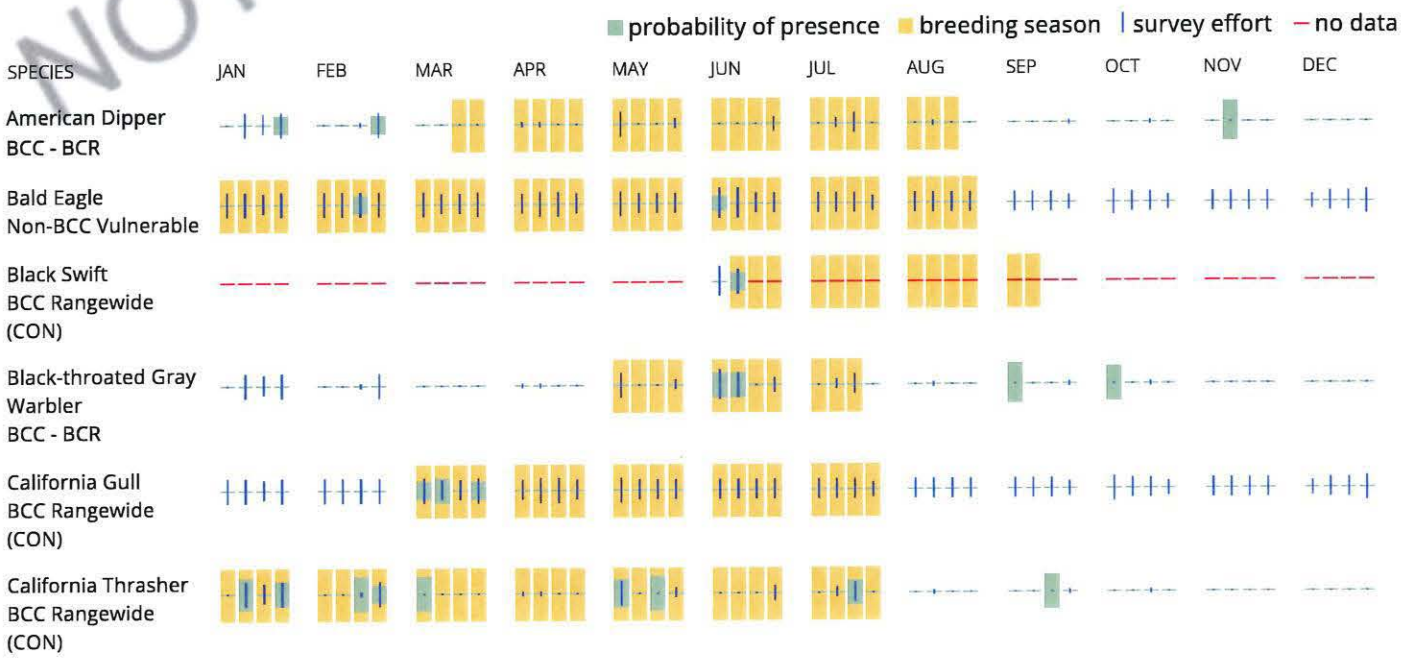
Breeding Season (|)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

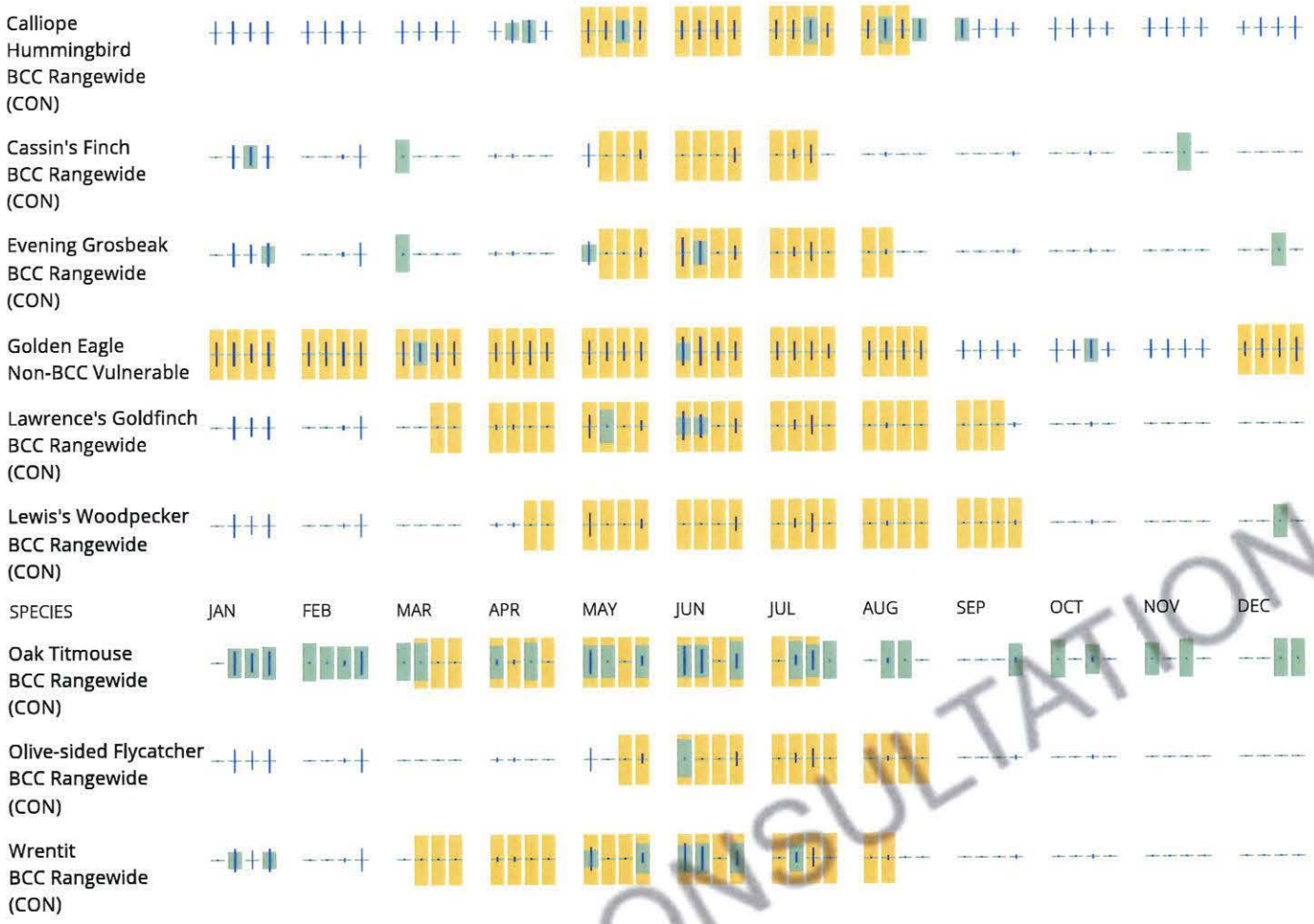
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using theRAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds areBirds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of theEagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit theNortheast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through theNOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelfproject webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Studyand the nanotag studies or contactCaleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need toobtain a permitto avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

RIVERINE
R4SBA

A full description for each wetland code can be found at the National Wetlands Inventory website

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

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Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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APPENDIX C:

California Department of Fish and Wildlife CNDDB List

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Bass Lake (3711935) OR North Fork (3711925) OR White Chief Mtn. (3711945) OR Knowles (3711927) OR O'Neals (3711926) OR Ahwahnee (3711936) OR Horsecamp Mountain (3711937) OR Stumpfield Mtn. (3711947) OR Fish Camp (3711946))
 AND (Federal Listing Status IS (Endangered OR Threatened OR Proposed Endangered OR Proposed Threatened OR Candidate) OR State Listing Status IS (Endangered OR Threatened OR Rare OR Candidate Endangered OR Candidate Threatened))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
bald eagle *Haliaeetus leucocephalus*	ABNKC10010	Delisted	Endangered	G5	S3	FP
California tiger salamander - central California DPS *Ambystoma californiense pop. 1*	AAAAA01181	Threatened	Threatened	G2G3T3	S3	WL
Crotch's bumble bee *Bombus crotchii*	IIHYM24480	None	Candidate Endangered	G2	S2	
Fisher - southern Sierra Nevada ESU *Pekania pennanti pop. 2*	AMAJF01022	Endangered	Threatened	G5T1	S1	SSC
foothill yellow-legged frog - south Sierra DPS *Rana boylii pop. 5*	AAABH01055	Endangered	Endangered	G3T2	S2	
Mariposa pussypaws *Calyptridium pulchellum*	PDPOR09060	Threatened	None	G1	S1	1B.1
northwestern pond turtle *Actinemys marmorata*	ARAAD02031	Proposed Threatened	None	G2	SNR	SSC
Sierra Nevada red fox - Sierra Nevada DPS *Vulpes vulpes necator pop. 2*	AMAJA03017	Endangered	Threatened	G5TNR	S1	
Sierra Nevada yellow-legged frog *Rana sierrae*	AAABH01340	Endangered	Threatened	G1	S2	WL
tree-anemone *Carpenteria californica*	PDHDR04010	None	Threatened	G1?	S1?	1B.2
valley elderberry longhorn beetle *Desmocerus californicus dimorphus*	IICOL48011	Threatened	None	G3T3	S3	
western spadefoot *Spea hammondii*	AAABF02020	Proposed Threatened	None	G2G3	S3S4	SSC
wolverine *Gulo gulo*	AMAJF03010	Threatened	Threatened	G4	S1	FP
Yosemite toad *Anaxyrus canorus*	AAABB01040	Threatened	None	G2	S2	SSC

Record Count: 14

APPENDIX D:

California Native Plant Society Rare Plant Inventory List

CALIFORNIA NATIVE PLANT SOCIETY

CNPS Rare Plant Inventory

Search Results

18 matches found. Click on scientific name for details

Search Criteria: CRPR is one of [1A:1B:2A:2B] , 9-Quad include [3711935:3711925:3711945:3711927:3711926:3711936:3711937:3711947:3711946]

▲ SCIENTIFIC NAME	COMMON NAME	FAMILY	LIFEFORM	BLOOMING PERIOD	FED LIST	STATE LIST	GLOBAL RANK	STATE RANK	CA RARE PLANT RANK	CA ENDEMIC	DATE ADDED	PHOTO
Allium abramsii	Abrams' onion	Alliaceae	perennial bulbiferous herb	May-Jul	None	None	G3	S3	1B.2	Yes	2012-03-13	 © 2018 Steve Matson
Balsamorhiza macrolepis	big-scale balsamroot	Asteraceae	perennial herb	Mar-Jun	None	None	G2	S2	1B.2	Yes	1974-01-01	 ©1998 Dean Wm. Taylor
Calyptridium pulchellum	Mariposa pussypaws	Montiaceae	annual herb	Apr-Aug	FT	None	G1	S1	1B.1	Yes	1980-01-01	No Photo Available
Camissonia lacustris	grassland suncup	Onagraceae	annual herb	Mar-Jun	None	None	G2	S2	1B.2		2022-09-19	 © 2021 Ryan O'Dell
Carpenteria californica	tree-anemone	Hydrangeaceae	perennial evergreen shrub	(Apr)May-Jul	None	CT	G1?	S1?	1B.2	Yes	1974-01-01	No Photo Available
Clarkia australis	Small's southern clarkia	Onagraceae	annual herb	May-Aug	None	None	G2	S2	1B.2	Yes	1980-01-01	No Photo Available
Clarkia rostrata	beaked clarkia	Onagraceae	annual herb	Apr-May	None	None	G2G3	S2S3	1B.3	Yes	1974-01-01	No Photo Available
Collomia rawsoniana	Rawson's flaming trumpet	Polemoniaceae	perennial rhizomatous herb	Jul-Aug	None	None	G2	S2	1B.2	Yes	1974-01-01	No Photo Available
Cryptantha hooveri	Hoover's cryptantha	Boraginaceae	annual herb	Apr-May	None	None	GH	SH	1A	Yes	1974-01-01	No Photo Available

Cuscuta jepsonii	Jepson's dodder	Convolvulaceae	annual vine (parasitic)	Jul-Sep	None	None	G3	S3	1B.2	Yes	1974-01-01  ©2019 Dean Wm. Taylor
Delphinium recurvatum	recurved larkspur	Ranunculaceae	perennial herb	Mar-Jun	None	None	G2?	S2	1B.2	Yes	1988-01-01 No Photo Available
Diplacus pulchellus	yellow-lip pansy monkeyflower	Phrymaceae	annual herb	Apr-Jul	None	None	G2	S2	1B.2	Yes	1974-01-01  © 2018 Sierra Pacific Industries
Erythranthe gracilipes	slender-stalked monkeyflower	Phrymaceae	annual herb	Apr-Jun	None	None	G2	S2	1B.2	Yes	1974-01-01 No Photo Available
Hulsea brevifolia	short-leaved hulsea	Asteraceae	perennial herb	May-Aug	None	None	G3	S3	1B.2	Yes	1974-01-01  © 2009 Keir Morse
Leptosiphon serrulatus	Madera leptosiphon	Polemoniaceae	annual herb	Apr-May	None	None	G3	S3	1B.2	Yes	1980-01-01  © 2008 Chris Winchell
Lupinus citrinus var. *citrinus*	orange lupine	Fabaceae	annual herb	Apr-Jul	None	None	G2T2	S2	1B.2	Yes	1974-01-01 No Photo Available
Platanthera yosemitensis	Yosemite bog orchid	Orchidaceae	perennial herb	Jul-Aug	None	None	G2	S2	1B.2	Yes	2007-09-10 No Photo Available
Trifolium bolanderi	Bolander's clover	Fabaceae	perennial herb	Jun-Aug	None	None	G3	S3	1B.2	Yes	1974-01-01 No Photo Available

Showing 1 to 18 of 18 entries

Suggested Citation:

California Native Plant Society, Rare Plant Program. 2024. Rare Plant Inventory (online edition, v9.5). Website https://www.rareplants.cnps.org [accessed 2 August 2024].

APPENDIX E:

United States Department of Agriculture: Natural Resources Conservation Service:
Custom Soil Resource Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Madera Area, California

MVP - Oakhurst



August 14, 2024

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Map Scale: 1:3,810 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Madera Area, California
Survey Area Data: Version 17, Aug 31, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 9, 2022—Oct 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AaC	Ahwahnee and Auberry coarse sandy loams, 8 to 15 percent slopes	0.3	0.8%
AaD	Ahwahnee and Auberry coarse sandy loams, 15 to 30 percent slope	40.9	99.2%
Totals for Area of Interest		**41.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Madera Area, California

AaC—Ahwahnee and Auberry coarse sandy loams, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: hk3d
Elevation: 200 to 3,500 feet
Mean annual precipitation: 25 inches
Mean annual air temperature: 59 to 61 degrees F
Frost-free period: 150 to 260 days
Farmland classification: Not prime farmland

Map Unit Composition

Ahwahnee and similar soils: 36 percent
Auberry and similar soils: 34 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ahwahnee

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from granite

Typical profile

H1 - 0 to 8 inches: coarse sandy loam
H2 - 8 to 48 inches: sandy loam
Cr - 48 to 60 inches: weathered bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 48 to 52 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: F018XC201CA - Thermic Granitic Foothills
Hydric soil rating: No

Description of Auberry

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from granite

Typical profile

H1 - 0 to 12 inches: coarse sandy loam
H2 - 12 to 16 inches: sandy loam
H3 - 16 to 35 inches: sandy clay loam
H4 - 35 to 42 inches: coarse sandy loam
H5 - 42 to 60 inches: weathered bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 42 to 46 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F018XC201CA - Thermic Granitic Foothills
Hydric soil rating: No

Minor Components

Tollhouse

Percent of map unit: 10 percent
Hydric soil rating: No

Coarsegold

Percent of map unit: 10 percent
Hydric soil rating: No

Vista

Percent of map unit: 10 percent
Hydric soil rating: No

AaD—Ahwahnee and Auberry coarse sandy loams, 15 to 30 percent slope

Map Unit Setting

National map unit symbol: hk3f
Elevation: 200 to 3,500 feet
Mean annual precipitation: 25 inches
Mean annual air temperature: 59 to 61 degrees F
Frost-free period: 150 to 260 days
Farmland classification: Not prime farmland

Map Unit Composition

Ahwahnee and similar soils: 36 percent
Auberry and similar soils: 34 percent
Minor components: 30 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ahwahnee

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from granite

Typical profile

H1 - 0 to 8 inches: coarse sandy loam
H2 - 8 to 48 inches: sandy loam
Cr - 48 to 60 inches: weathered bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 48 to 52 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.3 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A

Ecological site: F018XC201CA - Thermic Granitic Foothills
Hydric soil rating: No

Description of Auberry

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Residuum weathered from granite

Typical profile

H1 - 0 to 12 inches: coarse sandy loam
H2 - 12 to 16 inches: sandy loam
H3 - 16 to 35 inches: sandy clay loam
H4 - 35 to 42 inches: coarse sandy loam
H5 - 42 to 60 inches: weathered bedrock

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 42 to 46 inches to paralithic bedrock
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: F018XC201CA - Thermic Granitic Foothills
Hydric soil rating: No

Minor Components

Tollhouse

Percent of map unit: 10 percent
Hydric soil rating: No

Coarsegold

Percent of map unit: 10 percent
Hydric soil rating: No

Vista

Percent of map unit: 10 percent
Hydric soil rating: No

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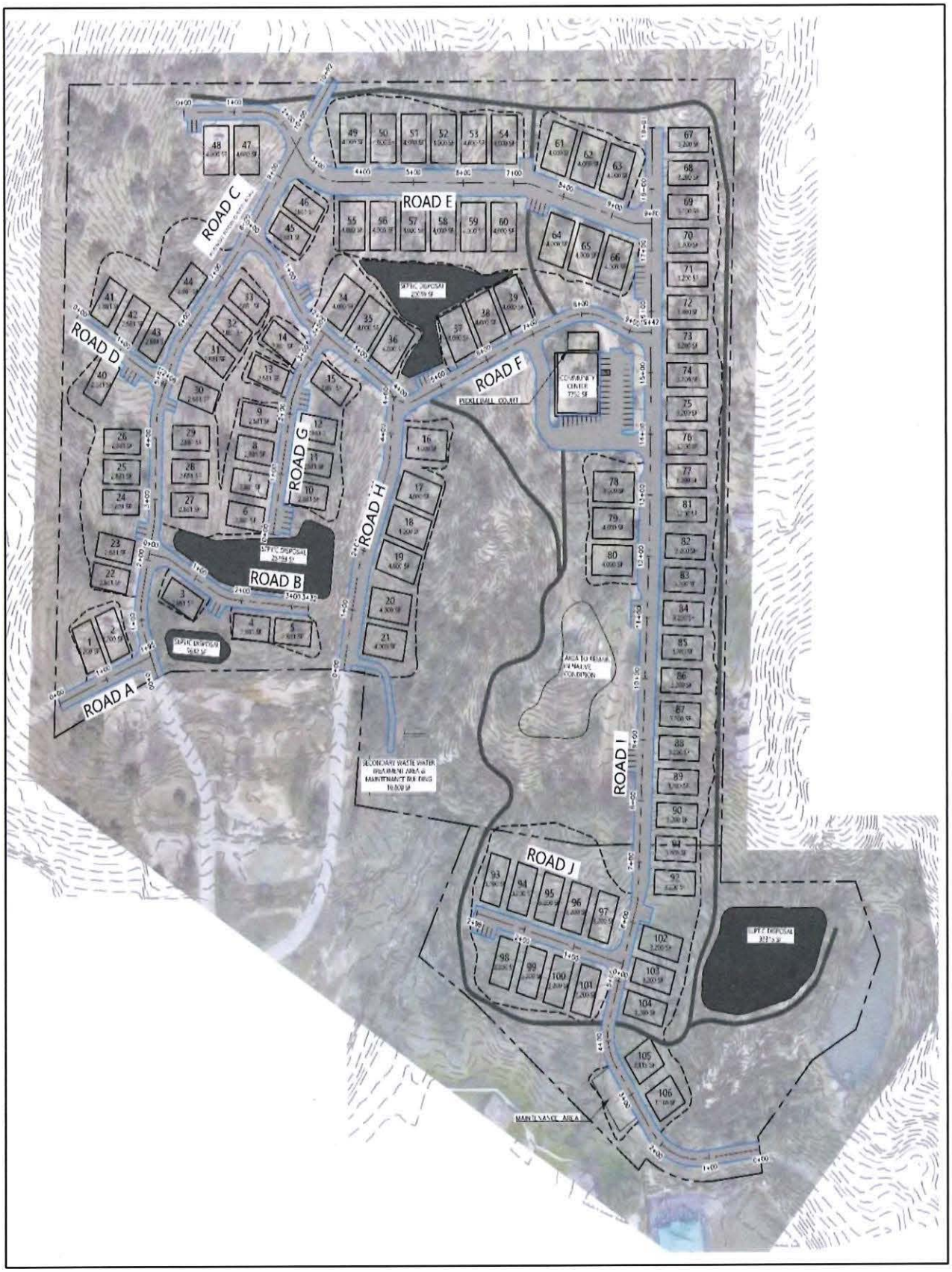
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APPENDIX F:

Project Site Plan


ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
ROAD H
ROAD I
ROAD J
PICKLEBALL COURT
SEPTIC DISPOSAL
SECONDARY WASTE WATER TREATMENT AREA & MAINTENANCE BUILDING
MAINTENANCE AREA

APPENDIX C

Traffic Impact Analysis and VMT Review for CEQA

Oakhurst Mobile Home Park

Madera County

Prepared For:

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Project No.: 24-003

July 2025

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Executive Summary

The project is a residential development consisting of 106 mobile home units on two parcels totaling approximately 40.02-acres. The assessors' parcel numbers are 064-180-016 and 064-142-014 and the land is currently zoned PDD. The property is located north of Highway 49 and west of Highway 41 in Oakhurst and access is from Junction Drive (signalized) and Meadow Vista Drive (stop controlled).

The Madera County Transportation Commission provides vehicle miles traveled resources. Per their website, transportation analysis zone (TAZ) 798 has an average 15% or more below average. The proposed development resides entirely within TAZ 798. Based on the recommended guidance from Caltrans and OPR this project should be considered having a less than significant transportation impact and no further analysis is required.

The intersections around the site operate at acceptable Levels of Service based on existing traffic and existing plus project traffic. The project will not significantly change the Level of Service, or the delay and no new traffic issues will be caused by this project.

Queues at project intersections are acceptable and will not change substantially from project traffic. No mitigation at project intersections are required as a result of the project.

Project Description

The project is a residential development consisting of 106 mobile home units on two parcels totaling approximately 40.02-acres. The assessors' parcel numbers are 064-180-016 and 064-142-014 and the land is currently zoned PDD. The property is located north of Highway 49 and west of Highway 41 in Oakhurst and access is from Junction Drive (signalized) and Meadow Vista Drive (stop controlled).

Study Area and Time Period

The California Department of Transportation (CALTRANS) has requested a safety analysis of the intersection of Highway 49 and Junction Drive. Madera County has requested a traffic study to determine if Level of Service (LOS) is met at the streets taking access to the development.

The report includes an analysis of the intersections located at Highway 49 and Junction Drive, a signalized intersection, and at Highway 49 at Meadow Vista Drive, a two-way stop-controlled intersection. The study period for the operational analysis includes the weekday AM and PM peak hours determined between the hours of 7:00 and 9:00 AM and 4:00 and 6:00 PM.

The intersection will be analyzed for existing conditions and existing conditions plus proposed use for the site.

Existing Traffic Volumes

Existing traffic volumes are based on manual traffic counts conducted on June 9, 2025 (Junction Drive) and June 16, 2025 (Meadow Vista Drive). Manual traffic counts were taken between the hours of 7:00-9:00 AM and 4:00-6:00 PM. Counts were analyzed to determine the highest hour along during the two hour period. Existing AM and PM Peak hour trips are shown in Figures 1-2 and 1-3 respectively in the Appendix.

Project Trips

Project trip generation data is provided by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. Mobile Home Park falls under the ITE Code 240, Mobile Home Park.

Proposed Trip Generation Estimates for Industrial					
Mobile Home Park (240)	Trips/Dwelling Unit	No. of Dwelling Units	Trips		
			Total	Enter	Exit
				50%	50%
Daily	7.12	106	755	377	378
				62%	38%
PM Peak Hour	0.58	106	61	38	23
				21%	79%
AM Peak Hour	0.53	106	41	9	32

Site Trip Distribution and Assignment

The site trip distribution is based upon existing traffic counts as well as engineering judgment and knowledge of the area. Proposed trip assignments are shown in Figure 1-4 for the PM Peak Hour and Figure 1-5 for the AM Peak Hour in the appendix.

Proposed trips are combined with existing trips to show future build conditions. The PM Peak Hour Existing + Project trips are shown on Exhibit 1-6 in the appendix. The AM Peak Hour Existing + Project trips are shown on Exhibit 1-7 in the appendix.

Vehicle Miles Traveled

CEQA impacts are identified based on the project's effect on VMT. For land use projects, intersection operation impacts (as measured by Level of Service and similar congestion-based metrics) are specifically excluded from CEQA consideration per CEQA Guidelines §15064.3 and Senate Bill 743 (Steinberg, 2013).

The County has stated that they have not adopted a VMT standard at the time of this report. In the absence of local policies, the current state of the practice is to utilize information presented in The State of California Governor's Office of Planning and Research *Technical Advisory on Evaluating Transportation Impacts in CEQA* dated December 2018 (Technical Advisory). The Technical Advisory states, "Of land use projects, residential, office, and retail projects tend to have the greatest influence on VMT."

For small projects, the Technical Advisory states: "Many local agencies have developed screening thresholds to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than-significant transportation impact."

Using the 11th Edition of the Institute of Transportation Engineer's (ITE) Trip Generation Manual, land use code 240 for Mobile Home Park, the site is anticipated to generate 755 average daily trips. The Office of Planning and Research (OPR) provides a threshold of 110 daily trips as guide to determine if a project should require further analysis. The total trip generation exceeds the recommended threshold of 110 trips per day to be considered less than significant and therefore requires analysis. But, Caltrans Transportation Impact Study Guide dated May 20, 2020 along with OPR's December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA, provides guidance when a project is presumed to have a less than significant impact even though it generates more than 110 trips per day. Specifically, an area pre-screened by an agency as having a low residential or office VMT where existing residential projects exhibit VMT per capita 15 percent or move below regional averages is considered less than significant and does not require further study.

The Madera County Transportation Commission provides vehicle miles traveled resources. Per their website, transportation analysis zone (TAZ) 798 has an average 15% or more below average. The proposed development resides entirely within TAZ 798. Based on the recommended guidance from Caltrans and OPR this project should be considered having a less than significant transportation impact and no further analysis is required.

Level of Service

The State of California does not recognize traffic congestion and delay as an environmental impact per the California Environmental Quality Act (CEQA). However, Policy 2.A.8 of the Madera County General Plan Policy Document requires that LOS D or better be maintained on County roadways.

The Transportation Research Board Highway Capacity Manual, 7th Edition, (HCM) defines level of service (LOS) as, "a quantitative stratification of a performance measure or measures representing quality of service. The measures used to determine LOS for transportation system elements are called service measures. The HCM defines six levels of service, ranging from A to F, for each service measure or combination of service measures. LOS A represents the best operating conditions from the traveler's perspective and LOS F the worst." Automobile mode LOS characteristics for unsignalized intersections are presented in the table below.

Level of Service for Unsignalized Intersections

Level of Service	Average Vehicle Delay (seconds)
A	0-10
B	>10-15
C	>15-25
D	>25-35
E	>35-50
F	>50

Impact Operational Analysis

The intersection of Highway 49 and Junction Drive operates at a Level of Service of C under existing conditions during the AM and PM peak hours. Adding project trips to both the AM and PM peak hour does not degrade the Level of Service of the intersection. The intersection of Highway 49 and Meadow Vista Drive operates at a Level of Service of A under existing conditions during the AM and PM peak hours. Adding project trips to both the AM and PM peak hour does not degrade the Level of Service of the intersection. The analysis was performed using Synchro 11 and output sheets are in the appendix.

CALTRANS has requested a queuing analysis for the intersection of Highway 49 and Junction Drive, a signalized intersection on the State Highway. Queuing analysis was prepared using SIMTRAFFIC for a peak hour. A seeding time of 5 minutes was used then a 15-minute period with anti-peak hour followed by a 15-minute period of peak hour and another 30-minute period to determine the queue lengths. Both the AM and PM peak were analyzed and queues reported for the maximum, average and 95th-percentile. The full reports are in the appendix.

Movement	NB	NB_1	SB	SE	SE_2	SE_3	NW	NW_4	NW_5
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Existing AM Peak									
Maximum Queue (ft)	133	100	137	84	131	151	124	186	124
Average Queue (ft)	40	32	57	20	66	69	39	98	68
95th Queue (ft)	95	70	100	58	115	125	89	166	124
Existing + Project AM Peak									
Maximum Queue (ft)	88	95	169	69	152	174	124	195	227
Average Queue (ft)	49	39	72	25	70	83	60	98	75
95th Queue (ft)	79	85	137	52	126	147	121	165	158

Movement	NB	NB_1	SB	SE	SE_2	SE_3	NW	NW_4	NW_5
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Existing PM Peak									
Maximum Queue (ft)	189	100	171	67	103	109	124	240	214
Average Queue (ft)	67	40	106	27	54	64	83	110	82
95th Queue (ft)	127	94	165	66	91	103	144	202	162
Existing + Project PM Peak									
Maximum Queue (ft)	136	100	277	87	190	220	124	266	265
Average Queue (ft)	63	54	141	36	95	107	85	167	145
95th Queue (ft)	117	107	215	75	154	181	148	255	229

All queues do not impact downstream signals and have adequate storage.

Conclusions and Recommendations

Generally accepted traffic engineering principles and methods were employed to estimate the number of trips expected to be generated by the Project, to analyze the existing traffic conditions, and to analyze the traffic conditions projected to occur after future development of the site.

The intersections around the site operate at acceptable Levels of Service based on existing traffic and existing plus project traffic. The project will not significantly change the Level of Service, or the delay and no new traffic issues will be caused by this project.

Queues at project intersections are acceptable and will not change substantially from project traffic. No mitigation at project intersections are required as a result of the project.

Appendix

Trip Generation

Mobile Home Park
(240)

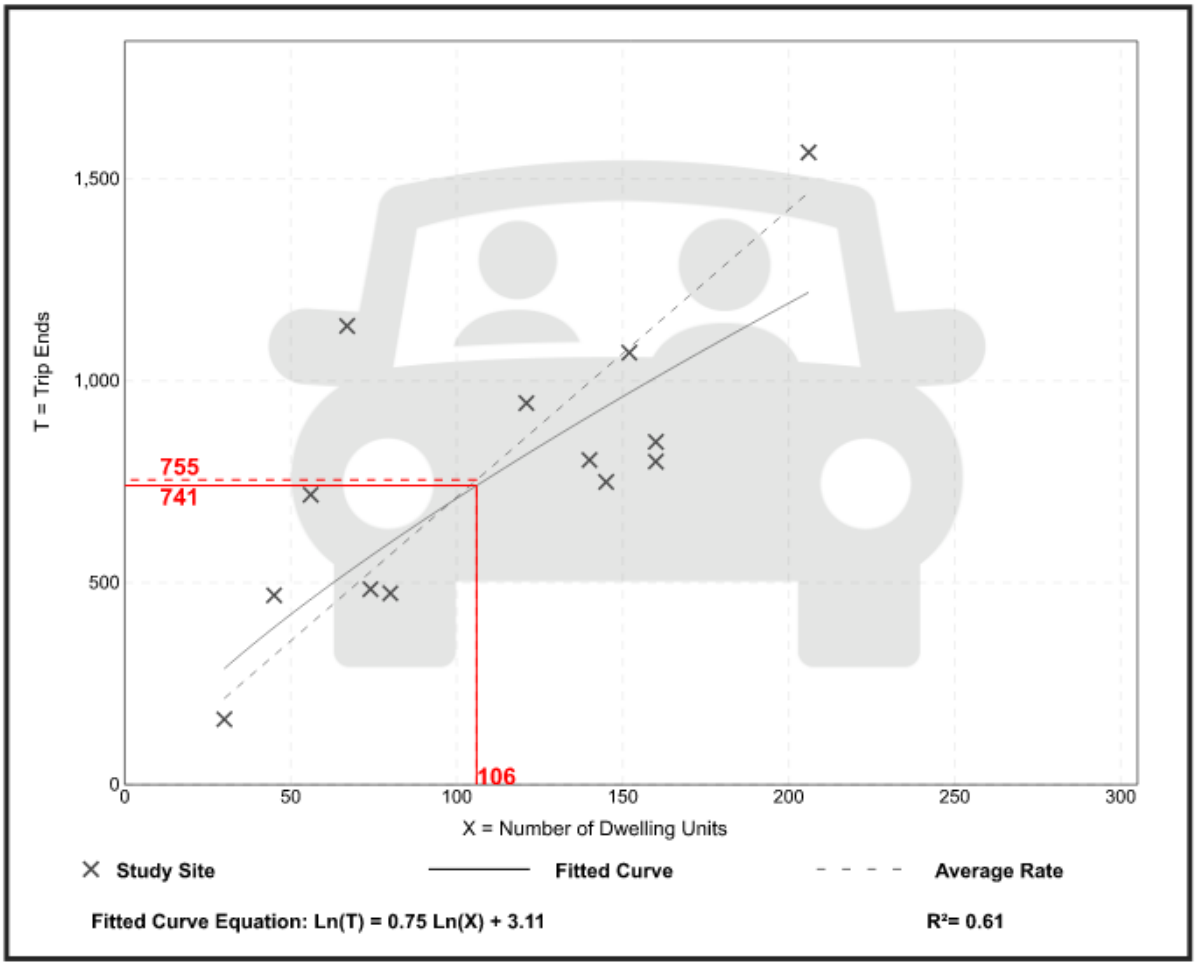
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. Num. of Dwelling Units: 110
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.12	5.00 - 16.96	2.91

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

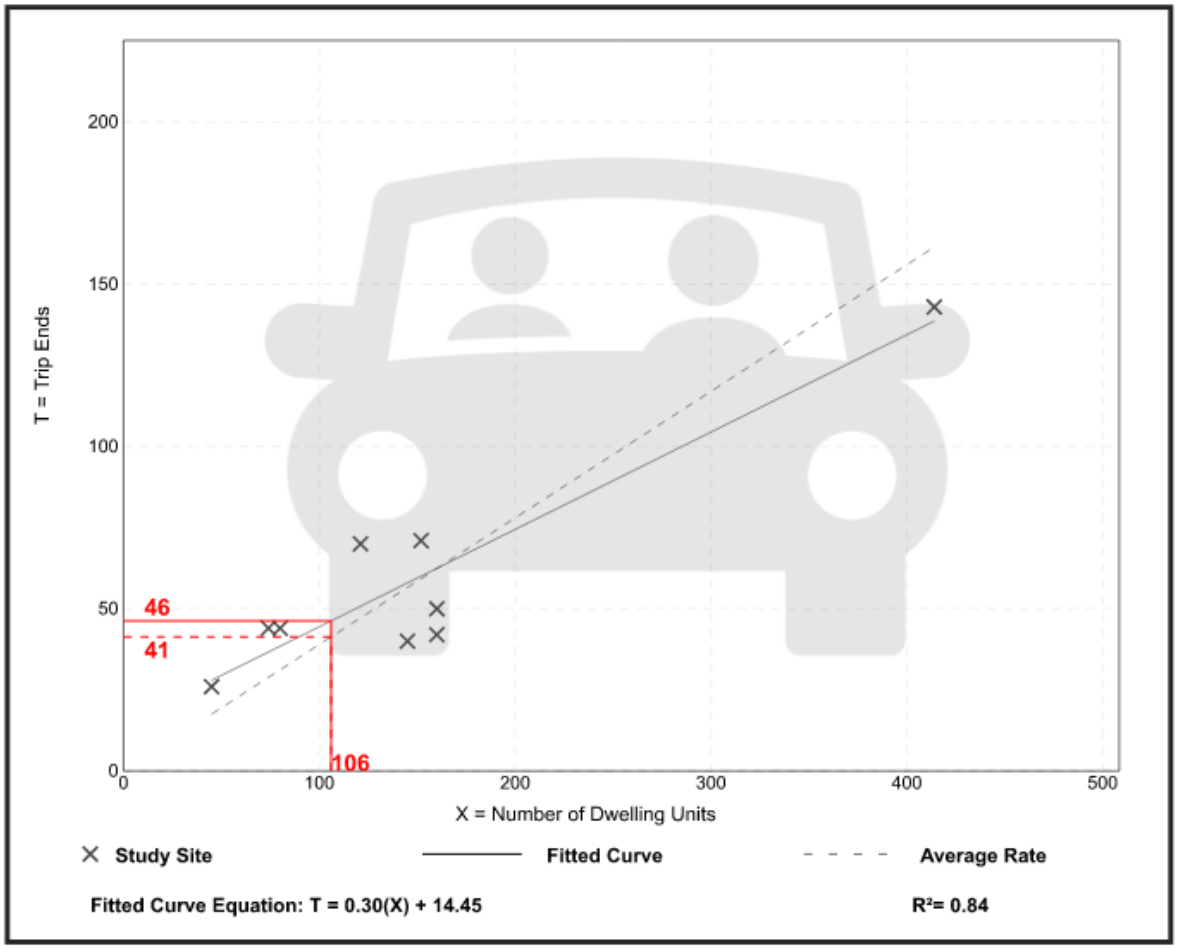
Mobile Home Park
(240)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Dwelling Units:	150
Directional Distribution:	21% entering, 79% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.26 - 0.59	0.12

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

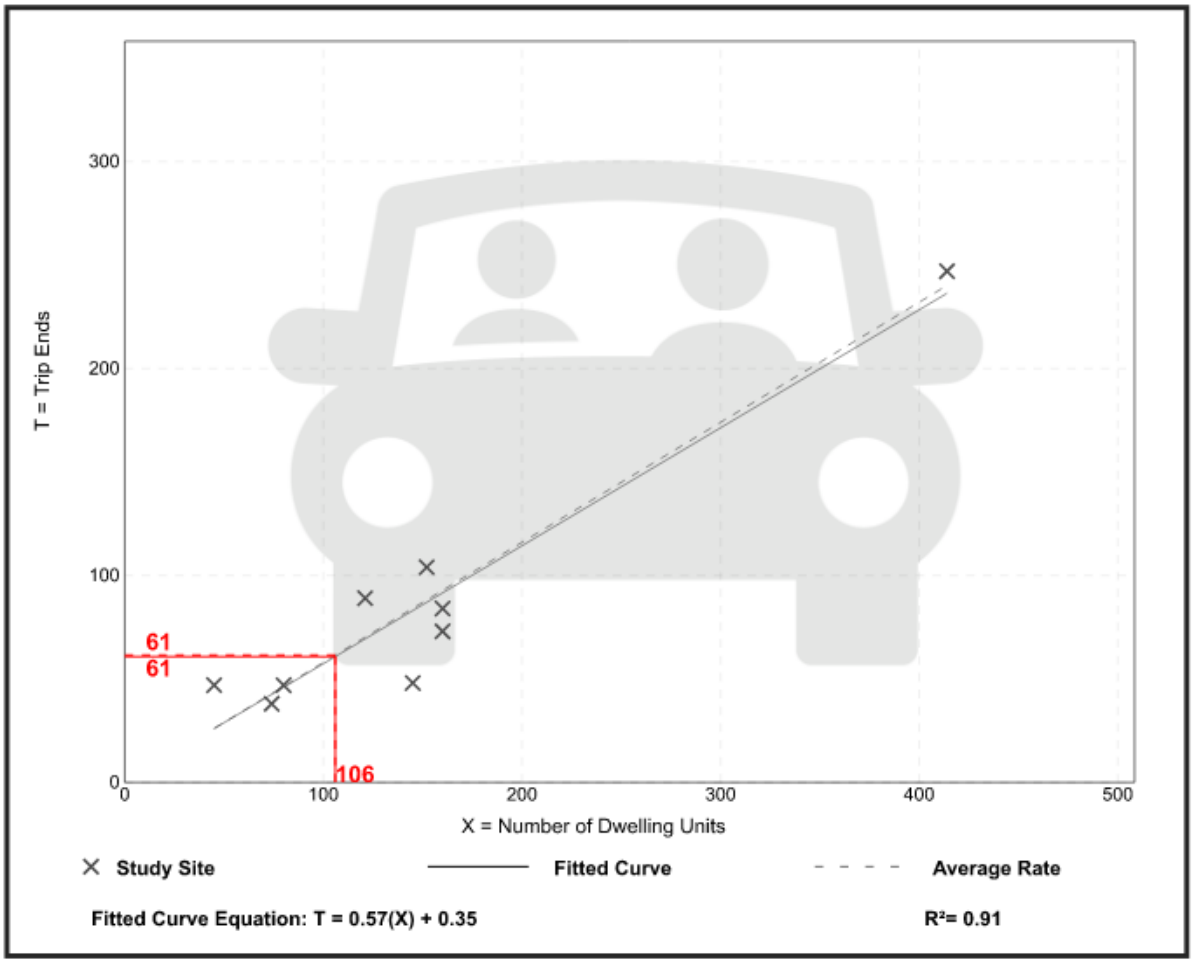
Mobile Home Park
(240)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 150
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

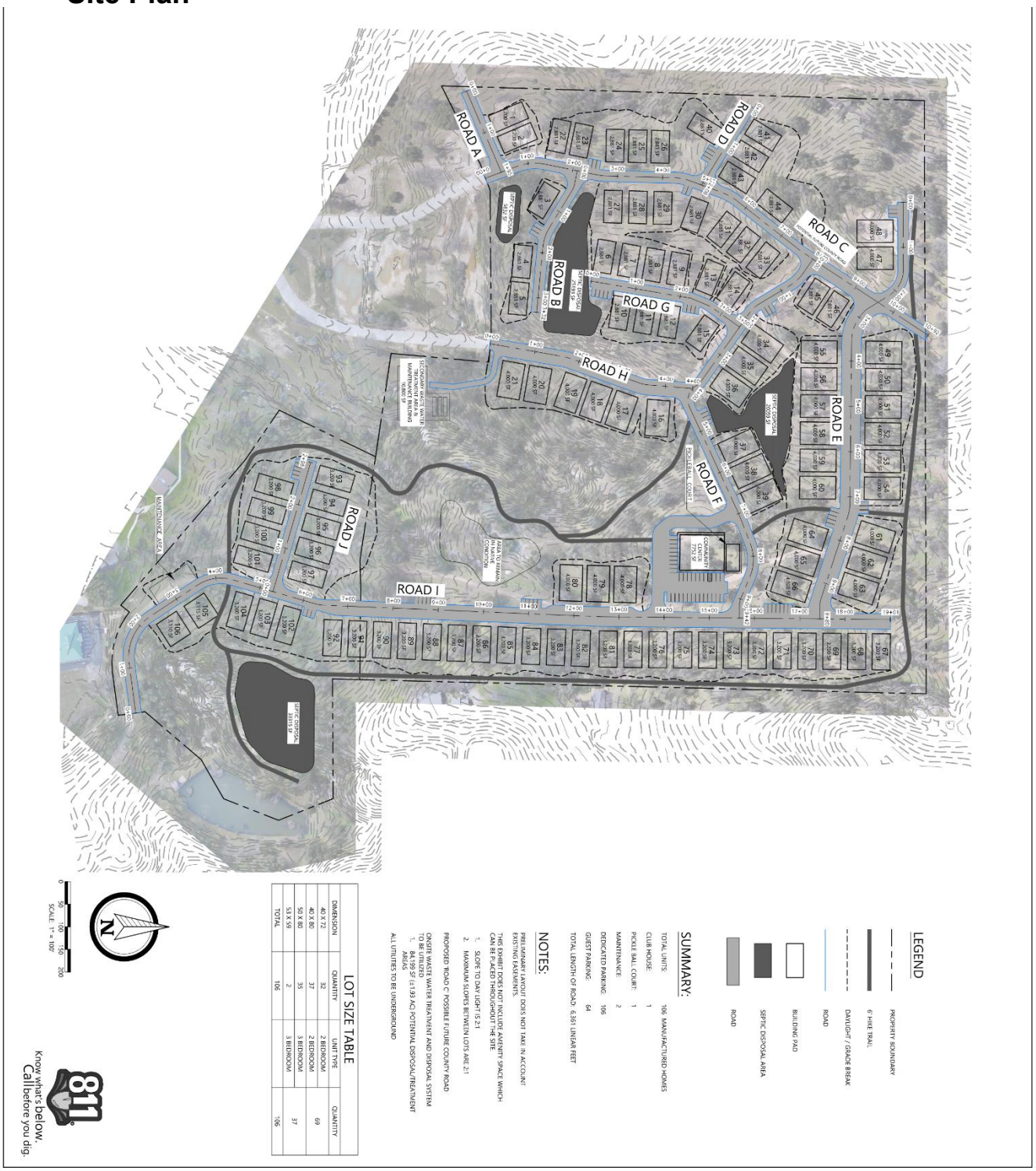
Average Rate	Range of Rates	Standard Deviation
0.58	0.33 - 1.04	0.15

Data Plot and Equation



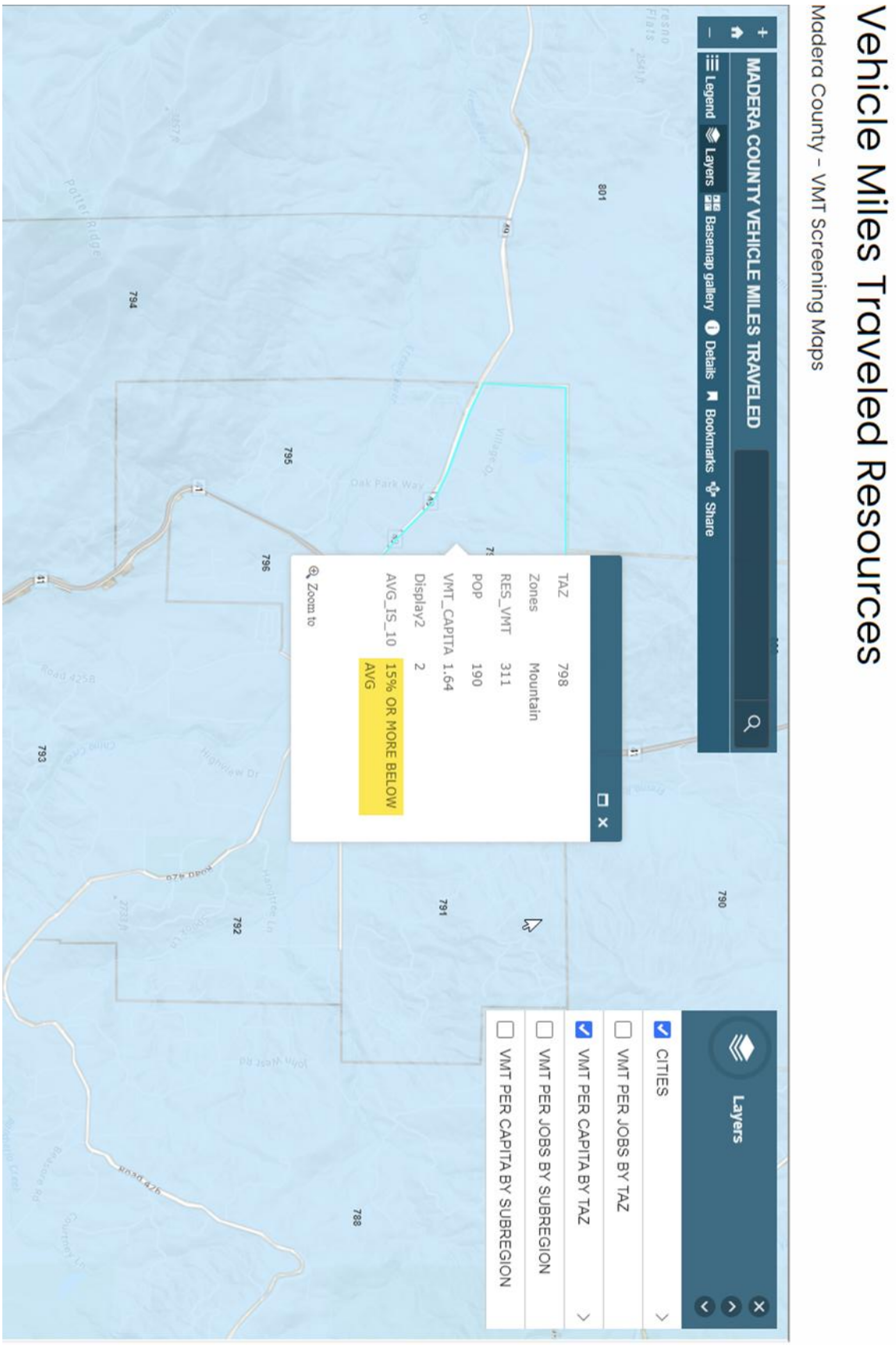
Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

Site Plan


ROAD A
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ROAD G
ROAD H
ROAD I
ROAD J
MAINTENANCE AREA
SEPTIC DISPOSAL
COMMUNITY CLUB HOUSE
POOL
PICKLE BALL COURT
LEGEND
PROPERTY BOUNDARY
6' HIKE TRAIL
DAYLIGHT / GRADE BREAK
ROAD
BUILDING PAD
SEPTIC DISPOSAL AREA
ROAD
SUMMARY:
TOTAL UNITS 106 MANUFACTURED HOMES
CLUB HOUSE 1
PICKLE BALL COURT 1
MAINTENANCE 2
DEDICATED PARKING 106
GUEST PARKING 64
TOTAL LENGTH OF ROAD 6,351 LINEAR FEET
NOTES:
PRELIMINARY LAYOUT DOES NOT TAKE IN ACCOUNT EXISTING EASEMENTS.
THIS EXHIBIT DOES NOT INCLUDE AMENITY SPACE WHICH CAN BE PLACED THROUGHOUT THE SITE
1. SLOPE TO DAY LIGHT IS 2:1
2. MAXIMUM SLOPES BETWEEN LOTS ARE 2:1
PROPOSED ROAD C POSSIBLE FUTURE COUNTY ROAD
ONSITE WASTE WATER TREATMENT AND DISPOSAL SYSTEM TO BE UTILIZED
1. 84,199 SF (±1.93 AC) POTENTIAL DISPOSAL/TREATMENT AREAS
ALL UTILITIES TO BE UNDERGROUND
LOT SIZE TABLE
DIMENSION | QUANTITY | UNIT TYPE | QUANTITY
40 X 72 | 32 | 2 BEDROOM | 69
40 X 80 | 37 | 2 BEDROOM
50 X 80 | 35 | 3 BEDROOM | 37
53 X 59 | 2 | 3 BEDROOM
TOTAL | 106 | | 106
SCALE: 1" = 100'
0 50 100 150 200
N
811 Know what's below. Call before you dig.
CONCEPTUAL
MANUFACTURE HOMES LAYOUT
APN: 064-180-016 / 064-142-014
OAKHURST CALIFORNIA
NOT FOR CONSTRUCTION
PROFESSIONAL SEAL
SHEET TITLE: OVERVIEW
SCALE: 1" = 80'
DRAWN BY: AZ/ABV
CHECKED BY: YI
PROJECT # 23156
DATE: 04/10/2024
SHEET # 1
REVISIONS
NO. DESCRIPTION DATE
YCG CIVIL ENGINEERING
SAN FRANCISCO
510.328.0985
WWW.YCG.IO

Figures

Figure 1-1 Madera County VMT



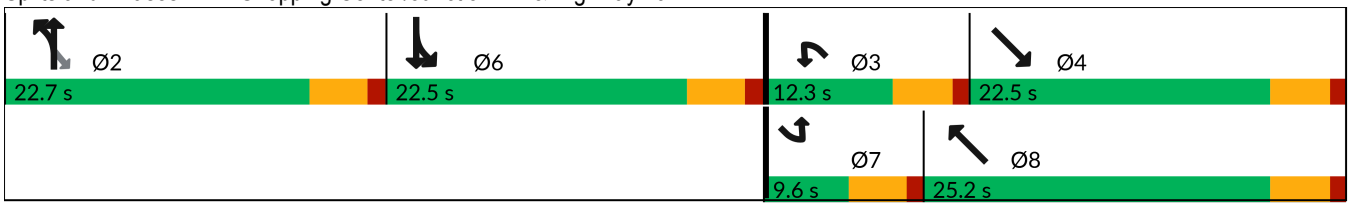
Synchro Outputs

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	77	19	58	46	26	20	27	358	20	77	413	51
Future Volume (vph)	77	19	58	46	26	20	27	358	20	77	413	51
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		75	0		0	138		0	100		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.973			0.992			0.981	
Flt Protected		0.966			0.975		0.950			0.950		
Satd. Flow (prot)	0	1799	1583	0	1767	0	1770	3511	0	1770	3472	0
Flt Permitted		0.966			0.975		0.950			0.950		
Satd. Flow (perm)	0	1799	1583	0	1767	0	1770	3511	0	1770	3472	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			143		15			7			19	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		314			631			1193			419	
Travel Time (s)		7.1			14.3			27.1			9.5	
Peak Hour Factor	0.92	0.53	0.76	0.64	0.65	0.71	0.52	0.86	0.83	0.69	0.82	0.71
Adj. Flow (vph)	84	36	76	72	40	28	52	416	24	112	504	72
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	120	76	0	140	0	52	440	0	112	576	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Protected Phases	2	2		6	6		7	4		3	8	
Permitted Phases			2									

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Detector Phase	2	2	2	6	6		7	4		3	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	22.7	22.7	22.7	22.5	22.5		9.6	22.5		12.3	25.2	
Total Split (%)	28.4%	28.4%	28.4%	28.1%	28.1%		12.0%	28.1%		15.4%	31.5%	
Maximum Green (s)	18.2	18.2	18.2	18.0	18.0		5.1	18.0		7.8	20.7	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5	4.5		4.5		4.5	4.5		4.5	4.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	Max	Max	Max	None	None		None	None		None	None	
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0			7.0	
Flash Don't Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0	0	0	0			0			0	
Act Effct Green (s)		19.7	19.7		10.3		5.5	14.1		7.9	18.0	
Actuated g/C Ratio		0.31	0.31		0.16		0.09	0.22		0.12	0.28	
v/c Ratio		0.22	0.13		0.47		0.34	0.56		0.52	0.58	
Control Delay (s/veh)		23.4	1.0		30.5		39.4	26.7		41.2	23.3	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		23.4	1.0		30.5		39.4	26.7		41.2	23.3	
LOS		C	A		C		D	C		D	C	
Approach Delay (s/veh)		14.7			30.5			28.1			26.3	
Approach LOS		B			C			C			C	
Queue Length 50th (ft)		39	0		49		21	86		45	110	
Queue Length 95th (ft)		51	0		69		33	133		77	155	
Internal Link Dist (ft)		234			551			1113			339	
Turn Bay Length (ft)			75				138			100		
Base Capacity (vph)		553	586		548		152	1073		233	1263	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.22	0.13		0.26		0.34	0.41		0.48	0.46	

Intersection Summary			
Area Type:	Other		
Cycle Length: 80			
Actuated Cycle Length: 63.9			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.58			
Intersection Signal Delay (s/veh): 25.7		Intersection LOS: C	
Intersection Capacity Utilization 40.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 4: Shopping Center/Junction Dr. & Highway 49



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	6	0	5	23	0	7	10	446	17	25	263	16
Future Volume (vph)	6	0	5	23	0	7	10	446	17	25	263	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	180		0	200		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.946			0.973			0.993			0.988	
Flt Protected		0.971			0.962		0.950			0.950		
Satd. Flow (prot)	0	1711	0	0	1744	0	1770	3514	0	1770	3497	0
Flt Permitted		0.971			0.962		0.950			0.950		
Satd. Flow (perm)	0	1711	0	0	1744	0	1770	3514	0	1770	3497	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		191			286			503			1193	
Travel Time (s)		4.3			6.5			11.4			27.1	
Peak Hour Factor	0.50	0.92	0.63	0.48	0.92	0.58	0.42	0.94	0.71	0.57	0.77	0.52
Adj. Flow (vph)	12	0	8	48	0	12	24	474	24	44	342	31
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	0	60	0	24	498	0	44	373	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 29.5%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.9

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Vol, veh/h	6	0	5	23	0	7	10	446	17	25	263	16
Future Vol, veh/h	6	0	5	23	0	7	10	446	17	25	263	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	180	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	50	92	63	48	92	58	42	94	71	57	77	52
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	12	0	8	48	0	12	24	474	24	44	342	31

Major/Minor	Minor1			Minor2			Major1			Major2		
Conflicting Flow All	793	994	249	730	991	186	372	0	0	498	0	0
Stage 1	534	534	-	445	445	-	-	-	-	-	-	-
Stage 2	258	460	-	285	546	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	279	244	751	310	245	824	1183	-	-	1062	-	-
Stage 1	498	523	-	562	573	-	-	-	-	-	-	-
Stage 2	724	564	-	698	516	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	259	229	751	288	230	824	1183	-	-	1062	-	-
Mov Cap-2 Maneuver	259	229	-	288	230	-	-	-	-	-	-	-
Stage 1	488	512	-	539	549	-	-	-	-	-	-	-
Stage 2	684	541	-	677	506	-	-	-	-	-	-	-

Approach	NB	SB	SE	NW
HCM Control Delay, s/v	15.91	18.22	0.37	0.9
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBLn1	NWL	NWT	NWR	SEL	SET	SER	SBLn1
Capacity (veh/h)	350	1062	-	-	1183	-	-	332
HCM Lane V/C Ratio	0.057	0.041	-	-	0.02	-	-	0.181
HCM Control Delay (s/veh)	15.9	8.5	-	-	8.1	-	-	18.2
HCM Lane LOS	C	A	-	-	A	-	-	C
HCM 95th %tile Q(veh)	0.2	0.1	-	-	0.1	-	-	0.6

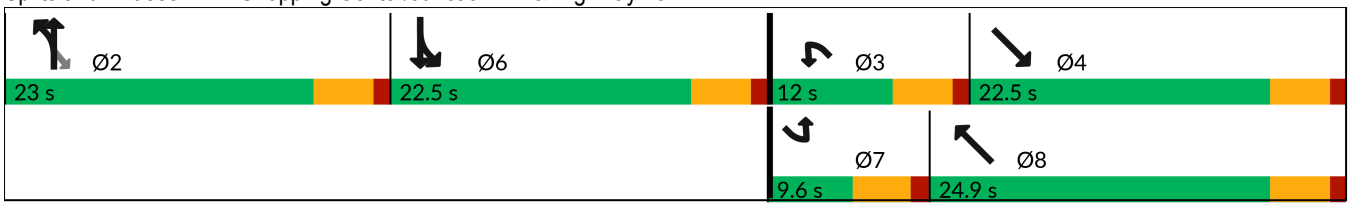
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	103	40	87	118	49	60	31	256	24	106	367	35
Future Volume (vph)	103	40	87	118	49	60	31	256	24	106	367	35
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		75	0		0	138		0	100		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.967			0.971			0.990	
Flt Protected		0.967			0.976		0.950			0.950		
Satd. Flow (prot)	0	1801	1583	0	1758	0	1770	3437	0	1770	3504	0
Flt Permitted		0.967			0.976		0.950			0.950		
Satd. Flow (perm)	0	1801	1583	0	1758	0	1770	3437	0	1770	3504	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			143		19			34			9	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		314			631			1193			419	
Travel Time (s)		7.1			14.3			27.1			9.5	
Peak Hour Factor	0.83	0.71	0.91	0.82	0.64	0.83	0.52	0.84	0.33	0.83	0.71	0.91
Adj. Flow (vph)	124	56	96	144	77	72	60	305	73	128	517	38
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	180	96	0	293	0	60	378	0	128	555	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Protected Phases	2	2		6	6		7	4		3	8	
Permitted Phases			2									

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Detector Phase	2	2	2	6	6		7	4		3	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	23.0	23.0	23.0	22.5	22.5		9.6	22.5		12.0	24.9	
Total Split (%)	28.8%	28.8%	28.8%	28.1%	28.1%		12.0%	28.1%		15.0%	31.1%	
Maximum Green (s)	18.5	18.5	18.5	18.0	18.0		5.1	18.0		7.5	20.4	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5	4.5		4.5		4.5	4.5		4.5	4.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	Max	Max	Max	None	None		None	None		None	None	
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0			7.0	
Flash Don't Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0	0	0	0			0			0	
Act Effct Green (s)		18.6	18.6		15.4		5.1	14.4		7.6	19.1	
Actuated g/C Ratio		0.25	0.25		0.21		0.07	0.19		0.10	0.26	
v/c Ratio		0.40	0.19		0.77		0.49	0.54		0.71	0.61	
Control Delay (s/veh)		28.1	2.8		41.2		50.7	27.7		58.3	28.3	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		28.1	2.8		41.2		50.7	27.7		58.3	28.3	
LOS		C	A		D		D	C		E	C	
Approach Delay (s/veh)		19.3			41.2			30.8			33.9	
Approach LOS		B			D			C			C	
Queue Length 50th (ft)		73	0		121		28	77		61	125	
Queue Length 95th (ft)		103	16		135		38	110		#134	133	
Internal Link Dist (ft)		234			551			1113			339	
Turn Bay Length (ft)			75				138			100		
Base Capacity (vph)		452	505		444		122	865		180	979	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.40	0.19		0.66		0.49	0.44		0.71	0.57	

Intersection Summary

Area Type: Other
Cycle Length: 80
Actuated Cycle Length: 74.2
Natural Cycle: 80
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.77
Intersection Signal Delay (s/veh): 32.0 Intersection LOS: C
Intersection Capacity Utilization 46.1% ICU Level of Service A
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: Shopping Center/Junction Dr. & Highway 49



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	13	1	18	32	2	9	2	500	8	10	723	12
Future Volume (vph)	13	1	18	32	2	9	2	500	8	10	723	12
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	180		0	200		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.932			0.976			0.997			0.996	
Flt Protected		0.979			0.963		0.950			0.950		
Satd. Flow (prot)	0	1700	0	0	1751	0	1770	3529	0	1770	3525	0
Flt Permitted		0.979			0.963		0.950			0.950		
Satd. Flow (perm)	0	1700	0	0	1751	0	1770	3529	0	1770	3525	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		191			286			503			1193	
Travel Time (s)		4.3			6.5			11.4			27.1	
Peak Hour Factor	0.54	0.25	0.64	0.62	0.50	0.75	0.50	0.91	0.67	0.63	0.89	0.60
Adj. Flow (vph)	24	4	28	52	4	12	4	549	12	16	812	20
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	56	0	0	68	0	4	561	0	16	832	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 31.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	2.7

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Vol, veh/h	13	1	18	32	2	9	2	500	8	10	723	12
Future Vol, veh/h	13	1	18	32	2	9	2	500	8	10	723	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	180	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	54	25	64	62	50	75	50	91	67	63	89	60
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	24	4	28	52	4	12	4	549	12	16	812	20

Major/Minor	Minor1			Minor2			Major1			Major2		
Conflicting Flow All	1003	1428	281	1139	1423	416	832	0	0	561	0	0
Stage 1	563	563	-	854	854	-	-	-	-	-	-	-
Stage 2	440	864	-	285	569	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	196	134	716	156	135	585	796	-	-	1006	-	-
Stage 1	478	507	-	320	373	-	-	-	-	-	-	-
Stage 2	566	369	-	699	504	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	183	131	716	142	132	585	796	-	-	1006	-	-
Mov Cap-2 Maneuver	183	131	-	142	132	-	-	-	-	-	-	-
Stage 1	476	504	-	315	367	-	-	-	-	-	-	-
Stage 2	540	363	-	662	501	-	-	-	-	-	-	-

Approach	NB	SB	SE	NW
HCM Control Delay, s/v	21.14	41.65	0.07	0.16
HCM LOS	C	E		

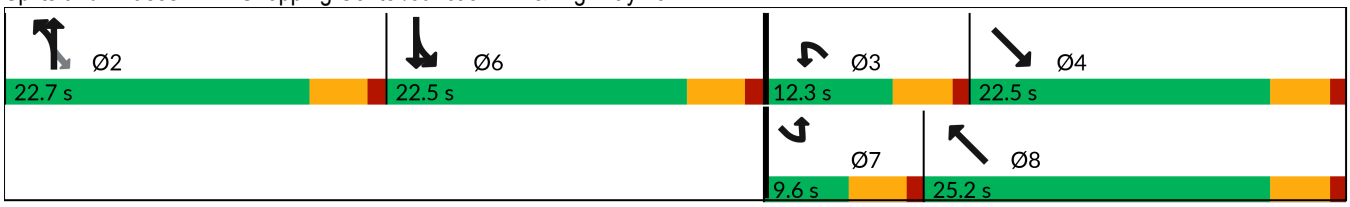
Minor Lane/Major Mvmt	NBLn1	NWL	NWT	NWR	SEL	SET	SER	SBLn1
Capacity (veh/h)	279	1006	-	-	796	-	-	164
HCM Lane V/C Ratio	0.202	0.016	-	-	0.005	-	-	0.413
HCM Control Delay (s/veh)	21.1	8.6	-	-	9.5	-	-	41.7
HCM Lane LOS	C	A	-	-	A	-	-	E
HCM 95th %tile Q(veh)	0.7	0	-	-	0	-	-	1.8

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	77	19	58	46	26	20	27	358	20	77	413	51
Future Volume (vph)	77	19	58	63	27	27	29	365	21	77	415	54
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		75	0		0	138		0	100		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.971			0.992			0.980	
Flt Protected		0.966			0.973		0.950			0.950		
Satd. Flow (prot)	0	1799	1583	0	1760	0	1770	3511	0	1770	3468	0
Flt Permitted		0.966			0.973		0.950			0.950		
Satd. Flow (perm)	0	1799	1583	0	1760	0	1770	3511	0	1770	3468	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			143		16			7			20	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		314			631			1193			419	
Travel Time (s)		7.1			14.3			27.1			9.5	
Peak Hour Factor	0.92	0.53	0.76	0.64	0.65	0.71	0.52	0.86	0.83	0.69	0.82	0.71
Adj. Flow (vph)	84	36	76	98	42	38	56	424	25	112	506	76
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	120	76	0	178	0	56	449	0	112	582	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Protected Phases	2	2		6	6		7	4		3	8	
Permitted Phases			2									

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Detector Phase	2	2	2	6	6		7	4		3	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	22.7	22.7	22.7	22.5	22.5		9.6	22.5		12.3	25.2	
Total Split (%)	28.4%	28.4%	28.4%	28.1%	28.1%		12.0%	28.1%		15.4%	31.5%	
Maximum Green (s)	18.2	18.2	18.2	18.0	18.0		5.1	18.0		7.8	20.7	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5	4.5		4.5		4.5	4.5		4.5	4.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	Max	Max	Max	None	None		None	None		None	None	
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0			7.0	
Flash Don't Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0	0	0	0			0			0	
Act Effct Green (s)		18.8	18.8		11.7		5.3	14.5		7.6	18.5	
Actuated g/C Ratio		0.28	0.28		0.17		0.08	0.21		0.11	0.27	
v/c Ratio		0.24	0.14		0.56		0.41	0.60		0.57	0.61	
Control Delay (s/veh)		24.8	1.1		32.2		44.1	28.6		45.2	25.1	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		24.8	1.1		32.2		44.1	28.6		45.2	25.1	
LOS		C	A		C		D	C		D	C	
Approach Delay (s/veh)		15.6			32.2			30.3			28.3	
Approach LOS		B			C			C			C	
Queue Length 50th (ft)		41	0		65		24	92		47	115	
Queue Length 95th (ft)		53	0		86		36	141		79	163	
Internal Link Dist (ft)		234			551			1113			339	
Turn Bay Length (ft)			75				138			100		
Base Capacity (vph)		495	539		490		136	961		209	1138	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.24	0.14		0.36		0.41	0.47		0.54	0.51	

Intersection Summary			
Area Type:	Other		
Cycle Length: 80			
Actuated Cycle Length: 68.1			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.61			
Intersection Signal Delay (s/veh): 27.8		Intersection LOS: C	
Intersection Capacity Utilization 40.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 4: Shopping Center/Junction Dr. & Highway 49



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	6	0	5	23	0	7	10	446	17	25	263	16
Future Volume (vph)	6	0	5	31	0	9	12	448	17	25	270	18
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	180		0	200		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.946			0.973			0.993			0.986	
Flt Protected		0.971			0.961		0.950			0.950		
Satd. Flow (prot)	0	1711	0	0	1742	0	1770	3514	0	1770	3490	0
Flt Permitted		0.971			0.961		0.950			0.950		
Satd. Flow (perm)	0	1711	0	0	1742	0	1770	3514	0	1770	3490	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		191			286			503			1193	
Travel Time (s)		4.3			6.5			11.4			27.1	
Peak Hour Factor	0.50	0.92	0.63	0.48	0.92	0.58	0.42	0.94	0.71	0.57	0.77	0.52
Adj. Flow (vph)	12	0	8	65	0	16	29	477	24	44	351	35
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	20	0	0	81	0	29	501	0	44	386	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 29.5%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	103	40	87	118	49	60	31	256	24	106	367	35
Future Volume (vph)	105	41	87	129	49	67	39	258	24	106	373	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		75	0		0	138		0	100		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850		0.965			0.971			0.986	
Flt Protected		0.967			0.976		0.950			0.950		
Satd. Flow (prot)	0	1801	1583	0	1754	0	1770	3437	0	1770	3490	0
Flt Permitted		0.967			0.976		0.950			0.950		
Satd. Flow (perm)	0	1801	1583	0	1754	0	1770	3437	0	1770	3490	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			143		20			33			13	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		314			631			1193			419	
Travel Time (s)		7.1			14.3			27.1			9.5	
Peak Hour Factor	0.83	0.71	0.91	0.82	0.64	0.83	0.52	0.84	0.33	0.83	0.71	0.91
Adj. Flow (vph)	127	58	96	157	77	81	75	307	73	128	525	55
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	185	96	0	315	0	75	380	0	128	580	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2		1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100		20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0		0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Split	NA	Perm	Split	NA		Prot	NA		Prot	NA	
Protected Phases	2	2		6	6		7	4		3	8	
Permitted Phases			2									

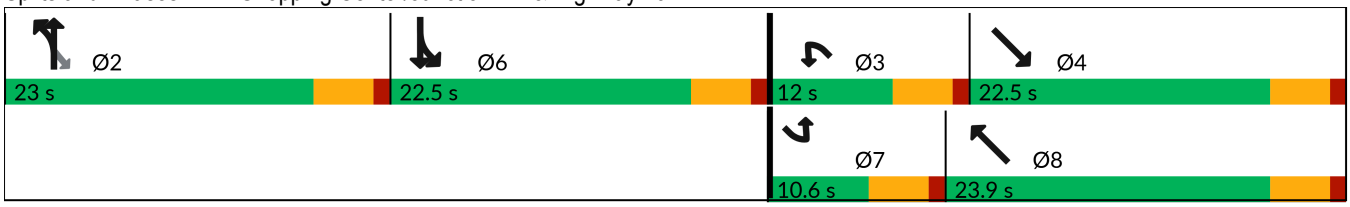


Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Detector Phase	2	2	2	6	6		7	4		3	8	
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5	22.5	22.5	22.5		9.5	22.5		9.5	22.5	
Total Split (s)	23.0	23.0	23.0	22.5	22.5		10.6	22.5		12.0	23.9	
Total Split (%)	28.8%	28.8%	28.8%	28.1%	28.1%		13.3%	28.1%		15.0%	29.9%	
Maximum Green (s)	18.5	18.5	18.5	18.0	18.0		6.1	18.0		7.5	19.4	
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.5	4.5		4.5		4.5	4.5		4.5	4.5	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	Max	Max	Max	None	None		None	None		None	None	
Walk Time (s)	7.0	7.0	7.0	7.0	7.0			7.0			7.0	
Flash Don't Walk (s)	11.0	11.0	11.0	11.0	11.0			11.0			11.0	
Pedestrian Calls (#/hr)	0	0	0	0	0			0			0	
Act Effct Green (s)		18.6	18.6		16.1		6.1	15.2		7.6	19.1	
Actuated g/C Ratio		0.25	0.25		0.21		0.08	0.20		0.10	0.25	
v/c Ratio		0.42	0.19		0.81		0.53	0.53		0.73	0.65	
Control Delay (s/veh)		28.9	2.8		44.9		50.4	27.5		60.2	29.8	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay (s/veh)		28.9	2.8		44.9		50.4	27.5		60.2	29.8	
LOS		C	A		D		D	C		E	C	
Approach Delay (s/veh)		20.0			44.9			31.3			35.3	
Approach LOS		B			D			C			D	
Queue Length 50th (ft)		78	0		137		37	78		63	135	
Queue Length 95th (ft)		106	16		146		44	111		#134	141	
Internal Link Dist (ft)		234			551			1113			339	
Turn Bay Length (ft)			75				138			100		
Base Capacity (vph)		444	498		436		143	849		176	926	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.42	0.19		0.72		0.52	0.45		0.73	0.63	

Intersection Summary			
Area Type:	Other		
Cycle Length: 80			
Actuated Cycle Length: 75.6			
Natural Cycle: 80			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.81			
Intersection Signal Delay (s/veh): 33.5		Intersection LOS: C	
Intersection Capacity Utilization 46.1%		ICU Level of Service A	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 4: Shopping Center/Junction Dr. & Highway 49



Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	13	1	18	32	2	9	2	500	8	10	723	12
Future Volume (vph)	13	1	18	34	2	12	10	508	8	10	730	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		0	180		0	200		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.932			0.971			0.997			0.994	
Flt Protected		0.979			0.965		0.950			0.950		
Satd. Flow (prot)	0	1700	0	0	1745	0	1770	3529	0	1770	3518	0
Flt Permitted		0.979			0.965		0.950			0.950		
Satd. Flow (perm)	0	1700	0	0	1745	0	1770	3529	0	1770	3518	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		191			286			503			1193	
Travel Time (s)		4.3			6.5			11.4			27.1	
Peak Hour Factor	0.54	0.25	0.64	0.62	0.50	0.75	0.50	0.91	0.67	0.63	0.89	0.60
Adj. Flow (vph)	24	4	28	55	4	16	20	558	12	16	820	33
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	56	0	0	75	0	20	570	0	16	853	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane		Yes			Yes							
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 31.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	4.5

Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Vol, veh/h	13	1	18	32	2	9	2	500	8	10	723	12
Future Vol, veh/h	13	1	18	43	2	16	10	508	8	10	726	28
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	180	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	54	25	64	62	50	75	50	91	67	63	89	60
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	24	4	28	69	4	21	20	558	12	16	816	47

Major/Minor	Minor1			Minor2			Major1			Major2		
Conflicting Flow All	1046	1498	285	1192	1481	431	862	0	0	570	0	0
Stage 1	604	604	-	871	871	-	-	-	-	-	-	-
Stage 2	442	894	-	321	610	-	-	-	-	-	-	-
Critical Hdwy	7.54	6.54	6.94	7.54	6.54	6.94	4.14	-	-	4.14	-	-
Critical Hdwy Stg 1	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.54	5.54	-	6.54	5.54	-	-	-	-	-	-	-
Follow-up Hdwy	3.52	4.02	3.32	3.52	4.02	3.32	2.22	-	-	2.22	-	-
Pot Cap-1 Maneuver	183	121	712	143	124	572	776	-	-	998	-	-
Stage 1	452	486	-	312	367	-	-	-	-	-	-	-
Stage 2	565	358	-	665	483	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	163	116	712	127	119	572	776	-	-	998	-	-
Mov Cap-2 Maneuver	163	116	-	127	119	-	-	-	-	-	-	-
Stage 1	440	473	-	307	361	-	-	-	-	-	-	-
Stage 2	529	352	-	617	470	-	-	-	-	-	-	-

Approach	NB	SB	SE	NW
HCM Control Delay, s/v	23.17	60.31	0.33	0.16
HCM LOS	C	F		

Minor Lane/Major Mvmt	NBLn1	NWL	NWT	NWR	SEL	SET	SER	SBLn1
Capacity (veh/h)	254	998	-	-	776	-	-	154
HCM Lane V/C Ratio	0.221	0.016	-	-	0.026	-	-	0.617
HCM Control Delay (s/veh)	23.2	8.7	-	-	9.8	-	-	60.3
HCM Lane LOS	C	A	-	-	A	-	-	F
HCM 95th %tile Q(veh)	0.8	0	-	-	0.1	-	-	3.3

Summary of All Intervals

Start Time	6:55
End Time	7:55
Total Time (min)	60
Time Recorded (min)	55
# of Intervals	5
# of Recorded Intervals	4
Vehs Entered	1263
Vehs Exited	1270
Starting Vehs	36
Ending Vehs	29
Travel Distance (mi)	659
Travel Time (hr)	29.7
Total Delay (hr)	6.8
Total Stops	861
Fuel Used (gal)	22.4

Interval #0 Information Seeding

Start Time	6:55
End Time	7:00
Total Time (min)	5

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information

Start Time	7:00
End Time	7:15
Total Time (min)	15

Volumes adjusted by Growth Factors, Anti PHF.

Vehs Entered	320
Vehs Exited	322
Starting Vehs	36
Ending Vehs	34
Travel Distance (mi)	164
Travel Time (hr)	7.1
Total Delay (hr)	1.5
Total Stops	210
Fuel Used (gal)	5.5

Interval #2 Information

Start Time	7:15
End Time	7:30
Total Time (min)	15

Volumes adjusted by PHF, Growth Factors.

Vehs Entered	401
Vehs Exited	398
Starting Vehs	34
Ending Vehs	37
Travel Distance (mi)	207
Travel Time (hr)	9.9
Total Delay (hr)	2.7
Total Stops	303
Fuel Used (gal)	7.3

Interval #3 Information

Start Time	7:30
End Time	7:45
Total Time (min)	15

Volumes adjusted by Growth Factors, Anti PHF.

Vehs Entered	317
Vehs Exited	329
Starting Vehs	37
Ending Vehs	25
Travel Distance (mi)	169
Travel Time (hr)	7.3
Total Delay (hr)	1.5
Total Stops	202
Fuel Used (gal)	5.5

Interval #4 Information Recording

Start Time	7:45
End Time	7:55
Total Time (min)	10

Volumes adjusted by Growth Factors.

Vehs Entered	225
Vehs Exited	221
Starting Vehs	25
Ending Vehs	29
Travel Distance (mi)	120
Travel Time (hr)	5.2
Total Delay (hr)	1.1
Total Stops	146
Fuel Used (gal)	4.0

Intersection: 4: Shopping Center/Junction Dr. & Highway 49

Movement	NB	NB	SB	SE	SE	SE	NW	NW	NW
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	133	100	137	84	131	151	124	186	124
Average Queue (ft)	40	32	57	20	66	69	39	98	68
95th Queue (ft)	95	70	100	58	115	125	89	166	124
Link Distance (ft)	262		581		1121	1121		343	343
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)		75		138			100		
Storage Blk Time (%)	4	0			0		1	4	
Queuing Penalty (veh)	3	0			0		3	3	

Intersection: 8: Private Dr./Meadow Vista Dr. & Highway 49

Movement	NB	SB	SE	NW
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	29	68	25	46
Average Queue (ft)	8	22	4	5
95th Queue (ft)	29	51	18	25
Link Distance (ft)	139	234		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			180	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 9

Summary of All Intervals

Start Time	4:55
End Time	5:55
Total Time (min)	60
Time Recorded (min)	55
# of Intervals	5
# of Recorded Intervals	4
Vehs Entered	1721
Vehs Exited	1726
Starting Vehs	46
Ending Vehs	41
Travel Distance (mi)	904
Travel Time (hr)	41.6
Total Delay (hr)	10.1
Total Stops	1086
Fuel Used (gal)	30.9

Interval #0 Information Seeding

Start Time	4:55
End Time	5:00
Total Time (min)	5

Volumes adjusted by Growth Factors.
No data recorded this interval.

Interval #1 Information

Start Time	5:00
End Time	5:15
Total Time (min)	15

Volumes adjusted by Growth Factors, Anti PHF.

Vehs Entered	432
Vehs Exited	438
Starting Vehs	46
Ending Vehs	40
Travel Distance (mi)	227
Travel Time (hr)	10.1
Total Delay (hr)	2.2
Total Stops	261
Fuel Used (gal)	7.7

Interval #2 Information

Start Time	5:15
End Time	5:30
Total Time (min)	15

Volumes adjusted by PHF, Growth Factors.

Vehs Entered	537
Vehs Exited	521
Starting Vehs	40
Ending Vehs	56
Travel Distance (mi)	279
Travel Time (hr)	13.9
Total Delay (hr)	4.2
Total Stops	402
Fuel Used (gal)	9.8

Interval #3 Information

Start Time	5:30
End Time	5:45
Total Time (min)	15

Volumes adjusted by Growth Factors, Anti PHF.

Vehs Entered	434
Vehs Exited	456
Starting Vehs	56
Ending Vehs	34
Travel Distance (mi)	232
Travel Time (hr)	10.2
Total Delay (hr)	2.2
Total Stops	234
Fuel Used (gal)	7.8

Interval #4 Information Recording

Start Time	5:45
End Time	5:55
Total Time (min)	10

Volumes adjusted by Growth Factors.

Vehs Entered	318
Vehs Exited	311
Starting Vehs	34
Ending Vehs	41
Travel Distance (mi)	166
Travel Time (hr)	7.4
Total Delay (hr)	1.6
Total Stops	189
Fuel Used (gal)	5.7

Intersection: 4: Shopping Center/Junction Dr. & Highway 49

Movement	NB	NB	SB	SE	SE	SE	NW	NW	NW
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	189	100	171	67	103	109	124	240	214
Average Queue (ft)	67	40	106	27	54	64	83	110	82
95th Queue (ft)	127	94	165	66	91	103	144	202	162
Link Distance (ft)	262		581		1121	1121		343	343
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)		75		138			100		
Storage Blk Time (%)	11	0					8	9	
Queuing Penalty (veh)	10	1					19	11	

Intersection: 8: Private Dr./Meadow Vista Dr. & Highway 49

Movement	NB	SB	NW
Directions Served	LTR	LTR	L
Maximum Queue (ft)	54	73	24
Average Queue (ft)	21	30	5
95th Queue (ft)	48	53	22
Link Distance (ft)	139	234	
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			200
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 41

Summary of All Intervals

Start Time	6:57
End Time	8:00
Total Time (min)	63
Time Recorded (min)	60
# of Intervals	4
# of Recorded Intervals	3
Vehs Entered	1543
Vehs Exited	1552
Starting Vehs	31
Ending Vehs	22
Travel Distance (mi)	813
Travel Time (hr)	37.2
Total Delay (hr)	8.8
Total Stops	1069
Fuel Used (gal)	27.9

Interval #0 Information Seeding

Start Time	6:57
End Time	7:00
Total Time (min)	3

Volumes adjusted by Growth Factors.
No data recorded this interval.

Interval #1 Information Anti Peak

Start Time	7:00
End Time	7:15
Total Time (min)	15

Volumes adjusted by Growth Factors, Anti PHF,95%ile Adjustment.

Vehs Entered	419
Vehs Exited	400
Starting Vehs	31
Ending Vehs	50
Travel Distance (mi)	214
Travel Time (hr)	10.1
Total Delay (hr)	2.6
Total Stops	298
Fuel Used (gal)	7.4

Interval #2 Information Peak Factor

Start Time	7:15
End Time	7:30
Total Time (min)	15

Volumes adjusted by PHF, Growth Factors.

Vehs Entered	443
Vehs Exited	450
Starting Vehs	50
Ending Vehs	43
Travel Distance (mi)	232
Travel Time (hr)	11.0
Total Delay (hr)	2.9
Total Stops	335
Fuel Used (gal)	8.1

Interval #3 Information Recording

Start Time	7:30
End Time	8:00
Total Time (min)	30

Volumes adjusted by Growth Factors.

Vehs Entered	681
Vehs Exited	702
Starting Vehs	43
Ending Vehs	22
Travel Distance (mi)	367
Travel Time (hr)	16.1
Total Delay (hr)	3.3
Total Stops	436
Fuel Used (gal)	12.4

Intersection: 4: Shopping Center/Junction Dr. & Highway 49

Movement	NB	NB	SB	SE	SE	SE	NW	NW	NW
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	88	95	169	69	152	174	124	195	227
Average Queue (ft)	49	39	72	25	70	83	60	98	75
95th Queue (ft)	79	85	137	52	126	147	121	165	158
Link Distance (ft)	262		581		1121	1121		343	343
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)		75		138			100		
Storage Blk Time (%)	3	0			0		0	7	
Queuing Penalty (veh)	2	0			0		1	6	

Intersection: 8: Private Dr./Meadow Vista Dr. & Highway 49

Movement	NB	SB	SE	NW
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	29	73	25	24
Average Queue (ft)	11	30	5	7
95th Queue (ft)	34	59	21	25
Link Distance (ft)	139	234		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			180	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 9

Summary of All Intervals

Start Time	4:55
End Time	5:55
Total Time (min)	60
Time Recorded (min)	55
# of Intervals	5
# of Recorded Intervals	4
Vehs Entered	1837
Vehs Exited	1846
Starting Vehs	57
Ending Vehs	48
Travel Distance (mi)	1049
Travel Time (hr)	51.4
Total Delay (hr)	15.0
Total Stops	1488
Fuel Used (gal)	37.2

Interval #0 Information Seeding

Start Time	4:55
End Time	5:00
Total Time (min)	5

Volumes adjusted by Growth Factors.

No data recorded this interval.

Interval #1 Information

Start Time	5:00
End Time	5:15
Total Time (min)	15

Volumes adjusted by Growth Factors, Anti PHF.

Vehs Entered	454
Vehs Exited	453
Starting Vehs	57
Ending Vehs	58
Travel Distance (mi)	263
Travel Time (hr)	12.5
Total Delay (hr)	3.4
Total Stops	350
Fuel Used (gal)	9.3

Interval #2 Information

Start Time	5:15
End Time	5:30
Total Time (min)	15

Volumes adjusted by PHF, Growth Factors.

Vehs Entered	586
Vehs Exited	576
Starting Vehs	58
Ending Vehs	68
Travel Distance (mi)	315
Travel Time (hr)	16.2
Total Delay (hr)	5.2
Total Stops	497
Fuel Used (gal)	11.5

Interval #3 Information

Start Time	5:30
End Time	5:45
Total Time (min)	15

Volumes adjusted by Growth Factors, Anti PHF.

Vehs Entered	464
Vehs Exited	472
Starting Vehs	68
Ending Vehs	60
Travel Distance (mi)	273
Travel Time (hr)	13.2
Total Delay (hr)	3.7
Total Stops	386
Fuel Used (gal)	9.5

Interval #4 Information Recording

Start Time	5:45
End Time	5:55
Total Time (min)	10

Volumes adjusted by Growth Factors.

Vehs Entered	333
Vehs Exited	345
Starting Vehs	60
Ending Vehs	48
Travel Distance (mi)	198
Travel Time (hr)	9.4
Total Delay (hr)	2.6
Total Stops	255
Fuel Used (gal)	7.0

Intersection: 4: Shopping Center/Junction Dr. & Highway 49

Movement	NB	NB	SB	SE	SE	SE	NW	NW	NW
Directions Served	LT	R	LTR	L	T	TR	L	T	TR
Maximum Queue (ft)	136	100	277	87	190	220	124	266	265
Average Queue (ft)	63	54	141	36	95	107	85	167	145
95th Queue (ft)	117	107	215	75	154	181	148	255	229
Link Distance (ft)	262		581		1121	1121		343	343
Upstream Blk Time (%)									
Queuing Penalty (veh)									
Storage Bay Dist (ft)		75		138			100		
Storage Blk Time (%)	8	0			2		5	25	
Queuing Penalty (veh)	7	0			1		18	28	

Intersection: 8: Private Dr./Meadow Vista Dr. & Highway 49

Movement	NB	SB	SE	NW
Directions Served	LTR	LTR	L	L
Maximum Queue (ft)	70	74	25	24
Average Queue (ft)	20	35	5	5
95th Queue (ft)	51	60	22	22
Link Distance (ft)	139	234		
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			180	200
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 55

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San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT

HEALTHY AIR LIVING™

February 24, 2025

Annette Kephart
Madera County
Community and Economic Development
200 West 4th Street
Madera, CA 93637

Project: Conditional Use Permit 2024-018

District CEQA Reference No: 20250150

Dear Ms. Kephart:

The San Joaquin Valley Air Pollution Control District (District) has reviewed the Conditional Use Permit 2024-018 (CUP) from Madera County (County). Per the CUP, the project consists of age restricted mobile home park with 106 residential sites and a community center club house (Project). The Project is located between Spring Dr. and Quail Dr. in Oakhurst CA.

The District offers the following comments at this time regarding the Project:

1) Project Related Emissions

At the federal level under the National Ambient Air Quality Standards (NAAQS), the District is designated as extreme nonattainment for the 8-hour ozone standards and serious nonattainment for the particulate matter less than 2.5 microns in size (PM2.5) standards. At the state level under California Ambient Air Quality Standards (CAAQS), the District is designated as nonattainment for the 8-hour ozone, PM10, and PM2.5 standards.

Based on information provided to the District, Project specific annual criteria pollutant emissions from construction and operation are not expected to exceed any of the significance thresholds as identified in the District's Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI): https://ww2.valleyair.org/media/g4nl3p0g/gamaqi.pdf.

Samir Sheikh
Executive Director/Air Pollution Control Officer

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

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

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

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1a) Construction Emissions

The District recommends, to reduce impacts from construction-related diesel exhaust emissions, the Project should utilize the cleanest available off-road construction equipment.

2) Health Risk Screening/Assessment

The County should evaluate the risk associated with the Project for sensitive receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) in the area and mitigate any potentially significant risk to help limit exposure of sensitive receptors to emissions.

To determine potential health impacts on surrounding receptors (residences, businesses, hospitals, day-care facilities, health care facilities, etc.) a Prioritization and/or a Health Risk Assessment (HRA) should be performed for the Project. These health risk determinations should quantify and characterize potential Toxic Air Contaminants (TACs) identified by the Office of Environmental Health Hazard Assessment/California Air Resources Board (OEHHA/CARB) that pose a present or potential hazard to human health.

Health risk analyses should include all potential air emissions from the project, which include emissions from construction of the project, including multi-year construction, as well as ongoing operational activities of the project. Note, two common sources of TACs can be attributed to diesel exhaust emitted from heavy-duty off-road earth moving equipment during construction, and from ongoing operation of heavy-duty on-road trucks.

Prioritization (Screening Health Risk Assessment):
A “Prioritization” is the recommended method for a conservative screening-level health risk assessment. The Prioritization should be performed using the California Air Pollution Control Officers Association’s (CAPCOA) methodology. Please contact the District for assistance with performing a Prioritization analysis.

The District recommends that a more refined analysis, in the form of an HRA, be performed for any project resulting in a Prioritization score of 10 or greater. This is because the prioritization results are a conservative health risk representation, while the detailed HRA provides a more accurate health risk evaluation.

Health Risk Assessment:
Prior to performing an HRA, it is strongly recommended that land use agencies/ project proponents develop and submit for District review a health risk modeling protocol that outlines the sources and methodologies that will be used to perform the HRA.

A development project would be considered to have a potentially significant health risk if the HRA demonstrates that the health impacts would exceed the District's established risk thresholds, which can be found here: https://ww2.valleyair.org/permitting/ceqa/.

A project with a significant health risk would trigger all feasible mitigation measures. The District strongly recommends that development projects that result in a significant health risk not be approved by the land use agency.

The District is available to review HRA protocols and analyses. For HRA submittals please provide the following information electronically to the District for review:

- HRA (AERMOD) modeling files
- HARP2 files
- Summary of emissions source locations, emissions rates, and emission factor calculations and methodologies.

For assistance, please contact the District's Technical Services Department by:

- E-Mailing inquiries to: hramodeler@valleyair.org
- Calling (559) 230-5900

Recommended Measure: Development projects resulting in TAC emissions should be located an adequate distance from residential areas and other sensitive receptors to prevent the creation of a significant health risk in accordance to CARB's Air Quality and Land Use Handbook: A Community Health Perspective located at https://ww2.arb.ca.gov/our-work/programs/resource-center/strategy-development/land-use-resources.

3) Ambient Air Quality Analysis

An Ambient Air Quality Analysis (AAQA) uses air dispersion modeling to determine if emissions increases from a project will cause or contribute to a violation of State or National Ambient Air Quality Standards. The District recommends an AAQA be performed for the Project if emissions exceed 100 pounds per day of any pollutant.

An AAQA uses air dispersion modeling to determine if emission increase from a project will cause or contribute to a violation of State or National Ambien Air Quality Standards. An acceptable analysis would include emissions from both project-specific permitted and non-permitted equipment and activities. The District recommends consultation with District staff to determine the appropriate model and input data to use in the analysis.

Specific information for assessing significance, including screening tools and modeling guidance, is available online at the District's website: https://ww2.valleyair.org/permitting/ceqa/.

4) Vegetative Barriers and Urban Greening

There are residential units located northwest and south of the Project. The District suggests the County consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors (e.g., residential units).

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the update of gaseous pollutants. Examples of vegetative barriers include, but are not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of a community with drought tolerant, low-maintenance greenery.

5) Clean Lawn and Garden Equipment in the Community

Since the Project consists of residential development, gas-powered lawn and garden equipment have the potential to result in an increase of NOx and PM2.5 emissions. Utilizing electric lawn care equipment can provide residents with immediate economic, environmental, and health benefits. The District recommends the Project proponent consider the District's Clean Green Yard Machines (CGYM) program which provides incentive funding for replacement of existing gas powered lawn and garden equipment. More information on the District CGYM program and funding can be found at: https://ww2.valleyair.org/grants/clean-green-yard-machines-residential/ and https://ww2.valleyair.org/grants/zero-emission-landscaping-equipment-voucher-program/.

6) On-Site Solar Deployment

It is the policy of the State of California that renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers by December 31, 2045. While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, the production of solar energy is contributing to improving air quality and public health. The District suggests that the County consider incorporating solar power systems as an emission reduction strategy for the Project.

7) District Rules and Regulations

The District issues permits for many types of air pollution sources, and regulates some activities that do not require permits. A project subject to District rules and regulations would reduce its impacts on air quality through compliance with the District's regulatory framework. In general, a regulation is a collection of individual rules, each of which deals with a specific topic. As an example, Regulation II (Permits) includes District Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 2520 (Federally Mandated Operating Permits), and several other rules pertaining to District permitting requirements and processes.

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations. To identify other District rules or regulations that apply to future projects, or to obtain information about District permit requirements, the project proponents are strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

7a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 (Permits Required) requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 (New and Modified Stationary Source Review) requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits. Prior to construction, the Project proponent should submit to the District an application for an ATC. For further information or assistance, the project proponent may contact the District's SBA Office at (209) 557-6446.

7b) District Rule 9510 - Indirect Source Review (ISR)

The Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 50 residential units.

The purpose of District Rule 9510 is to reduce the growth in both NOx and PM emissions associated with development and transportation projects from mobile

and area sources; specifically, the emissions associated with the construction and subsequent operation of development projects. The ISR Rule requires developers to mitigate their NOx and PM emissions by incorporating clean air design elements into their projects. Should the proposed development project clean air design elements be insufficient to meet the required emission reductions, developers must pay a fee that ultimately funds incentive projects to achieve off-site emissions reductions.

Per Section 5.0 of the ISR Rule, an Air Impact Assessment (AIA) application is required to be submitted no later than applying for project-level approval from a public agency. As of the date of this letter, the District has not received an AIA application for this Project. Please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510 so that proper mitigation and clean air design under ISR can be incorporated into the Project's design. One AIA application should be submitted for the entire Project.

Information about how to comply with District Rule 9510 can be found online at: https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview

The AIA application form can be found online at: https://ww2.valleyair.org/permitting/indirect-source-review-rule-overview/forms-and-applications/

District staff is available to provide assistance and can be reached by phone at (559) 230-5900 or by email at ISR@valleyair.org.

7c) District Rule 4601 (Architectural Coatings)

The Project may be subject to District Rule 4601 since it may utilize architectural coatings. Architectural coatings are paints, varnishes, sealers, or stains that are applied to structures, portable buildings, pavements or curbs. The purpose of this rule is to limit VOC emissions from architectural coatings. In addition, this rule specifies architectural coatings storage, cleanup and labeling requirements. Additional information on how to comply with District Rule 4601 requirements can be found online at: https://ww2.valleyair.org/media/tkgjeusd/rule-4601.pdf

7d) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities.*

Should the project result in at least 1-acre in size, the project proponent shall provide written notification to the District at least 48 hours prior to the project proponents intent to commence any earthmoving activities pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). Also, should the project result in the disturbance of 5-acres or more, or will include moving, depositing, or relocating more than 2,500 cubic yards per day of bulk materials, the project proponent shall submit to the District a Dust Control Plan pursuant to District Rule 8021 (Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities). For additional information regarding the written notification or Dust Control Plan requirements, please contact District Compliance staff at (559) 230-5950.

The application for both the Construction Notification and Dust Control Plan can be found online at: https://ww2.valleyair.org/media/fm3jrbsq/dcp-form.docx

Information about District Regulation VIII can be found online at: https://ww2.valleyair.org/dustcontrol

7e) District Rule 4901 - Wood Burning Fireplaces and Heaters

The purpose of this rule is to limit emissions of carbon monoxide and particulate matter from wood burning fireplaces, wood burning heaters, and outdoor wood burning devices. This rule establishes limitations on the installation of new wood burning fireplaces and wood burning heaters. Specifically, at elevations below 3,000 feet in areas with natural gas service, no person shall install a wood burning fireplace, low mass fireplace, masonry heater, or wood burning heater.

Information about District Rule 4901 can be found online at: https://ww2.valleyair.org/compliance/residential-wood-smoke-reduction-program/

7f) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance) and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

8) District Comment Letter

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

If you have any questions or require further information, please contact Michael Corder by e-mail at Michael.Corder@valleyair.org or by phone at (559) 230-5818.

Sincerely,

Tom Jordan
Director of Policy and Government Affairs



For: Mark Montelongo
Program Manager

Community and Economic Development
Environmental Health Division
Dexter Marr
Deputy Director

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

MEMORANDUM

TO: Annette Kephart

FROM Dexter Marr, Environmental Health Division

DATE: February 27, 2025

RE: Kuljis, Steve - Conditional Use Permit - Oakhurst (064-180-016-000)

Comments

TO: Planning Division
FROM: Environmental Health Division
DATE: February 26, 2025
RE: Conditional Use Permit (CUP) #2024-018, Steve Kuljis, Oakhurst APN 064-180-016

Madera County Environmental Health Division (MCEHD) project comments:

If this proposed project is within 500 feet of an existing Public/Community Water system or within a Water Maintenance District service area it shall connect. [MCC Title 13, Section 13.52.030] Provide a Will Serve letter from Cal American Waters.

If private Onsite Wastewater Treatment System is proposed. Applicant must submit an Engineered Design Septic System utilizing advance treatment and common (community) shared leach field disposal area to Environmental Health and to the California Department of Housing and Community Development for review and approval. If wastewater demand exceeds 10,000 gallons per day a permit will be required through Central Valley Regional Quality Control Board. [Madera County Local Agency Management Program (LAMP) & Madera County Title 13]

Project must comply with Central Valley Regional Water Quality Control Board requirements for wastewater discharge permitting in addition to other State environmental permitting requirements.

Project must comply with California Department of Housing and Community Development (HCD) as it relates to Public Water System and Onsite Wastewater Treatment Systems.

Provide OWTS maintenance contract to Environmental Health Division prior to obtaining final approval for the OWTS from Environmental Health Division.

Solid waste collection with sorting for recyclables and garbage is required. Senate Bill 1383 is required to be implemented If applicable at the time of project approval.

Obtain an approval letter for retail/food construction through Environmental Health Division's (EHD) Food Program prior to the approval of the building permit. Construction plans will be reviewed under the California Retail Food Code. Submit two (2) copies of the building plans/equipment specifications and review fees to EHD.

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

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

If there are any questions or comments regarding these conditions/requirements, please contact the Land Use Division at (559) 675-7823.

Community and Economic Development
Fire Prevention Division

Deborah Mahler, Fire Marshal
Deputy Director

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

MEMORANDUM

TO: Annette Kephart

FROM Deborah Mahler, Fire Marshal

DATE: February 12, 2025

RE: Kuljis, Steve - Conditional Use Permit - Oakhurst (064-180-016-000)

Comments:

Current Fire Suppression water storage requirements shall be met prior to approval of the CUP for an Assembly use.

The structures will be required to be served by a fire hydrant system.

The buildings will need to be protected by both fire alarms and fire sprinkler systems

The project will be required to meet California adopted Building and Fire Codes at time of permit application.

A more in-depth plan review will be conducted when building permits are applied for.

Verify access meets California adopted Building and Fire Codes

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ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: December 5, 2025

TO: John Reed, John Reed General Contractor

FROM: Amy Fischer, President
Briette Shea, Senior Air Quality Specialist

SUBJECT: Air Quality Analysis Memorandum for the Proposed Madera County Mobile Home Park Project in Oakhurst, Madera County, California

INTRODUCTION

LSA has prepared this Air Quality Analysis Memorandum to evaluate the impacts associated with construction and operation of the proposed Madera County Mobile Home Project (project) in the unincorporated community of Oakhurst, Madera County, California. This analysis was prepared using methods and assumptions recommended in the San Joaquin Valley Air Pollution Control District's (SJVAPCD) *Guidance for Assessing and Mitigating Air Quality Impacts* (GAMAQI).[1] This analysis includes a description of the existing regulatory framework, an assessment of project construction and operation period criteria pollutant emissions, a qualitative health risk assessment, and evaluation of project consistency with adopted air quality plans.

PROJECT DESCRIPTION AND LOCATION

The approximately 40-acre project site is located north of Highway 49 and west of Highway 41 (Assessor's Parcel Numbers [APNs]: 064-142-014 and 064-180-016) in the unincorporated community of Oakhurst, Madero County, California. The project site is currently vacant and includes unpaved trails and has a zoning designation of Planned Development District (PDD). Figure 1, Project Location and Figure 2, Conceptual Site Plan, are provided in Attachment A.

The proposed project includes development of the site with a 106-unit age-restricted mobile home park, including a 7,752 square-foot (sf) community center, pickleball court, 10,800-sf maintenance building, and 170 parking spaces. Landscaped areas would be provided throughout the site. Access to the site would be provided from Liberty Drive, Meadow Vista Drive, Spring Drive, and Junction Drive.

[1] San Joaquin Valley Air Pollution Control District (SJVAPCD). 2015. *Guidance for Assessing and Mitigating Air Quality Impacts*. March 19. Website: www.valleyair.org/transportation/ceqa_idx.htm (accessed December 2025).

Once operational, the proposed project would generate approximately 755 average daily trips (ADT).[2] Up to four employees are expected to visit the site per day to support project operations and maintenance.

Construction of the proposed project would include site preparation, grading, building, paving, and architectural coating activities, and would involve the use of standard earth-moving equipment such as large excavators, cranes, and other related equipment. Homes that will be located on the site will be constructed off site and transported to the project site to be placed on building pads that will be installed during the construction period. Soil import or export would not be required during construction.

Sensitive Receptors in the Project Area

For this analysis, sensitive receptors are considered areas of the population that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include residences, schools, daycare centers, hospitals, parks, and similar uses that are sensitive to air quality. Impacts on sensitive receptors are of particular concern because those receptors are the population most vulnerable to the effects of air pollution.

The project site is surrounded by vacant land to the north, scattered rural residential uses and a church to the east, and retail uses and multi-family housing to the south, and Gray Squirrel Lane, vacant land, and open lots used for parking and equipment storage to the west. The closest sensitive receptors are the rural residential uses to the east, approximately 100 feet from the project boundary.

ENVIRONMENTAL SETTING AND AIR QUALITY BACKGROUND

The project site is located in Madera County, California, which is part of the San Joaquin Valley Air Basin (SJVAB) and is under the jurisdiction of the SJVAPCD.

Air quality is a function of both local climate and local sources of air pollution. The amount of a given pollutant in the atmosphere is determined by the amount of the pollutant released and the atmosphere's ability to transport and dilute the pollutant. The major determinants of transport and dilution are wind, atmospheric stability, terrain, and for photochemical pollutants, sunshine.

A region’s topographic features have a direct correlation with air pollution flow and therefore are used to determine the boundary of air basins. The SJVAB is comprised of approximately 25,000 square miles and covers all of eight counties including Fresno, Kings, Madera, Merced, San Joaquin, Stanislaus and Tulare, and the western portion of Kern. The SJVAB is defined by the Sierra Nevada mountains in the east (8,000 to 14,000 feet in elevation), the Coast Ranges in the west (averaging 3,000 feet in elevation), and the Tehachapi mountains in the south (6,000 to 8,000 feet in elevation). The valley is basically flat with a slight downward gradient to the northwest. The valley opens to the sea at the Carquinez Straits where the San Joaquin-Sacramento Delta empties into San Francisco

[2] Alex Georgevitch Consulting. 2025. *Traffic Impact Analysis and VMT Review for CEQA; Oakhurst Mobile Home Park*. July.

Bay. An aerial view of the SJVAB would simulate a "bowl" opening only to the north. These topographic features restrict air movement through and out of the basin.

Both the State and federal government have established health-based ambient air quality standards for six criteria air pollutants: carbon monoxide (CO), ozone (O_3), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), lead (Pb), and suspended particulate matter (particulate matter less than 2.5 microns in diameter [$PM_{2.5}$] and particulate matter less than 10 microns in diameter [PM_{10}]). In addition, the State has set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility-reducing particles. These standards are designed to protect the health and welfare of the populace with a reasonable margin of safety. Two criteria pollutants, O_3 and NO_2, are considered regional pollutants because they (or their precursors) affect air quality on a regional scale. Pollutants such as CO, SO_2, and Pb are considered local pollutants that tend to accumulate in the air locally.

Air quality monitoring stations are located throughout the nation and are maintained by the local air districts and state air quality regulating agencies. Data collected at permanent monitoring stations are used by the United States Environmental Protection Agency (EPA) to identify regions as "attainment" or "nonattainment", depending on whether the regions meet the requirements stated in the applicable National Ambient Air Quality Standards (NAAQS). Nonattainment areas are imposed with additional restrictions as required by the EPA. In addition, different classifications of attainment (e.g., marginal, moderate, serious, severe, and extreme) are used to classify each air basin in the State on a pollutant-by-pollutant basis. The classifications are used as a foundation to create air quality management strategies to improve air quality and to comply with the NAAQS. As shown in Table A, the SJVAB is designated as nonattainment by federal standards for O_3 and $PM_{2.5}$ and nonattainment by State standards for O_3, PM_{10}, and $PM_{2.5}$.

Table A: Attainment Status of Criteria Pollutants in the San Joaquin Valley Air Basin

Pollutant	State	Federal
Ozone (1-hour)	Nonattainment/Severe	Revoked
Ozone (8-hour)	**Nonattainment**	**Nonattainment**/Extreme
PM_{10}	**Nonattainment**	Attainment
$PM_{2.5}$	**Nonattainment**	**Nonattainment**
Carbon Monoxide	Attainment/Unclassified	Attainment/Unclassified
Nitrogen Dioxide	Attainment	Attainment/Unclassified
Lead	Attainment	No Designation/Classification
Sulfur Dioxide	Attainment	Attainment/Unclassified
Sulfates	Attainment	No Federal Standard
Hydrogen Sulfide	Unclassified	No Federal Standard

Source: SJVAPCD. Ambient Air Quality Standards & Attainment Status; San Joaquin Valley Attainment Status. Website: https://ww2.valleyair.org/air-quality-information/ambient-air-quality-standards-valley-attainmnet-status/ (accessed December 2025).
PM_{10} = particulate matter less than 10 microns in diameter
$PM_{2.5}$ = particulate matter less than 2.5 microns in diameter

Ozone levels, as measured by peak concentrations and the number of days over the State 1-hour standard, have declined substantially as a result of aggressive programs by the SJVAPCD and other regional, State, and federal agencies. The reduction of peak concentrations represents progress in improving public health; however, the SJVAPCD still exceeds the State standard for 1-hour and

8-hour O_3 levels. In addition, the SJVAB was designated as a serious nonattainment area for the federal 1997 8-hour ozone level in June 2004. The EPA lowered the 1997 0.80 parts per million (ppm) federal 8-hour ozone standard to 0.75 ppm in 2008 and then to 0.70 ppm on October 1, 2015. The SJVAB is classified as nonattainment for the 1-hour and 8-hour ozone standards at the State and federal levels, although a request for redesignation as attainment of the 1-hour ozone standard was submitted to the EPA in 2014.

Federal and State standards have also been established for $PM_{2.5}$ over 24-hour and yearly averaging periods. $PM_{2.5}$, because of the small size of individual particles, can be especially harmful to human health. $PM_{2.5}$ is emitted by common combustion sources such as cars, trucks, buses, and power plants, in addition to ground-disturbing activities. On February 7, 2024, the EPA strengthened the NAAQS for $PM_{2.5}$ by revising the primary (health-based) annual standard from 12 micrograms per cubic meter ($\mu g/m^3$) to 9 $\mu g/m^3$; however, a new attainment designation has not been issued, and guidance is under EPA review.[3] The SJVAB is considered a nonattainment area for the $PM_{2.5}$ standard at the State and federal levels.

The SJVAPCD is classified as a PM_{10} nonattainment area at the State level and was redesignated from serious nonattainment to attainment of the federal PM_{10} standard in 2008. Because the SJVAPCD was redesignated from nonattainment to attainment, a PM_{10} maintenance plan was adopted in 2007 and is required to be updated every 10 years.

No exceedances of the State or federal CO standards have been recorded at any of the region's monitoring stations since 1991. The SJVAB is currently considered an attainment area for State and federal 8-hour and 1-hour CO standards.

Air Quality Monitoring Results

Air quality monitoring stations are located throughout the nation and are maintained by the local air pollution control district and state air quality regulating agencies. The SJVAPCD, together with the CARB, maintains ambient air quality monitoring stations in the SJVAB. The air quality monitoring stations closest to the project area are the Madera – 28261 Avenue 14 station at 28261 Avenue 14, Madera, Madera County, California, and the Madera – Pump Yard station at Road 29 ½, north of Avenue 8, Madera, Madera County, California.

Pollutant monitoring results for years 2022 to 2024 at the nearby ambient air quality monitoring stations, shown in Table B, indicate that air quality in the area has generally been moderate. As indicated in the monitoring results, the State 1-hour ozone standard was exceeded 1 time in both 2022 and 202. The State 8-hour ozone standard was exceeded 9 times in 2022, 13 times in 2023, and 19 times in 2024. The federal 8-hour ozone standard was exceeded 10 times in 2022, 15 times in 2023, and 19 times in 2024. The State PM_{10} standard was exceeded 64 times in 2022, 78 times in 2023, and 86 times in 2024, and the federal PM_{10} standard was not exceeded in the 3-year period.

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[3] EPA. *Trump EPA Announces Path Forward on National Air Quality Standards for Particulate Matter (PM2.5) to Aid Manufacturing, Small Businesses*. Website: https://www.epa.gov/newsreleases/trump-epa-announces-path-forward-national-air-quality-standards-particulate-matter (accessed December 2025).

The federal $PM_{2.5}$ standard had 3 exceedances in 2022, 1 exceedance in 2023, and 4 exceedances in 2024. The State NO_2 maximum 1-hour standard had no exceedances for the 3-year period.

Table B: Ambient Air Quality Monitored in the Project Vicinity

Pollutant	Standard	2022	2023	2024
Ozone (O_3)[1]				
Maximum 1-hr concentration (ppm)		0.101	0.100	0.093
Number of days exceeded:	State: 0.090 ppm	1	1	0
Maximum 8-hr concentration (ppm)		0.081	0.086	0.082
Number of days exceeded:	State: 0.070 ppm	9	13	19
	Federal: 0.070 ppm	10	15	19
Coarse Particulates (PM_{10})[1]				
Maximum 24-hr concentration (µg/m³)		140.5	136.9	151.4
Number of days exceeded:	State: 50 µg/m³	64	78	86
	Federal: 150 µg/m³	0	0	0
Annual arithmetic average concentration (µg/m³)		35.4	34.0	36.0
Exceeded for the year:	State: 20 µg/m³	Yes	Yes	Yes
	Federal: 50 µg/m³	No	No	No
Fine Particulates ($PM_{2.5}$)[1]				
Maximum 24-hr concentration (µg/m³)		40.2	36.9	46.3
Number of days exceeded:	Federal: 35 µg/m³	3	1	4
Annual arithmetic average concentration (µg/m³)		10.4	9.9	9.0
Exceeded for the year:	State: 12 µg/m³	No	No	No
	Federal: 9 µg/m³	Yes	Yes	No
Nitrogen Dioxide (NO_2)[2]				
Maximum 1-hr concentration (ppm)		0.0346	0.0322	0.0285
Number of days exceeded:	State: 0.18 ppm	0	0	0
Annual arithmetic average concentration (ppm)		0.006	0.005	0.004
Exceeded for the year:	State: 0.030 ppm	No	No	No
	Federal: 0.053 ppm	No	No	No

Sources: CARB iADAM. Air Quality Data Statistics. Website: https://www.arb.ca.gov/adam/topfour/topfourdisplay.php (accessed December 2025).

[1] Data taken from the Madera – 28261 Avenue 14 station.

[2] Data take from the Madera – Pump Yard station.

µg/m³ = micrograms per cubic meter
hr = hour
ND = no data available
PM_{10} = particulate matter less than 10 microns in size
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
ppm = parts per million

REGULATORY FRAMEWORK

This section provides regulatory background information related to air quality.

Federal Regulations

The 1970 federal Clean Air Act (CAA) authorized the establishment of national health-based air quality standards and set deadlines for their attainment. The CAA Amendments of 1990 changed deadlines for attaining national standards as well as the remedial actions required for areas of the nation that exceed the standards. Under the CAA, State and local agencies in areas that exceed the national standards are required to develop State Implementation Plans to demonstrate how they will achieve the national standards by specified dates.

State Regulations

In 1988, the California Clean Air Act (CCAA) required that all air districts in the State endeavor to achieve and maintain California Ambient Air Quality Standards for CO, O_3, SO_2, and NO_2 by the earliest practical date. The CCAA provides districts with authority to regulate indirect sources and mandates that air quality districts focus particular attention on reducing emissions from transportation and area-wide emission sources. Each nonattainment district is required to adopt a plan to achieve a 5 percent annual reduction, averaged over consecutive 3-year periods, in district-wide emissions of each nonattainment pollutant or its precursors. A Clean Air Plan shows how a district would reduce emissions to achieve air quality standards. Generally, the State standards for these pollutants are more stringent than the national standards.

The CARB is the State's "clean air agency". The CARB's goals are to attain and maintain healthy air quality, protect the public from exposure to toxic air contaminants, and oversee compliance with air pollution rules and regulations.

Regional Regulations

San Joaquin Valley Air Pollution Control District. The SJVAPCD has specific air quality-related planning documents, rules, and regulations.[4] This section summarizes the local planning documents and regulations that may be applicable to the proposed project as administered by the SJVAPCD with CARB oversight.

- **Rule 8011—General Requirements: Fugitive Dust Emission Sources.** Fugitive dust regulations are applicable to outdoor fugitive dust sources. Operations, including construction operations, must control fugitive dust emissions in accordance with SJVAPCD Regulation VIII. According to Rule 8011, the SJVAPCD requires the implementation of control measures for fugitive dust emission sources.

- **Regulation VIII—Fugitive PM_{10} Prohibitions.** Rules 8011–8081 are designed to reduce PM_{10} emissions (predominantly dust/dirt) generated by human activity, including construction and demolition activities, road construction, bulk material storage, paved and unpaved roads, and carryout and track-out. All development projects that involve soil disturbance are subject to at least one provision of the Regulation VIII series of rules.

- **Rule 2201—New and Modified Stationary Source Review Rule.** This rule provides the review of new and modified stationary sources of air pollution to operate without interfering with the attainment or maintenance of ambient air quality standards and results in no net increase in emissions above specified thresholds.

- **Rule 9510—Indirect Source Review.** This rule reduces the impact of nitrogen oxides (NO_x) and PM_{10} emissions from new development projects. The rule places application and emission reduction requirements on development projects meeting applicability criteria to reduce

[4] SJVAPCD. 2024. *Current District Rules and Regulations*. Website: https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations (accessed December 2025).

emissions through on-site mitigation, off-site SJVAPCD-administered projects, or a combination of the two. Compliance with SJVAPCD Rule 9510 reduces emission impacts through incorporation of on-site measures as well as payment of an off-site fee that funds emission reduction projects in the SJVAB. The emission analysis for Rule 9510 is detailed and is dependent on the exact project design that is expected to be constructed or installed. Compliance with Rule 9510 is separate from the California Environmental Quality Act (CEQA) process, although the control measures used to comply with Rule 9510 may be used to mitigate significant air quality impacts.

Guidance for Assessing and Mitigating Air Quality Impacts. The SJVAPCD prepared the GAMAQI to assist lead agencies and project applicants in evaluating the potential air quality impacts of projects in the SJVAB.[5] The GAMAQI provides SJVAPCD-recommended procedures for evaluating potential air quality impacts during the CEQA environmental review process. The GAMAQI provides guidance on evaluating short-term (construction) and long-term (operational) air emissions. The most recent version of the GAMAQI, adopted on March 19, 2015, was used in this evaluation. It contains guidance on the following:

- Criteria and thresholds for determining whether a project may have a significant adverse air quality impact
- Specific procedures and modeling protocols for quantifying and analyzing air quality impacts
- Methods to mitigate air quality impacts
- Information for use in air quality assessments and environmental documents, including air quality, regulatory setting, climate, and topography data

Regional Air Quality Management Plan. The SJVAPCD is responsible for formulating and implementing the Air Quality Management Plan (AQMP) for the air basin. The main purpose of an AQMP is to bring the area into compliance with federal and State air quality standards. The SJVAPCD does not have one single AQMP for criteria pollutants, rather the SJVAPCD addresses each criteria pollutant with its own plan. The SJVAPCD has the following AQMPs:

- 2022 Plan for the 2015 8-Hour Ozone Standard
- 2018 Plan for the 1997, 2006, and 2012 $PM_{2.5}$ Standards
- 2016 Moderate Area Plan for the 2012 $PM_{2.5}$ standard
- 2016 Plan for the 2008 8-Hour Ozone Standard
- 2013 Plan for the Revoked 1-Hour Ozone Standard

[5] SJVAPCD. 2015. *Guidance for Assessing and Mitigating Air Quality Impacts*. March 19. Website: www.valleyair.org/transportation/ceqa_idx.htm (accessed December 2025).

- 2007 PM_{10} Maintenance Plan

- 2004 Revision to the California State Implementation Plan for Carbon Monoxide

The SJVAPCD's AQMPs incorporate the latest scientific and technological information and planning assumptions, including updated emission inventory methodologies for various source categories. The SJVAPCD's AQMPs include the integrated strategies and measures needed to meet the NAAQS, implementation of new technology measures, and demonstrations of attainment of the 1-hour and 8-hour ozone NAAQS as well as the latest 24-hour and annual $PM_{2.5}$ standards.

Local Regulations

Madera County Transportation Commission. Madera County Transportation Commission (MCTC) is the Regional Transportation Planning Agency (RTPA), Metropolitan Planning Organization (MPO), and the Local Transportation Commission (LTC) for Madera County. The MCTC is responsible for the development and adoption of the Regional Transportation Plan and Transportation Improvement Program. MCTC is currently preparing the 2026 Regional Transportation Plan and Sustainable Communities Strategy (RTP/SCS), which is intended to serve as the long-term vision for regional transportation in Madera County.[6]

Madera County General Plan. The Madera County General Plan includes an Air Quality Element which includes goals, policies, and objectives intended to address the wide range of air quality concerns facing the County.[7] The following lists the air quality goals and policies that may be relevant to the proposed project.

- **AQ GOAL A1** Achieve effective communication, cooperation, coordination and education in developing and implementing countywide and regional programs to improve air quality and reduce potential climate change impacts.

- **AQ Policy A1.1.2** Consult with the SJVAPCD and MCTC during CEQA review of discretionary projects having the potential for causing adverse air quality, transportation, and climate change impacts. Participate in the SJVAPCD Climate Change Action Plan implementation.

- **AQ GOAL B1** Improve Air Quality, Land Use and Transportation Planning integration and reduce impacts through appropriate project location, design and application of best available technologies.

- **AQ Policy B1.1.1** Minimize air quality and potential climate change impacts through project review, evaluation, and conditions of approval when planning the location and design of land

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6 Madera County Transportation Commission. *2026 Madera County Regional Transportation Plan and Sustainable Communities Strategy*. Website: https://www.maderactc.org/transportation/page/2026-madera-county-regional-transportation-plan-and-sustainable-communities (accessed December 2025).

7 County of Madera. 2010. *Air Quality Element; Madera County General Plan*. Website: https://www.maderacounty.com/home/showpublisheddocument/2846/636934376261100000 (accessed December 2025).

uses and transportation systems needed to accommodate expected County population growth. Integrate decisions on land use and development locations with the SJV Blueprint.

- **AQ GOAL C1** Use Air Quality Assessment and Mitigation programs and resources of the SJVAPCD and other agencies to minimize air pollution, related public health effects, and potential climate change impacts within the County.

- **AQ Policy C1.1.1** Assess and mitigate project air quality impacts using analysis methods and significance thresholds recommended by the SJVAPCD and require that projects do not exceed established SJVAPCD thresholds.

- **AQ Policy C1.1.2** Assess and mitigate project greenhouse gas/climate change impacts using analysis methods and significance thresholds as defined or recommended by the SJVAPCD, MCTC or California Air Resources Board (ARB) depending on the type of project involved.

- **AQ Policy C1.1.3** Ensure that air quality and climate change impacts identified during CEQA review are minimized and consistently and fairly mitigated at a minimum, to levels as required by CEQA.

- **AQ Policy C1.1.4** Identify and maintain an on-going inventory of the cumulative transportation, air quality, and climate change impacts of all general plan amendments approved during each year.

- **AQ Policy C1.1.5** Assess and reduce the air quality and potential climate change impacts of new development projects that may be insignificant by themselves but, taken together, may be cumulatively significant for the County as a whole.

- **AQ Policy C1.1.6** Encourage and support the development of innovative and effective mitigation measures and programs to reduce air quality and climate change impacts through proactive coordination with the SJVAPCD, project applicants, and other knowledgeable and interested parties.

- **AQ GOAL E1** Minimize air emissions and potential climate change impacts related to energy consumption in the County.

- **AQ GOAL F1** Minimize exposure of the public to hazardous air pollutant emissions, particulates and noxious odors from freeways, major arterial roadways, industrial, manufacturing, and processing facilities.

- **AQ Policy F2.1.1** Coordinate with the SJVAPCD to ensure that construction, grading, excavation and demolition activities within County's jurisdiction are regulated and controlled to reduce particulate emissions to the maximum extent feasible.

- **AQ Policy F2.1.2** Require all access roads, driveways, and parking areas serving new commercial and industrial development are constructed with materials that minimize particulate emissions and are appropriate to the scale and intensity of use.

METHODOLOGY

Construction Emissions

Construction activities can generate a substantial amount of air pollution. Construction activities are considered temporary; however, short-term impacts can contribute to exceedances of air quality standards. Construction activities include site preparation, earthmoving, and general construction. The emissions generated from these common construction activities include fugitive dust from soil disturbance, fuel combustion from mobile heavy-duty diesel- and gasoline-powered equipment, portable auxiliary equipment, and worker commute trips.

The California Emissions Estimator Model (CalEEMod) Version 2022.1 computer program was used to calculate emissions from on-site construction equipment and emissions from worker and vehicle trips to the site. The construction schedule of the proposed project is not yet known; therefore, this analysis assumes that construction would begin in July 2026. Grading was assumed to occur for four days, per project-specific information, and the building construction phase and equipment were reduced from the default assumptions to reflect the modular construction strategy used for mobile home park development. Other construction phase timing was left as default values. This approach to construction phasing represents a conservative analysis, because, if the proposed construction activities should take place at a later timeframe or over a longer period, estimated emissions would be less intensive. The proposed project would not require the import or export of soil, which was also included in CalEEMod. The proposed project would also comply with the SJVAPCD Regulations VIII measures for fugitive dust.[8] Other detailed construction information is currently unavailable; therefore, this analysis utilizes CalEEMod default assumptions.

Operational Emissions

The air quality analysis includes estimating emissions associated with long-term operation of the proposed project. Consistent with the SJVAPCD guidance for estimating emissions associated with land use development projects, the CalEEMod computer program was used to calculate the long-term operational emissions associated with the project.

The proposed project analysis was conducted using land use codes *Mobile Home Park*, *Health Club*, *Unrefrigerated Warehouse – No Rail*, and *Parking Lot*. The *Health Club* land use was used to represent the on-site community center, and the *Unrefrigerated Warehouse – No Rail* was used to represent on maintenance building. Trip generation rates used in CalEEMod for the project were based on the traffic study conducted for the proposed project, which identifies that the proposed project would generate approximately 755 ADT.[9] Where project-specific data were not available, default assumptions (e.g., energy usage, water usage, and solid waste generation) from CalEEMod were used to estimate project emissions. CalEEMod output sheets are included in Attachment B.

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8 SJVAPCD. 2024. *Current District Rules and Regulations*. Website: https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations (accessed December 2025).

9 Alex Georgevitch Consulting. 2025. *Traffic Impact Analysis and VMT Review for CEQA; Oakhurst Mobile Home Park*. July.

THRESHOLDS OF SIGNIFICANCE

The *State CEQA Guidelines* indicate that a project would normally have a significant adverse air quality impact if project-generated pollutant emissions would do any of the following:

- Conflict with or obstruct implementation of the applicable air quality plan;
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project is nonattainment under applicable federal or State ambient air quality standards;
- Expose sensitive receptors to substantial pollutant concentrations; or
- Result in other emissions (such as those leading to odors) affecting a substantial number of people.

Regional Emission Thresholds

The SJVAPCD defines emission thresholds in the GAMAQI, established based on the attainment status of the air basin in regard to air quality standards for specific criteria pollutants. Because the concentration standards were set at a level that protects public health with an adequate margin of safety, these emission thresholds are regarded as conservative and would overstate an individual project's contribution to health risks. The related impacts are discussed further in the Project Impacts section, below. Table C shows the SJVAPCD regional emission thresholds for construction and operation.

Table C: Regional Thresholds for Construction and Operational Emissions

Emission Source	Pollutant Emission Threshold (Tons per Year)					
	CO	NO_X	ROG	SO_X	PM_{10}	$PM_{2.5}$
Construction	100	10	10	27	15	15
Operations	100	10	10	27	15	15

Source: *Guidance for Assessing and Mitigating Air Quality Impacts* (SJVAPCD 2015).

CO = carbon monoxide
NO_X = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
ROG = reactive organic gas
SJVAPCD = San Joaquin Valley Air Pollution Control District
SO_X = sulfur oxides

Local Microscale Concentration Standards

The significance of localized project impacts under CEQA depends on whether ambient CO levels in the vicinity of the project are above or below State and federal CO standards. Because ambient CO levels are below the standards throughout the SJVAB, a project would be considered to have a significant CO impact if project emissions result in an exceedance of one or more of the 1-hour or 8-hour standards. The following are applicable local emission concentration standards for CO:

- California State 1-hour CO standard of 20 ppm
- California State 8-hour CO standard of 9 ppm

PROJECT IMPACTS

This section identifies the air quality impacts associated with implementation of the proposed project. Air pollutant emissions associated with the project would occur over the short term from construction activities and over the long term from operational activities associated with the proposed land uses.

Consistency with Applicable Air Quality Plans

As noted previously, the proposed project is in a region classified as a nonattainment area for ozone and PM. The main purpose of the air quality plan is to bring the area into compliance with the requirements of the federal and State air quality standards. To bring the SJVAB into attainment, the SJVAPCD adopted the *2022 Plan for the 2015 8-Hour Ozone Standard* in December 2022 to satisfy Clean Air Act requirements and ensure attainment of the 75 parts per billion (ppb) 8-hour ozone standard.[10]

To ensure the SJVAB's continued attainment of the EPA PM_{10} standard, the SJVAPCD adopted the *2007 PM_{10} Maintenance Plan and Request for Redesignation* in September 2007.[11] The SJVAPCD adopted the *2018 Plan for the 1997, 2006, and 2012 $PM_{2.5}$ Standards* in November 2018 to address the EPA 1997 annual $PM_{2.5}$ standard of 15 micrograms per cubic meter ($\mu g/m^3$) and 24-hour $PM_{2.5}$ standard of 65 $\mu g/m^3$, the 2006 24-hour $PM_{2.5}$ standard of 35 $\mu g/m^3$, and the 2012 annual $PM_{2.5}$ standard of 12 $\mu g/m^3$.[12]

CEQA requires that certain proposed projects be analyzed for consistency with the applicable air quality plan. For a project to be consistent with SJVAPCD air quality plans, the pollutants emitted from a project should not exceed the SJVAPCD emission thresholds or cause a significant impact on air quality. In addition, emission reductions achieved through implementation of offset requirements are a major component of the SJVAPCD air quality plans. As discussed below, the proposed project would not result in the generation of criteria air pollutants that would exceed SJVAPCD thresholds of significance. Therefore, the proposed project would not conflict with or obstruct implementation of SJVAPCD air quality plans.

Criteria Pollutant Analysis

The SJVAB is currently designated nonattainment for the federal and State standards for O_3 and $PM_{2.5}$. In addition, the SJVAB is in nonattainment for the PM_{10} standard. The SJVAB's nonattainment status is attributed to the region's development history. Past, present, and future development projects contribute to the region's adverse air quality impacts on a cumulative basis. By its very

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10 SJVAPCD. 2022. *2022 Plan for the 2015 8-Hour Ozone Standard*. December 15. Website: https://ww2.valleyair.org/media/q55posm0/0000-2022-plan-for-the-2015-8-hour-ozone-standard.pdf (accessed December 2025).

11 SJVAPCD. 2007. *2007 PM_{10} Maintenance Plan and Request for Redesignation*. Website: www.valleyair.org/Air_Quality_Plans/docs/Maintenance%20Plan10-25-07.pdf (accessed December 2025).

12 SJVAPCD. 2018. *2018 Plan for the 1997, 2006, and 2012 $PM_{2.5}$ Standards*. November 15. Website: http://valleyair.org/pmplans/documents/2018/pm-plan-adopted/2018-Plan-for-the-1997-2006-and-2012-PM2.5-Standards.pdf (accessed December 2025).

nature, air pollution is largely a cumulative impact. No single project is sufficient in size to, by itself, result in nonattainment of an ambient air quality standard. Instead, a project's individual emissions contribute to existing cumulatively significant adverse air quality impacts. If a project's contribution to the cumulative impact is considerable, then the project's impact on air quality would be considered significant.

In developing thresholds of significance for air pollutants, the SJVAPCD considered the emission levels for which a project's individual emissions would be cumulatively considerable. If a project exceeds the identified significance thresholds, its emissions would be cumulatively considerable, resulting in significant adverse air quality impacts to the region's existing air quality conditions. The following analysis assesses the potential construction- and operation-related air quality impacts.

Construction Emissions. During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by grading and building activities. Emissions from construction equipment are also anticipated and would include CO, NO_x, reactive organic gases (ROG), directly emitted $PM_{2.5}$ or PM_{10}, and TACs (e.g., DPM).

Project construction would include site preparation, grading, building construction, paving, and architectural coating activities. Construction-related effects on air quality from the proposed project would be greatest during the disturbance of soils. If not properly controlled, these activities would temporarily generate particulate emissions. Sources of fugitive dust would include disturbed soils at the construction site. Unless properly controlled, vehicles leaving the site would deposit dirt and mud on local streets, which could be an additional source of airborne dust after it dries. PM_{10} emissions would vary from day to day, depending on the nature and magnitude of construction activity and local weather conditions. PM_{10} emissions would depend on soil moisture, silt content of soil, wind speed, and amount of operating equipment. Larger dust particles would settle near the source, whereas fine particles would be dispersed over greater distances from the construction site.

Water or other soil stabilizers can be used to control dust, resulting in emission reductions of 50 percent or more. The SJVAPCD has established Regulation VIII measures for reducing fugitive dust emissions (PM_{10}).[13] With the implementation of Regulation VIII measures, fugitive dust emissions from construction activities would not result in adverse air quality impacts.

In addition to dust-related PM_{10} emissions, heavy trucks and construction equipment powered by gasoline and diesel engines would generate CO, sulfur oxides (SO_x), NO_x, ROG, and some soot particulate ($PM_{2.5}$ and PM_{10}) in exhaust emissions. If construction activities were to increase traffic congestion in the area, CO and other emissions from traffic would increase slightly while those vehicles idle in traffic. These emissions would be temporary in nature and limited to the immediate area surrounding the construction site.

Construction emissions were estimated for the project using CalEEMod and are summarized in Table D. Attachment B provides CalEEMod output sheets.

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13 SJVAPCD. 2024. *Current District Rules and Regulations*. Website: https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations (accessed December 2025).

Table D: Short-Term Regional Construction Emissions

Construction Year	Annual Pollutant Emissions (tons per year)					
	ROG	NO_x	CO	SO_x	Total PM_{10}	Total $PM_{2.5}$
2026	0.06	0.42	0.61	<0.01	0.16	0.08
2027	0.50	0.08	0.14	<0.01	0.01	<0.01
SJVAPCD Threshold	**10.0**	**10.0**	**100.0**	**27.0**	**15.0**	**15.0**
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Compiled by LSA (December 2025).
CO = carbon monoxide
NO_x = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
ROG = reactive organic gas
SJVAPCD = San Joaquin Valley Air Pollution Control District
SO_x = sulfur oxides

As shown in Table D, construction emissions associated with the proposed project would not exceed the SJVAPCD's thresholds for ROG, NO_x, CO, SO_x, PM_{10}, and $PM_{2.5}$ emissions. In addition to the construction period thresholds of significance, the SJVAPCD has implemented Regulation VIII measures for dust control during construction.[14] Implementation of Regulatory Compliance Measure (RCM) AIR-1 would ensure that the proposed project complies with Regulation VIII.

RCM AIR-1 Consistent with San Joaquin Valley Air Pollution Control District (SJVAPCD) Regulation VIII (Fugitive PM_{10} Prohibitions), the following controls are required to be included as specifications for the proposed project and implemented at the construction site:

- All disturbed areas, including storage piles, that are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant or covered with a tarp or other suitable cover or vegetative ground cover.
- All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.
- All land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- When materials are transported off site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least 6 inches of freeboard space from the top of the container shall be maintained.
- All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied

[14] SJVAPCD. 2024. *Current District Rules and Regulations*. Website: https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations (accessed December 2025).

by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)

- Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/ suppressant.

Construction emissions associated with the proposed project would be less than significant with implementation of RCM AIR-1. Therefore, construction of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or State ambient air quality standard.

Operational Air Quality Impacts. Long-term air pollutant emission impacts associated with the proposed project are those related to mobile sources (e.g., vehicle trips), energy sources (e.g., natural gas), and area sources (e.g., architectural coatings and the use of landscape maintenance equipment).

Mobile source emissions include ROG and NO_X emissions that contribute to the formation of ozone. Additionally, PM_{10} emissions result from running exhaust, tire and brake wear, and the entrainment of dust into the atmosphere from vehicles traveling on paved roadways.

Energy source emissions result from activities in buildings for which natural gas is used. The quantity of emissions is the product of usage intensity (i.e., the amount of natural gas) and the emission factor of the fuel source.

Typically, area source emissions consist of direct sources of air emissions located at the project site, including architectural coatings and the use of landscape maintenance equipment. Area source emissions associated with the project would include emissions from the use of landscaping equipment and the use of consumer products.

Long-term operational emissions associated with the proposed project were calculated using CalEEMod. Table E provides the proposed project's estimated operational emissions. Attachment B provides CalEEMod output sheets.

The results shown in Table E indicate the proposed project would not exceed the significance criteria for annual ROG, NO_X, CO, SO_X, PM_{10}, or $PM_{2.5}$ emissions. Therefore, operation of the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable federal or State AAQS.

Table E: Project Operational Emissions

Emission Type	Pollutant Emissions (Tons per Year)					
	ROG	NO_X	CO	SO_X	Total PM_{10}	Total $PM_{2.5}$
Mobile Sources	0.58	0.75	4.37	0.01	1.05	0.27
Area Sources	0.83	0.06	1.61	<0.01	0.14	0.14
Energy Sources	0.01	0.14	0.07	<0.01	0.01	0.01
Total Project Emissions	*1.42*	*0.94*	*6.05*	*0.02*	*1.20*	*0.42*
SJVAPCD Threshold	**10.0**	**10.0**	**100.0**	**27.0**	**15.0**	**15.0**
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Source: Compiled by LSA (December 2025).
Note: Some values may not appear to add correctly due to rounding.
CO = carbon monoxide
NO_x = nitrogen oxides
$PM_{2.5}$ = particulate matter less than 2.5 microns in size
PM_{10} = particulate matter less than 10 microns in size
ROG = reactive organic gas
SJVAPCD = San Joaquin Valley Air Pollution Control District
SO_x = sulfur oxides

Long-Term Microscale (CO Hot Spot) Analysis. Vehicular trips associated with the proposed project would contribute to congestion at intersections and along roadway segments in the vicinity of the proposed project site. Localized air quality impacts would occur when emissions from vehicular traffic increase as a result of the proposed project. The primary mobile-source pollutant of local concern is CO, a direct function of vehicle idling time and, thus, of traffic flow conditions. CO transport is extremely limited; under normal meteorological conditions, it disperses rapidly with distance from the source. However, under certain extreme meteorological conditions, CO concentrations near a congested roadway or intersection may reach unhealthful levels, affecting local sensitive receptors (e.g., residents, schoolchildren, the elderly, and hospital patients). Typically, high CO concentrations are associated with roadways or intersections operating at unacceptable levels of service or with extremely high traffic volumes. In areas with high ambient background CO concentrations, modeling is recommended to determine a project's effect on local CO levels. The project region is in attainment for the CO standard, and as a result, CO is not considered to be in high ambient background levels.

Per the project-specific traffic study, intersections around the site operate at acceptable Levels of Service under existing conditions and existing plus project conditions.[15] Therefore, the addition of the proposed project traffic would not create any significant adverse impacts to nearby intersections. Given the low level of ambient CO concentrations in the project area and lack of traffic impacts at any intersections, project-related vehicles are not expected to result in CO concentrations exceeding the State or federal CO standards. No CO hot spots would occur, and the project would not result in any project-related impacts on CO concentrations.

Health Risk on Nearby Sensitive Receptors

Sensitive receptors are defined as residential uses, schools, daycare centers, nursing homes, and medical centers. Individuals particularly vulnerable to DPM are children, whose lung tissue is still

[15] Alex Georgevitch Consulting. 2025. *Traffic Impact Analysis and VMT Review for CEQA; Oakhurst Mobile Home Park*. July.

developing, and the elderly, who may have serious health problems that can be aggravated by exposure to DPM. The closest sensitive receptors to the project site are the rural residential uses to the east, approximately 100 feet from the project boundary.

Construction of the proposed project may expose surrounding sensitive receptors to airborne particulates and a small quantity of construction equipment pollutants (i.e., usually diesel-fueled vehicles and equipment). However, construction contractors would be required to implement SJVAPCD Regulation VIII, as ensured through RCM AIR-1, which would reduce emissions of fugitive dust. In addition, idling of trucks would be limited by the CARB's In-Use Off-Road Diesel Vehicles regulation, which limits idling to 5 minutes or less. Minimizing idling time reduces vehicle exhaust emissions.[16] In addition, according to CARB, DPM emissions have also been shown to be highly dispersive in the atmosphere with the DPM concentration decreasing with distance from the source.[17] Furthermore, the primary construction activities associated with the proposed project would occur over a short timeframe (less than one year) and therefore potential sensitive receptors would be exposed to emissions associated with construction activities for a limited duration. Finally, project construction pollutant emissions would be below the SJVAPCD significance thresholds, which includes thresholds for PM. Overall, construction of the project is not expected to result in the exposure of sensitive receptors to substantial pollutant concentrations.

Once operational, the majority of vehicle trips to the project site would be from residents and, as a result, the proposed project would attract very few diesel truck trips. Additionally, the project would not include any stationary generators on-site. For these reasons, once operational, the project would not be expected to expose nearby sensitive receptors to substantial amounts of TACs. Furthermore, the proposed project would be required to implement District Rule 9510, Indirect Source Review (ISR).[18] Implementation of Rule 9510 would reduce operational emissions of NO_X and PM_{10} by 33.3 percent and 50 percent, respectively. Compliance with SJVAPCD rules would further limit doses and exposures, reducing potential health risk related to vehicle and equipment emissions to a level that is not significant. Therefore, operations of the proposed project would not result in new sources of TACs and would not expose sensitive receptors to substantial levels of TACs.

Naturally Occurring Asbestos

According to the California Geological Survey, serpentine and ultramafic rock is not known to occur in the project vicinity.[19] Therefore, the potential risk for naturally occurring asbestos during project construction is not considered significant.

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16 CARB. 2025. *In-use off-Road Diesel Vehicle Regulation*. Website: https://ww2.arb.ca.gov/capp-resource-center/heavy-duty-diesel-vehicle-idling-information (accessed December 2025).

17 CARB. 2005. *Air Quality and Land Use Handbook: A Community Health Perspective*. Website: https://ww2.arb.ca.gov/sites/default/files/2023-05/Land%20Use%20Handbook_0.pdf (accessed December 2025).

18 SJVAPCD. 2024. *Current District Rules and Regulations*. Website: https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations (accessed December 2025).

19 California Department of Conservation (DOC). n.d. California Geological Survey. Naturally-Occurring Asbestos in California. Website: https://www.conservation.ca.gov/cgs/minerals/mineral-hazards/asbestos (accessed December 2025).

Valley Fever

The closest sensitive receptors are the rural residential uses to the east, approximately 100 feet from the project boundary. Except under high wind conditions, this distance is sufficient that particulate matter would settle prior to reaching the nearest sensitive receptor. Therefore, any Valley fever spores suspended with the dust would not be anticipated to reach the sensitive receptors. However, during project construction, it is possible that workers could be exposed to Valley fever through fugitive dust. Dust control measures, as ensured by RCM AIR-1 and consistent with SJVAPCD Regulation VIII,[20] would reduce the exposure to the workers and sensitive receptors. Therefore, dust from the construction of the project is not anticipated to significantly add to the existing exposure of people to Valley fever.

Odors

The SJVAPCD addresses odor criteria within the GAMAQI. The district has not established a rule or standard regarding odor emissions; rather, the district has a nuisance rule: "Any project with the potential to frequently expose members of the public to objectionable odors should be deemed to have a significant impact."[21]

During project construction, some odors may be present due to diesel exhaust. However, these odors would be temporary and limited to the construction period. Land uses typically considered as associated with the production of odors during operations include wastewater treatment facilities, waste disposal facilities, and agricultural operations. The project does not include any land uses that are typically associated with emitting objectionable odors. Any odors in general would be confined mainly to the project site and would readily dissipate. Therefore, the proposed project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

CONCLUSION

Based on the analysis presented above, with implementation of RCM AIR-1, construction and operational activities associated with the proposed project would not result in the generation of criteria air pollutants that would exceed SJVAPCD thresholds of significance. In addition, the proposed project is not expected to produce significant emissions that would affect nearby sensitive receptors. The proposed project would also not result in objectionable odors affecting a substantial number of people.

Attachments: A: Figures
B: CalEEMod Outputs

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20 SJVAPCD. 2024. *Current District Rules and Regulations*. Website: https://ww2.valleyair.org/rules-and-planning/current-district-rules-and-regulations (accessed December 2025).

21 Ibid.

ATTACHMENT A

FIGURES

Figure 1: Project Location
Figure 2: Conceptual Site Plan



LSA

Project Location

FIGURE 1

N

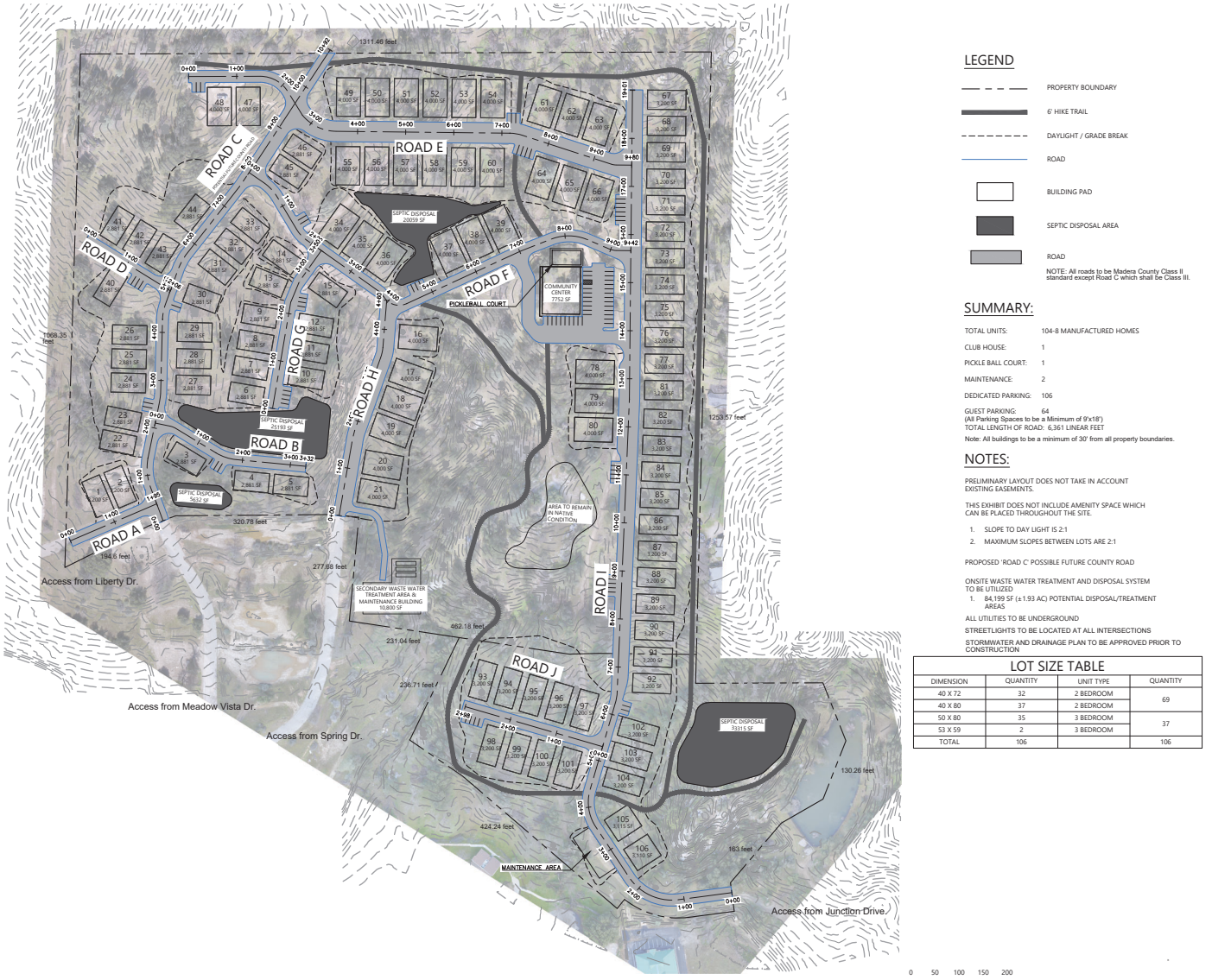
0 175 350
FEET

SOURCE: Nearmap (7/23/25)

Madera County Mobile Home Park

Project Location

I:\2025\20252697\GIS\Pro\Madera County Mobile Home Park\Madera County Mobile Home Park.aprx (Fig 1 - Project Location)
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LEGEND

- PROPERTY BOUNDARY
- 6' HIKE TRAIL
- DAYLIGHT / GRADE BREAK
- ROAD
- BUILDING PAD
- SEPTIC DISPOSAL AREA
- ROAD

NOTE: All roads to be Madera County Class II standard except Road C which shall be Class III.

SUMMARY:

TOTAL UNITS:	104-8 MANUFACTURED HOMES
CLUB HOUSE:	1
PICKLE BALL COURT:	1
MAINTENANCE:	2
DEDICATED PARKING:	106
GUEST PARKING:	64

(All Parking Spaces to be a Minimum of 9'x18')
TOTAL LENGTH OF ROAD: 6,361 LINEAR FEET
Note: All buildings to be a minimum of 30' from all property boundaries.

NOTES:

PRELIMINARY LAYOUT DOES NOT TAKE IN ACCOUNT EXISTING EASEMENTS.

THIS EXHIBIT DOES NOT INCLUDE AMENITY SPACE WHICH CAN BE PLACED THROUGHOUT THE SITE.

1. SLOPE TO DAY LIGHT IS 2:1
2. MAXIMUM SLOPES BETWEEN LOTS ARE 2:1

PROPOSED 'ROAD C' POSSIBLE FUTURE COUNTY ROAD

ONSITE WASTE WATER TREATMENT AND DISPOSAL SYSTEM TO BE UTILIZED

1. 84,199 SF (±1.93 AC) POTENTIAL DISPOSAL/TREATMENT AREAS

ALL UTILITIES TO BE UNDERGROUND

STREETLIGHTS TO BE LOCATED AT ALL INTERSECTIONS

STORMWATER AND DRAINAGE PLAN TO BE APPROVED PRIOR TO CONSTRUCTION

LOT SIZE TABLE

DIMENSION	QUANTITY	UNIT TYPE	QUANTITY
40 X 72	32	2 BEDROOM	69
40 X 80	37	2 BEDROOM	
50 X 80	35	3 BEDROOM	37
53 X 59	2	3 BEDROOM	
TOTAL	106		106

0 50 100 150 200

LSA

FIGURE 2

N

0 150 300

FEET

SOURCE: TCG Civil Engineering

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Madera County Mobile Home Park AQ Memo

Conceptual Site Plan

ATTACHMENT B

CALEEMOD OUTPUTS

Madera County Mobile Homes Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Madera County Mobile Homes
Construction Start Date	7/1/2026
Operational Year	2027
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.9
Precipitation (days)	40
Location	Oakhurst, CA, USA
County	Madera
City	Unincorporated
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2573
EDFZ	5
Electric Utility	Pacific Gas & Electric Company
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.35

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
Mobile Home Park	106	Dwelling Unit	38	137,800	3.8	—	347	—

Health Club	7.8	1000sqft	0.18	7,800	0.00	—	—	—
Parking Lot	170	Space	1.5	0.00	0.00	—	—	—
Unrefrigerated Warehouse-No Rail	11	1000sqft	0.25	10,800	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.8	3.2	29	29	0.06	1.2	20	21	1.1	10	11	—	6,710	6,710	0.27	0.11	3.1	6,735
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	97	97	7.0	10	0.01	0.30	0.58	0.68	0.27	0.14	0.29	—	1,595	1,595	0.06	0.11	0.08	1,628
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.7	2.7	2.3	3.3	0.01	0.08	0.82	0.90	0.07	0.36	0.44	—	737	737	0.02	0.04	0.43	749
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.50	0.50	0.42	0.61	< 0.005	0.01	0.15	0.16	0.01	0.07	0.08	—	122	122	< 0.005	0.01	0.07	124

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	3.8	3.2	29	29	0.06	1.2	20	21	1.1	10	11	—	6,710	6,710	0.27	0.11	3.1	6,735
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.77	0.68	3.8	6.9	0.01	0.11	0.58	0.68	0.10	0.14	0.24	—	1,595	1,595	0.05	0.11	0.08	1,628
2027	97	97	7.0	10	0.01	0.30	0.58	0.67	0.27	0.14	0.29	—	1,584	1,584	0.06	0.11	0.07	1,608
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.39	0.34	2.3	3.3	0.01	0.08	0.82	0.90	0.07	0.36	0.44	—	737	737	0.02	0.04	0.43	749
2027	2.7	2.7	0.44	0.75	< 0.005	0.01	0.04	0.05	0.01	0.01	0.02	—	149	149	< 0.005	0.01	0.08	151
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2026	0.07	0.06	0.42	0.61	< 0.005	0.01	0.15	0.16	0.01	0.07	0.08	—	122	122	< 0.005	0.01	0.07	124
2027	0.50	0.50	0.08	0.14	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	25	25	< 0.005	< 0.005	0.01	25

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	14	11	5.9	59	0.16	3.6	5.8	9.4	3.5	1.5	5.0	662	9,984	10,646	12	0.40	25	11,085
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	13	9.5	6.4	49	0.15	3.6	5.8	9.4	3.5	1.5	5.0	662	9,404	10,065	12	0.43	1.6	10,489
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Unmit.	8.7	7.8	5.2	33	0.09	0.91	5.7	6.6	0.88	1.4	2.3	215	8,701	8,916	9.7	0.41	11	9,292
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.6	1.4	0.94	6.0	0.02	0.17	1.0	1.2	0.16	0.26	0.42	36	1,440	1,476	1.6	0.07	1.9	1,538

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.8	3.5	3.8	28	0.07	0.07	5.8	5.9	0.06	1.5	1.5	—	7,348	7,348	0.24	0.35	24	7,483
Area	9.7	7.0	1.3	31	0.08	3.5	—	3.5	3.4	—	3.4	576	1,135	1,711	2.7	< 0.005	—	1,780
Energy	0.09	0.04	0.74	0.36	< 0.005	0.06	—	0.06	0.06	—	0.06	—	1,488	1,488	0.17	0.01	—	1,496
Water	—	—	—	—	—	—	—	—	—	—	—	14	13	27	1.4	0.03	—	74
Waste	—	—	—	—	—	—	—	—	—	—	—	72	0.00	72	7.2	0.00	—	251
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.0	1.0
Total	14	11	5.9	59	0.16	3.6	5.8	9.4	3.5	1.5	5.0	662	9,984	10,646	12	0.40	25	11,085
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.4	3.1	4.4	24	0.07	0.07	5.8	5.9	0.06	1.5	1.5	—	6,786	6,786	0.28	0.38	0.62	6,907
Area	9.0	6.3	1.3	24	0.08	3.5	—	3.5	3.4	—	3.4	576	1,116	1,692	2.7	< 0.005	—	1,761
Energy	0.09	0.04	0.74	0.36	< 0.005	0.06	—	0.06	0.06	—	0.06	—	1,488	1,488	0.17	0.01	—	1,496
Water	—	—	—	—	—	—	—	—	—	—	—	14	13	27	1.4	0.03	—	74
Waste	—	—	—	—	—	—	—	—	—	—	—	72	0.00	72	7.2	0.00	—	251
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.0	1.0
Total	13	9.5	6.4	49	0.15	3.6	5.8	9.4	3.5	1.5	5.0	662	9,404	10,065	12	0.43	1.6	10,489
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	3.5	3.2	4.1	24	0.07	0.07	5.7	5.7	0.06	1.4	1.5	—	6,939	6,939	0.26	0.37	10	7,065
Area	5.2	4.5	0.32	8.8	0.02	0.79	—	0.79	0.76	—	0.76	129	260	390	0.61	< 0.005	—	405
Energy	0.09	0.04	0.74	0.36	< 0.005	0.06	—	0.06	0.06	—	0.06	—	1,488	1,488	0.17	0.01	—	1,496
Water	—	—	—	—	—	—	—	—	—	—	—	14	13	27	1.4	0.03	—	74
Waste	—	—	—	—	—	—	—	—	—	—	—	72	0.00	72	7.2	0.00	—	251
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.0	1.0
Total	8.7	7.8	5.2	33	0.09	0.91	5.7	6.6	0.88	1.4	2.3	215	8,701	8,916	9.7	0.41	11	9,292
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.63	0.58	0.75	4.4	0.01	0.01	1.0	1.0	0.01	0.26	0.27	—	1,149	1,149	0.04	0.06	1.7	1,170
Area	0.95	0.83	0.06	1.6	< 0.005	0.14	—	0.14	0.14	—	0.14	21	43	65	0.10	< 0.005	—	67
Energy	0.02	0.01	0.14	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	246	246	0.03	< 0.005	—	248
Water	—	—	—	—	—	—	—	—	—	—	—	2.3	2.2	4.5	0.24	0.01	—	12
Waste	—	—	—	—	—	—	—	—	—	—	—	12	0.00	12	1.2	0.00	—	42
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.17	0.17
Total	1.6	1.4	0.94	6.0	0.02	0.17	1.0	1.2	0.16	0.26	0.42	36	1,440	1,476	1.6	0.07	1.9	1,538

3. Construction Emissions Details

3.1. Site Preparation (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.7	3.1	29	29	0.05	1.2	—	1.2	1.1	—	1.1	—	5,298	5,298	0.21	0.04	—	5,316

Dust From Material Movement	—	—	—	—	—	—	20	20	—	10	10	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.10	0.09	0.80	0.79	< 0.005	0.03	—	0.03	0.03	—	0.03	—	145	145	0.01	< 0.005	—	146
Dust From Material Movement	—	—	—	—	—	—	0.54	0.54	—	0.28	0.28	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.15	0.14	< 0.005	0.01	—	0.01	0.01	—	0.01	—	24	24	< 0.005	< 0.005	—	24
Dust From Material Movement	—	—	—	—	—	—	0.10	0.10	—	0.05	0.05	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.08	0.04	0.58	0.00	0.00	0.09	0.09	0.00	0.02	0.02	—	98	98	< 0.005	< 0.005	0.34	99

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.5	2.5	< 0.005	< 0.005	< 0.005	2.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.41	0.41	< 0.005	< 0.005	< 0.005	0.42
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Grading (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.6	3.0	27	28	0.06	1.1	—	1.1	1.0	—	1.0	—	6,599	6,599	0.27	0.05	—	6,621
Dust From Material Movement	—	—	—	—	—	—	9.2	9.2	—	3.7	3.7	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.03	0.30	0.30	< 0.005	0.01	—	0.01	0.01	—	0.01	—	72	72	< 0.005	< 0.005	—	73
Dust From Material Movement	—	—	—	—	—	—	0.10	0.10	—	0.04	0.04	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.01	0.05	0.06	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	12	12	< 0.005	< 0.005	—	12
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.09	0.09	0.04	0.66	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	112	112	< 0.005	< 0.005	0.39	114
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	1.1	1.1	< 0.005	< 0.005	< 0.005	1.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.19	0.19	< 0.005	< 0.005	< 0.005	0.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Building Construction (2026) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.40	0.33	2.9	4.3	0.01	0.10	—	0.10	0.09	—	0.09	—	614	614	0.02	< 0.005	—	616
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.40	0.33	2.9	4.3	0.01	0.10	—	0.10	0.09	—	0.09	—	614	614	0.02	< 0.005	—	616
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	0.11	0.93	1.4	< 0.005	0.03	—	0.03	0.03	—	0.03	—	197	197	0.01	< 0.005	—	198
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.17	0.25	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33	33	< 0.005	< 0.005	—	33
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.40	0.38	0.18	2.8	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	469	469	0.01	0.02	1.7	477
Vendor	0.02	0.02	0.63	0.20	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	562	562	0.01	0.08	1.4	587
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.35	0.33	0.22	2.4	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	419	419	0.02	0.02	0.04	426
Vendor	0.02	0.02	0.67	0.20	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	562	562	0.01	0.08	0.04	586
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.12	0.11	0.06	0.76	0.00	0.00	0.13	0.13	0.00	0.03	0.03	—	139	139	0.01	0.01	0.23	141
Vendor	0.01	< 0.005	0.21	0.06	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	180	180	< 0.005	0.03	0.20	188
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	0.02	0.02	0.01	0.14	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	23	23	< 0.005	< 0.005	0.04	23
Vendor	< 0.005	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	30	30	< 0.005	< 0.005	0.03	31
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Building Construction (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.37	0.31	2.8	4.3	0.01	0.08	—	0.08	0.08	—	0.08	—	614	614	0.02	< 0.005	—	616
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.17	0.27	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	—	38	38	< 0.005	< 0.005	—	39
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.03	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.4	6.4	< 0.005	< 0.005	—	6.4

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.32	0.31	0.21	2.2	0.00	0.00	0.42	0.42	0.00	0.10	0.10	—	411	411	0.02	0.02	0.04	418
Vendor	0.02	0.01	0.64	0.19	< 0.005	0.01	0.15	0.16	0.01	0.04	0.05	—	550	550	0.01	0.08	0.03	574
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.02	0.02	0.01	0.14	0.00	0.00	0.03	0.03	0.00	0.01	0.01	—	27	27	< 0.005	< 0.005	0.04	27
Vendor	< 0.005	< 0.005	0.04	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	34	34	< 0.005	< 0.005	0.03	36
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.4	4.4	< 0.005	< 0.005	0.01	4.5
Vendor	< 0.005	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	5.7	5.7	< 0.005	< 0.005	0.01	6.0
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Paving (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Roa Equipment	0.88	0.74	6.9	10.0	0.01	0.30	—	0.30	0.27	—	0.27	—	1,511	1,511	0.06	0.01	—	1,516
Paving	0.40	0.40	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	0.02	0.02	0.19	0.27	< 0.005	0.01	—	0.01	0.01	—	0.01	—	41	41	< 0.005	< 0.005	—	42
Paving	0.01	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Roa d Equipm ent	< 0.005	< 0.005	0.03	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	6.9	6.9	< 0.005	< 0.005	—	6.9
Paving	< 0.005	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.40	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	73	73	< 0.005	< 0.005	0.01	75
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.1	2.1	< 0.005	< 0.005	< 0.005	2.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.34	0.34	< 0.005	< 0.005	< 0.005	0.35
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Architectural Coating (2027) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	0.11	0.83	1.1	< 0.005	0.02	—	0.02	0.02	—	0.02	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	97	97	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	0.02	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.7	3.7	< 0.005	< 0.005	—	3.7

Architect Coatings	2.7	2.7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	< 0.005	< 0.005	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	0.61	0.61	< 0.005	< 0.005	—	0.61
Architectural Coatings	0.48	0.48	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.06	0.04	0.44	0.00	0.00	0.08	0.08	0.00	0.02	0.02	—	82	82	< 0.005	< 0.005	0.01	84
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.3	2.3	< 0.005	< 0.005	< 0.005	2.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	0.39	0.39	< 0.005	< 0.005	< 0.005	0.39
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	3.8	3.5	3.8	28	0.07	0.07	5.8	5.9	0.06	1.5	1.5	—	7,348	7,348	0.24	0.35	24	7,483
Health Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Unrefrigerated Warehouse-No Rail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	3.8	3.5	3.8	28	0.07	0.07	5.8	5.9	0.06	1.5	1.5	—	7,348	7,348	0.24	0.35	24	7,483
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	3.4	3.1	4.4	24	0.07	0.07	5.8	5.9	0.06	1.5	1.5	—	6,786	6,786	0.28	0.38	0.62	6,907
Health Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Unrefrig Warehouse-No Rail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	3.4	3.1	4.4	24	0.07	0.07	5.8	5.9	0.06	1.5	1.5	—	6,786	6,786	0.28	0.38	0.62	6,907
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	0.63	0.58	0.75	4.4	0.01	0.01	1.0	1.0	0.01	0.26	0.27	—	1,149	1,149	0.04	0.06	1.7	1,170
Health Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Unrefrigerated Warehouse-No Rail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Total	0.63	0.58	0.75	4.4	0.01	0.01	1.0	1.0	0.01	0.26	0.27	—	1,149	1,149	0.04	0.06	1.7	1,170

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	401	401	0.06	0.01	—	405
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	52	52	0.01	< 0.005	—	52
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	33	33	0.01	< 0.005	—	33

Unrefrig Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	65	65	0.01	< 0.005	—	65
Total	—	—	—	—	—	—	—	—	—	—	—	—	550	550	0.09	0.01	—	555
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	401	401	0.06	0.01	—	405
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	52	52	0.01	< 0.005	—	52
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	33	33	0.01	< 0.005	—	33
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	65	65	0.01	< 0.005	—	65
Total	—	—	—	—	—	—	—	—	—	—	—	—	550	550	0.09	0.01	—	555
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	66	66	0.01	< 0.005	—	67
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	8.6	8.6	< 0.005	< 0.005	—	8.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	5.4	5.4	< 0.005	< 0.005	—	5.5
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	—	11	11	< 0.005	< 0.005	—	11
Total	—	—	—	—	—	—	—	—	—	—	—	—	91	91	0.01	< 0.005	—	92

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	0.08	0.04	0.64	0.27	< 0.005	0.05	—	0.05	0.05	—	0.05	—	817	817	0.07	< 0.005	—	819
Health Club	0.01	< 0.005	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	102	102	0.01	< 0.005	—	103
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unrefrigerated Warehouse-No Rail	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18	18	< 0.005	< 0.005	—	19
Total	0.09	0.04	0.74	0.36	< 0.005	0.06	—	0.06	0.06	—	0.06	—	938	938	0.08	< 0.005	—	940
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	0.08	0.04	0.64	0.27	< 0.005	0.05	—	0.05	0.05	—	0.05	—	817	817	0.07	< 0.005	—	819
Health Club	0.01	< 0.005	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	102	102	0.01	< 0.005	—	103
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unrefrigerated Warehouse-No Rail	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	18	18	< 0.005	< 0.005	—	19
Total	0.09	0.04	0.74	0.36	< 0.005	0.06	—	0.06	0.06	—	0.06	—	938	938	0.08	< 0.005	—	940

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	0.01	0.01	0.12	0.05	< 0.005	0.01	—	0.01	0.01	—	0.01	—	135	135	0.01	< 0.005	—	136
Health Club	< 0.005	< 0.005	0.02	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	17	17	< 0.005	< 0.005	—	17
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Unrefrigerated Warehouse-No Rail	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.1	3.1	< 0.005	< 0.005	—	3.1
Total	0.02	0.01	0.14	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	—	155	155	0.01	< 0.005	—	156

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	5.4	2.7	1.3	24	0.08	3.5	—	3.5	3.4	—	3.4	576	1,116	1,692	2.7	< 0.005	—	1,761
Consumer Products	3.4	3.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.27	0.27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipment	0.70	0.66	0.06	6.8	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	19	19	< 0.005	< 0.005	—	19
Total	9.7	7.0	1.3	31	0.08	3.5	—	3.5	3.4	—	3.4	576	1,135	1,711	2.7	< 0.005	—	1,780
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	5.4	2.7	1.3	24	0.08	3.5	—	3.5	3.4	—	3.4	576	1,116	1,692	2.7	< 0.005	—	1,761
Consumer Products	3.4	3.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.27	0.27	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	9.0	6.3	1.3	24	0.08	3.5	—	3.5	3.4	—	3.4	576	1,116	1,692	2.7	< 0.005	—	1,761
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Hearths	0.22	0.11	0.05	1.00	< 0.005	0.14	—	0.14	0.14	—	0.14	21	42	63	0.10	< 0.005	—	65
Consumer Products	0.61	0.61	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.05	0.05	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.06	0.06	0.01	0.61	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	1.6	1.6	< 0.005	< 0.005	—	1.6
Total	0.95	0.83	0.06	1.6	< 0.005	0.14	—	0.14	0.14	—	0.14	21	43	65	0.10	< 0.005	—	67

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	8.4	8.0	16	0.86	0.02	—	44
Health Club	—	—	—	—	—	—	—	—	—	—	—	0.88	0.84	1.7	0.09	< 0.005	—	4.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	4.8	4.6	9.3	0.49	0.01	—	25
Total	—	—	—	—	—	—	—	—	—	—	—	14	13	27	1.4	0.03	—	74
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	8.4	8.0	16	0.86	0.02	—	44
Health Club	—	—	—	—	—	—	—	—	—	—	—	0.88	0.84	1.7	0.09	< 0.005	—	4.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	4.8	4.6	9.3	0.49	0.01	—	25
Total	—	—	—	—	—	—	—	—	—	—	—	14	13	27	1.4	0.03	—	74

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	1.4	1.3	2.7	0.14	< 0.005	—	7.3
Health Club	—	—	—	—	—	—	—	—	—	—	—	0.15	0.14	0.29	0.02	< 0.005	—	0.77
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	0.79	0.75	1.5	0.08	< 0.005	—	4.2
Total	—	—	—	—	—	—	—	—	—	—	—	2.3	2.2	4.5	0.24	0.01	—	12

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	42	0.00	42	4.2	0.00	—	148
Health Club	—	—	—	—	—	—	—	—	—	—	—	24	0.00	24	2.4	0.00	—	84
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00

Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	5.5	0.00	5.5	0.55	0.00	—	19
Total	—	—	—	—	—	—	—	—	—	—	—	72	0.00	72	7.2	0.00	—	251
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	42	0.00	42	4.2	0.00	—	148
Health Club	—	—	—	—	—	—	—	—	—	—	—	24	0.00	24	2.4	0.00	—	84
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	5.5	0.00	5.5	0.55	0.00	—	19
Total	—	—	—	—	—	—	—	—	—	—	—	72	0.00	72	7.2	0.00	—	251
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	7.0	0.00	7.0	0.70	0.00	—	24
Health Club	—	—	—	—	—	—	—	—	—	—	—	4.0	0.00	4.0	0.40	0.00	—	14
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Unrefrigerated Warehouse-No Rail	—	—	—	—	—	—	—	—	—	—	—	0.91	0.00	0.91	0.09	0.00	—	3.2
Total	—	—	—	—	—	—	—	—	—	—	—	12	0.00	12	1.2	0.00	—	42

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.99	0.99
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.0	1.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.99	0.99
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.04	0.04
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.0	1.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile Home Park	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Health Club	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.01	0.01
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.17	0.17

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	7/1/2026	7/14/2026	5.0	10.0	—
Grading	Grading	7/15/2026	7/20/2026	5.0	4.0	—
Building Construction	Building Construction	7/21/2026	2/1/2027	5.0	140	—
Paving	Paving	2/2/2027	2/15/2027	5.0	10.0	—
Architectural Coating	Architectural Coating	2/16/2027	3/1/2027	5.0	10.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	3.0	8.0	367	0.40
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	4.0	8.0	84	0.37
Grading	Excavators	Diesel	Average	2.0	8.0	36	0.38
Grading	Graders	Diesel	Average	1.00	8.0	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.0	367	0.40
Grading	Scrapers	Diesel	Average	2.0	8.0	423	0.48
Grading	Tractors/Loaders/Backhoes	Diesel	Average	2.0	8.0	84	0.37
Building Construction	Forklifts	Diesel	Average	1.00	8.0	82	0.20
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	7.0	84	0.37
Building Construction	Welders	Diesel	Average	1.00	8.0	46	0.45
Paving	Pavers	Diesel	Average	2.0	8.0	81	0.42
Paving	Paving Equipment	Diesel	Average	2.0	8.0	89	0.36
Paving	Rollers	Diesel	Average	2.0	8.0	36	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.0	37	0.48

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	Worker	18	7.1	LDA,LDT1,LDT2
Site Preparation	Vendor	—	13	HHDT,MHDT
Site Preparation	Hauling	0.00	20	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	Worker	20	7.1	LDA,LDT1,LDT2
Grading	Vendor	—	13	HHDT,MHDT
Grading	Hauling	0.00	20	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	Worker	84	7.1	LDA,LDT1,LDT2
Building Construction	Vendor	14	13	HHDT,MHDT
Building Construction	Hauling	0.00	20	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	Worker	15	7.1	LDA,LDT1,LDT2
Paving	Vendor	—	13	HHDT,MHDT
Paving	Hauling	0.00	20	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	Worker	17	7.1	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	13	HHDT,MHDT
Architectural Coating	Hauling	0.00	20	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	279,045	93,015	27,900	9,300	3,999

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	15	0.00	0.00
Grading	—	—	12	0.00	0.00
Paving	0.00	0.00	0.00	0.00	1.5

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

5.7. Construction Paving

Phase Name	Land Use	Area Paved (acres)	% Asphalt
Paving	Mobile Home Park	—	0%
Paving	Health Club	0.00	0%
Paving	Parking Lot	1.5	100%
Paving	Unrefrigerated Warehouse-No Rail	0.00	0%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2026	0.00	204	0.03	< 0.005

2027	0.00	204	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Mobile Home Park	755	755	755	275,473	8,220	8,220	8,220	3,000,192
Health Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Unrefrigerated Warehouse-No Rail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

Land Use	Hearth Type	Unmitigated (number)	Mitigated (number)
Mobile Home Park	Wood Fireplaces	0	0
Mobile Home Park	Gas Fireplaces	53	53
Mobile Home Park	Propane Fireplaces	0	0
Mobile Home Park	Electric Fireplaces	0	0
Mobile Home Park	No Fireplaces	53	53
Mobile Home Park	Conventional Wood Stoves	0	0
Mobile Home Park	Catalytic Wood Stoves	5	5
Mobile Home Park	Non-Catalytic Wood Stoves	5	5
Mobile Home Park	Pellet Wood Stoves	0	0
Health Club	Wood Fireplaces	0	0
Health Club	Gas Fireplaces	0	0
Health Club	Propane Fireplaces	0	0

Health Club	Electric Fireplaces	0	0
Health Club	No Fireplaces	0	0
Health Club	Conventional Wood Stoves	0	0
Health Club	Catalytic Wood Stoves	0	0
Health Club	Non-Catalytic Wood Stoves	0	0
Health Club	Pellet Wood Stoves	0	0
Parking Lot	Wood Fireplaces	0	0
Parking Lot	Gas Fireplaces	0	0
Parking Lot	Propane Fireplaces	0	0
Parking Lot	Electric Fireplaces	0	0
Parking Lot	No Fireplaces	0	0
Parking Lot	Conventional Wood Stoves	0	0
Parking Lot	Catalytic Wood Stoves	0	0
Parking Lot	Non-Catalytic Wood Stoves	0	0
Parking Lot	Pellet Wood Stoves	0	0
Unrefrigerated Warehouse-No Rail	Wood Fireplaces	0	0
Unrefrigerated Warehouse-No Rail	Gas Fireplaces	0	0
Unrefrigerated Warehouse-No Rail	Propane Fireplaces	0	0
Unrefrigerated Warehouse-No Rail	Electric Fireplaces	0	0
Unrefrigerated Warehouse-No Rail	No Fireplaces	0	0
Unrefrigerated Warehouse-No Rail	Conventional Wood Stoves	0	0
Unrefrigerated Warehouse-No Rail	Catalytic Wood Stoves	0	0
Unrefrigerated Warehouse-No Rail	Non-Catalytic Wood Stoves	0	0
Unrefrigerated Warehouse-No Rail	Pellet Wood Stoves	0	0

5.10.2. Architectural Coatings

	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

undefined	279,045	93,015	27,900	9,300	3,999

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	180

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
Mobile Home Park	717,161	204	0.0330	0.0040	2,548,918
Health Club	92,540	204	0.0330	0.0040	319,584
Parking Lot	58,383	204	0.0330	0.0040	0.00
Unrefrigerated Warehouse-No Rail	115,990	204	0.0330	0.0040	57,609

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Mobile Home Park	4,364,812	59
Health Club	461,317	0.00
Parking Lot	0.00	0.00
Unrefrigerated Warehouse-No Rail	2,497,500	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Mobile Home Park	78	0.00
Health Club	44	0.00
Parking Lot	0.00	0.00
Unrefrigerated Warehouse-No Rail	10	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
Mobile Home Park	Average room A/C & Other residential A/C and heat pumps	R-410A	2,088	< 0.005	2.5	2.5	10.0
Mobile Home Park	Household refrigerators and/or freezers	R-134a	1,430	0.12	0.60	0.00	1.00
Health Club	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.0	4.0	18
Health Club	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

5.17. User Defined

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

8.1. Justifications

Screen	Justification
Land Use	Acreage adjusted to match site plan
Construction: Construction Phases	Demo not required.
Construction: Off-Road Equipment	building construction equipment adjusted to reflect modular construction of mobile homes

Operations: Vehicle Data	Trip gen rate set to match project traffic impact analysis. All trips assigned to one land use.