

Sunset Apartments (GPA 2020-1, REZ 2021-01, SPR 2020-01, ENV 2021-52)

Initial Study / Negative Declaration

September 2021

Prepared for:



Planning Department
205 W. 4th Street
Madera, CA 93637

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Chapter 1 Introduction

Provost & Pritchard Consulting Group has prepared this Initial Study/Negative Declaration (IS/ND) on behalf of the City of Madera to address the environmental effects of the proposed Sunset Apartments (Project). This document has been prepared in accordance with the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et. seq. The City of Madera is the CEQA lead agency for this Project.

The site and the proposed Project are described in detail in [Chapter 2 Project Description](#).

1.1 Regulatory Information

An Initial Study (IS) is a document prepared by a lead agency to determine whether a project may have a significant effect on the environment. In accordance with California Code of Regulations Title 14 (Chapter 3, Section 15000, *et seq.*)-- also known as the CEQA Guidelines-- Section 15064(a)(1) states that an environmental impact report (EIR) must be prepared if there is substantial evidence in light of the whole record that the proposed project under review may have a significant effect on the environment and should be further analyzed to determine mitigation measures or project alternatives that might avoid or reduce project impacts to less than significant levels. A negative declaration (ND) may be prepared instead if the lead agency finds that there is *no substantial* evidence in light of the whole record that the project may have a significant effect on the environment. An ND is a written statement describing the reasons why a proposed project, not otherwise exempt from CEQA, would not have a significant effect on the environment and, therefore, why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, an ND or *mitigated* ND shall be prepared for a project subject to CEQA when either:

- a) *The IS shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*
- b) *The IS identified potentially significant effects, but:*
 1. *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed Mitigated ND and IS is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur is prepared, and*
 2. *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

1.2 Document Format

This IS/ND contains four chapters plus appendices. [Chapter 1 Introduction](#) provides an overview of the proposed project and the CEQA process. [Chapter 2 Project Description](#) provides a detailed description of proposed project components. [Chapter 3 Determination](#) identifies the environmental factors potentially affected based on the analyses contained in this IS and includes the Lead Agency's determination based upon those analyses. [Chapter 4 Impact Analysis](#) presents the CEQA checklist and environmental analyses for all impact areas and the mandatory findings of significance. A brief discussion of the reasons why the Project impact is anticipated to be less than significant or why no impacts are expected is included. The Natural Resources Conservation Service Soil Report, CalEEMod Output Files and Tribal consultation letters are provided as technical [Appendix A](#), [B](#) and [C](#), respectively at the end of this document.

Chapter 2 Project Description

2.1 Project Background

2.1.1 Project Title

Sunset Apartments (GPA 2020-01, REZ 2021-01, SPR 2020-01, ENV 2021-52)

2.1.2 Lead Agency Name and Address

City of Madera
205 W. 4th Street
Madera, CA 93637

2.1.3 Contact Person and Phone Number

Lead Agency Contact

Gary Conte, AICP, Planning Manager
559.661.5430
gconte@madera.gov

Applicant Information

Gary A. Rogers
1816 Howard Road, Suite 8

2.1.4 Study Prepared By

Provost & Pritchard Consulting Group
455 W. Fir Avenue
Clovis, CA 93611

2.1.5 Project Location

The Project is located in the western area of the City Madera, California less than one mile west of State Route (SR) 99 and approximately 1.5 northwest of SR 145. The Project site is composed of 0.875 gross acres and is located on the northeast corner of Sunset and Orchard Avenues. The physical address of the Project site is 1803 Sunset Avenue. The 0.875-acre Project site occupies a portion of Section 23, Township 11 South, Range 17 East, Mount Diablo Base and Meridian.¹ The Project site is identified as Madera County Assessor's Parcel Number (APN) 006-182-007 (see [Figure 2-1](#) and [Figure 2-2](#)).

2.1.6 Latitude and Longitude

The centroid of the Project area is 36° 57' 38.412" N, 120° 4' 47.028" W.

¹ United States, Department of Interior, Geological Survey, and State of California, Department of Water Resources. *Madera Quadrangle, California, 7.5 Minute Series (Topographic)*, Photo revised 1981.

2.1.7 General Plan Designation

The Project site is designated C (Commercial) (see [Figure 2-3](#)).

2.1.8 Zoning

The southern three-quarters of the Project site is zoned R3 (One unit per 1,800 square feet), while the northern one-quarter of the Project site is zoned R1 (One unit per each 6,000 square feet) (see [Figure 2-4](#)).

2.1.9 Description of Project

Project Description

The applicant, Gary Rogers on behalf of the property owner, Aftab Naz, is proposing to amend the Project site's General Plan Land Use designation as well as rezone a portion of the property to enable the construction of a 15-unit residential apartment complex. GPA 2020-01 requests a change to the Project site's land use designation from C (Commercial) to HD (High Density Residential) (see [Figure 2-5](#)). In addition to the General Plan Amendment request, the applicant has submitted a Rezone application (REZ 2021-01) to rezone the northern one-quarter of the Project site (0.013 net acres) to R3 (One unit per 1,800 square feet) to be consistent with the proposed HD land use designation (see [Figure 2-6](#)). The existing zoning for the southern three-quarters of the Project site would be consistent with the proposed General Plan land use amendment.

The applicant has submitted a Site Plan Review application (SPR 2020-01), which would result in the construction of a new 11-unit building on the southern portion of the site, while an existing, fire damaged building on the northern end of the site would be rehabilitated into a 4-unit building. Both the 11-unit and the 4-unit buildings would be two-story structures. In total, the Project would result in the construction of nine two-bedroom units, six three-bedroom units, and an office unit that will be used as a leasing office to collect and manage tenants rents. Site access would be provided from Orchard Avenue. Once completed, the Project would result in a total of 15 units and 36 parking spaces of which 15 will be covered parking (see [Figure 2-7](#), [Figure 2-8](#), [Figure 2-9](#), and [Figure 2-10](#)).

Construction of the Project would involve grading, paving, building construction, and painting. Site access during construction would be via Orchard Avenue. Principal deliveries to the Project site would include construction equipment, concrete and asphalt materials, building materials, and any additional hardware required to construct the Project. Construction is limited by the City noise ordinance and General Plan Policy N-6 to between the hours of 7 am and 8 pm. At this time, no Project construction commencement schedule has been identified. Project construction commencement is subject to securing the permits required for the Project. Once Project construction is complete, the Project site will operate and lease the 15 apartment units.

This Initial Study/Negative Declaration analyzes the proposed General Plan amendment (GPA 2020-01), rezone (REZ 2021-01), and site plan review (SPR 2020-01).

Actions Required

The City of Madera has jurisdiction over the review and approval of the Project and would be requested to take action on the following:

- Adoption of Negative Declaration;
- Approval of General Plan Amendment 2020-01;
- Approval of Rezone 2021-01; and,
- Approval of Site Plan Review 2020-01.

The City of Madera would also issue the following ministerial permits for the proposed Project if and once the above listed actions are taken:

- Grading Permit;
- Encroachment Permit;
- Sign Permit; and
- Building Permit.

2.1.10 Site and Surrounding Land Uses and Setting

Environmental Setting

The 0.875 gross acre Project site consists of previously developed land and one fire damaged building that remains from the previous use of the site. The Project site has an elevation of approximately 270 feet above mean sea level. According to the Natural Resources Conservation Service Soils Report attached in [Appendix A](#), the site soils consist of loam to sandy loam texture that are somewhat excessively drained. The Fresno River is approximately 0.5 miles to the north of the Project.

Surrounding Land Uses

The site is surrounded to the north, east, and south by single-family homes that have been planned and zoned for Low Density Residential. To the west of the site is Sunset Avenue Church of Christ, located across Orchard Avenue.

Table 2-1. Existing Uses, General Plan Designations, and Zone Districts of Surrounding Properties

Direction from Project Site	Existing Use	General Plan Designation	Zone District
North	Single-Family Homes	Low Density Residential	R1
East	Single-Family Homes	Low Density Residential	R1
South	Single-Family Homes	Low Density Residential	R1
West	Sunset Avenue Church of Christ	High Density Residential	R1

R1 – One Unit per each 6,000 sq ft

2.1.11 Other Public Agencies Whose Approval May Be Required

Other agencies, including but not necessarily limited to the following, may have authority to issue permits prior to Project implementation:

- San Joaquin Valley Air Pollution Control District (SJVAPCD)

2.1.12 Consultation with California Native American Tribes

Public Resources Code Section 21080.3.1, *et seq.* (codification of AB 52, 2013-14)) requires that a lead agency, within 14 days of determining that it will undertake a project, notify in writing any California Native American Tribe traditionally and culturally affiliated with the geographic area of the Project if that Tribe has previously requested notification about projects in that geographic area. The notice must briefly describe the Project and inquire whether the Tribe wishes to initiate a request for formal consultation. In addition, the Project is subject to Government Code Section 65352.3 (Senate Bill 18) as a result of the General Plan Amendment required for the Project. Tribes have 30 and 90 days respectively from receipt of notification to request formal consultation.

Letters for requests for consultation were sent to a list of tribes in the area that include: the Dumna Wo-Wah Tribal Government, the Chicken Ranch Rancheria of Me-Wuk Indians, the North Fork Mono Tribe, the North Valley Yokuts Tribe, the Picayune Rancheria of Chukchansi Indians, the Southern Sierra Miwuk Nation, the Tule River Indian Tribe, the Big Sandy Rancheria of Western Mono Indians, the Wuksache Indian Tribe & Eshom Valley Band. Letters were sent out May 26, 2021 and no responses were received within the 30 and 90 day periods for formal consultation under AB 52 and SB 18.

Figure 2-1. Vicinity Map

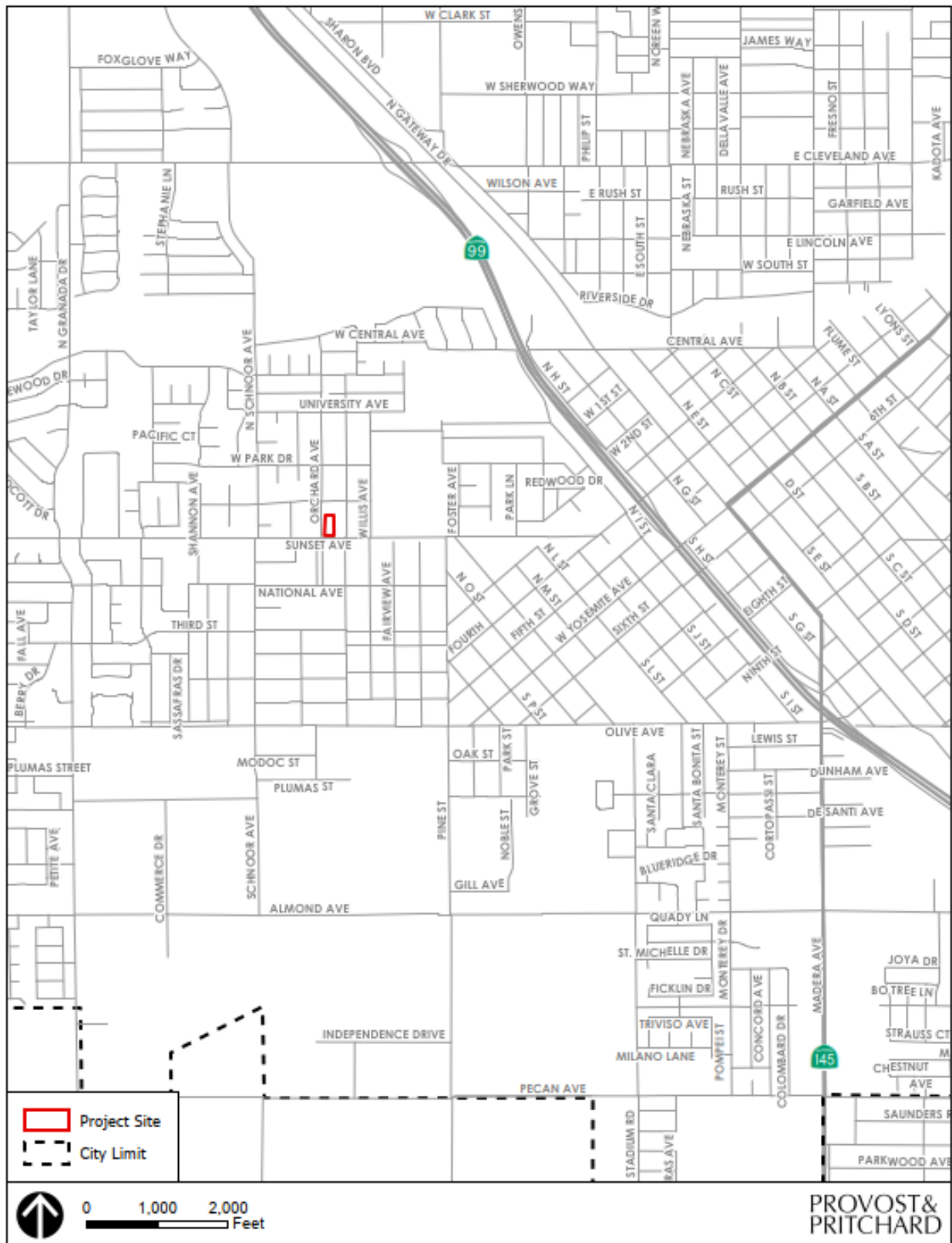


Figure 2-2. Aerial

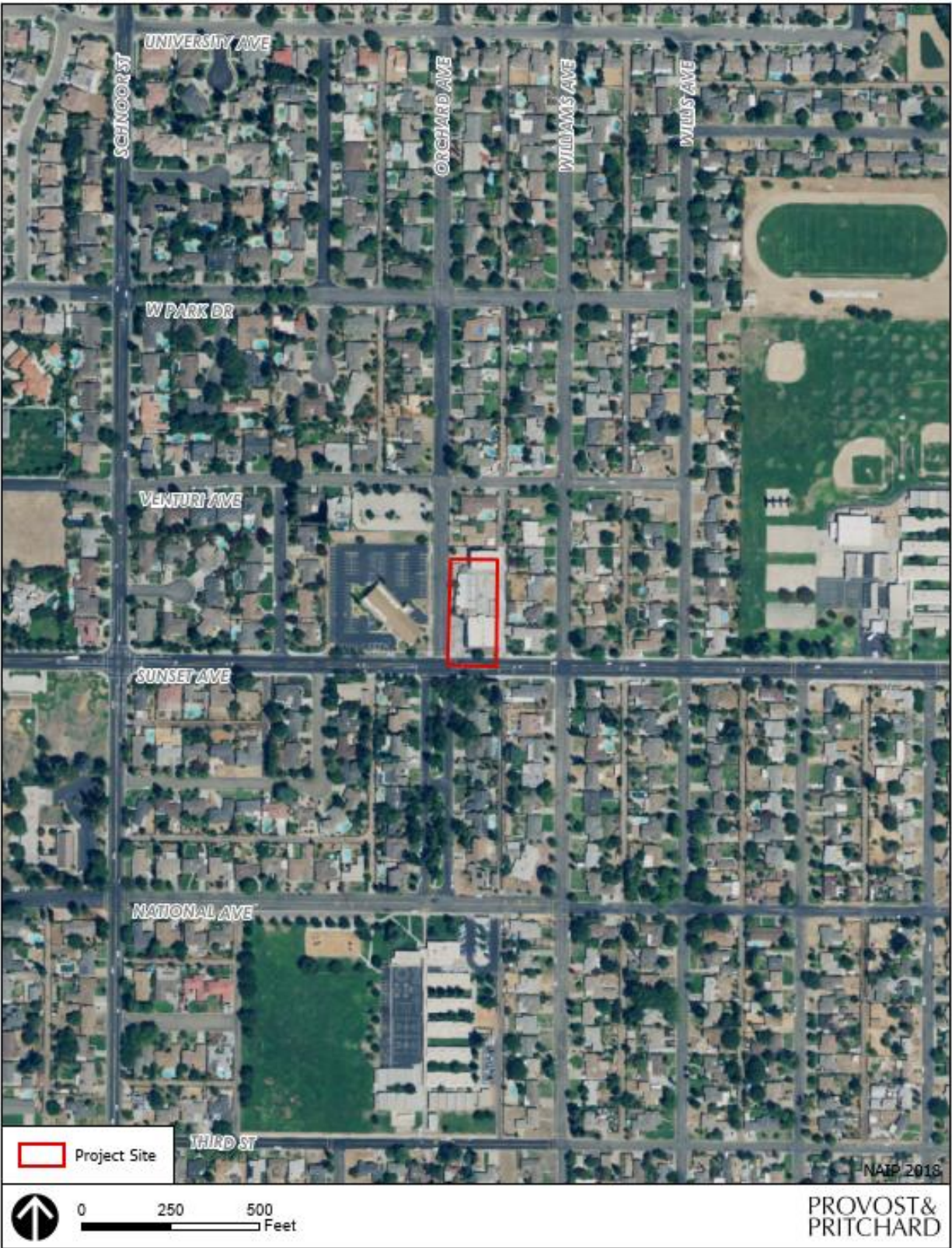


Figure 2-3. Current General Plan Land Use

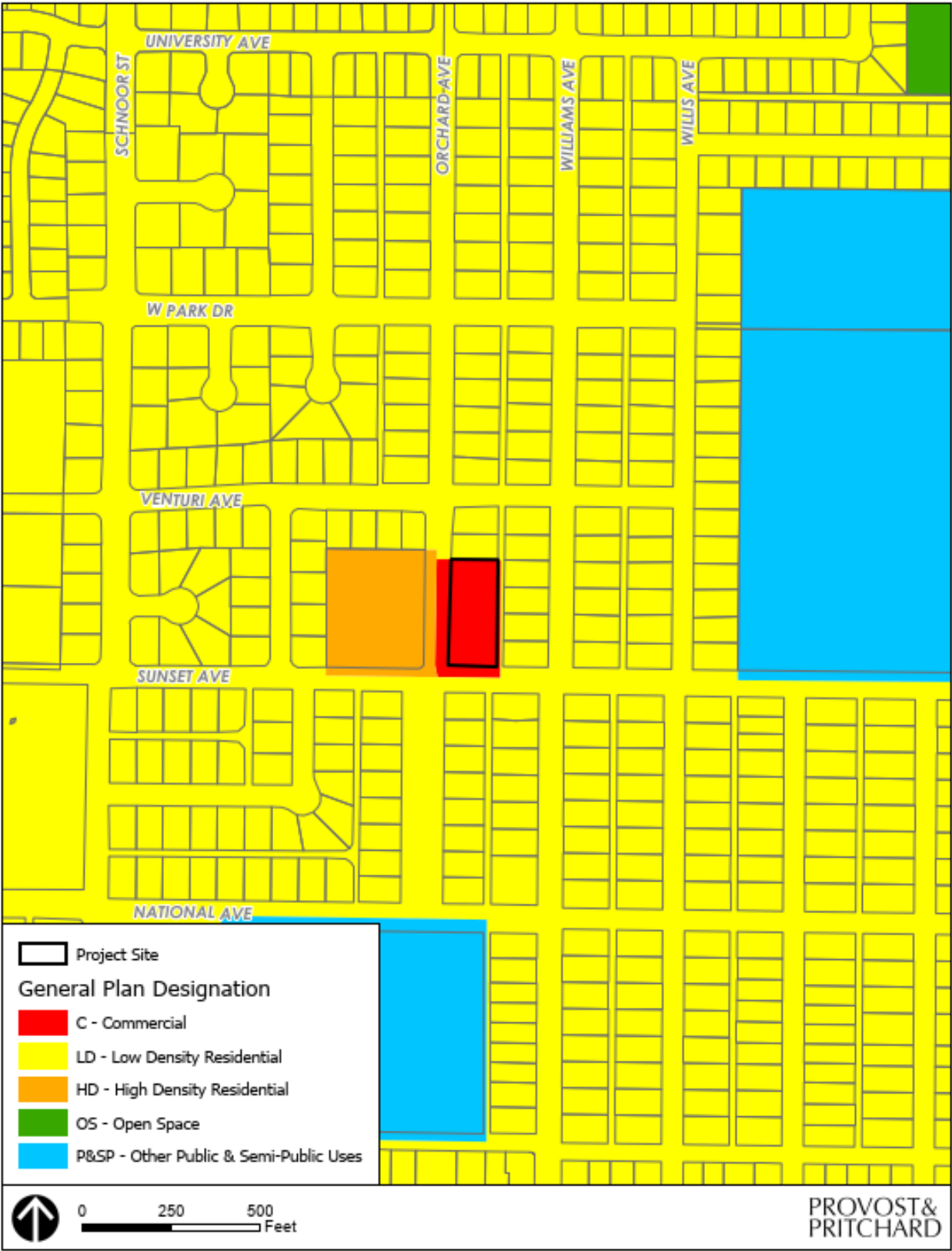


Figure 2-4. Current Zoning



Figure 2-5. Proposed General Plan Land Use

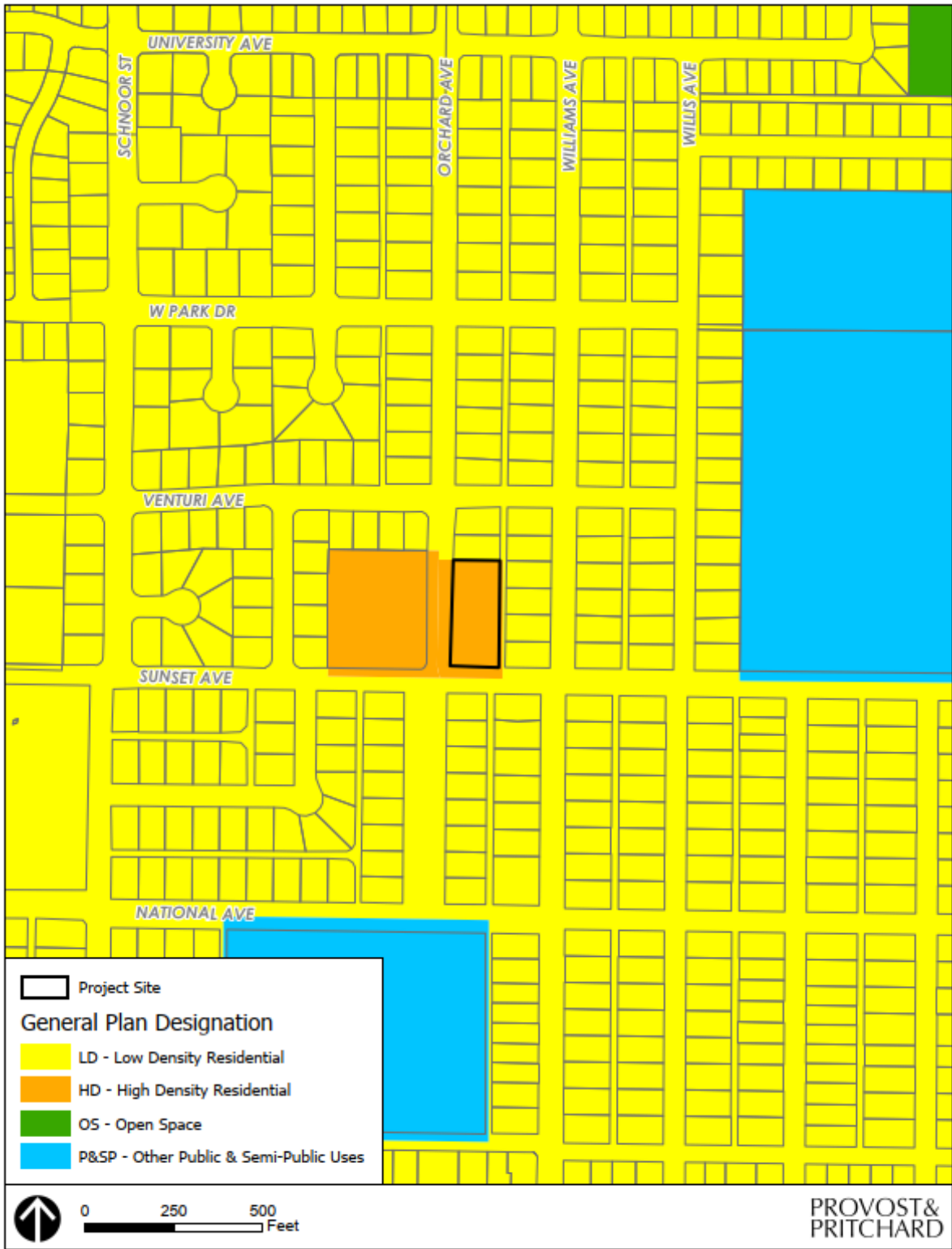


Figure 2-6. Proposed Zoning



2-11



Figure 2-8. 4-Unit Building Elevations

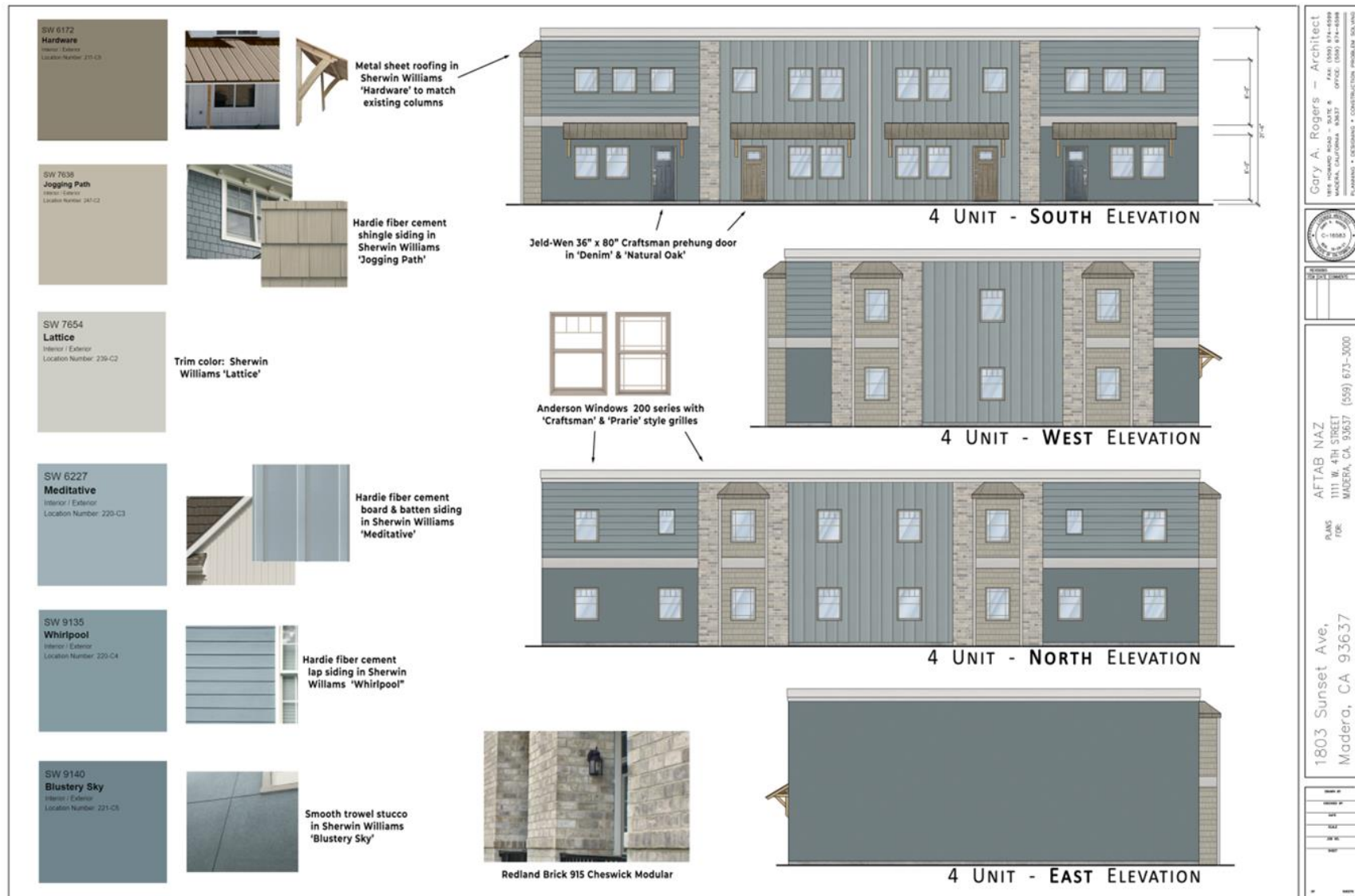
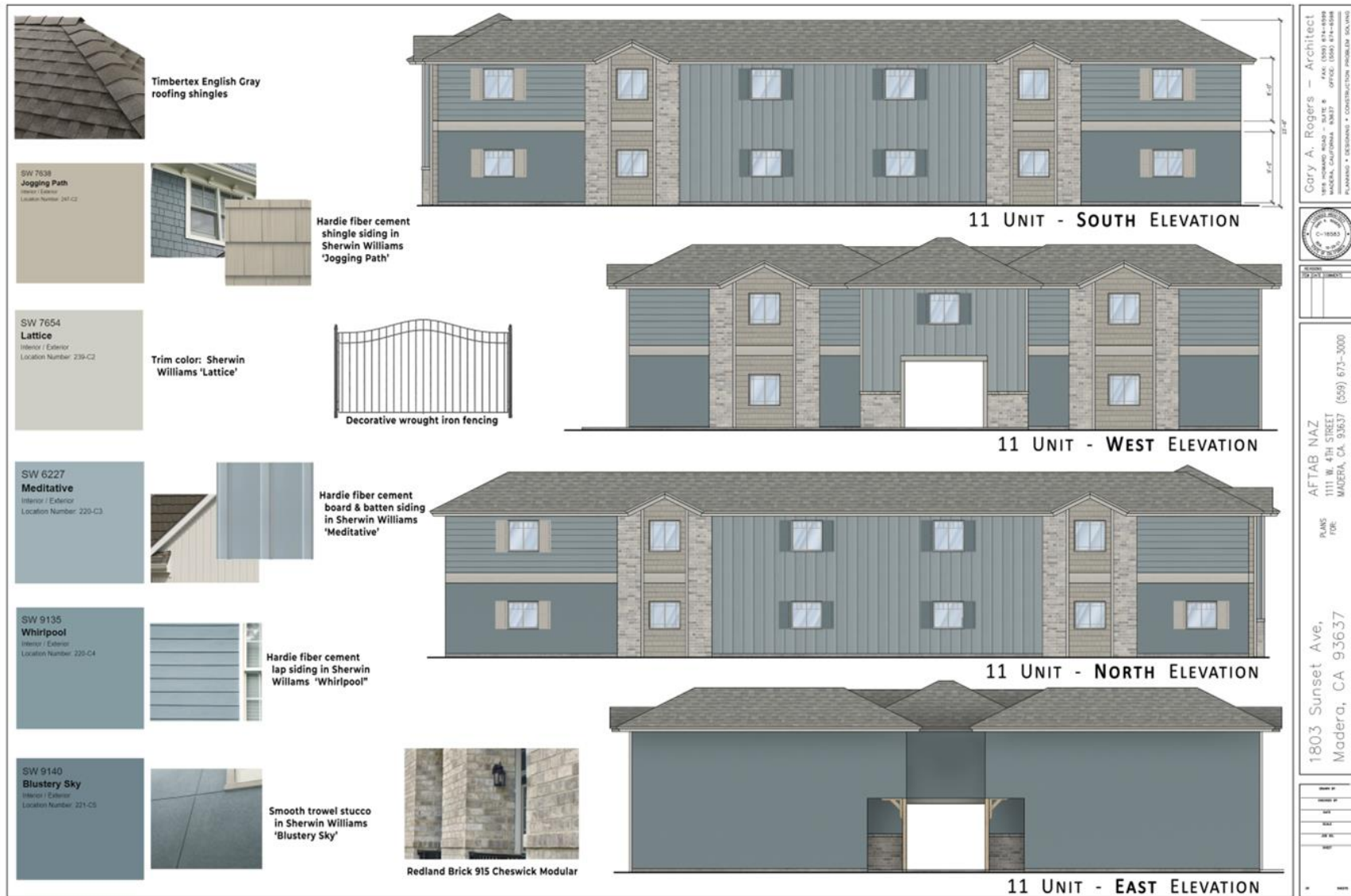


Figure 2-9. 11-Unit Building Elevations



PROPERTY ADDRESS:
1803 SUNSET AVE.
MADERA, CALIFORNIA
APN 006-182-007

PROPERTY OWNER:
AFTAS NAZ
1111 N. 4TH ST.
MADERA, CALIFORNIA
(559) 673-3000



Chapter 3 Determination

3.1 Environmental Factors Potentially Affected

As indicated by the discussions of existing and baseline conditions, and impact analyses that follows in **Chapter 4**, environmental factors not checked below would have no impacts or less than significant impacts resulting from the Project. Environmental factors that are checked below would have potentially significant impacts resulting from the Project. Mitigation measures are recommended for each of the potentially significant impacts that would reduce the impact to less than significant.

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

The analyses of environmental impacts in **Chapter 4 Impact Analysis** result in an impact statement, which shall have the following meanings.

Potentially Significant Impact. This category is applicable if there is substantial evidence that an effect may be significant, and no feasible mitigation measures can be identified to reduce impacts to a less than significant level. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

Less than Significant with Mitigation Incorporated. This category applies where the incorporation of mitigation measures would reduce an effect from a “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measure(s), and briefly explain how they would reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

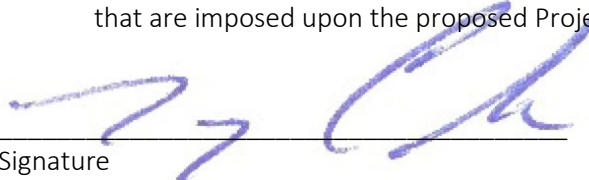
Less Than Significant Impact. This category is identified when the proposed Project would result in impacts below the threshold of significance, and no mitigation measures are required.

No Impact. This category applies when a project would not create an impact in the specific environmental issue area. “No Impact” answers do not require a detailed explanation if they are adequately supported by the information sources cited by the lead agency, which show that the impact does not apply to the specific Project (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the Project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

3.2 Determination

On the basis of this initial study:

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


Signature

September 24, 2021

Date

Gary Conte, AICP, Planning Manager

Printed Name, Position

Chapter 4 Impact Analysis

4.1 Aesthetics

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

4.1.1 Environmental Setting

The visual character of the immediate Project vicinity is an urban residential built environment. The Project site is a former gym location that experienced fire damage. One damaged building remains on the site and would be utilized by the Project. The surrounding Project area is primarily comprised of single-family residential homes that are planned for Low Density Residential uses and are zoned R1 (One home per 6,000 square feet). An existing church is located to the west of the Project site on a parcel planned for High Density Residential uses. The primary existing light sources in the Project vicinity are generated by the surrounding residential neighborhoods, church, and the streetlights.

Topography is relatively flat and there are no natural drainages in the immediate area surrounding the Project. The Fresno River, approximately 0.5 miles to the north, the San Joaquin River, approximately 9.5 miles to the south, and the foothill region of the Sierra Nevada, approximately 30 miles to the northeast, are the nearest significant topographic reliefs. There are no state or county designated scenic highways, historical buildings, or properties present in the Project vicinity.

4.1.2 Impact Assessment

a) Would the Project have a substantial adverse effect on a scenic vista?

No impact. Scenic vistas are generally interpreted as long-range views of a specific scenic feature (e.g., open space, mountain ridges, ocean views). The Project is not located near a scenic vista, nor does the Project provide notable scenic values such as undisturbed open space, prominent landforms, or features per the discussion under Environmental Setting, above. The Project would not result in the obstruction of federal, State, or locally classified scenic areas, historic properties, community landmarks, or formally classified scenic resources, such as a scenic highway, national or State scenic area, or scenic vista. Therefore, there would be *no impact*.

b) Would the Project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No impact. The Project is not located along a State-designated Scenic Highway.² Furthermore, there are no notable trees, rock outcroppings, or historical buildings on or near the Project that would be affected, and the Project would not alter long-range views to ridgelines or other natural features. Therefore, there would be *no impact*.

c) In non-urbanized areas, would the Project 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?

Less than significant impact. Construction of the proposed Project would represent a change in the existing visual character of the Project site and its surroundings; however, the Project would not substantially degrade the existing visual character or quality of the site and its surroundings. The site was previously developed and reconstruction of the property would not significantly alter scenic quality of the area. Nor would the Project conflict with applicable zoning and other regulations governing scenic quality. The Project would have a *less than significant impact* on visual character.

d) Would the Project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less than significant impact. Development of the site would introduce new sources of light and glare. The site is within an urbanized area which has existing sources of light and glare, such as headlights and windshields of cars passing the Project site. Lighting sources within the Project's vicinity provide for traffic safety and security, as well as contribute visually to the developed landscape. Existing light sources within the Project's vicinity currently affect day and nighttime views in the Project area to a degree equal to or greater than the light sources proposed by the Project. Compliance with California Building Code (Title 24, California Code of Regulations) standards would ensure that light and glare impacts from the proposed Project would be *less than significant*.

² California Department of Transportation website, Officially Designated State Scenic Highways, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/, accessed April 2021.

4.2 Agriculture and Forestry Resources

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

4.2.1 Environmental Setting

Pursuant to the California Department of Conservation, the Project site is located on land identified as “Vacant or Disturbed Land”.³ Vacant land is defined as an area of open fields that may have been disturbed and do not qualify for an agricultural category. Neither the Project site nor surrounding properties are subject to a Williamson Act contract. As a result of the Project, the site would be designated and zoned for residential uses in both the City’s General Plan and Zoning Code.

³ California Department of Conservation, California Important Farmland Finder, <https://maps.conservation.ca.gov/planning/DataViewer/California> Important Farmland: 2016, accessed April 2021.

4.2.2 Impact Assessment

- a) Would the Project 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?

No impact. The Project would not convert land classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (as shown on the maps mentioned above, prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency) to non-agricultural use. Therefore, there would be *no impact*.

- b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act contract?

No impact. The Project would not conflict with existing zoning for agricultural use and there are no Williamson Act contracts affecting the Project site or surrounding properties. Therefore, there would be *no impact*.

- c) Would the Project 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))?

No impact. Neither the Project site nor surrounding properties are defined as forest land (as defined by 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)). The Project site is located on a previously developed lot zoned for residential use. Therefore, there would be *no impact*.

- d) Would the Project result in the loss of forest land or conversion of forest land to non-forest use?

No impact. The Project site neither contains nor is adjacent to forested lands. Furthermore, the Project site and its adjacent lands are not designated or zoned for timberland or timberland protection. Thus, the Project would not conflict with or result in the loss of forest land or conversion of forest land to a non-forest use. Therefore, there would be *no impact*.

- e) Would the Project 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?

No impact. As described above, the Project is located on a previously developed lot and is zoned for residential use. As a result, the proposed Project would not introduce changes in the existing environment that would result in the conversion of Farmland to a non-agricultural use or conversion of forest land to a non-forest use. Therefore, there would be *no impact*.

4.3 Air Quality

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.3.1 Environmental Setting

The Project site is located within the San Joaquin Valley Air Basin (SJVAB). The SJVAB, which occupies the southern half of California's Central Valley, is under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). Other air quality regulatory agencies that share responsibility with regulating SJVAB's air quality to ensure that all state and federal ambient air quality standards are attained within the SJVAB include the California Air Resources Board (CARB) and the United States Environmental Protection Agency (USEPA). The SJVAPCD, which is responsible for the attainment of state and federal air quality standards in the SJVAB, develops rules, regulations, and policies to comply with applicable state and federal air quality legislation.

The SJVAPCD air quality-related planning documents, rules, and regulations applicable to this Project include:

Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI). The GAMAQI provides assistance in evaluating potential air quality impacts of projects in the SJVAB, by providing guidance on evaluating short-term (construction) and long-term (operational) air emissions. The GAMAQI provides 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, and information for use in air quality assessments and environmental documents. The thresholds of significance are summarized, as follows:

Short-Term Emissions of Particulate Matter (PM_{10}): Construction impacts associated with the proposed Project would be considered significant if the feasible control measures for construction in compliance with Regulation VIII as listed in the SJVAPCD guidelines are not incorporated or implemented, or if Project-generated emissions would exceed 15 tons per year (TPY) or 100 pounds per day.

Short-Term Emissions of Ozone Precursors (ROG and NO_x): Construction impacts associated with the proposed Project would be considered significant if the Project generates emissions of Reactive Organic Gases (ROG) or NO_x that exceeds 10 TPY or 100 pounds per day.

Long-Term Emissions of Particulate Matter (PM₁₀): Operational impacts associated with the proposed Project would be considered significant if the Project generates emissions of PM₁₀ that exceed 15 TPY or 100 pounds per day.

Long-Term Emissions of Ozone Precursors (ROG and NO_x): Operational impacts associated with the proposed Project would be considered significant if the Project generates emissions of ROG or NO_x that exceeds 10 TPY or 100 pounds per day.

Conflict with or Obstruct Implementation of Applicable Air Quality Plan: Due to the region's nonattainment status for ozone, PM_{2.5}, and PM₁₀, if the Project-generated emissions of either of the ozone precursor pollutants (i.e., ROG and NO_x) or PM₁₀ would exceed the SJVAPCD's significance thresholds, then the Project would be considered to conflict with the attainment plans. In addition, if the Project would result in a change in land use and corresponding increases in vehicle miles traveled, the Project may result in an increase in vehicle miles traveled that is unaccounted for in regional emissions inventories contained in regional air quality control plans.

Local Mobile-Source CO Concentrations: Local mobile source impacts associated with the proposed Project would be considered significant if the Project contributes to CO concentrations at receptor locations in excess of the CAAQS (i.e. 9.0 ppm for 8 hours or 20 ppm for 1 hour).

Exposure to toxic air contaminants (TAC) would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 10 in 1 million or would result in a Hazard Index greater than 1.

Odor impacts associated with the proposed Project would be considered significant if the Project has the potential to frequently expose members of the public to objectionable odors.

Rule 2280 Portable Equipment Registration. Portable equipment used at project sites for less than six consecutive months must be registered with the SJVAPCD. The SJVAPCD will issue the registration 30 days after receipt of application.

Rule 8011 General Requirements: Fugitive Dust Emission Sources. Operations, including construction operations, must control fugitive dust emissions in accordance with SJVAPCD Regulation VIII. The SJVAPCD requires the implementation of control measures for fugitive dust emissions. For projects in which construction-related activities would disturb equal to or greater than one (1) acre of surface area, the SJVAPCD recommends that demonstration of receipt of an SJVAPCD approved "Dust Control Plan" or "Construction Notification Form," before issuance of the first grading permit, be made a condition of approval.

Rule 9510 Indirect Source Review. This rule requires project applicants to reduce operational emission of oxides of nitrogen (NO_x) by 33 percent of the project's operational baseline and 50 percent of the project's operational suspended particulate matter less than 10 microns in diameter (PM₁₀) emissions. Projects subject to SJVAPCD's District Rule 9510 are required to submit an Air Impact Assessment (AIA)

application to the SJVAPCD no later than applying for final discretionary approval of a proposed project, and to pay any applicable off-site mitigation fees before issuance of the first building permit.

Air quality is determined by the type and amount (concentration) of contaminants emitted into the atmosphere, the size and topography of the SJVAB, and its meteorological conditions. National and State air quality standards specify the upper limits of concentrations and duration in the ambient air for the following air pollutants: ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), suspended particulate matter less than 10 microns in diameter (PM₁₀), suspended particulate matter less than 2.5 microns in diameter (PM_{2.5}), sulfur dioxide (SO₂) and lead (Pb). These pollutants are commonly referred to as “criteria pollutants.” The SJVAPCD also conducts monitoring for two other State standards: sulfates and visibility.

The SJVAPCD, together with the CARB, maintains ambient air quality monitoring stations in the SJVAB. The air quality monitoring station closest to the Project site is the Madera – 28261 Avenue 14 monitoring station. The pollutants monitored at this station are O₃, PM_{2.5}, and PM₁₀. Air quality trends for CO, NO₂, and SO₂ are not monitored at this air quality monitoring station. Madera County – Road 29½, north of Avenue 8 monitoring station monitors NO₂. The nearest station monitoring CO and SO₂ is in Fresno – 3727 North First Street.

The 2017 to 2019 monitoring results from these stations indicate the state 1-hour O₃ standard was exceeded 3 times in 2017, 2 times in 2018, and an unknown number of times 2019. Additionally, the State 8-hour O₃ standard was exceeded 29 times in 2017, 17 times in 2018, and unknown number of times in 2019. Furthermore, the federal 8-hour O₃ standard was exceeded 27 times in 2017, 14 times in 2018 and 10 times in 2019. The state PM₁₀ standard was exceeded 16 times in 2017 and 23 times in 2018. The CO, NO₂, and SO₂ standards were not exceeded in this area during the 3-year period.

The CARB is required to designate areas of the state as attainment, non-attainment, or unclassified for all state standards. An attainment designation for an area signifies that pollutant concentrations did not violate the standard for that pollutant in that area. A non-attainment designation indicates that a pollutant concentration violated that standard at least once, excluding those occasions when the violation was caused by an exceptional event, as defined in the criteria. An unclassified designation signifies that data does not support either an attainment or non-attainment status. The California Clean Air Act divides the air districts into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category. The USEPA also designates areas as attainment, non-attainment, or classified. The air quality data are also used to monitor progress in attaining air quality standards.

The CARB has designated the SJVAB as being a severe non-attainment for 1-hour O₃, and non-attainment for 8-hour O₃, PM₁₀, and for PM_{2.5}. The CARB has designated the Air Basin as attainment for NO₂, SO₂, Pb, and as an attainment / unclassified area for CO and all other air contaminants.

The USEPA has designated the SJVAB as being an extreme non-attainment area for 8-hour O₃, and non-attainment for PM_{2.5}. USEPA has designated the SJVAB as attainment / unclassified for CO, NO₂, SO₂ and no designation / classification for PM. There is no federal standard for 1-hour O₃.

There are no stationary sources that generate air quality emissions on the Project site.

Short-term and long-term emissions associated with the Project were calculated using California Emissions Estimator Model (CalEEMod, Version 2016.3.2) based on Project information available. Emissions modeling

includes emissions generated by off-road equipment, haul trucks, and worker commute trips. All remaining assumptions were based on the default parameters contained in the model. Modeling assumptions and output files are included in [Appendix B](#).

4.3.2 Impact Assessment

- a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?
- b) Would the Project 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?

Less than significant impact. A quantified analysis of the Project's short-term construction and long-term operational emissions was conducted using CalEEMod version 2016.3.2 based on information available. According to the CalEEMod results, the Project would not exceed established emissions thresholds and would have a **less than significant impact** on air quality for both short-term construction and long-term operational activities, as shown in [Table 4-1](#) and [Table 4-2](#), respectively.

Table 4-1. Unmitigated Short-Term Construction-Generated Emissions of Criteria Air Pollutants

Source	Annual Emissions (Tons/Year)					
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}	SO _x
Maximum Annual Emissions ¹	0.3618	1.3752	1.4027	0.0956	0.0732	2.5800e-003
<i>SVAPCD Significance Thresholds</i>	<i>10</i>	<i>10</i>	<i>100</i>	<i>15</i>	<i>15</i>	<i>27</i>
Exceed Thresholds?	No	No	No	No	No	No

1. Emissions were quantified using CalEEMod Output Files Version 2016.3.2. Refer to Error! Reference source not found. for modeling results and assumptions. Totals may not sum due to rounding.

Table 4-2. Unmitigated Long-Term Operational Emissions of Criteria Air Pollutants

Source	Annual Emissions (in Tons)					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Maximum Annual Emissions ¹	0.1461	0.1124	0.6541	1.7800e-003	0.1360	0.0585
<i>SVAPCD Significance Thresholds</i>	<i>10</i>	<i>10</i>	<i>100</i>	<i>27</i>	<i>15</i>	<i>15</i>
Exceed Thresholds?	No	No	No	No	No	No

1. Emissions were quantified using CalEEMod Output Files Version 2016.3.2. Refer to Error! Reference source not found. for modeling results and assumptions. Totals may not sum due to rounding.

- c) Would the Project expose sensitive receptors to substantial pollutant concentrations?

Less than significant impact. The Air District has established a screening threshold of 100 pounds per day to determine whether or not a Health Risk Assessment would be necessary to analyze the health impacts of a project. The Project would not expose sensitive receptors to substantial pollutant concentrations. The nearest sensitive receptors to the Project site are single-family homes surrounding the Project site. John Adams Elementary School, Thomas Jefferson Middle School, and Harvest Christian Preschool & Daycare are located within one-half mile of the Project site. No hospitals or other sensitive receptors are within one-half mile of the Project site. While some sensitive receptor areas can be found near the Project site, the

Project would not exceed the established threshold (see [Table 4-3](#)). Therefore, there would be a **less than significant impact**.

Table 4-3. Maximum Daily Unmitigated Emissions of Criteria Air Pollutants

Source	Daily Emissions (in Pounds)					
	ROG	NOX	CO	SO ₂	PM ₁₀	PM _{2.5}
Construction – Summer ¹	36.3568	14.6452	13.3444	0.0246	6.4883	3.5443
Construction – Winter ¹	36.3559	14.6486	13.2798	0.0244	6.4883	3.5443
Operations – Winter ¹	1.1810	0.8439	7.6342	0.0212	1.3477	0.8709
Operations – Summer ¹	1.2513	0.8081	7.8846	0.0220	1.3477	0.8709
<i>SVAPCD Significance Thresholds</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>100</i>	<i>100</i>
Exceed Thresholds?	No	No	No	No	No	No

1. Emissions were quantified using CalEEMod Output Files Version 2016.3.2. Refer to Error! Reference source not found. for modeling results and assumptions. Totals may not sum due to rounding.

d) Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less than significant impact. During construction activities, construction equipment exhaust and application of asphalt, structural coating and other construction applications would temporarily emit odors. However, construction nor operation of the Project is anticipated to generate substantial odors that would affect a substantial number of people. Therefore, the Project would result in a **less than significant impact**.

4.4 Biological Resources

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

4.4.1 Environmental Setting

Neither the City of Madera General Plan nor its Environmental Impact Report (EIR) identified threatened or endangered species in the Project area. The EIR did identify the *Ambystoma Californense* (California Tiger Salamander), the *Leptosiphon Serrulatus* (Madera Leptosiphon), and the *Lytta Molesta* (Molestan Blister Beetle) to the east of the Project site.

The Project site is a previously developed lot that used to contain a gym until a fire destroyed most of the buildings on the site. Because the site has been previously developed and subsequently razed, the likelihood of one of the animals or plants mentioned above being located on the site is low. The Project site is void of any natural features, such as seasonal drainages, riparian or wetland habitat, rock outcroppings, or other native habitat or associated species. No shrubs or trees are present on or immediately adjacent to the Project site. No wetlands were reported or observed on the site.⁴ Development of the site would not conflict with any local policies or ordinances protecting biological resources, or conflict with the provisions of an adopted Habitat Conservation Plan; Natural Community Conservation Plan; or other approved local, regional, or State habitat conservation plan.

4.4.2 Impact Assessment

- a) Would the Project 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?

Less than significant impact. The Project would not 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 Wildlife or U.S. Fish and Wildlife Service. The Project site is previously developed, within an urban area and as a result there is little likelihood for any animal or plant species to be located on the Project site. Therefore, the Project would result in a *less than significant impact*.

- b) Would the Project 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 Wildlife or U.S. Fish and Wildlife Service?

No impact. The Project site and its surroundings are absent of any riparian habitat, sensitive natural communities of special concern or of any critical habitat designated by the California Department of Fish and Wildlife or by the United States Fish and Wildlife Service as critical habitat essential for the preservation and recovery of state and/or federally listed plant or animal species. The Project would therefore not result in any direct or indirect impacts to riparian corridor, stream channel, or potentially viable habitat in which sensitive species could be found. Therefore, this Project would have *no impact*.

- c) Would the Project 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?

⁴ Natural Wetlands Inventory, <https://www.fws.gov/wetlands/data/mapper.html>, accessed May 2021.

No impact. Project site soils are composed of loam to sandy loam texture. Soils have moderately coarse textures, moderate to high infiltration rates, and are moderate to well drained. The Project site is void of any vegetation and does not have the hydrology necessary to create wetlands. Further, no wetlands have been reported or observed on site. Therefore, the proposed Project would have **no impact** on federally protected wetlands as defined by Section 404 of the Clean Water Act.

- d) Would the Project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

No impact. The Project site does not present any features of a river, creek, stream, or other form of water course, nor does the Project site include features of a wildlife corridor. The urban surroundings, busy roads, and domestic animals near the Project would be a deterrent to natural wildlife. Therefore, the Project would have **no impact** on the movement of any native resident or migratory fish or wildlife species or on an established native resident or migratory wildlife corridor.

- e) Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No impact. There are no trees or vegetation within the Project site. The Project would not conflict with any applicable local policies or ordinances protecting biological resources and the City of Madera does not have a tree preservation ordinance. Therefore, this Project would have **no impact**.

- f) Would the Project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No impact. Neither the Project site nor the immediate area surrounding the Project site are subject to an adopted or proposed local, regional, or state adopted habitat conservation plan (HCP), or similar types of conservation plans. Therefore, the Project would not conflict with the provisions of an adopted or proposed HCP or similar approved local, regional, or state habitat conservation plan. As such, the Project would have **no impact**.

4.5 Cultural Resources

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

4.5.1 Environmental Setting

Based on the City of Madera General Plan and its Environmental Impact Report (EIR) dated April 29, 2009, no known recorded archeological sites or historic properties are within or in the immediate vicinity of the Project site. The EIR also did not indicate the presence of Native American traditional cultural place(s) within or adjacent to the Project site. As discussed more in [Section 4.18 Tribal Cultural Resources](#), numerous tribes within the area were contacted for formal consultation, none of which responded within the allowed response time for consultation.

4.5.2 Impact Assessment

- a) **Would the Project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?**

No impact. Based on the City of Madera General Plan Update EIR, the Project site and its surroundings are absent of any known historic properties. The Project has previously been developed and has had a structure on it since 1954. No historic properties would be affected by the proposed Project. Therefore, the Project would result in *no impact*.

- b) **Would the Project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?**

Less than significant impact. While no known archaeological deposits are present on the Project site, it is possible that unknown buried archaeological materials could be found during ground disturbing activities, including unrecorded Native American prehistoric archaeological materials. If such resources were discovered, the impact to archeological resources could be significant. General Plan Action Item HC-9.2 requires a condition of approval on all discretionary projects that the Planning Department be notified immediately if any prehistoric, archaeological, or fossil artifact or resource is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and

recommend appropriate action. Implementation of the required condition, in accordance with the provisions of Public Resources Code Section 21083.2, would reduce the impact to *less than significant*.

c) **Would the Project disturb any human remains, including those interred outside of dedicated cemeteries?**

Less than significant impact. There are no known formal cemeteries or known interments to have occurred on the Project site. Though unlikely, there is the possibility human remains may be present beneath the Project site. Should human remains be discovered during ground disturbing construction activities, such discovery could be considered significant. Any human remain encountered during ground disturbing activities are required to be treated in accordance with California Code of Regulations Section 15064.5(e), Public Resources Code Section 5097.98, and California Health and Safety Code Section 7050.5, which state the mandated procedures of conduct following discovery of human remains. Additionally, General Plan Action Item HC-9.2 requires a condition of approval on all discretionary projects that all construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed. If human remains are determined to be of possible Native American descent, the Coroner shall notify the Native American Heritage Commission who will appoint a "Most Likely Descendent" and the local Native American Tribe representative to identify and preserve Native American remains, burial, and cultural artifacts. Implementation of the required condition and above-referenced sections would reduce the impact to *less than significant*.

4.6 Energy

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.6.1 Environmental Setting

The Project proposes to construct a new 15-unit apartment complex, while utilizing an existing building for four of the units. Construction of the apartment complex would consume energy and fuels through the transportation of materials by trucks, and by the use of construction equipment. Construction activities would use energy efficient practices and result in a new 15-unit apartment complex that complies with energy efficient standards. In addition, the Project would apply energy efficient standards during operation while residents are occupying the units.

4.6.2 Impact Assessment

- a) **Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation?**

Less than significant impact. Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. For heavy-duty construction equipment, horsepower and load factor were assumed using default data from the CalEEMod model. Fuel use associated with construction vehicle trips generated by the Project was also estimated; trips include construction worker trips, haul trucks trips for material transport, and vendor trips for construction material deliveries. Fuel use from these vehicles traveling to the Project was based on (1) the projected number of trips the Project would generate (CalEEMod default values) and (2) default average trip distance by land use in the CalEEMod modeling system.

Construction is estimated to consume a total of 24,502 gallons of diesel fuel and 741 gallons of gasoline fuel.⁵ California Code of Regulations Title 13, Motor Vehicles, Section 2449(d)(2), Idling, limits idling times of construction vehicles to no more than 5 minutes, thereby precluding unnecessary and wasteful consumption of fuel because of unproductive idling of construction equipment. In addition, the energy

⁵ Emissions for the Project were quantified using CalEEMod Output Files Version 2016.3.2. Refer to **Appendix B** for modeling results and assumptions.

consumption for construction activities would not be ongoing as they would be limited to the duration of Project construction.

The development's anticipated annual energy consumption is approximately 75,247 kilowatt-hours and 2,120 therms of natural gas.⁶ Energy consumption of residential uses is currently governed by the 2019 California Building Code, Part 6 for the structure itself, and Title 20 of the California Code of Regulations for appliances. Energy consumption is anticipated to decrease over time as more energy efficient standards take effect and energy-consuming equipment reaches its end-of-life and necessitates replacement. The Project would have a *less than significant impact*.

b) Would the Project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less than significant Impact. State and local authorities regulate energy use and consumption. These regulations at the State level are intended to reduce energy use and greenhouse gas (GHG) emissions. These include, among others, Assembly Bill (AB) 1493 – Light-Duty Vehicle Standards; California Code of Regulations Title 24, Part 6 – Energy Efficiency Standards; and California Code of Regulations Title 24, Parts 6 and 11 – California Energy Code and Green Building Standards. The Project is required to comply with all applicable regulations and would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency. Therefore, this Project would have a *less than significant impact*.

⁶ Emissions for the Project were quantified using CalEEMod Output Files Version 2016.3.2. Refer to **Appendix B** for modeling results and assumptions.

4.7 Geology and Soils

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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 Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geological feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.7.1 Environmental Setting

The Project site is located in the central portion of the San Joaquin Valley. The San Joaquin Valley is part of the Great Valley Geomorphic Province topographic and structural basin bound on the east by the Sierra Nevada and the west by the Coast Range. The Sierra Nevada, a fault block dipping gently to the southwest, is composed of igneous and metamorphic rocks of pre-Tertiary age which comprise the basement complex beneath the Valley. The subsurface of the Project site and surrounding vicinity is characterized by a thick sequence of unconsolidated sediments. Subsurface material beneath the site is primarily composed of alluvial fan deposits and floodplain over-bank deposits including interbedded silts, sands, clays, and gravels. Project site soils are of sandy loam of moderately to excessively drained.

There are no known faults on the Project site or in the immediate area. The San Andreas fault and San Joaquin faults are approximately 87 and 49 miles west, respectively⁷. The Project site is subject to relatively low seismic hazards compared to many other parts of California. Potential ground shaking produced by earthquakes generated on regional faults lying outside the immediate vicinity in the Project area may occur. Due to the distance of the known faults in the region, no significant ground shaking is anticipated on this site. Seismic hazards on the built environment are addressed in the California Building Code (CBC) that is utilized by the City of Madera Building Department to monitor safe construction within the City limits.

The Project site and the greater City of Madera consists of lands with less than two percent slope grade, and therefore are not subject to landslides.

4.7.2 Impact Assessment

- a) Would the Project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

a-i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

a-ii) Strong seismic ground shaking?

Less than significant impact. Ground shaking intensity is largely a function of distance from the earthquake epicenter and underlying geology. Generally, the City of Madera, which is located on deep alluvial and unconsolidated sediments, could experience strong shaking during a large earthquake. The most common impact associated with strong ground shaking is damage to structures. The CBC establishes minimum standards for structures located in regions subject to ground shaking hazard areas. Structures constructed on-site would be required by state law and City ordinances to be constructed in accordance with CBC and to adhere to all current earthquake construction requirements. The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. No

⁷ California Department of Conservation. Data Viewer. Website: <https://maps.conservation.ca.gov/cgs/DataViewer/>. Accessed May 2021.

known faults with evidence of historic activity cut through the valley soils in the Project area. Due to the geology of the Project area and its distance from active faults, the potential for loss of life, property damage, ground settlement, or liquefaction to occur in the Project area is considered minimal. The Project would be constructed on a previously developed site and would not result in the rupture of a known earthquake fault, or being in an area identified as having strong seismic ground shaking. Therefore, the Project would result in a *less than significant impact*.

a-iii) Seismic-related ground failure, including liquefaction?

Less than significant impact. The Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. Liquefaction describes a phenomenon in which a saturated soil loses strength during an earthquake as a result of induced shearing strains. Lateral and vertical movement of the soil mass combined with loss of bearing usually results. Loose sand, high groundwater conditions (where the water table is less than 30 feet below the surface), higher intensity earthquakes, and particularly long duration of ground shaking are the requisite conditions for liquefaction. None of these conditions are present at the Project site. The Project site is previously developed and construction of a new apartment complex would not result in the increased likelihood for seismic related ground failure to occur, including liquefaction. Therefore, the Project would result in a *less than significant impact*.

a-iv) Landslides?

No impact. The Project site is generally flat, with no potential for landslides to occur. Due to the flat and level topography, the Project would not directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides. Therefore, the Project would result in *no impact*.

b) Would the Project result in substantial soil erosion or the loss of topsoil?

Less than significant impact. Earthmoving activities associated with the Project would include excavation, trenching, grading, and construction. These activities could expose soils to erosion processes however, the extent of erosion would vary depending on slope steepness/stability, vegetation/cover, concentration of runoff, and weather conditions. The Project would disturb less than one acre of soil and would therefore not be required to complete a SWPPP (Storm Water Pollution Prevention Plan); however, since the Project site has relatively flat terrain with a low potential for soil erosion and would comply with the State Water Resources Control Board (SWRCB) requirements, the Project's impacts would be *less than significant*.

c) Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Less than significant impact. Due to the relatively flat topography of the Project site and greater surrounding area and distance from active faults, landslides, lateral spreading, subsidence, liquefaction or collapse are not considered a potentially significant geologic hazard. In addition, the Project would result in the construction of an apartment complex on a previously developed site. Project construction would not result in the likelihood for soil to become unstable through landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore, the Project would result in a *less than significant impact*.

d) Would the Project 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?

Less than significant impact. The Project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) and would not create substantial direct or indirect risks to life or property. The Project soil types consist of loam to sandy loam textures. Therefore, the Project would result in a *less than significant impact*.

- e) **Would the Project 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?**

No impact. The Project would connect to the City's sewer system and as a result would not require the construction or use of septic tanks or alternative wastewater disposal systems. Therefore, there would be *no impact*.

- f) **Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geological feature?**

Less than significant impact. There are no known unique paleontological resources or geological features on the Project site; however, during construction unique paleontological or geological resources could be unearthed. General Plan Action Item HC-9.2 requires a condition of approval on all discretionary projects that the Planning Department be notified immediately if any prehistoric, archaeologic, or fossil artifact or resource is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. Implementation of the required condition, in accordance with the provisions of Public Resources Code Section 21083.2, would reduce the impact to *less than significant*.

4.8 Greenhouse Gas Emissions

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

4.8.1 Environmental Setting

Climate change is a public health and environmental concern around the world. Globally, temperature, precipitation, sea level, ocean currents, wind patterns, and storm activity are all affected by the presence of greenhouse gas (GHG) emissions in the atmosphere. Human activity contributes to emissions of six primary GHG gases: carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Human-caused emissions of GHGs are linked to climate change.

In 2006, the California State Legislature adopted Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, which aims to reduce GHG emissions in California. GHGs, as defined by AB 32, include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. AB 32 requires the CARB, the State agency that regulates statewide air quality, to adopt rules and regulations that would achieve GHG emissions equivalent to 1990 statewide levels by 2020. The Air District adopted a 29 percent less than Business-As-Usual (BAU) threshold to meet the 2020 standard. A threshold of 1,100 metrics tons of carbon dioxide emissions (MTCO₂e) per year has also been used to demonstrate compliance with the targets set under AB 32.⁸

In 2016, Senate Bill (SB) 32 was adopted, which established a goal to achieve GHG emissions equivalent to 40 percent below 1990 statewide levels by 2030. No project-level reduction standard has been adopted to meet the 2030 standard established by SB 32. However, a target threshold of 660 MTCO₂e per year has been assumed for purposes of this analysis as an interim threshold of significance for 2030 in-lieu of an adopted project-level standard. The 660 MTCO₂e represents a 40 percent reduction of the 1,100 MTCO₂e per year threshold.

The Conservation Element of the 2009 City of Madera General Plan includes several goals, policies, and programs in the Air Quality, GHG Emissions, and Climate Change sections that address and promote practices that meet or exceed all State and federal standards and meet or exceed all current and future State-mandated targets for reducing GHG emissions. The City also requires applicants for all public and

⁸ As published in the Bay Area Air Quality Management District's CEQA Air Quality Guidelines. Available online at http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf

private development to integrate appropriate methods that reduce GHG emissions consistent with the Energy and Green Building sections of the Conservation Element, General Plan Policies CON-40 through 46.

4.8.2 Impact Assessment

a) Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less than significant impact. The Project would generate GHG emissions and contribute to global warming. GHG emissions from construction activities are temporary, short-term emissions and therefore would not significantly contribute to long-term cumulative GHG emissions impacts of the Project. Long-term GHG emissions consist of vehicular emissions, the consumption of energy produced by carbon-based sources, and the decomposition of solid waste generated from the Project. According to the CalEEMod results for unmitigated short-term construction-generated and long-term operation emissions (see **Table 4-4** and **4-5**), the Project would not exceed the established threshold of significance. Therefore, construction emissions would be **less than significant**.

Table 4-4. Unmitigated Short-Term Construction-Generated GHG Emissions

Year	Emissions (MT CO ₂ e) ¹
Maximum Annual Emissions: 2022	216.6387
Amortized over 30 years	7.2213

1. Emissions were quantified using the CalEEMod, Version 2016.3.2. Refer to **Appendix B** for modeling results and assumptions. Totals may not sum due to rounding.

Table 4-5. Unmitigated Long-Term Operational GHG Emissions

	Emissions (MT CO ₂ e) ¹
Estimated Annual Operation CO ₂ e Emissions	153.8777
Amortized Construction Emissions	7.2213
Total Estimated Annual Operational CO ₂ e Emissions	161.099
SB 32 Consistency Threshold for Land-Use Development Projects ²	660
Exceed Threshold?	No

1. Emissions were quantified using the CalEEMod, Version 2016.3.2. Refer to **Appendix B** for modeling results and assumptions. Totals may not sum due to rounding.

2. Reduction by 40 percent of the MTCO₂e per year threshold as published in the Bay Area Air Quality Management District's CEQA Air Quality Guidelines. Available online at http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en Accessed April 2021.

b) Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less than significant impact. Staff found that the Project is consistent with all General Plan policies, would incorporate solar photovoltaic panels as required by the 2019 version of Title 24, Part 6, is required to incorporate water-efficient landscaping, and is required to make the necessary road improvements. In addition, the Project would follow all standards and policies for reducing GHG as determined by the SJVAPCD. The Project would not conflict with an applicable plan, policy, or regulation adopted for the

purpose of reducing the emissions of GHGs. Therefore, the Project would have a *less than significant impact*.

4.9 Hazards and Hazardous Materials

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

4.9.1 Environmental Setting

The storage, use, generation, transport, and disposal of hazardous materials and waste are highly regulated under federal and State laws and regulations. Laws and regulations established by the United States Environmental Protection Agency (USEPA) are enforced by the California Environmental Protection Agency (CAL-EPA). CAL-EPA also oversees the unified hazardous waste and hazardous materials management regulatory program. California Health and Safety Code Section 25501 defines a hazardous material as “any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.” Section 21092.6 of the CEQA Statutes requires the Lead Agency to consult the lists compiled pursuant to Government Code Section 65962.5 to determine whether a proposed project and any alternative are identified as contaminated sites.

The required lists include the California Department of Toxic Substance Control’s (DTSC) online EnviroStor database⁹ and the State Water Resources Control Board’s (SWRCB) online GeoTracker database¹⁰. These two databases include hazardous release sites, along with other categories of sites or facilities where known or suspected sources of contamination were identified. A search of DTSC’s EnviroStor and SWRCB’s GeoTracker database in April 2021 revealed no hazardous material release sites at the Project site or in the immediate vicinity.

4.9.2 Impact Assessment

- a) Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Would the Project 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?

Less than significant impact. The Project would not involve the routine transport of hazardous waste, thus no impacts to the public or the environment would occur, and there are no known hazardous materials found on-site. Potential impacts during construction of the Project include potential spills associated with the use of fuels and lubricants in construction equipment. These potential impacts would be short-term in nature and would be reduced to less than significant levels through compliance with applicable local, state, and federal regulations, as well as the use of standard equipment operating practices. Project operations would consist of consumer grade pesticides, fertilizers, and petroleum-based fuels. These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to public health and safety or the environment. Compliance with applicable laws and regulations would minimize hazards associated with the routine transport, use, or disposal of hazardous materials to the maximum extent practicable. Compliance with applicable laws and regulations would also minimize any potential release of hazardous materials into the environment. Therefore, impacts would be *less than significant*.

⁹ Department of Toxic Substances Control. EnviroStor. Website: <https://www.envirostor.dtsc.ca.gov/public/>. Accessed April 2021.

¹⁰ State Water Resources Control Board. GeoTracker. Website: <https://geotracker.waterboards.ca.gov/>. Accessed April 2021.

- c) Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less than significant impact. There are three schools, Thomas Jefferson Middle School, John Adams Elementary School, and Harvest Christian Preschool & Daycare, located within one quarter mile of the Project site. The Project is a residential apartment complex and would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste beyond typical construction activities associated with residential projects and detailed above. Therefore, there would be *less than significant impact*.

- d) Would the Project 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?

No impact. The Project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create a significant hazard to the public or the environment. Therefore, the Project would result in *no impact*.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area?

No Impact. The Project is located inside Zone D of the Madera Municipal Airport Compatibility Policy Map of the 2015 Madera Countywide Airport Land Use Compatibility Plan. In Zone D, apartment buildings are listed as compatible uses. The project would therefore not result in any safety hazard or excessive noise for people residing or working in the Project area, and *no impact* would occur.

- f) Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less than significant Impact. The Project would not involve any material changes to public streets, roads, or evacuation infrastructure and it would not include the construction of any feature that might impair the implementation of any relevant emergency operation plan. Moreover, the Project would not change existing emergency response and rescue access routes within the City or County of Madera. Therefore, there would be a *less than significant impact*.

- g) Would the Project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No impact. The Project site is not located within an area of moderate, high, or very high Fire Hazard Severity for the Local Responsibility Area, nor does it contain any areas of moderate, high, or very high Fire Hazard Severity for the State Responsibility Area.¹¹ Therefore, there would be *no impact*.

¹¹ Cal FIRE. Fire Hazard Severity Zones Maps. Website: <https://osfm.fire.ca.gov/divisions/wildfire-planning-engineering/wildland-hazards-building-codes/fire-hazard-severity-zones-maps/>. Accessed April 2021.

4.10 Hydrology and Water Quality

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.10.1 Environmental Setting

The City of Madera is within the San Joaquin River watershed and Basin Hydrological Study Area covering roughly 13,500 square miles, or approximately the southern two-thirds of the San Joaquin Valley. The San Joaquin River watershed is divided into numerous hydrologic areas and subareas. The Madera hydrologic area encompasses the southwestern and northwestern portions of the City and extends northwest to the City of Chowchilla, draining into the Fresno River and its tributaries. The Fresno River is the main hydrologic feature in the City. The river flows west from the Sierra Nevada Mountain Range before entering the Chowchilla Bypass in western Madera County. The Fresno River is dry throughout most of the year, with flows depending mainly on water releases from upstream water agencies.¹²

The City of Madera is not within or adjacent to the boundaries of a sole source aquifer. The nearest sole source aquifer is the Fresno County Sole Source Aquifer, located approximately 8 miles to the south. Because the Project would result in less than 1 acre in disturbed land, a SWPPP is not required to be completed.

FEMA FIRM Panel No. 06039C1155E (September 26, 2008) indicates that the Project site is located in Zone X,¹³ an area of minimal flood hazard. Zone X is an area designated with a 0.2 percent chance of flooding annually.

4.10.2 Impact Assessment

a) **Would the Project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?**

Less than significant impact. Clearing, grading, excavation, and construction activities have the potential to impact water quality through soil erosion and increased silt and debris discharged into runoff. Additionally, the use of construction materials such as fuels, solvents, and paints may present a risk to surface water quality. Temporary storage of construction material and equipment in work areas or staging areas could create the potential for a release of hazardous materials, trash, or sediment to the storm drain system. The Project would also be required to employ the Best Management Practices (BMPs) as appropriate during construction activities to address potential erosion and degradation of water quality.

Upon completion of the Project, stormwater would runoff into the permeable ground on site or into the City's stormwater system. The Project would be required to implement applicable portions of the City's Storm Water Quality Management Program, ensuring that effective and adequate Best Management Practices would be in place to minimize the pollutant load in storm drainage, thereby protecting surface water quality. In addition, implementation of General Plan policies would further protect surface quality by requiring the Storm Water Quality Management Program to be updated to include newly available best management practices. The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality. Therefore, the Project impacts would be ***less than significant impact***.

¹² City of Madera, City of Madera General Plan Update, Draft Environmental Impact Report, p4.9-1.

¹³ Federal Emergency Management Agency. Flood Insurance Rate Map, Madera County and Incorporated Areas, Panel 1155 of 1385. Accessed April 2021.

- b) Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?

Less than significant impact. The proposed 15-unit apartment complex is within the City's water service area. According to the 2015 Urban Water Management Plan (UWMP), each person uses an average of 196 gallons of water each day. With an average 3.87 persons per household (58 persons) per the Madera Housing Element, the Project would be expected to use approximately 11,368 gallons of water per day under normal operation, including domestic and landscape irrigation. This equates to approximately 12.5-acre feet per year (AFY). With a 2020 population of 65,415 per the California Department of Finance, water consumption without the Project is estimated to be approximately 14,290 AFY. The 2015 UWMP anticipated having a 2020 minimum supply of 15,700 AFY. Groundwater collected on the Project site would be moved through drainage systems to the Madera Irrigation District Canal, which serves as the collection basin for the Project site. Water would recharge through the canal and recharge the groundwater basin. Therefore, the Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin and the impacts would be *less than significant*.

- c) Would the Project 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;

Less than significant impact. The Project site does not contain any waterways and therefore implementation of the Project would not alter the course of a stream or river. However, the Project would require grading or soil exposure during construction. If not controlled, the transport of these materials via local stormwater systems into local waterways could temporarily increase sediment concentrations. To minimize this impact, the proposed Project would be required to comply with all of the requirements of the Storm Water Quality Management Program and Best Management Practices prior to start of construction activities. Mandatory compliance with state regulations would ensure that impacts from erosion and siltation would be *less than significant impact*.

ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less than significant impact. The Project would substantially increase the amount of impervious surface area on the Project site with the construction of parking lots, apartment units, sidewalks, and driveways. However, the requirement to construct curb and gutters, and to direct drainage to the Madera Irrigation District Canal will ensure impacts to flooding on- or off-site would be *less than significant*.

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

Less than significant impact. The Project would alter the existing drainage pattern of the site or area. While the site used to have a large building located on it with an impervious surface, a fire caused the demolition of most of the built-up and impervious areas. This Project would reintroduce a large amount of impervious surfaces to the site. Storm runoff has been required by the City Engineer to drain into the Madera Irrigation

District Canal. The Project would be required to comply with the City's Master Plan, ordinances, and standard practices for stormwater drainage. Therefore, the Project impacts would be *less than significant*.

iv) impede or redirect flood flows?

Less than significant impact. All Project-related storm flows and runoff would be captured on-site and percolated in the existing soil base or conveyed to the Madera Irrigation District Canal. The Project would not impede any flood flows and would redirect off-site flood flows to be consistent with the City's Storm Drainage Master Plan to the Madera Irrigation Canal. Therefore, the Project impacts would be *less than significant*.

d) Would the Project in flood hazard, tsunami, or seiche zones, risk release of pollutants due to Project inundations?

No impact. The Project is not located in flood hazard, tsunami, or seiche zones and it will not risk the release of pollutants due to Project inundation. As discussed above, the Project is located in FEMA flood zone X, an area with minimal risk of flooding. Therefore, there would be *no impact*.

e) Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less than significant impact. The City of Madera, and thus the Project, is located in the Madera Subbasin. The City of Madera adopted the Joint Groundwater Sustainability Plan (GSP) in January 2020. The GSP includes two City of Madera projects, which include the installation of water meters and the construction of Berry Basin, a groundwater recharge basin¹⁴. The basin is currently under construction and the Project is required to install water meters. Therefore, the Project would not conflict with or obstruct the implementation of a water quality control plan or sustainable groundwater management plan. Therefore, there would be a *less than significant impact*.

¹⁴ Madera Subbasin Coordination Committee. Madera Subbasin Sustainable Groundwater Management Act Joint Groundwater Sustainability Plan. January 2020. Website: <https://sgma.water.ca.gov/portal/gsp/preview/21>. Accessed April 2021.

4.11 Land Use and Planning

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.11.1 Environmental Setting

The Project site is within the City limits. The site is designated in the City's General Plan as Commercial and is zoned R3 (One unit per 1,800 sq ft) and R1 (One unit per each 6,000 sq ft). The planned land use designation and zone district are not currently consistent. As part of the Project, General Plan Amendment 2020-01 would amend the land use designation of the Project site to High Density Residential and Rezone 2021-01 would change the zone district of the northern one-quarter of the Project site from the R1 zone district to the R3 zone district. The remainder of the Project site is currently zoned R3. The resulting R3 zone district would be consistent with the resulting High Density Residential land use designation and would allow for the construction of the proposed 15-unit apartment complex.

The Project would be located on a site that is substantially surrounded by single family residences. The addition of an apartment complex would introduce a residential use to an area that would be aligned with the goal and intent of the Project site's zone district.

4.11.2 Impact Assessment

a) Would the Project physically divide an established community?

No impact. The Project would not physically divide an established community. The Project is located on a previously developed site that was destroyed due to fire damage. The completion of the Project would redevelop the vacant lot within an existing neighborhood with no significant alterations to the surrounding infrastructure systems. Therefore, there would be **no impact**.

b) Would the Project cause a significant environmental conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less than significant impact. The Project would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Project would change the land use designation from Commercial to High Density Residential, which would be consistent with the proposed R3 zone district and would support the Project. The Project is required to comply with all applicable General Plan policies and regulations that avoid or mitigate environmental effects. Therefore, there would be a **less than significant impact**.

4.12 Mineral Resources

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

4.12.1 Environmental Setting

The California Geological Survey (CGS) is responsible for the classification and designation of areas within California containing or potentially containing significant mineral resources. The CGS classifies lands into Aggregate and Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geologic Board, as mandated by the Surface Mining and Reclamation Act of 1975. These MRZs identify whether known or inferred significant mineral resources are presented in areas. Lead agencies are required to incorporate identified MRZs resource areas delineated by the state into their general plans.¹⁵ According to the findings of the City of Madera General Plan Update EIR, the Project site does not have the potential to affect the availability of any state or locally designated mineral resource.

4.12.2 Impact Assessment

- a) Would the Project 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?

No impact. The Project site is not identified as containing any mineral deposits by the Madera General Plan. The City of Madera is classified as an area containing aggregate materials; however, the Project site is in an urban built-up environment and has previously been developed.¹⁶ Therefore, the Project would not 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. In addition, the site has been previously developed and disturbed. Therefore, there would be **no impact**.

- b) Would the Project 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?

No impact. The Project site is not identified as containing any mineral deposits by the Madera General Plan. The City of Madera is classified as an area containing aggregate materials; however, the Project site is in an

¹⁵ Public Resources Code, Section 2762(a)(1).

¹⁶ California Department of Conservation. Mineral Land Classification. Website: <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>. Accessed September 2021.

urban built-up environment and has previously been developed.¹⁷ Therefore, the Project would not 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. In addition, the site has been previously developed and disturbed. As such, there would be **no impact**.

4.13 Noise

Would the Project result in:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	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 ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the Project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

4.13.1 Environmental Setting

The Project site is substantially surrounded by single-family residential homes. Thomas Jefferson Middle School is located less than a quarter mile to the east, and John Adams Elementary School is located less than a quarter mile to the south. Directly across Orchard Avenue, to the west of the Project site, is Sunset Avenue Church of Christ. Noise levels may be heightened by additional traffic in the area during pick up and drop off times for the two schools in the area and during service times of the church.

¹⁷ California Department of Conservation. Mineral Land Classification. Website: <https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>. Accessed September 2021.

4.13.2 Impact Assessment

- a) Would the Project result in 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 ordinance, or applicable standards of other agencies?

Less than significant impact. The proposed Project would require the utilization of large construction equipment, including rollers, pavers, dozers, and graders. This type of equipment can have noise levels exceeding General Plan noise standards for residential land uses when measured 50 feet away from the noise source. General Plan Policies N-5, N-6, and MMC Section 3-11.02(B) requires the reduction of noise, including construction noise, to acceptable levels. Construction is limited to between the hours of 7 am and 8 pm, which is consistent with the City noise ordinance and General Plan Policy N-6. Therefore, construction-related noise impacts would remain *less than significant*.

- b) Would the Project result in generation of excessive ground borne vibration or ground borne noise levels?

Less than significant impact. The Project site is surrounded by single-family homes to the north, east, and south, and the Sunset Avenue Church of Christ to the west. Construction of the Project is restricted to between the hours of 7 am and 8 pm, consistent with the City's noise ordinance and General Plan Policy N-6. The Federal Highway Administration (FHWA) has compiled noise measurement data regarding the noise-generating characteristics of various types of construction equipment. Typical background vibration decibel (VdB) levels measured from 50 feet away, according to the Federal Transit Administration (FTA) are approximately 50 VdB, with a level of 100 VdB resulting in minor cosmetic damage to fragile buildings. For infrequent events, such as construction, impacts would be significant to residences, the nearest sensitive receptor, if they exceed 80 VdB. Vibration velocity levels are typically not additive.¹⁸ Bulldozers generate approximately 58 VdB when measured 25 feet away. Given the type of equipment expected to be found during construction, it is not anticipated the Project would generate excessive ground-borne vibration or ground-borne noise levels. Therefore, the Project would have a *less than significant impact*.

- 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?

No impact. The Project is located within Zone D of the Madera Municipal Airport Compatibility Policy Map of the 2015 Madera Countywide Airport Land Use Compatibility Plan. In Zone D, apartment buildings are listed as compatible uses. Noise levels emitted from operation of the Airport in Zone D would not be excessive for those residing in the Project area. Therefore, the Project would result in *no impact*.

¹⁸ Federal Transit Administration. Transit Noise and Vibration Impact Assessment Manual. Website: https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf. Accessed May 2021.

4.14 Population and Housing

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

4.14.1 Environmental Setting

The Project site is located on a previously developed lot that experienced fire damage. The Project would construct a 15-unit apartment complex on the site. The site is surrounded by single-family homes to the north, east, and south, and the Sunset Avenue Church of Christ to the west. The Project would result in the introduction of new housing to the area and as a result would increase the population.

4.14.2 Impact Assessment

- a) **Would the Project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less than significant impact. Implementation of the Project would result in the construction of 15 new apartment units for the area. The Housing Element's most recent estimate was approximately 3.87 persons per household, a population growth of approximately 58 persons within the Project. The General Plan considered a General Plan population estimate of 68,088 people by year 2030. As of January 1, 2021, the City's population was 66,172. The Project, once approved, would be consistent with the goals and objectives of the City's Housing Element and consistent with infrastructure needed for development anticipated under the General Plan. While the Project would make changes to the land use plan, the introduction of increased housing would be consistent with the Housing Element's goals and would aid in the City meeting its Regional Housing Needs Assessment requirements. In addition, the Project would be constructed on an infill site, which would connect to existing infrastructure and not require the extension or expansion of infrastructure. Therefore, the Project would have a **less than significant impact**.

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

No impact. The proposed Project site is a previously developed lot that has experienced fire damage. There are no existing homes on the site. The proposed Project would not displace substantial numbers of existing people or housing and would not necessitate the construction of replacement housing elsewhere. Therefore, there would be *no impact*.

4.15 Public Services

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities (i.e., landfills)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.15.1 Environmental Setting

Fire, emergency, medical, and police protection services for the Project site is provided by the City of Madera and augmented through contracts with other agencies and service providers. The City of Madera has a contract with CalFire to provide management and staffing of the City's fire stations and equipment. Ambulance services are provided by a private contractor. The nearest ambulance contractor site is Pistoressi Ambulance, located approximately 3,000 feet to the southeast. Madera City Fire Department 57 is located approximately 4,000 feet to the southwest of the Project site, while the Madera Police Department is located approximately 1.35 miles to the east. The Project site is located within the Madera Unified School District. The District oversees pre-K through 12 education services. Parks are operated and maintained by the City of Madera. Currently, Lions Town & Country Park is the only publicly maintained park within 1 mile of the Project site. There are several public and private schools within 1 mile of the Project site, including John Adams Elementary 900 feet to the south and Thomas Jefferson Middle School 800 feet to the east.

4.15.2 Impact Assessment

- 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:

Fire Protection:

Less than significant impact. Implementation of the Project is not expected to result in a need for increased staff for the fire department, nor would it alter response times for the Project site due to the Project's size. Fire access and the amount of fire extinguishers on the site would be conditioned to comply with the California Fire Code requirements. Therefore, the Project would have a ***less than significant impact***.

Police Protection:

Less than significant impact. The Project is not expected to result in an any additional hiring of police department staff due to the Project's size. Response times for the site would remain relatively the same before and after construction. Therefore, the Project would have a less than significant impact on police facilities and would not warrant the need for new or physically altered police facilities to maintain acceptable service ratios and meet performance objectives. The Project is required to pay all applicable impact fees, including those to offset impacts to police facilities. Therefore, the Project would have a ***less than significant impact***.

Schools:

Less than significant impact. The Project is located in the Madera Unified School District. The District has provided comments on the Project, stating that they would expect a student generation of approximately nine students based on the size of the Project. The additional potential students to any of the schools serving the Project site would not result in the school reaching capacity. California Government Code Sections 65995(h) and 65996(b) specifically set forth that payment of developer impact fees provide full and complete school facilities mitigation. Therefore, the Project would have ***less than significant impact*** on school facilities.

Parks:

Less than significant impact. The Project would result in approximately 58 residents using the latest Housing Element people per household ratio of 3.87. The nearest park to the Project site is Lions Town & Country Park, approximately 3,200 feet to the southwest. General Plan Policy PR-1 states that the City shall develop and maintain a complete system of public parks distributed throughout the City that provides opportunities for passive and active recreation at a minimum of 3 acres per 1,000 residents. The City currently has 324.47 acres of parkland¹⁹. With a 2021 population of 66,172 and the addition of 58 residents, the total amount of parkland required is 196.97 acres. The Project is also required to provide 500 feet of open space on-site for every unit constructed. In addition, the Project would have to pay a park impact fee to the City,

¹⁹ City of Madera. Website: <https://www.madera.gov/home/departments/parks-community-services/parks-trails/>. Accessed April 2021.

calculated on a per unit basis. The City has sufficient park space and therefore the Project would have a ***less than significant impact*** on parks.

Landfills:

Less than significant impact. The Project site would be served by the Fairmead Solid Waste Disposal Site for its solid waste. The landfill has a maximum permitted capacity of 9,400,000 cubic yards, with last reported remaining capacity of 5,552,894 cubic yards. The Project would not result in the generation of enough solid waste to put a significant amount of stress on the landfill's ability to collect solid waste for its service area. Therefore, the Project would have a ***less than significant impact*** on landfills.

4.16 Recreation

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

4.16.1 Environmental Setting

Currently Lions Town & Country Park is the only publicly maintained park within one mile of the Project site. There are several public schools within one mile of the Project site that could be used for recreation. This includes John Adams Elementary 900 feet to the south, and Thomas Jefferson Middle School 800 feet to the east. General Plan Policy PR-1 states that the City shall develop and maintain a complete system of public parks distributed throughout the City that provides opportunities for passive and active recreation at a minimum of three acres per 1,000 residents. The City currently has 324.47 acres of parkland²⁰. With a 2021 population of 66,172, there are about 4.9 acres per 1,000 residents provided.

²⁰ City of Madera. Website: <https://www.madera.gov/home/departments/parks-community-services/parks-trails/>. Accessed April 2021.

4.16.2 Impact Assessment

- 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?

Less than significant impact. Increased demand for existing parks or other recreational facilities is typically driven by an increase in population. The proposed Project, a 15-unit apartment complex, would result in a net increase of residents at the Project site. However, the addition of the Project would result in a parks ratio of approximately 4.9 acres per 1,000 residents, which exceeds the City's threshold of three acres per 1,000 residents. Therefore, the Project would not contribute to the substantial deterioration of existing facilities. In addition, the Project would be required to pay the City's park impact fee, contributing to the care and maintenance for parks within the city. Therefore, there is *less than significant impact*.

- 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?

Less than significant impact. Increased demand for existing parks or other recreational facilities is typically driven by an increase in population. The proposed Project, a 15-unit apartment complex, would result in a net increase of residents at the Project site. This is not expected to be a substantial increase in population that would significantly result in the deterioration of a recreational facility or result in the need for the construction of a new recreational facility. In addition, the Project would be required to pay the City's park impact fee, contributing to the care and maintenance for parks within the City. Therefore, there is a *less than significant impact*.

4.17 Transportation

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

4.17.1 Environmental Setting

The Project site is served by a network of local and arterial streets. Site access would be provided by Orchard Avenue to the west with no direct access from Sunset Avenue. An existing alley also abuts the site to the west though no vehicular access is proposed from the alley. No streets would be required to be constructed in order to complete this Project. The project would utilize existing pedestrian facilities along both Orchard and Sunset Avenues.

4.17.2 Impact Assessment

- a) Would the Project conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Less than significant impact. The Project would not conflict with any program plan, ordinance, or policy addressing the circulation system, including transit, roadway, and bicycle and pedestrian facilities. The Project is required to submit improvement plans, including roadway improvements, for review and approval by the City Engineer to ensure improvements will be consistent with City standards. Therefore, there would be a *less than significant impact*.

- b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?

Less than significant impact. The Project is located in Transportation Analysis Zone (TAZ) 2559 of the California Statewide Travel Demand Model (CSTDm)²¹, which has an average home-based vehicle mile traveled (VMT) per capita of 8.75. The regional home-based VMT per capita is 16.57. The Office of Planning and Research (OPR) has stated that a development project whose VMT per capita is less than 15 percent of the regional or citywide average should have a less than significant impact²². The TAZ in which the Project is located is approximately 47 percent below the countywide average and the Project would not conflict with or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Therefore, there would be a *less than significant impact*.

- c) Would the Project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less than significant impact. Site access would be provided directly from two points of access from Orchard Avenue. The Project would not result in a substantial increase in hazards due to a geometric design feature or incompatible use. Compliance will be confirmed during review and approval of the required improvement plans by the City Engineer. Therefore, the Project would result in a *less than significant impact*.

- d) Would the Project result in inadequate emergency access?

Less than significant impact. Construction activities could cause impediments such as truck deliveries, hauling materials, and construction crews. However, emergency access would be maintained. While the

²¹ CalTrans. SB 743 VMT Impact Assessment. Website: <https://dot.ca.gov/programs/transportation-planning/multi-modal-system-planning/statewide-modeling/sb-743-vmt-impact-assessment>. Accessed May 2021.

²² Governor's Office of Planning and Research. Technical Advisory on Evaluating Transportation Impacts in CEQA. Website: https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. Accessed May 2021.

City of Madera does not have an emergency operations plan, Madera County does. The Project would be constructed and operate in accordance with the Madera County Emergency Operations Plan²³. Therefore, the Project would result in a *less than significant impact*.

4.18 Tribal Cultural Resources

Would the Project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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 the local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

4.18.1 Environmental Setting

A previous sacred lands search completed for General Plan Environmental Impact Report (EIR) did not identify any sensitive Native American cultural resources either within or near the Project site. As discussed in [Section 2.1.12 Consultation with California Native American Tribes](#) above, Public Resources Code Section 21080.3.1, *et seq.* (codification of AB 52, 2013-14)) requires that a lead agency, within 14 days of determining that it will undertake a project, notify in writing any California Native American Tribe

²³ Madera County. Madera County Emergency Plans. Website: <https://www.maderacounty.com/government/sheriff/office-of-emergency-services/county-emergency-plans>. Accessed August 2021.

traditionally and culturally affiliated with the geographic area of the Project if that Tribe has previously requested notification about projects in that geographic area. The notice must briefly describe the Project and inquire whether the Tribe wishes to initiate a request for formal consultation. In addition, the Project is subject to Government Code Section 65352.3 (Senate Bill 18) as a result of the General Plan Amendment required for the Project. Tribes have 30 and 90 days respectively from receipt of notification to request formal consultation. Letters for requests for consultation were sent to nine tribes in the area in accordance with Assembly Bill (AB) 52 and Senate Bill (SB 18). The list of tribes to be contacted was provided by the Native American Heritage Commission and included: the Dumna Wo-Wah Tribal Government, the Chicken Ranch Rancheria of Me-Wuk Indians, the North Fork Mono Tribe, the North Valley Yokuts Tribe, the Picayune Rancheria of Chukchansi Indians, the Southern Sierra Miwuk Nation, the Tule River Indian Tribe, the Big Sandy Rancheria of Western Mono Indians, the Wuksache Indian Tribe / Eshom Valley Band. Letters were sent out May 26, 2021 and no responses were received within the required 30- and 90-day periods for formal consultation under AB 52 and SB 18, respectively (see [Appendix C](#)).

4.18.2 Impact Assessment

- 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 the local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

No impact. The Project would not 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 the Project is not listed or eligible for listing in the California Register of Historical Resources (CRHR), or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). As described above, no known tribal cultural resources have been identified (as defined in Section 21074) within the Project area. Therefore, the Project would **not impact** the significance of a tribal cultural resource that is either listed in, or eligible for listing in, the CRHR, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

- 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.*

Less than significant impact. The Project site is not a resource determined by the lead agency (City of Madera), 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. The Project site is not listed as a historical resource in the California Register of Historical Sources. As described above, no known tribal cultural resources have been identified (as defined in Section 21074) within the Project area, and no substantial information has been provided to the City to indicate otherwise. However, it is possible that unknown

buried archaeological materials could be found during ground disturbing activities, including unrecorded Native American materials. If such resources were discovered, the impact to cultural resources could be significant. General Plan Action Item HC-9.2 requires a condition of approval on all discretionary projects that the Planning Department be notified immediately if any prehistoric, archaeologic, or fossil artifact or resource is uncovered during construction. All construction must stop and an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action. Implementation of the required condition would reduce the impact to tribal cultural resources to *less than significant*.

4.19 Utilities and Service Systems

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

4.19.1 Environmental Setting

The Project site is a previously developed property, currently planned for Commercial in the General Plan. Through General Plan Amendment 2020-01, the Project site would be planned for High Density Residential. The Project would connect to existing utility infrastructure provided by the City and would not result in an

expansion of water, sewer, or storm drainage facilities. The Project would be served by the Fairmead Solid Waste Disposal Site for its solid waste needs.

4.19.2 Impact Assessment

- a) Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?
- b) Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?

Less than significant impact. There are sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years according to the Urban Water Management Plan²⁴. The Project would connect to existing City water facilities and would not require the expansion of any water infrastructure in order to serve the Project site. Therefore, the Project would have a *less than significant impact*.

- c) Would the Project result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?

Less than significant impact. The Project would be served by the City of Madera Wastewater Treatment Plant (WWTP). The Madera WWTP has a design capacity of 10.1 MGD and it can accommodate a design peak dry weather flow of up to 15.1 MGD. The 2014 Sanitary Sewer System assumed a 2020 population of 86,633 with an average day flow of 10.4 MGD. The served population with the Project would be 66,172, and therefore approximately 25 percent below the assumed 2020 average flow. The WWTP has adequate capacity to serve the Project in addition to its existing commitments; therefore, the Project would have a *less than significant impact*.

- d) Would the Project 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?

Less than significant impact. The Fairmead Solid Waste Disposal Site located at 21739 Road 19 serves the City of Madera. The landfill has a maximum permitted throughput of 1,100 tons/day. According to CalRecycle, a typical Madera resident produces approximately 3.9 pounds of solid waste each day, or approximately 15.1 pounds per household per day.²⁵ The 58 residents proposed by the Project would generate approximately 0.0189 tons per day, representing less than 0.1 percent of the landfill's permitted daily maximum throughput. The landfill has a maximum permitted capacity of 9,400,000 cubic yards, with last reported remaining capacity of 5,552,894 cubic yards. The landfill has an estimated closure date for December 2028; however, input has typically been less than maximum capacity. The landfill currently has

²⁴ The City of Madera. Water. Website: <https://www.madera.gov/home/departments/public-works/water/#tr-urban-water-management-plan-2399025>. Accessed August 2021.

²⁵ CalRecycle. Jurisdiction Diversion/Disposal Rate Summary. Website: <https://www2.calrecycle.ca.gov/LGCentral/DiversionProgram/JurisdictionDiversionPost2006>. Accessed April 2021.

sufficient capacity to serve the Project. The Project is not anticipated to generate solid waste in excess of State or local standards. Therefore, the Project would have a *less than significant impact*.

e) Would the Project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less than significant impact. The Project would be required to comply with federal, State, and local management and reduction statutes and regulations related to solid waste. Therefore, the impact would *less than significant*.

4.20 Wildfire

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

4.20.1 Environmental Setting

The Project site is not located in or near State Responsibility Areas or include lands classified as Very High Fire Hazard Severity Zones. The Project would be developed consistent with all regulations of the California Fire Code.

4.20.2 Impact Assessment

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?
- 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?

No impact. The Project is located in an area of low fire risk and is not located in or near a State Responsibility Area nor near land classified by either CalFire²⁶ or the City of Madera as a Very High Fire Hazard Severity Zone²⁷. The nearest State Responsibility Area is approximately 20 miles to the northeast of the Project site. Additionally, the site is approximately 30 miles from the nearest Very High Fire Hazard Severity Zone classification. As the Project is not subject to wildfire, it would have no impact on adopted emergency response plans or emergency evacuation plans relative to the risk of wildfire. The Project area does not generally experience strong prevailing winds and has a less than two percent slope. As the Project is relatively flat, and not located in or near a State Responsibility Area nor land classified by either Cal Fire or the City as a Very High Fire Hazard Severity Zone, it is not subject to the risk of downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes. The Fire Department reviewed the Project and determined the installation or maintenance of the Project or any associated infrastructure would not exacerbate fire risks or result in an impact to the environment. Therefore, there would be *no impact*.

²⁶ CAL FIRE. Fire Hazard Severity Zones in SRA, Madera County. Website: https://osfm.fire.ca.gov/media/6700/fhszs_map20.pdf. Accessed April 2021.

²⁷ CAL FIRE. Draft Fire Hazard Severity Zones in LRA, Madera County. Website: https://osfm.fire.ca.gov/media/6703/fhszl06_1_map20.pdf. Accessed April 2021.

4.21 CEQA Mandatory Findings of Significance

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

4.21.1 Environmental Setting

Based upon staff analysis and comments from experts, it has been determined that the proposed project could generate some limited adverse impacts in the areas of Aesthetics, Air Quality, Biologic Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

The potential impacts identified in this Initial Study are considered to be less than significant since they will cease upon completion of construction or do not exceed a threshold of significance. Therefore, a Negative Declaration is the appropriate level of documentation for this Project.

4.21.2 Impact Assessment

- 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?

Less than significant impact. The analysis conducted in this Initial Study/Negative Declaration results in a determination that the Project will have a *less than significant* effect on the environment. Accordingly, the Project will involve no potential for significant impacts through the degradation of the quality of the environment, the reduction in the habitat or population of fish or wildlife, including endangered plants or animals, the elimination of a plant or animal community or example of a major period of California history or prehistory.

- b) Does the Project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than significant impact. CEQA Guidelines Section 15064(i) States that a Lead Agency shall consider whether the cumulative impact of a project is significant and whether the effects of the project are cumulatively considerable. The assessment of the significance of cumulative effects of a project must be conducted in connection with the effects of past projects, other current projects, and probable future projects. The Project will include the construction of a new residential subdivision.

The Project would result in direct but planned population growth. The Project site was anticipated for urbanization with the development of the City’s General Plan. Therefore, implementation of the Project would not result in significant cumulative impacts and all potential impacts would be reduced to *less than significant* through the implementation of basic regulatory requirements incorporated into Project design.

- c) Does the Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less than significant impact. The Project would not have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts are considered to be *less than significant*.

Appendix A: NRCS Soils 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**



August 3, 2021

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

Custom Soil Resource Report

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



Custom Soil Resource Report

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 14, Jun 1, 2020

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

Date(s) aerial images were photographed: Mar 18, 2019—Apr 12, 2019

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
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	0.2	16.0%
TwA	Tujunga loamy sand, 0 to 3 percent slopes	0.8	84.0%
Totals for Area of Interest		1.0	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

PaA—Pachappa fine sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: hk8s

Elevation: 1,000 feet

Mean annual precipitation: 14 inches

Mean annual air temperature: 63 degrees F

Frost-free period: 270 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Pachappa and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pachappa

Setting

Landform: Fan remnants

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from granite

Typical profile

H1 - 0 to 14 inches: fine sandy loam

H2 - 14 to 28 inches: loam

H3 - 28 to 45 inches: fine sandy loam

H4 - 45 to 60 inches: stratified loamy sand to fine sandy loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to slightly saline (0.0 to 4.0 mmhos/cm)

Available water capacity: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): 1

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: B

Hydric soil rating: No

Minor Components

Hanford

Percent of map unit: 5 percent
Hydric soil rating: No

Fresno

Percent of map unit: 5 percent
Hydric soil rating: No

Traver

Percent of map unit: 5 percent
Hydric soil rating: No

TwA—Tujunga loamy sand, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: hkbs
Elevation: 10 to 1,500 feet
Mean annual precipitation: 10 to 25 inches
Mean annual air temperature: 59 to 64 degrees F
Frost-free period: 250 to 350 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Tujunga and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tujunga

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy alluvium derived from granite

Typical profile

H1 - 0 to 11 inches: loamy sand
H2 - 11 to 24 inches: stratified sand to loamy sand
H3 - 24 to 60 inches: stratified gravelly sand to gravelly loamy sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)

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Depth to water table: More than 80 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Available water capacity: Low (about 3.9 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Delhi

Percent of map unit: 5 percent
Hydric soil rating: No

Dinuba

Percent of map unit: 5 percent
Hydric soil rating: No

Hanford

Percent of map unit: 5 percent
Hydric soil rating: No

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Appendix B: CalEEMod Output Files

Sunset Apartments - Madera County, Annual

Sunset Apartments

Madera County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	15.00	Dwelling Unit	0.91	18,929.00	58

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.9	Precipitation Freq (Days)	51
Climate Zone	3			Operational Year	2023
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Per Site Plan
3.87 per Madera Housing Element

Construction Phase -

Construction Off-road Equipment Mitigation -

Fleet Mix - 2023 fleet mix

Table Name	Column Name	Default Value	New Value
tblFleetMix	HHD	0.10	0.02
tblFleetMix	HHD	0.10	0.02

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tblFleetMix	LDA	0.54	0.53
tblFleetMix	LDA	0.54	0.53
tblFleetMix	LDT1	0.03	0.21
tblFleetMix	LDT1	0.03	0.21
tblFleetMix	LDT2	0.17	0.17
tblFleetMix	LDT2	0.17	0.17
tblFleetMix	LHD1	0.02	1.1000e-003
tblFleetMix	LHD1	0.02	1.1000e-003
tblFleetMix	LHD2	5.1520e-003	9.0000e-004
tblFleetMix	LHD2	5.1520e-003	9.0000e-004
tblFleetMix	MCY	6.9560e-003	2.5000e-003
tblFleetMix	MCY	6.9560e-003	2.5000e-003
tblFleetMix	MDV	0.11	0.06
tblFleetMix	MDV	0.11	0.06
tblFleetMix	MH	8.7600e-004	1.9000e-003
tblFleetMix	MH	8.7600e-004	1.9000e-003
tblFleetMix	MHD	0.01	8.5000e-003
tblFleetMix	MHD	0.01	8.5000e-003
tblFleetMix	OBUS	2.7420e-003	0.00
tblFleetMix	OBUS	2.7420e-003	0.00
tblFleetMix	SBUS	1.2210e-003	4.0000e-004
tblFleetMix	SBUS	1.2210e-003	4.0000e-004
tblFleetMix	UBUS	1.6660e-003	4.3000e-003
tblFleetMix	UBUS	1.6660e-003	4.3000e-003
tblLandUse	LandUseSquareFeet	15,000.00	18,929.00
tblLandUse	LotAcreage	0.94	0.91
tblLandUse	Population	43.00	58.00

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2.0 Emissions Summary**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.3618	1.3752	1.4027	2.5800e-003	0.0326	0.0629	0.0956	0.0126	0.0606	0.0732	0.0000	215.7376	215.7376	0.0361	0.0000	216.6387
Maximum	0.3618	1.3752	1.4027	2.5800e-003	0.0326	0.0629	0.0956	0.0126	0.0606	0.0732	0.0000	215.7376	215.7376	0.0361	0.0000	216.6387

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.3618	1.3752	1.4027	2.5800e-003	0.0241	0.0629	0.0870	8.1900e-003	0.0606	0.0688	0.0000	215.7373	215.7373	0.0361	0.0000	216.6385
Maximum	0.3618	1.3752	1.4027	2.5800e-003	0.0241	0.0629	0.0870	8.1900e-003	0.0606	0.0688	0.0000	215.7373	215.7373	0.0361	0.0000	216.6385

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	26.32	0.00	9.00	34.95	0.00	6.01	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-3-2022	4-2-2022	0.3343	0.3343
2	4-3-2022	7-2-2022	0.4772	0.4772
3	7-3-2022	9-30-2022	0.4720	0.4720
		Highest	0.4772	0.4772

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1146	9.6400e-003	0.2822	5.9000e-004		0.0285	0.0285		0.0285	0.0285	3.6789	6.6800	10.3589	0.0175	1.2000e-004	10.8319
Energy	1.1400e-003	9.7700e-003	4.1600e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004	0.0000	31.7268	31.7268	1.1400e-003	4.0000e-004	31.8740
Mobile	0.0304	0.0930	0.3677	1.1300e-003	0.1057	9.3000e-004	0.1066	0.0283	8.6000e-004	0.0291	0.0000	104.0644	104.0644	5.3200e-003	0.0000	104.1973
Waste						0.0000	0.0000		0.0000	0.0000	1.4006	0.0000	1.4006	0.0828	0.0000	3.4700
Water						0.0000	0.0000		0.0000	0.0000	0.3101	2.1657	2.4758	0.0319	7.7000e-004	3.5045
Total	0.1461	0.1124	0.6541	1.7800e-003	0.1057	0.0303	0.1360	0.0283	0.0302	0.0585	5.3896	144.6369	150.0265	0.1387	1.2900e-003	153.8777

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2.2 Overall Operational**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1146	9.6400e-003	0.2822	5.9000e-004		0.0285	0.0285		0.0285	0.0285	3.6789	6.6800	10.3589	0.0175	1.2000e-004	10.8319
Energy	1.1400e-003	9.7700e-003	4.1600e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004	0.0000	31.7268	31.7268	1.1400e-003	4.0000e-004	31.8740
Mobile	0.0304	0.0930	0.3677	1.1300e-003	0.1057	9.3000e-004	0.1066	0.0283	8.6000e-004	0.0291	0.0000	104.0644	104.0644	5.3200e-003	0.0000	104.1973
Waste						0.0000	0.0000		0.0000	0.0000	1.4006	0.0000	1.4006	0.0828	0.0000	3.4700
Water						0.0000	0.0000		0.0000	0.0000	0.3101	2.1657	2.4758	0.0319	7.7000e-004	3.5045
Total	0.1461	0.1124	0.6541	1.7800e-003	0.1057	0.0303	0.1360	0.0283	0.0302	0.0585	5.3896	144.6369	150.0265	0.1387	1.2900e-003	153.8777

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/29/2022	2/1/2022	5	2	
2	Grading	Grading	2/2/2022	2/7/2022	5	4	
3	Building Construction	Building Construction	2/8/2022	11/14/2022	5	200	
4	Paving	Paving	11/15/2022	11/28/2022	5	10	
5	Architectural Coating	Architectural Coating	11/29/2022	12/12/2022	5	10	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 38,331; Residential Outdoor: 12,777; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 872 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	17.00	4.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3100e-003	0.0146	7.0900e-003	2.0000e-005		6.2000e-004	6.2000e-004		5.7000e-004	5.7000e-004	0.0000	1.5115	1.5115	4.9000e-004	0.0000	1.5238
Total	1.3100e-003	0.0146	7.0900e-003	2.0000e-005	5.8000e-003	6.2000e-004	6.4200e-003	2.9500e-003	5.7000e-004	3.5200e-003	0.0000	1.5115	1.5115	4.9000e-004	0.0000	1.5238

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3.2 Site Preparation - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.2000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0548	0.0548	0.0000	0.0000	0.0549
Total	3.0000e-005	2.0000e-005	2.2000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0548	0.0548	0.0000	0.0000	0.0549

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.6100e-003	0.0000	2.6100e-003	1.3300e-003	0.0000	1.3300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3100e-003	0.0146	7.0900e-003	2.0000e-005		6.2000e-004	6.2000e-004		5.7000e-004	5.7000e-004	0.0000	1.5115	1.5115	4.9000e-004	0.0000	1.5238
Total	1.3100e-003	0.0146	7.0900e-003	2.0000e-005	2.6100e-003	6.2000e-004	3.2300e-003	1.3300e-003	5.7000e-004	1.9000e-003	0.0000	1.5115	1.5115	4.9000e-004	0.0000	1.5238

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3.2 Site Preparation - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	2.2000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0548	0.0548	0.0000	0.0000	0.0549
Total	3.0000e-005	2.0000e-005	2.2000e-004	0.0000	6.0000e-005	0.0000	6.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0548	0.0548	0.0000	0.0000	0.0549

3.3 Grading - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1700e-003	0.0240	0.0119	3.0000e-005		1.0300e-003	1.0300e-003		9.5000e-004	9.5000e-004	0.0000	2.4763	2.4763	8.0000e-004	0.0000	2.4963
Total	2.1700e-003	0.0240	0.0119	3.0000e-005	9.8300e-003	1.0300e-003	0.0109	5.0500e-003	9.5000e-004	6.0000e-003	0.0000	2.4763	2.4763	8.0000e-004	0.0000	2.4963

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3.3 Grading - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.3000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1097	0.1097	0.0000	0.0000	0.1097
Total	6.0000e-005	4.0000e-005	4.3000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1097	0.1097	0.0000	0.0000	0.1097

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.4200e-003	0.0000	4.4200e-003	2.2700e-003	0.0000	2.2700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1700e-003	0.0240	0.0119	3.0000e-005		1.0300e-003	1.0300e-003		9.5000e-004	9.5000e-004	0.0000	2.4763	2.4763	8.0000e-004	0.0000	2.4963
Total	2.1700e-003	0.0240	0.0119	3.0000e-005	4.4200e-003	1.0300e-003	5.4500e-003	2.2700e-003	9.5000e-004	3.2200e-003	0.0000	2.4763	2.4763	8.0000e-004	0.0000	2.4963

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3.3 Grading - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.3000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1097	0.1097	0.0000	0.0000	0.1097
Total	6.0000e-005	4.0000e-005	4.3000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1097	0.1097	0.0000	0.0000	0.1097

3.4 Building Construction - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1649	1.2503	1.2726	2.2100e-003		0.0589	0.0589		0.0569	0.0569	0.0000	181.5769	181.5769	0.0316	0.0000	182.3675
Total	0.1649	1.2503	1.2726	2.2100e-003		0.0589	0.0589		0.0569	0.0569	0.0000	181.5769	181.5769	0.0316	0.0000	182.3675

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3.4 Building Construction - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3300e-003	0.0411	9.2500e-003	1.1000e-004	2.6400e-003	1.1000e-004	2.7600e-003	7.6000e-004	1.1000e-004	8.7000e-004	0.0000	10.6484	10.6484	8.4000e-004	0.0000	10.6695
Worker	6.5700e-003	4.0400e-003	0.0460	1.3000e-004	0.0135	1.0000e-004	0.0136	3.6000e-003	9.0000e-005	3.6900e-003	0.0000	11.6503	11.6503	3.2000e-004	0.0000	11.6582
Total	7.9000e-003	0.0451	0.0552	2.4000e-004	0.0162	2.1000e-004	0.0164	4.3600e-003	2.0000e-004	4.5600e-003	0.0000	22.2987	22.2987	1.1600e-003	0.0000	22.3277

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1649	1.2503	1.2726	2.2100e-003		0.0589	0.0589		0.0569	0.0569	0.0000	181.5767	181.5767	0.0316	0.0000	182.3673
Total	0.1649	1.2503	1.2726	2.2100e-003		0.0589	0.0589		0.0569	0.0569	0.0000	181.5767	181.5767	0.0316	0.0000	182.3673

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3.4 Building Construction - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.3300e-003	0.0411	9.2500e-003	1.1000e-004	2.6400e-003	1.1000e-004	2.7600e-003	7.6000e-004	1.1000e-004	8.7000e-004	0.0000	10.6484	10.6484	8.4000e-004	0.0000	10.6695
Worker	6.5700e-003	4.0400e-003	0.0460	1.3000e-004	0.0135	1.0000e-004	0.0136	3.6000e-003	9.0000e-005	3.6900e-003	0.0000	11.6503	11.6503	3.2000e-004	0.0000	11.6582
Total	7.9000e-003	0.0451	0.0552	2.4000e-004	0.0162	2.1000e-004	0.0164	4.3600e-003	2.0000e-004	4.5600e-003	0.0000	22.2987	22.2987	1.1600e-003	0.0000	22.3277

3.5 Paving - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.4400e-003	0.0339	0.0440	7.0000e-005		1.7400e-003	1.7400e-003		1.6000e-003	1.6000e-003	0.0000	5.8848	5.8848	1.8700e-003	0.0000	5.9315
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.4400e-003	0.0339	0.0440	7.0000e-005		1.7400e-003	1.7400e-003		1.6000e-003	1.6000e-003	0.0000	5.8848	5.8848	1.8700e-003	0.0000	5.9315

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3.5 Paving - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	1.5000e-004	1.7600e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4455	0.4455	1.0000e-005	0.0000	0.4458
Total	2.5000e-004	1.5000e-004	1.7600e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4455	0.4455	1.0000e-005	0.0000	0.4458

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.4400e-003	0.0339	0.0440	7.0000e-005		1.7400e-003	1.7400e-003		1.6000e-003	1.6000e-003	0.0000	5.8848	5.8848	1.8700e-003	0.0000	5.9314
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.4400e-003	0.0339	0.0440	7.0000e-005		1.7400e-003	1.7400e-003		1.6000e-003	1.6000e-003	0.0000	5.8848	5.8848	1.8700e-003	0.0000	5.9314

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3.5 Paving - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.5000e-004	1.5000e-004	1.7600e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4455	0.4455	1.0000e-005	0.0000	0.4458
Total	2.5000e-004	1.5000e-004	1.7600e-003	0.0000	5.2000e-004	0.0000	5.2000e-004	1.4000e-004	0.0000	1.4000e-004	0.0000	0.4455	0.4455	1.0000e-005	0.0000	0.4458

3.6 Architectural Coating - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1807					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787
Total	0.1817	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787

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3.6 Architectural Coating - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.1000e-004	0.0000	1.2000e-004	0.0000	1.2000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1028	0.1028	0.0000	0.0000	0.1029
Total	6.0000e-005	4.0000e-005	4.1000e-004	0.0000	1.2000e-004	0.0000	1.2000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1028	0.1028	0.0000	0.0000	0.1029

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1807					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0200e-003	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787
Total	0.1817	7.0400e-003	9.0700e-003	1.0000e-005		4.1000e-004	4.1000e-004		4.1000e-004	4.1000e-004	0.0000	1.2766	1.2766	8.0000e-005	0.0000	1.2787

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3.6 Architectural Coating - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.0000e-005	4.0000e-005	4.1000e-004	0.0000	1.2000e-004	0.0000	1.2000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1028	0.1028	0.0000	0.0000	0.1029
Total	6.0000e-005	4.0000e-005	4.1000e-004	0.0000	1.2000e-004	0.0000	1.2000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1028	0.1028	0.0000	0.0000	0.1029

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0304	0.0930	0.3677	1.1300e-003	0.1057	9.3000e-004	0.1066	0.0283	8.6000e-004	0.0291	0.0000	104.0644	104.0644	5.3200e-003	0.0000	104.1973
Unmitigated	0.0304	0.0930	0.3677	1.1300e-003	0.1057	9.3000e-004	0.1066	0.0283	8.6000e-004	0.0291	0.0000	104.0644	104.0644	5.3200e-003	0.0000	104.1973

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	98.85	107.40	91.05	283,240	283,240
Parking Lot	0.00	0.00	0.00		
Total	98.85	107.40	91.05	283,240	283,240

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	42.30	19.60	38.10	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.530500	0.205800	0.167300	0.055000	0.001100	0.000900	0.008500	0.021800	0.000000	0.004300	0.002500	0.000400	0.001900
Parking Lot	0.530500	0.205800	0.167300	0.055000	0.001100	0.000900	0.008500	0.021800	0.000000	0.004300	0.002500	0.000400	0.001900

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	20.4112	20.4112	9.2000e-004	1.9000e-004	20.4911
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	20.4112	20.4112	9.2000e-004	1.9000e-004	20.4911
NaturalGas Mitigated	1.1400e-003	9.7700e-003	4.1600e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004	0.0000	11.3156	11.3156	2.2000e-004	2.1000e-004	11.3829
NaturalGas Unmitigated	1.1400e-003	9.7700e-003	4.1600e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004	0.0000	11.3156	11.3156	2.2000e-004	2.1000e-004	11.3829

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5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	212047	1.1400e-003	9.7700e-003	4.1600e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004	0.0000	11.3156	11.3156	2.2000e-004	2.1000e-004	11.3829
Total		1.1400e-003	9.7700e-003	4.1600e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004	0.0000	11.3156	11.3156	2.2000e-004	2.1000e-004	11.3829

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	212047	1.1400e-003	9.7700e-003	4.1600e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004	0.0000	11.3156	11.3156	2.2000e-004	2.1000e-004	11.3829
Total		1.1400e-003	9.7700e-003	4.1600e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004	0.0000	11.3156	11.3156	2.2000e-004	2.1000e-004	11.3829

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	70162.8	20.4112	9.2000e-004	1.9000e-004	20.4911
Total		20.4112	9.2000e-004	1.9000e-004	20.4911

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	70162.8	20.4112	9.2000e-004	1.9000e-004	20.4911
Total		20.4112	9.2000e-004	1.9000e-004	20.4911

6.0 Area Detail**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1146	9.6400e-003	0.2822	5.9000e-004		0.0285	0.0285		0.0285	0.0285	3.6789	6.6800	10.3589	0.0175	1.2000e-004	10.8319
Unmitigated	0.1146	9.6400e-003	0.2822	5.9000e-004		0.0285	0.0285		0.0285	0.0285	3.6789	6.6800	10.3589	0.0175	1.2000e-004	10.8319

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0181					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0739					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0192	8.3600e-003	0.1708	5.9000e-004		0.0279	0.0279		0.0279	0.0279	3.6789	6.4981	10.1770	0.0173	1.2000e-004	10.6456
Landscaping	3.3600e-003	1.2800e-003	0.1114	1.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	0.1819	0.1819	1.7000e-004	0.0000	0.1863
Total	0.1146	9.6400e-003	0.2822	6.0000e-004		0.0286	0.0286		0.0286	0.0286	3.6789	6.6800	10.3589	0.0175	1.2000e-004	10.8319

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6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0181					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0739					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0192	8.3600e-003	0.1708	5.9000e-004		0.0279	0.0279		0.0279	0.0279	3.6789	6.4981	10.1770	0.0173	1.2000e-004	10.6456
Landscaping	3.3600e-003	1.2800e-003	0.1114	1.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004	0.0000	0.1819	0.1819	1.7000e-004	0.0000	0.1863
Total	0.1146	9.6400e-003	0.2822	6.0000e-004		0.0286	0.0286		0.0286	0.0286	3.6789	6.6800	10.3589	0.0175	1.2000e-004	10.8319

7.0 Water Detail**7.1 Mitigation Measures Water**

Sunset Apartments - Madera County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	2.4758	0.0319	7.7000e-004	3.5045
Unmitigated	2.4758	0.0319	7.7000e-004	3.5045

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.97731 / 0.61613	2.4758	0.0319	7.7000e-004	3.5045
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		2.4758	0.0319	7.7000e-004	3.5045

Sunset Apartments - Madera County, Annual

7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.97731 / 0.61613	2.4758	0.0319	7.7000e-004	3.5045
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		2.4758	0.0319	7.7000e-004	3.5045

8.0 Waste Detail**8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.4006	0.0828	0.0000	3.4700
Unmitigated	1.4006	0.0828	0.0000	3.4700

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8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	6.9	1.4006	0.0828	0.0000	3.4700
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		1.4006	0.0828	0.0000	3.4700

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	6.9	1.4006	0.0828	0.0000	3.4700
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		1.4006	0.0828	0.0000	3.4700

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Sunset Apartments - Madera County, Summer

Sunset Apartments

Madera County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	15.00	Dwelling Unit	0.91	18,929.00	58

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.9	Precipitation Freq (Days)	51
Climate Zone	3			Operational Year	2023
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Per Site Plan
3.87 per Madera Housing Element

Construction Phase -

Construction Off-road Equipment Mitigation -

Fleet Mix - 2023 fleet mix

Table Name	Column Name	Default Value	New Value
tblFleetMix	HHD	0.10	0.02
tblFleetMix	HHD	0.10	0.02

Sunset Apartments - Madera County, Summer

tblFleetMix	LDA	0.54	0.53
tblFleetMix	LDA	0.54	0.53
tblFleetMix	LDT1	0.03	0.21
tblFleetMix	LDT1	0.03	0.21
tblFleetMix	LDT2	0.17	0.17
tblFleetMix	LDT2	0.17	0.17
tblFleetMix	LHD1	0.02	1.1000e-003
tblFleetMix	LHD1	0.02	1.1000e-003
tblFleetMix	LHD2	5.1520e-003	9.0000e-004
tblFleetMix	LHD2	5.1520e-003	9.0000e-004
tblFleetMix	MCY	6.9560e-003	2.5000e-003
tblFleetMix	MCY	6.9560e-003	2.5000e-003
tblFleetMix	MDV	0.11	0.06
tblFleetMix	MDV	0.11	0.06
tblFleetMix	MH	8.7600e-004	1.9000e-003
tblFleetMix	MH	8.7600e-004	1.9000e-003
tblFleetMix	MHD	0.01	8.5000e-003
tblFleetMix	MHD	0.01	8.5000e-003
tblFleetMix	OBUS	2.7420e-003	0.00
tblFleetMix	OBUS	2.7420e-003	0.00
tblFleetMix	SBUS	1.2210e-003	4.0000e-004
tblFleetMix	SBUS	1.2210e-003	4.0000e-004
tblFleetMix	UBUS	1.6660e-003	4.3000e-003
tblFleetMix	UBUS	1.6660e-003	4.3000e-003
tblLandUse	LandUseSquareFeet	15,000.00	18,929.00
tblLandUse	LotAcreage	0.94	0.91
tblLandUse	Population	43.00	58.00

Sunset Apartments - Madera County, Summer

2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	36.3568	14.6452	13.3444	0.0246	5.8653	0.6230	6.4883	2.9711	0.5732	3.5443	0.0000	2,260.899 3	2,260.899 3	0.5407	0.0000	2,269.932 1
Maximum	36.3568	14.6452	13.3444	0.0246	5.8653	0.6230	6.4883	2.9711	0.5732	3.5443	0.0000	2,260.899 3	2,260.899 3	0.5407	0.0000	2,269.932 1

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	36.3568	14.6452	13.3444	0.0246	2.6755	0.6230	3.2985	1.3466	0.5732	1.9198	0.0000	2,260.899 3	2,260.899 3	0.5407	0.0000	2,269.932 1
Maximum	36.3568	14.6452	13.3444	0.0246	2.6755	0.6230	3.2985	1.3466	0.5732	1.9198	0.0000	2,260.899 3	2,260.899 3	0.5407	0.0000	2,269.932 1

Sunset Apartments - Madera County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	54.38	0.00	49.16	54.68	0.00	45.84	0.00	0.00	0.00	0.00	0.00	0.00

Sunset Apartments - Madera County, Summer

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0097	0.2181	5.4038	0.0143		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944
Energy	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533
Mobile	0.2353	0.5365	2.4580	7.3000e-003	0.6497	5.5400e-003	0.6553	0.1734	5.1400e-003	0.1785		737.5047	737.5047	0.0359		738.4025
Total	1.2513	0.8081	7.8846	0.0220	0.6497	0.6979	1.3477	0.1734	0.6975	0.8709	98.9090	982.7860	1,081.6950	0.5051	4.4500e-003	1,095.6502

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0097	0.2181	5.4038	0.0143		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944
Energy	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533
Mobile	0.2353	0.5365	2.4580	7.3000e-003	0.6497	5.5400e-003	0.6553	0.1734	5.1400e-003	0.1785		737.5047	737.5047	0.0359		738.4025
Total	1.2513	0.8081	7.8846	0.0220	0.6497	0.6979	1.3477	0.1734	0.6975	0.8709	98.9090	982.7860	1,081.6950	0.5051	4.4500e-003	1,095.6502

Sunset Apartments - Madera County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/29/2022	2/1/2022	5	2	
2	Grading	Grading	2/2/2022	2/7/2022	5	4	
3	Building Construction	Building Construction	2/8/2022	11/14/2022	5	200	
4	Paving	Paving	11/15/2022	11/28/2022	5	10	
5	Architectural Coating	Architectural Coating	11/29/2022	12/12/2022	5	10	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 38,331; Residential Outdoor: 12,777; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 872 (Architectural Coating – sqft)

OffRoad Equipment

Sunset Apartments - Madera County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	17.00	4.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

Sunset Apartments - Madera County, Summer

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.7996	0.0000	5.7996	2.9537	0.0000	2.9537			0.0000			0.0000
Off-Road	1.3122	14.6277	7.0939	0.0172		0.6225	0.6225		0.5727	0.5727		1,666.1738	1,666.1738	0.5389		1,679.6457
Total	1.3122	14.6277	7.0939	0.0172	5.7996	0.6225	6.4221	2.9537	0.5727	3.5264		1,666.1738	1,666.1738	0.5389		1,679.6457

Sunset Apartments - Madera County, Summer

3.2 Site Preparation - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0351	0.0176	0.2503	6.6000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		66.0594	66.0594	1.8300e-003		66.1051
Total	0.0351	0.0176	0.2503	6.6000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		66.0594	66.0594	1.8300e-003		66.1051

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6098	0.0000	2.6098	1.3292	0.0000	1.3292			0.0000			0.0000
Off-Road	1.3122	14.6277	7.0939	0.0172		0.6225	0.6225		0.5727	0.5727	0.0000	1,666.1738	1,666.1738	0.5389		1,679.6457
Total	1.3122	14.6277	7.0939	0.0172	2.6098	0.6225	3.2323	1.3292	0.5727	1.9019	0.0000	1,666.1738	1,666.1738	0.5389		1,679.6457

Sunset Apartments - Madera County, Summer

3.2 Site Preparation - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0351	0.0176	0.2503	6.6000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		66.0594	66.0594	1.8300e-003		66.1051
Total	0.0351	0.0176	0.2503	6.6000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		66.0594	66.0594	1.8300e-003		66.1051

3.3 Grading - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9143	0.0000	4.9143	2.5256	0.0000	2.5256			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759		1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	4.9143	0.5173	5.4315	2.5256	0.4759	3.0015		1,364.8198	1,364.8198	0.4414		1,375.8551

Sunset Apartments - Madera County, Summer

3.3 Grading - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0351	0.0176	0.2503	6.6000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		66.0594	66.0594	1.8300e-003		66.1051
Total	0.0351	0.0176	0.2503	6.6000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		66.0594	66.0594	1.8300e-003		66.1051

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2114	0.0000	2.2114	1.1365	0.0000	1.1365			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	2.2114	0.5173	2.7287	1.1365	0.4759	1.6124	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551

Sunset Apartments - Madera County, Summer

3.3 Grading - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0351	0.0176	0.2503	6.6000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		66.0594	66.0594	1.8300e-003		66.1051
Total	0.0351	0.0176	0.2503	6.6000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		66.0594	66.0594	1.8300e-003		66.1051

3.4 Building Construction - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581

Sunset Apartments - Madera County, Summer

3.4 Building Construction - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0131	0.4064	0.0861	1.1400e-003	0.0271	1.1300e-003	0.0283	7.8100e-003	1.0800e-003	8.8900e-003		118.9802	118.9802	8.8200e-003		119.2006
Worker	0.0745	0.0373	0.5318	1.4100e-003	0.1397	1.0200e-003	0.1407	0.0370	9.4000e-004	0.0380		140.3763	140.3763	3.8900e-003		140.4734
Total	0.0876	0.4437	0.6179	2.5500e-003	0.1668	2.1500e-003	0.1689	0.0449	2.0200e-003	0.0469		259.3565	259.3565	0.0127		259.6740

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

Sunset Apartments - Madera County, Summer

3.4 Building Construction - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0131	0.4064	0.0861	1.1400e-003	0.0271	1.1300e-003	0.0283	7.8100e-003	1.0800e-003	8.8900e-003		118.9802	118.9802	8.8200e-003		119.2006
Worker	0.0745	0.0373	0.5318	1.4100e-003	0.1397	1.0200e-003	0.1407	0.0370	9.4000e-004	0.0380		140.3763	140.3763	3.8900e-003		140.4734
Total	0.0876	0.4437	0.6179	2.5500e-003	0.1668	2.1500e-003	0.1689	0.0449	2.0200e-003	0.0469		259.3565	259.3565	0.0127		259.6740

3.5 Paving - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205		1,297.3789	1,297.3789	0.4113		1,307.6608
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205		1,297.3789	1,297.3789	0.4113		1,307.6608

Sunset Apartments - Madera County, Summer

3.5 Paving - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0570	0.0285	0.4067	1.0800e-003	0.1068	7.8000e-004	0.1076	0.0283	7.2000e-004	0.0291		107.3466	107.3466	2.9700e-003		107.4208
Total	0.0570	0.0285	0.4067	1.0800e-003	0.1068	7.8000e-004	0.1076	0.0283	7.2000e-004	0.0291		107.3466	107.3466	2.9700e-003		107.4208

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205	0.0000	1,297.3789	1,297.3789	0.4113		1,307.6608
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205	0.0000	1,297.3789	1,297.3789	0.4113		1,307.6608

Sunset Apartments - Madera County, Summer

3.5 Paving - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0570	0.0285	0.4067	1.0800e-003	0.1068	7.8000e-004	0.1076	0.0283	7.2000e-004	0.0291		107.3466	107.3466	2.9700e-003		107.4208
Total	0.0570	0.0285	0.4067	1.0800e-003	0.1068	7.8000e-004	0.1076	0.0283	7.2000e-004	0.0291		107.3466	107.3466	2.9700e-003		107.4208

3.6 Architectural Coating - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	36.1391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	36.3436	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

Sunset Apartments - Madera County, Summer

3.6 Architectural Coating - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0131	6.5800e-003	0.0939	2.5000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7000e-003		24.7723	24.7723	6.9000e-004		24.7894
Total	0.0131	6.5800e-003	0.0939	2.5000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7000e-003		24.7723	24.7723	6.9000e-004		24.7894

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	36.1391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	36.3436	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

Sunset Apartments - Madera County, Summer

3.6 Architectural Coating - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0131	6.5800e-003	0.0939	2.5000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7000e-003		24.7723	24.7723	6.9000e-004		24.7894
Total	0.0131	6.5800e-003	0.0939	2.5000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7000e-003		24.7723	24.7723	6.9000e-004		24.7894

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Sunset Apartments - Madera County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2353	0.5365	2.4580	7.3000e-003	0.6497	5.5400e-003	0.6553	0.1734	5.1400e-003	0.1785		737.5047	737.5047	0.0359		738.4025
Unmitigated	0.2353	0.5365	2.4580	7.3000e-003	0.6497	5.5400e-003	0.6553	0.1734	5.1400e-003	0.1785		737.5047	737.5047	0.0359		738.4025

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	98.85	107.40	91.05	283,240	283,240
Parking Lot	0.00	0.00	0.00		
Total	98.85	107.40	91.05	283,240	283,240

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	42.30	19.60	38.10	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.530500	0.205800	0.167300	0.055000	0.001100	0.000900	0.008500	0.021800	0.000000	0.004300	0.002500	0.000400	0.001900
Parking Lot	0.530500	0.205800	0.167300	0.055000	0.001100	0.000900	0.008500	0.021800	0.000000	0.004300	0.002500	0.000400	0.001900

Sunset Apartments - Madera County, Summer

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533
NaturalGas Unmitigated	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533

Sunset Apartments - Madera County, Summer

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	580.95	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533
Total		6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	0.58095	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533
Total		6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533

6.0 Area Detail**6.1 Mitigation Measures Area**

Sunset Apartments - Madera County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0097	0.2181	5.4038	0.0143		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944
Unmitigated	1.0097	0.2181	5.4038	0.0143		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0990					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4051					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.4683	0.2039	4.1660	0.0143		0.6812	0.6812		0.6812	0.6812	98.9090	174.7059	273.6149	0.4657	3.2000e-003	286.2126
Landscaping	0.0373	0.0143	1.2378	7.0000e-005		6.8500e-003	6.8500e-003		6.8500e-003	6.8500e-003		2.2283	2.2283	2.1400e-003		2.2819
Total	1.0097	0.2181	5.4038	0.0144		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944

Sunset Apartments - Madera County, Summer

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0990					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4051					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.4683	0.2039	4.1660	0.0143		0.6812	0.6812		0.6812	0.6812	98.9090	174.7059	273.6149	0.4657	3.2000e-003	286.2126
Landscaping	0.0373	0.0143	1.2378	7.0000e-005		6.8500e-003	6.8500e-003		6.8500e-003	6.8500e-003		2.2283	2.2283	2.1400e-003		2.2819
Total	1.0097	0.2181	5.4038	0.0144		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Sunset Apartments - Madera County, Summer

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Sunset Apartments - Madera County, Winter

Sunset Apartments

Madera County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	15.00	Dwelling Unit	0.91	18,929.00	58

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.9	Precipitation Freq (Days)	51
Climate Zone	3			Operational Year	2023
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Per Site Plan
3.87 per Madera Housing Element

Construction Phase -

Construction Off-road Equipment Mitigation -

Fleet Mix - 2023 fleet mix

Table Name	Column Name	Default Value	New Value
tblFleetMix	HHD	0.10	0.02
tblFleetMix	HHD	0.10	0.02

Sunset Apartments - Madera County, Winter

tblFleetMix	LDA	0.54	0.53
tblFleetMix	LDA	0.54	0.53
tblFleetMix	LDT1	0.03	0.21
tblFleetMix	LDT1	0.03	0.21
tblFleetMix	LDT2	0.17	0.17
tblFleetMix	LDT2	0.17	0.17
tblFleetMix	LHD1	0.02	1.1000e-003
tblFleetMix	LHD1	0.02	1.1000e-003
tblFleetMix	LHD2	5.1520e-003	9.0000e-004
tblFleetMix	LHD2	5.1520e-003	9.0000e-004
tblFleetMix	MCY	6.9560e-003	2.5000e-003
tblFleetMix	MCY	6.9560e-003	2.5000e-003
tblFleetMix	MDV	0.11	0.06
tblFleetMix	MDV	0.11	0.06
tblFleetMix	MH	8.7600e-004	1.9000e-003
tblFleetMix	MH	8.7600e-004	1.9000e-003
tblFleetMix	MHD	0.01	8.5000e-003
tblFleetMix	MHD	0.01	8.5000e-003
tblFleetMix	OBUS	2.7420e-003	0.00
tblFleetMix	OBUS	2.7420e-003	0.00
tblFleetMix	SBUS	1.2210e-003	4.0000e-004
tblFleetMix	SBUS	1.2210e-003	4.0000e-004
tblFleetMix	UBUS	1.6660e-003	4.3000e-003
tblFleetMix	UBUS	1.6660e-003	4.3000e-003
tblLandUse	LandUseSquareFeet	15,000.00	18,929.00
tblLandUse	LotAcreage	0.94	0.91
tblLandUse	Population	43.00	58.00

Sunset Apartments - Madera County, Winter

2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	36.3559	14.6486	13.2798	0.0244	5.8653	0.6230	6.4883	2.9711	0.5732	3.5443	0.0000	2,240.576 9	2,240.576 9	0.5405	0.0000	2,249.626 8
Maximum	36.3559	14.6486	13.2798	0.0244	5.8653	0.6230	6.4883	2.9711	0.5732	3.5443	0.0000	2,240.576 9	2,240.576 9	0.5405	0.0000	2,249.626 8

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	36.3559	14.6486	13.2798	0.0244	2.6755	0.6230	3.2985	1.3466	0.5732	1.9198	0.0000	2,240.576 9	2,240.576 9	0.5405	0.0000	2,249.626 8
Maximum	36.3559	14.6486	13.2798	0.0244	2.6755	0.6230	3.2985	1.3466	0.5732	1.9198	0.0000	2,240.576 9	2,240.576 9	0.5405	0.0000	2,249.626 8

Sunset Apartments - Madera County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	54.38	0.00	49.16	54.68	0.00	45.84	0.00	0.00	0.00	0.00	0.00	0.00

Sunset Apartments - Madera County, Winter

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0097	0.2181	5.4038	0.0143		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944
Energy	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533
Mobile	0.1650	0.5723	2.2075	6.5600e-003	0.6497	5.5500e-003	0.6553	0.1734	5.1500e-003	0.1785		663.0109	663.0109	0.0354		663.8945
Total	1.1810	0.8439	7.6342	0.0212	0.6497	0.6979	1.3477	0.1734	0.6975	0.8709	98.9090	908.2922	1,007.2012	0.5045	4.4500e-003	1,021.1422

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.0097	0.2181	5.4038	0.0143		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944
Energy	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533
Mobile	0.1650	0.5723	2.2075	6.5600e-003	0.6497	5.5500e-003	0.6553	0.1734	5.1500e-003	0.1785		663.0109	663.0109	0.0354		663.8945
Total	1.1810	0.8439	7.6342	0.0212	0.6497	0.6979	1.3477	0.1734	0.6975	0.8709	98.9090	908.2922	1,007.2012	0.5045	4.4500e-003	1,021.1422

Sunset Apartments - Madera County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/29/2022	2/1/2022	5	2	
2	Grading	Grading	2/2/2022	2/7/2022	5	4	
3	Building Construction	Building Construction	2/8/2022	11/14/2022	5	200	
4	Paving	Paving	11/15/2022	11/28/2022	5	10	
5	Architectural Coating	Architectural Coating	11/29/2022	12/12/2022	5	10	

Acres of Grading (Site Preparation Phase): 1**Acres of Grading (Grading Phase): 1.5****Acres of Paving: 0****Residential Indoor: 38,331; Residential Outdoor: 12,777; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 872 (Architectural Coating – sqft)****OffRoad Equipment**

Sunset Apartments - Madera County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	17.00	4.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	3.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

Sunset Apartments - Madera County, Winter

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.7996	0.0000	5.7996	2.9537	0.0000	2.9537			0.0000			0.0000
Off-Road	1.3122	14.6277	7.0939	0.0172		0.6225	0.6225		0.5727	0.5727		1,666.1738	1,666.1738	0.5389		1,679.6457
Total	1.3122	14.6277	7.0939	0.0172	5.7996	0.6225	6.4221	2.9537	0.5727	3.5264		1,666.1738	1,666.1738	0.5389		1,679.6457

Sunset Apartments - Madera County, Winter

3.2 Site Preparation - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0327	0.0209	0.2129	5.9000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		58.2897	58.2897	1.6000e-003		58.3297
Total	0.0327	0.0209	0.2129	5.9000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		58.2897	58.2897	1.6000e-003		58.3297

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6098	0.0000	2.6098	1.3292	0.0000	1.3292			0.0000			0.0000
Off-Road	1.3122	14.6277	7.0939	0.0172		0.6225	0.6225		0.5727	0.5727	0.0000	1,666.1738	1,666.1738	0.5389		1,679.6457
Total	1.3122	14.6277	7.0939	0.0172	2.6098	0.6225	3.2323	1.3292	0.5727	1.9019	0.0000	1,666.1738	1,666.1738	0.5389		1,679.6457

Sunset Apartments - Madera County, Winter

3.2 Site Preparation - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0327	0.0209	0.2129	5.9000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		58.2897	58.2897	1.6000e-003		58.3297
Total	0.0327	0.0209	0.2129	5.9000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		58.2897	58.2897	1.6000e-003		58.3297

3.3 Grading - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9143	0.0000	4.9143	2.5256	0.0000	2.5256			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759		1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	4.9143	0.5173	5.4315	2.5256	0.4759	3.0015		1,364.8198	1,364.8198	0.4414		1,375.8551

Sunset Apartments - Madera County, Winter

3.3 Grading - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0327	0.0209	0.2129	5.9000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		58.2897	58.2897	1.6000e-003		58.3297
Total	0.0327	0.0209	0.2129	5.9000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		58.2897	58.2897	1.6000e-003		58.3297

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2114	0.0000	2.2114	1.1365	0.0000	1.1365			0.0000			0.0000
Off-Road	1.0832	12.0046	5.9360	0.0141		0.5173	0.5173		0.4759	0.4759	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551
Total	1.0832	12.0046	5.9360	0.0141	2.2114	0.5173	2.7287	1.1365	0.4759	1.6124	0.0000	1,364.8198	1,364.8198	0.4414		1,375.8551

Sunset Apartments - Madera County, Winter

3.3 Grading - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0327	0.0209	0.2129	5.9000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		58.2897	58.2897	1.6000e-003		58.3297
Total	0.0327	0.0209	0.2129	5.9000e-004	0.0657	4.8000e-004	0.0662	0.0174	4.4000e-004	0.0179		58.2897	58.2897	1.6000e-003		58.3297

3.4 Building Construction - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581

Sunset Apartments - Madera County, Winter

3.4 Building Construction - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0138	0.4096	0.1010	1.1000e-003	0.0271	1.1700e-003	0.0283	7.8100e-003	1.1200e-003	8.9300e-003		115.1685	115.1685	9.9800e-003		115.4181
Worker	0.0696	0.0445	0.4524	1.2400e-003	0.1397	1.0200e-003	0.1407	0.0370	9.4000e-004	0.0380		123.8655	123.8655	3.4100e-003		123.9507
Total	0.0834	0.4541	0.5534	2.3400e-003	0.1668	2.1900e-003	0.1690	0.0449	2.0600e-003	0.0469		239.0340	239.0340	0.0134		239.3688

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

Sunset Apartments - Madera County, Winter

3.4 Building Construction - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0138	0.4096	0.1010	1.1000e-003	0.0271	1.1700e-003	0.0283	7.8100e-003	1.1200e-003	8.9300e-003		115.1685	115.1685	9.9800e-003		115.4181
Worker	0.0696	0.0445	0.4524	1.2400e-003	0.1397	1.0200e-003	0.1407	0.0370	9.4000e-004	0.0380		123.8655	123.8655	3.4100e-003		123.9507
Total	0.0834	0.4541	0.5534	2.3400e-003	0.1668	2.1900e-003	0.1690	0.0449	2.0600e-003	0.0469		239.0340	239.0340	0.0134		239.3688

3.5 Paving - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205		1,297.3789	1,297.3789	0.4113		1,307.6608
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205		1,297.3789	1,297.3789	0.4113		1,307.6608

Sunset Apartments - Madera County, Winter

3.5 Paving - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0340	0.3459	9.5000e-004	0.1068	7.8000e-004	0.1076	0.0283	7.2000e-004	0.0291		94.7207	94.7207	2.6100e-003		94.7858
Total	0.0532	0.0340	0.3459	9.5000e-004	0.1068	7.8000e-004	0.1076	0.0283	7.2000e-004	0.0291		94.7207	94.7207	2.6100e-003		94.7858

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205	0.0000	1,297.3789	1,297.3789	0.4113		1,307.6608
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6877	6.7738	8.8060	0.0135		0.3474	0.3474		0.3205	0.3205	0.0000	1,297.3789	1,297.3789	0.4113		1,307.6608

Sunset Apartments - Madera County, Winter

3.5 Paving - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0532	0.0340	0.3459	9.5000e-004	0.1068	7.8000e-004	0.1076	0.0283	7.2000e-004	0.0291		94.7207	94.7207	2.6100e-003		94.7858
Total	0.0532	0.0340	0.3459	9.5000e-004	0.1068	7.8000e-004	0.1076	0.0283	7.2000e-004	0.0291		94.7207	94.7207	2.6100e-003		94.7858

3.6 Architectural Coating - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	36.1391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	36.3436	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

Sunset Apartments - Madera County, Winter

3.6 Architectural Coating - 2022**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0123	7.8500e-003	0.0798	2.2000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7000e-003		21.8586	21.8586	6.0000e-004		21.8737
Total	0.0123	7.8500e-003	0.0798	2.2000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7000e-003		21.8586	21.8586	6.0000e-004		21.8737

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	36.1391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	36.3436	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

Sunset Apartments - Madera County, Winter

3.6 Architectural Coating - 2022**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0123	7.8500e-003	0.0798	2.2000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7000e-003		21.8586	21.8586	6.0000e-004		21.8737
Total	0.0123	7.8500e-003	0.0798	2.2000e-004	0.0246	1.8000e-004	0.0248	6.5400e-003	1.7000e-004	6.7000e-003		21.8586	21.8586	6.0000e-004		21.8737

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

Sunset Apartments - Madera County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1650	0.5723	2.2075	6.5600e-003	0.6497	5.5500e-003	0.6553	0.1734	5.1500e-003	0.1785		663.0109	663.0109	0.0354		663.8945
Unmitigated	0.1650	0.5723	2.2075	6.5600e-003	0.6497	5.5500e-003	0.6553	0.1734	5.1500e-003	0.1785		663.0109	663.0109	0.0354		663.8945

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	98.85	107.40	91.05	283,240	283,240
Parking Lot	0.00	0.00	0.00		
Total	98.85	107.40	91.05	283,240	283,240

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	42.30	19.60	38.10	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.530500	0.205800	0.167300	0.055000	0.001100	0.000900	0.008500	0.021800	0.000000	0.004300	0.002500	0.000400	0.001900
Parking Lot	0.530500	0.205800	0.167300	0.055000	0.001100	0.000900	0.008500	0.021800	0.000000	0.004300	0.002500	0.000400	0.001900

Sunset Apartments - Madera County, Winter

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533
NaturalGas Unmitigated	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533

Sunset Apartments - Madera County, Winter

5.2 Energy by Land Use - NaturalGas**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	580.95	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533
Total		6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	0.58095	6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533
Total		6.2700e-003	0.0535	0.0228	3.4000e-004		4.3300e-003	4.3300e-003		4.3300e-003	4.3300e-003		68.3471	68.3471	1.3100e-003	1.2500e-003	68.7533

6.0 Area Detail**6.1 Mitigation Measures Area**

Sunset Apartments - Madera County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.0097	0.2181	5.4038	0.0143		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944
Unmitigated	1.0097	0.2181	5.4038	0.0143		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0990					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4051					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.4683	0.2039	4.1660	0.0143		0.6812	0.6812		0.6812	0.6812	98.9090	174.7059	273.6149	0.4657	3.2000e-003	286.2126
Landscaping	0.0373	0.0143	1.2378	7.0000e-005		6.8500e-003	6.8500e-003		6.8500e-003	6.8500e-003		2.2283	2.2283	2.1400e-003		2.2819
Total	1.0097	0.2181	5.4038	0.0144		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944

Sunset Apartments - Madera County, Winter

6.2 Area by SubCategory**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0990					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4051					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.4683	0.2039	4.1660	0.0143		0.6812	0.6812		0.6812	0.6812	98.9090	174.7059	273.6149	0.4657	3.2000e-003	286.2126
Landscaping	0.0373	0.0143	1.2378	7.0000e-005		6.8500e-003	6.8500e-003		6.8500e-003	6.8500e-003		2.2283	2.2283	2.1400e-003		2.2819
Total	1.0097	0.2181	5.4038	0.0144		0.6880	0.6880		0.6880	0.6880	98.9090	176.9342	275.8432	0.4679	3.2000e-003	288.4944

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment

Sunset Apartments - Madera County, Winter

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Appendix C: Tribal Consultation Letters



PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

Dumna Wo-Wah Tribal
Government
Robert Ledger, Chairperson
2191 West Pico Ave.
Fresno, CA, 93705

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Mr. Ledger:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

1. General Plan Amendment – Amend the City of Madera General Plan Land Use Map designation for the site from Commercial to High Density Residential.
2. Variance – Allow for the Project to vary from the allowed setback designations found in the Madera Municipal Code.
3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

A copy of the proposed site plan, an aerial photo of the Project site, and a copy of the assessor's map are attached for your reference. Pursuant to SB 18 and AB 52, respectively, the Tribe has 90 days and 30

days to request formal consultation. Given the timelines involved in preparing CEQA documents and other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

Please feel free to contact me with any questions at 559.449.2700 or at sallinder@ppeng.com.

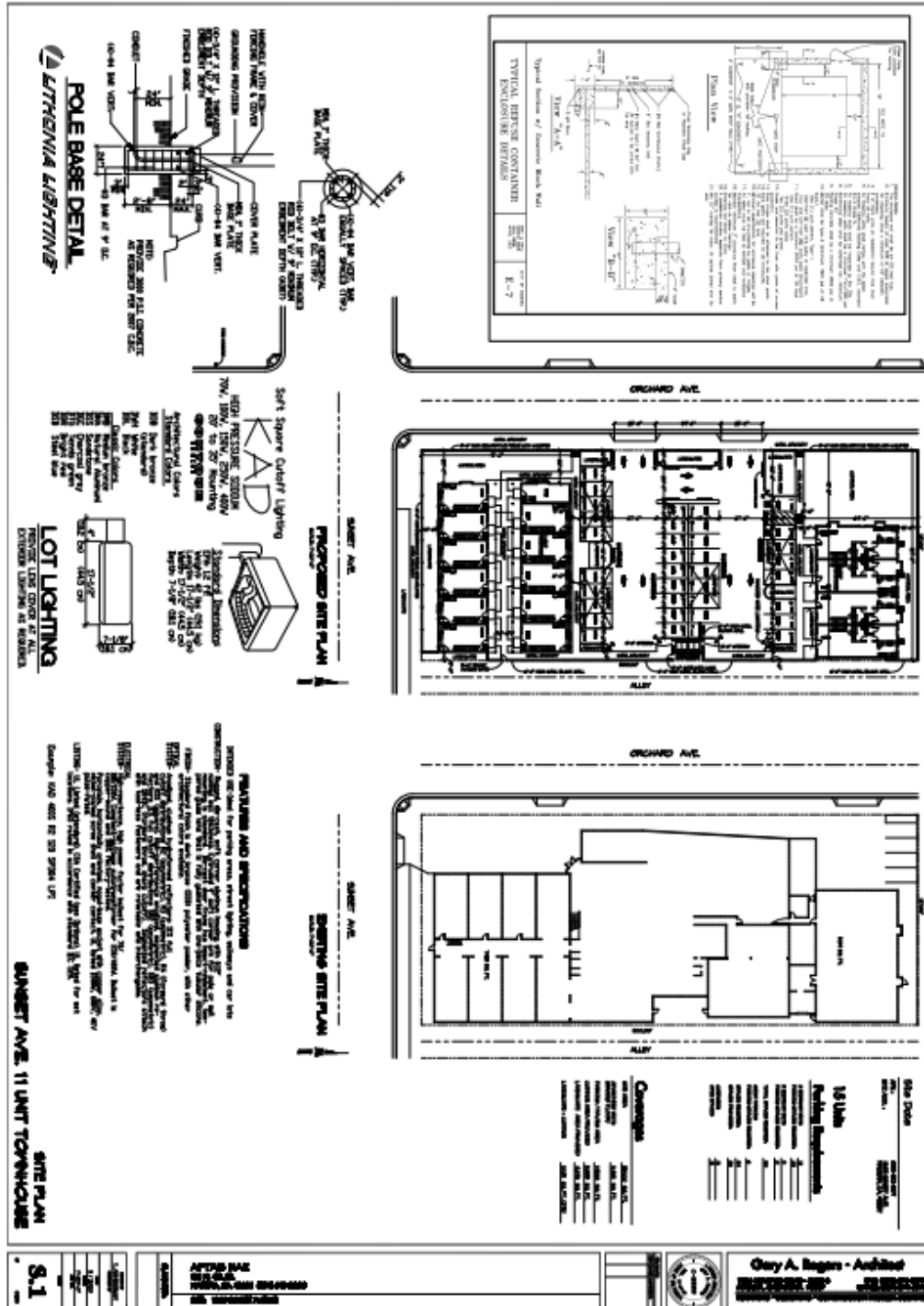
Respectfully,

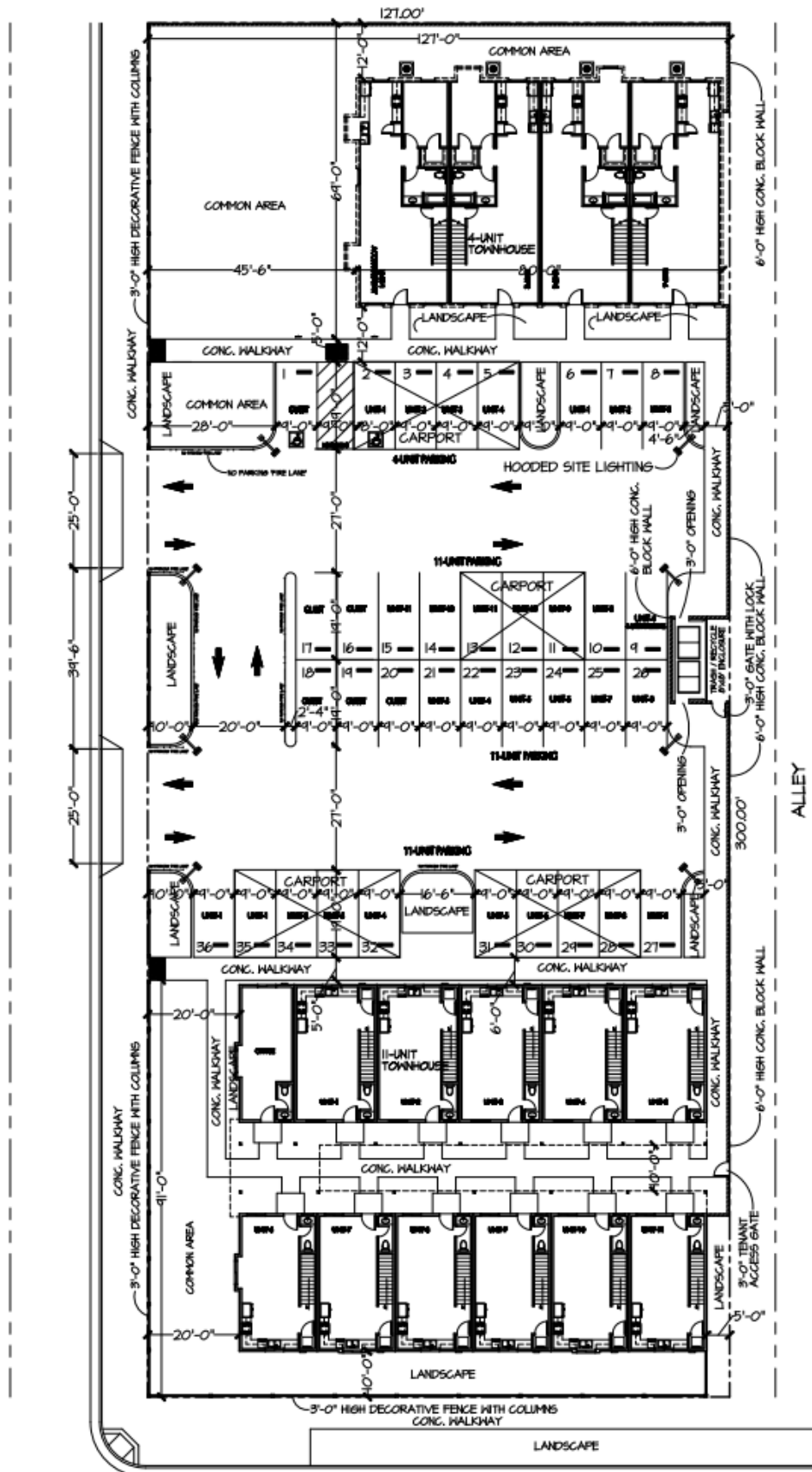


Sara Allinder, Contract Staff Planner
Planning Department

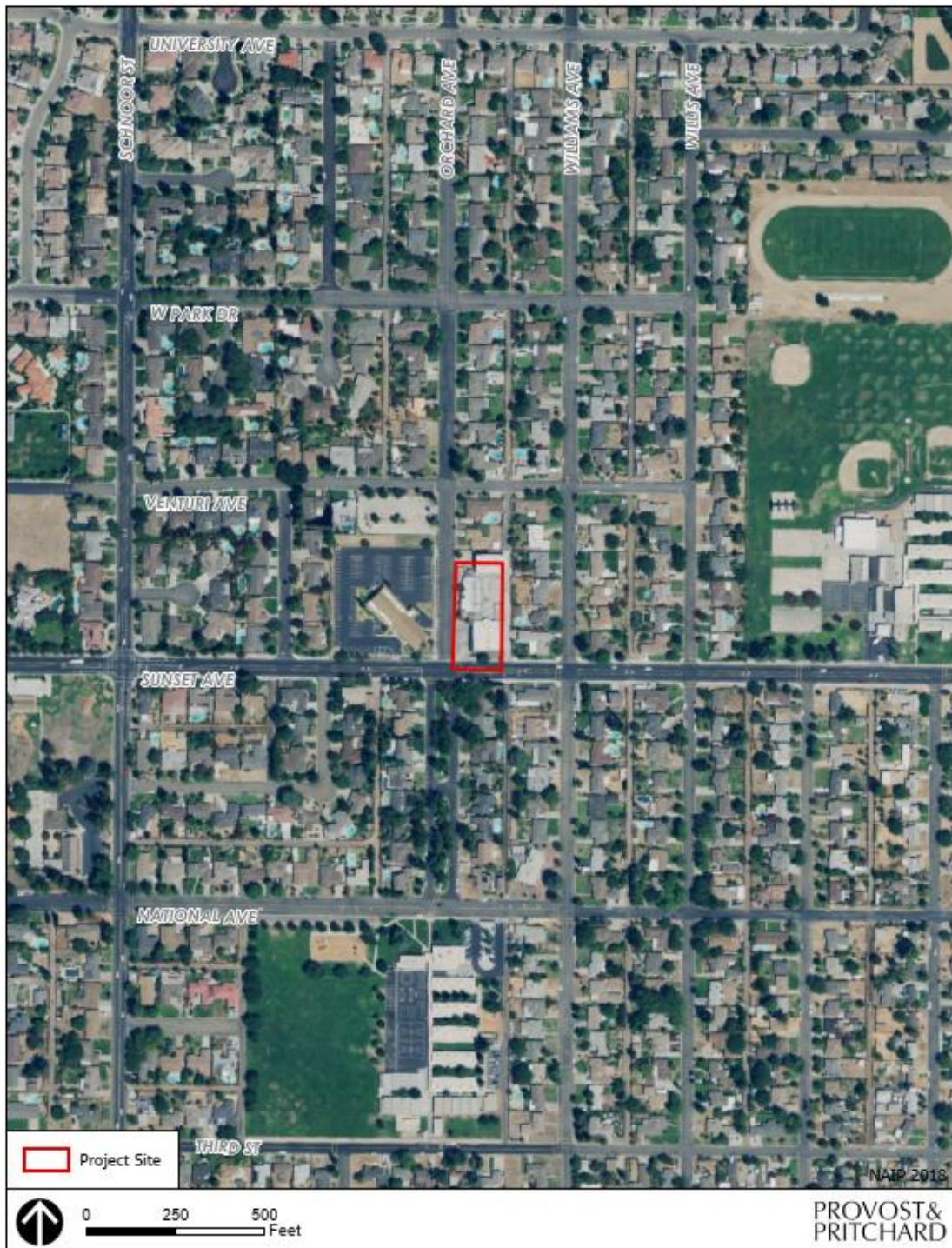
Enclosures: Site Plan
 Aerial Photo
 Assessor's Map

Site Plan

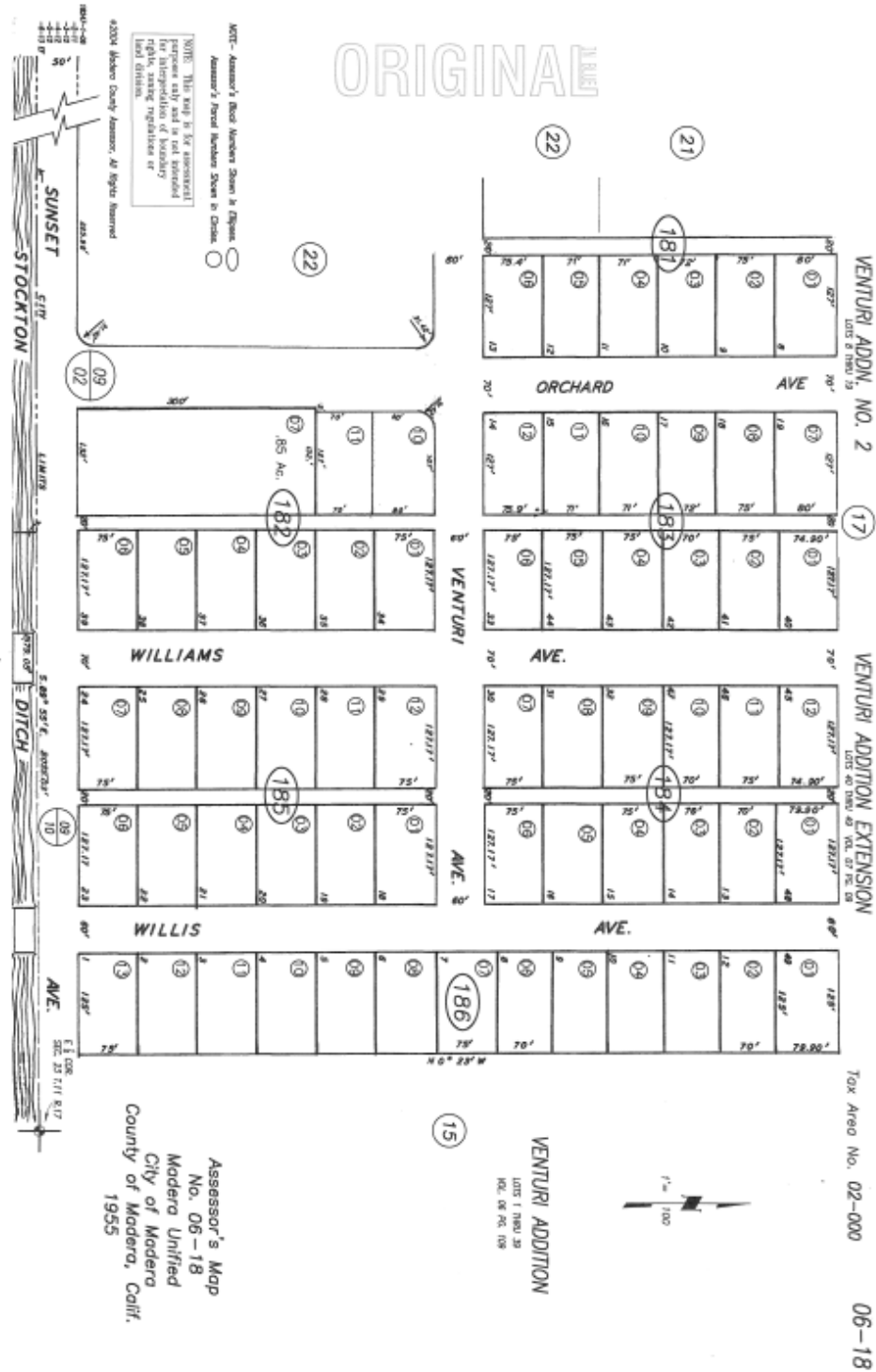




Aerial Photo



Assessor's Map





PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

Chicken Ranch Rancheria of
Me-Wuk Indians
Lloyd Mathiesen, Chairperson
P.O. Box 1159
Jamestown, CA, 95327

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Mr. Mathiesen:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

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3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

A copy of the proposed site plan, an aerial photo of the Project site, and a copy of the assessor's map are attached for your reference. Pursuant to SB 18 and AB 52, respectively, the Tribe has 90 days and 30

days to request formal consultation. Given the timelines involved in preparing CEQA documents and other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

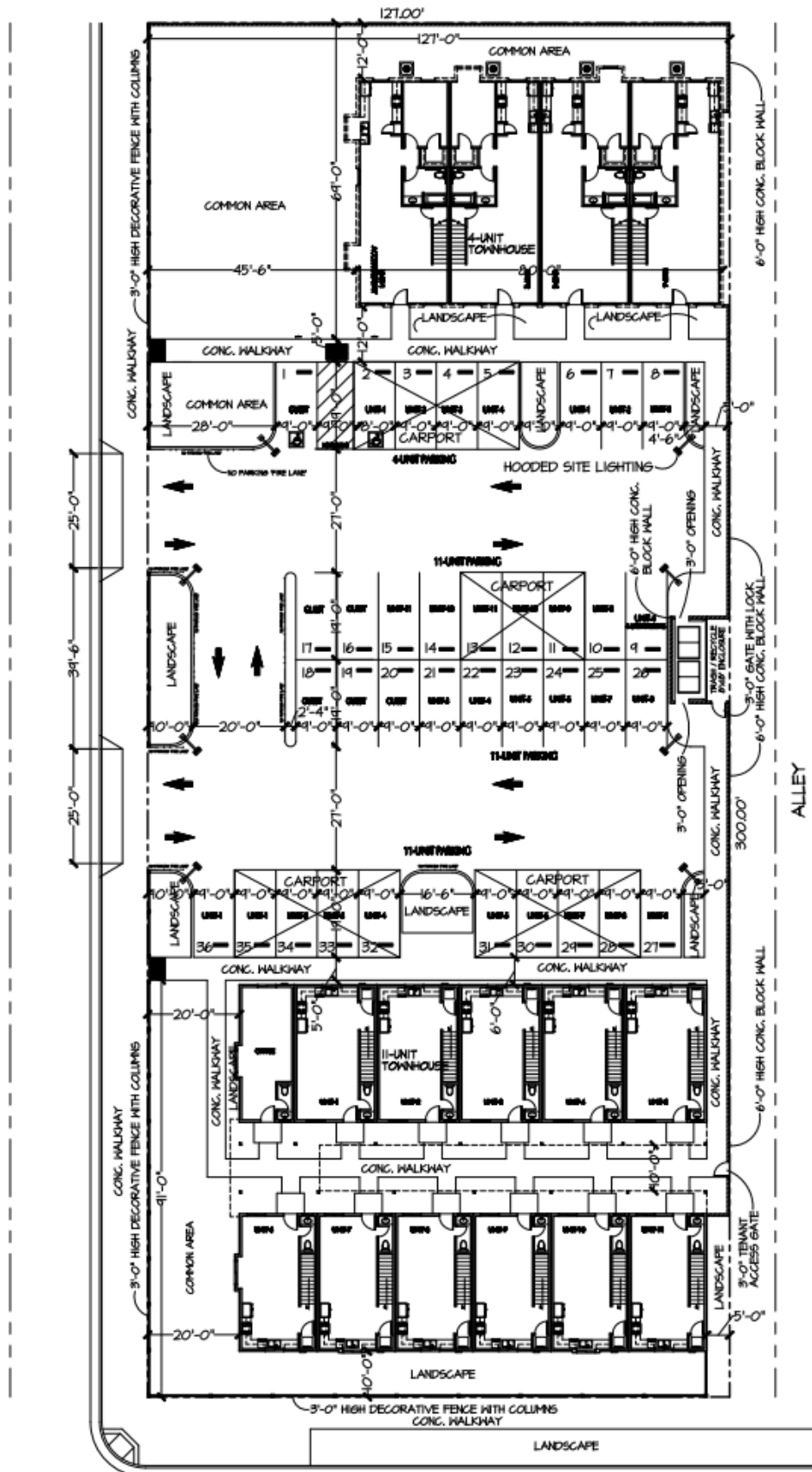
Please feel free to contact me with any questions at 559.449.2700 or at sallinder@ppeng.com.

Respectfully,



Sara Allinder, Contract Staff Planner
Planning Department

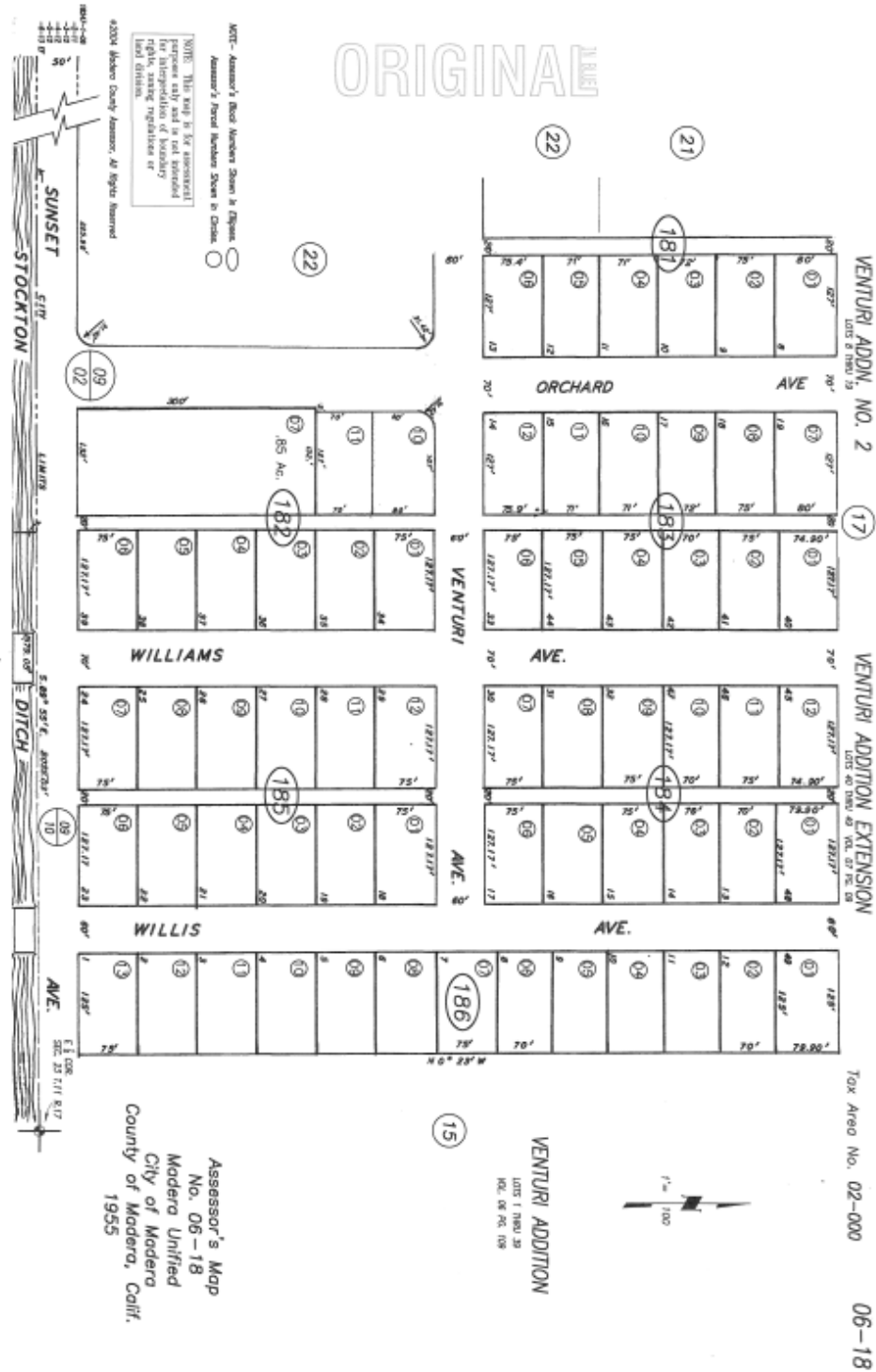
Enclosures: Site Plan
 Aerial Photo
 Assessor's Map



Aerial Photo



Assessor's Map





PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

North Fork Mono Tribe
Ron Goode, Chairperson
13396 Tollhouse Road
Clovis, CA, 93619

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Mr. Goode:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

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2. Variance – Allow for the Project to vary from the allowed setback designations found in the Madera Municipal Code.
3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

A copy of the proposed site plan, an aerial photo of the Project site, and a copy of the assessor's map are attached for your reference. Pursuant to SB 18 and AB 52, respectively, the Tribe has 90 days and 30 days to request formal consultation. Given the timelines involved in preparing CEQA documents and

other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

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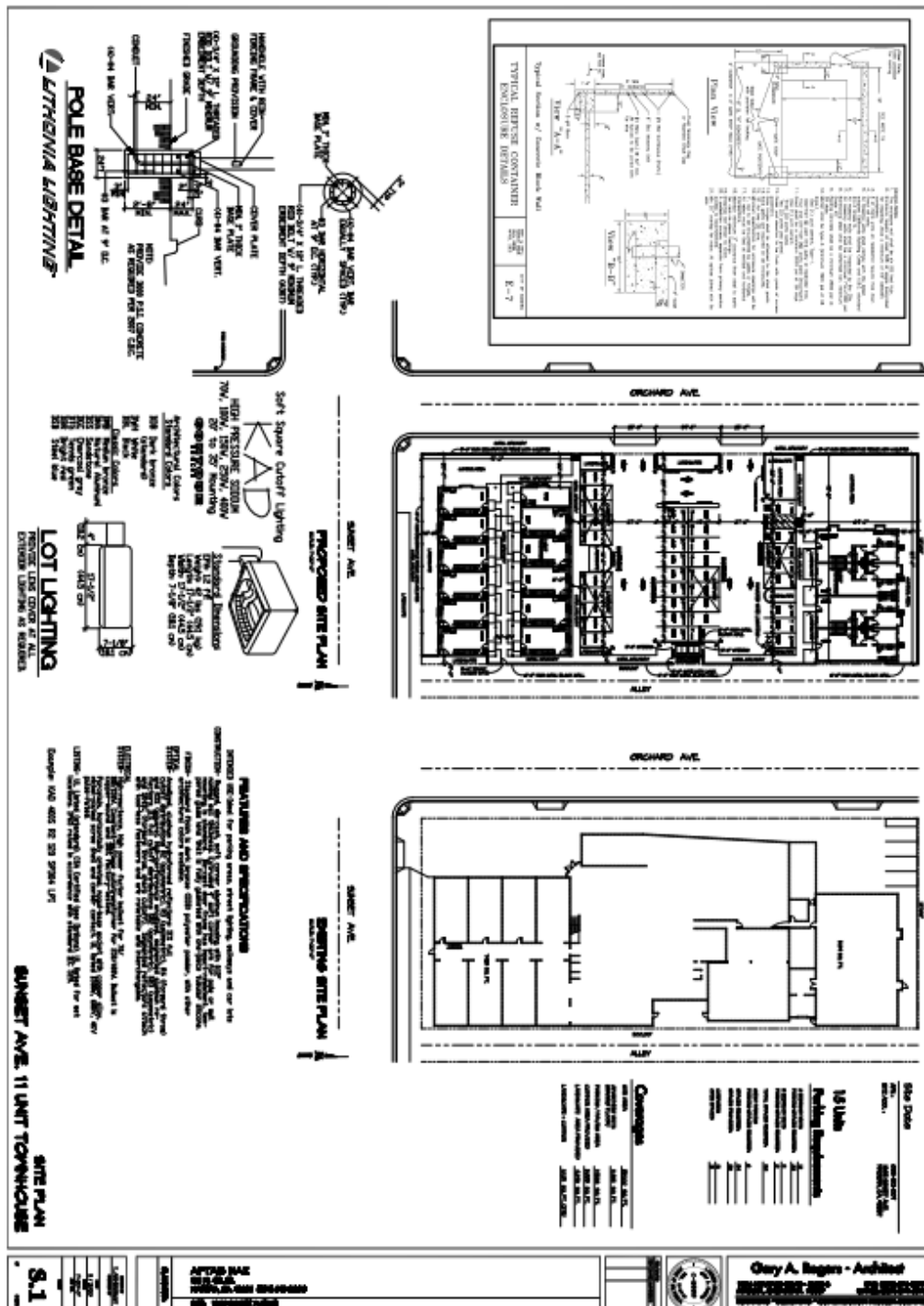
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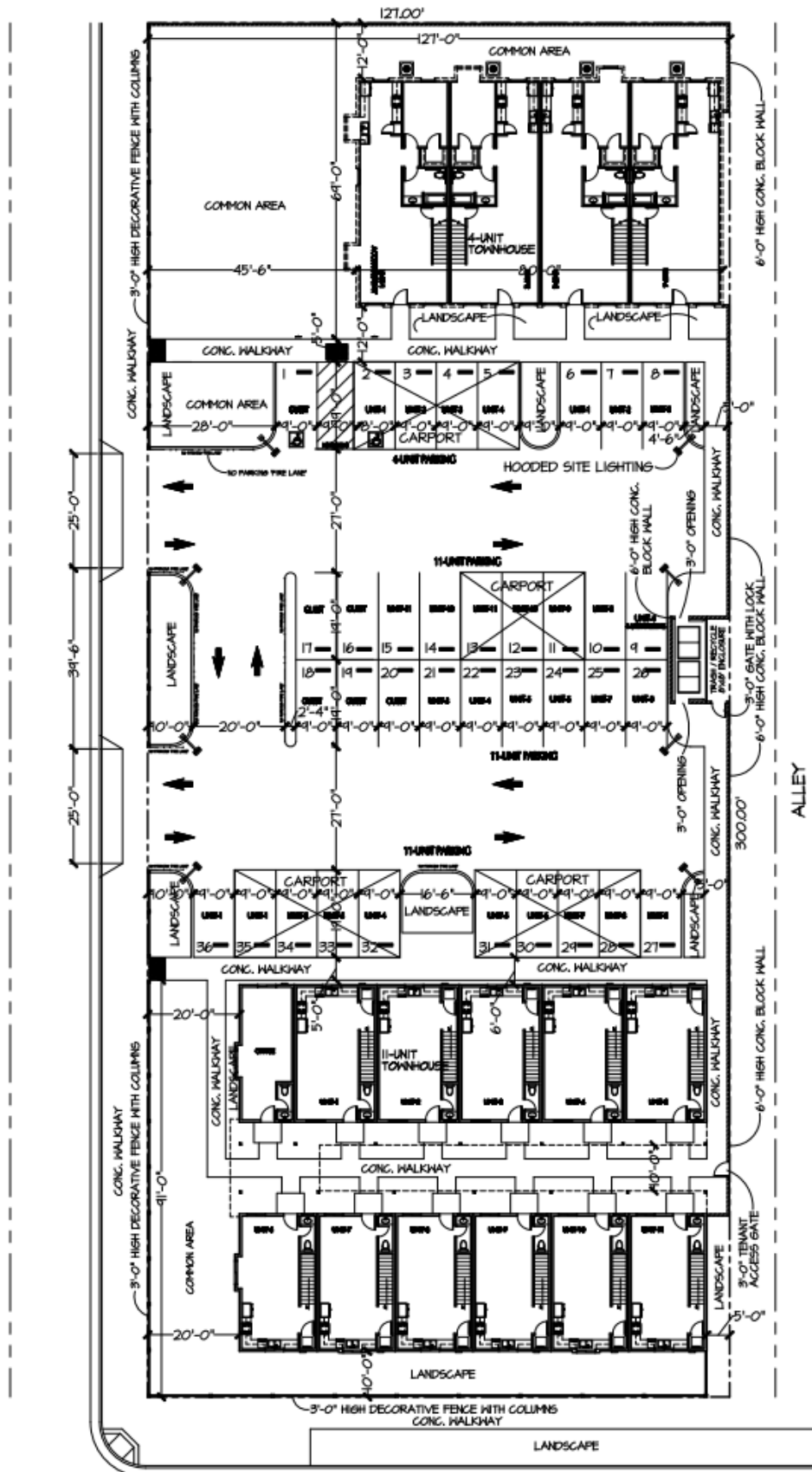


Sara Allinder, Contract Staff Planner
Planning Department

Enclosures: Site Plan
 Aerial Photo
 Assessor's Map

Site Plan

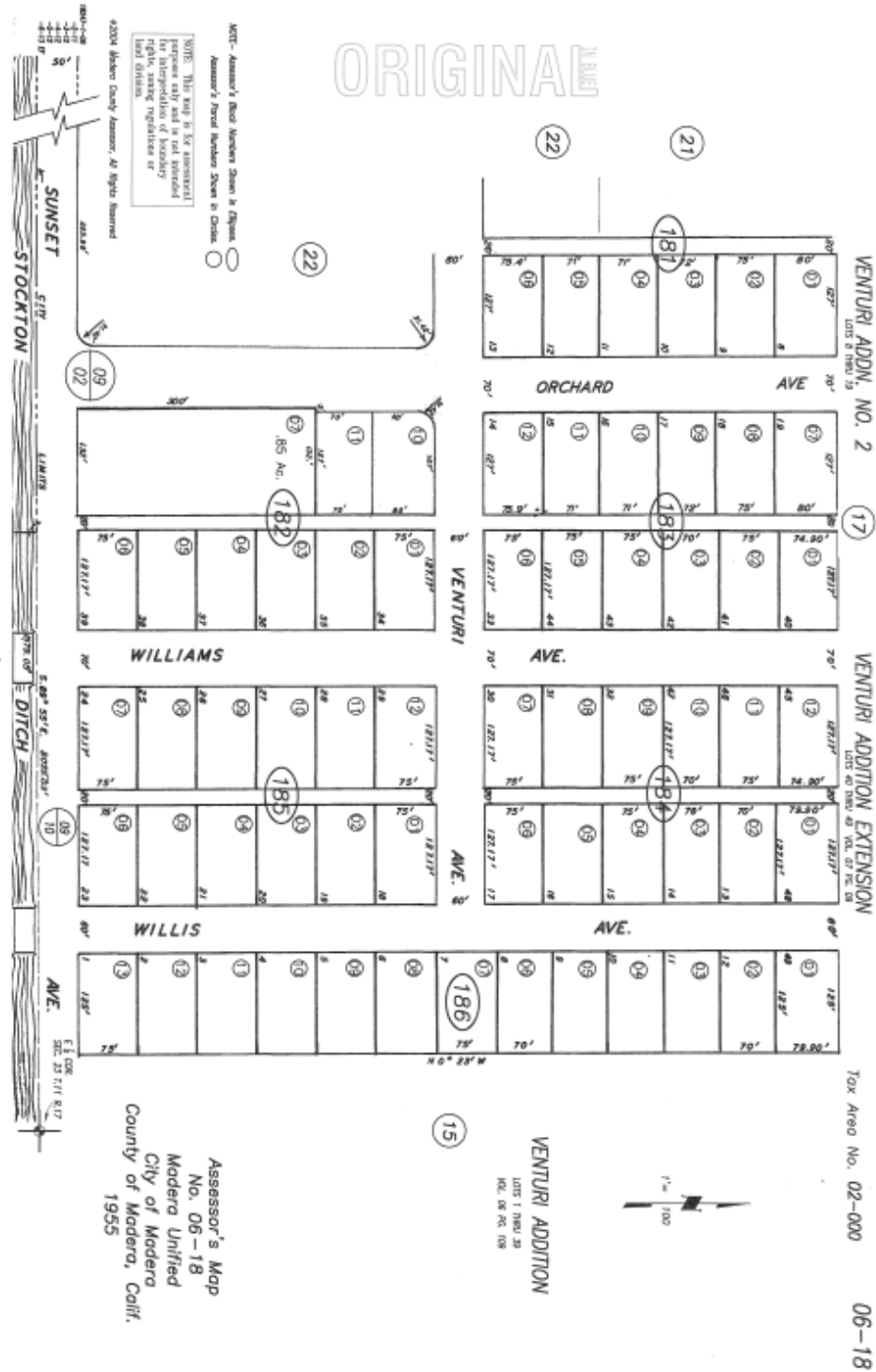




Aerial Photo



Assessor's Map





PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

North Fork Rancheria of
Mono Indians
Elaine Fink, Chairperson
P.O. Box 929
North Fork, CA, 93643

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Ms. Fink:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

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3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

A copy of the proposed site plan, an aerial photo of the Project site, and a copy of the assessor's map are attached for your reference. Pursuant to SB 18 and AB 52, respectively, the Tribe has 90 days and 30

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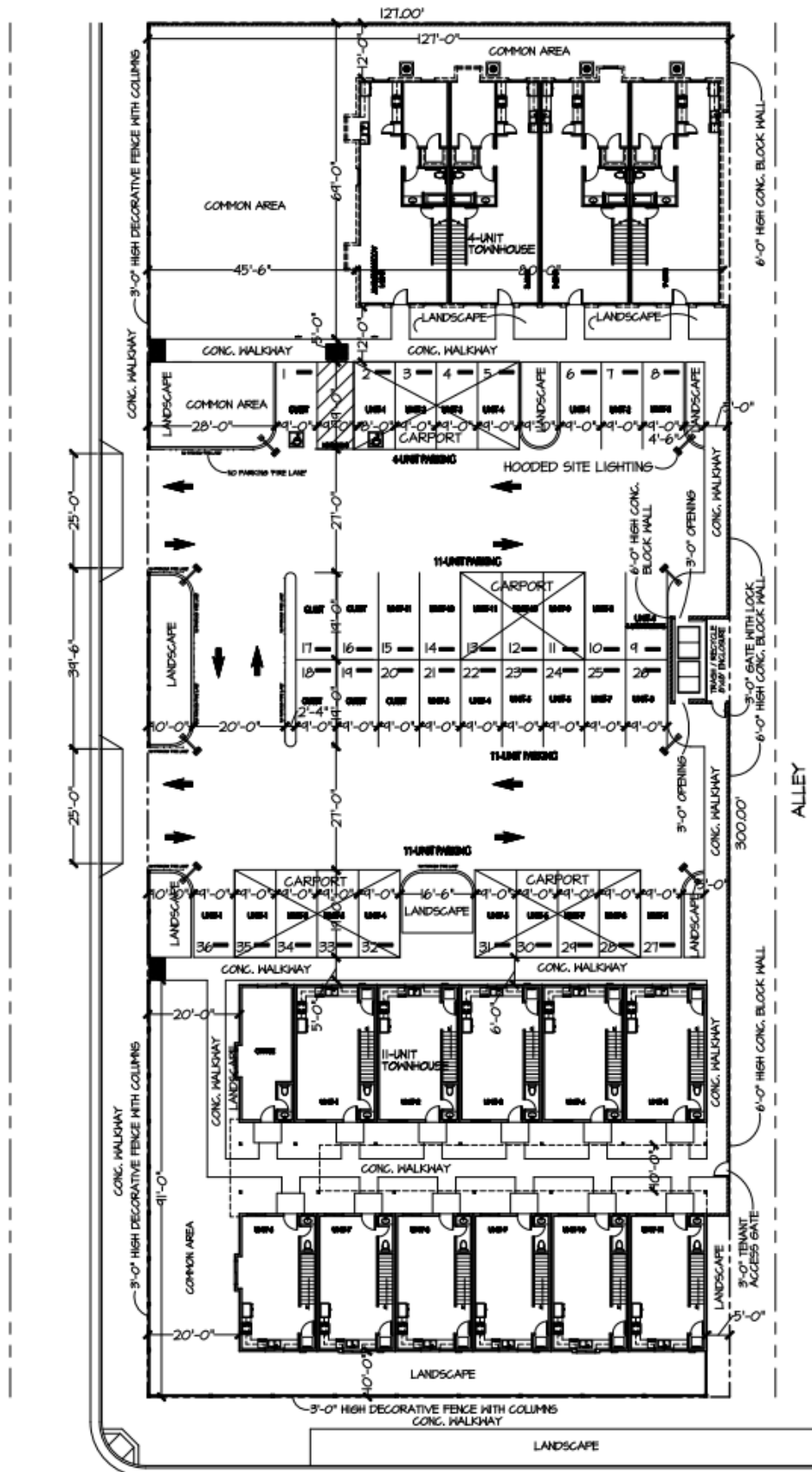
Respectfully,



Sara Allinder, Contract Staff Planner
Planning Department

Enclosures: Site Plan
 Aerial Photo
 Assessor's Map

ORCHARD AVE.



Aerial Photo





PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

North Valley Yokuts Tribe
Katherine Perez, Chairperson
P.O. Box 717
Linden, CA, 95236

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Ms. Perez:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

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3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

A copy of the proposed site plan, an aerial photo of the Project site, and a copy of the assessor's map are attached for your reference. Pursuant to SB 18 and AB 52, respectively, the Tribe has 90 days and 30 days to request formal consultation. Given the timelines involved in preparing CEQA documents and

other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

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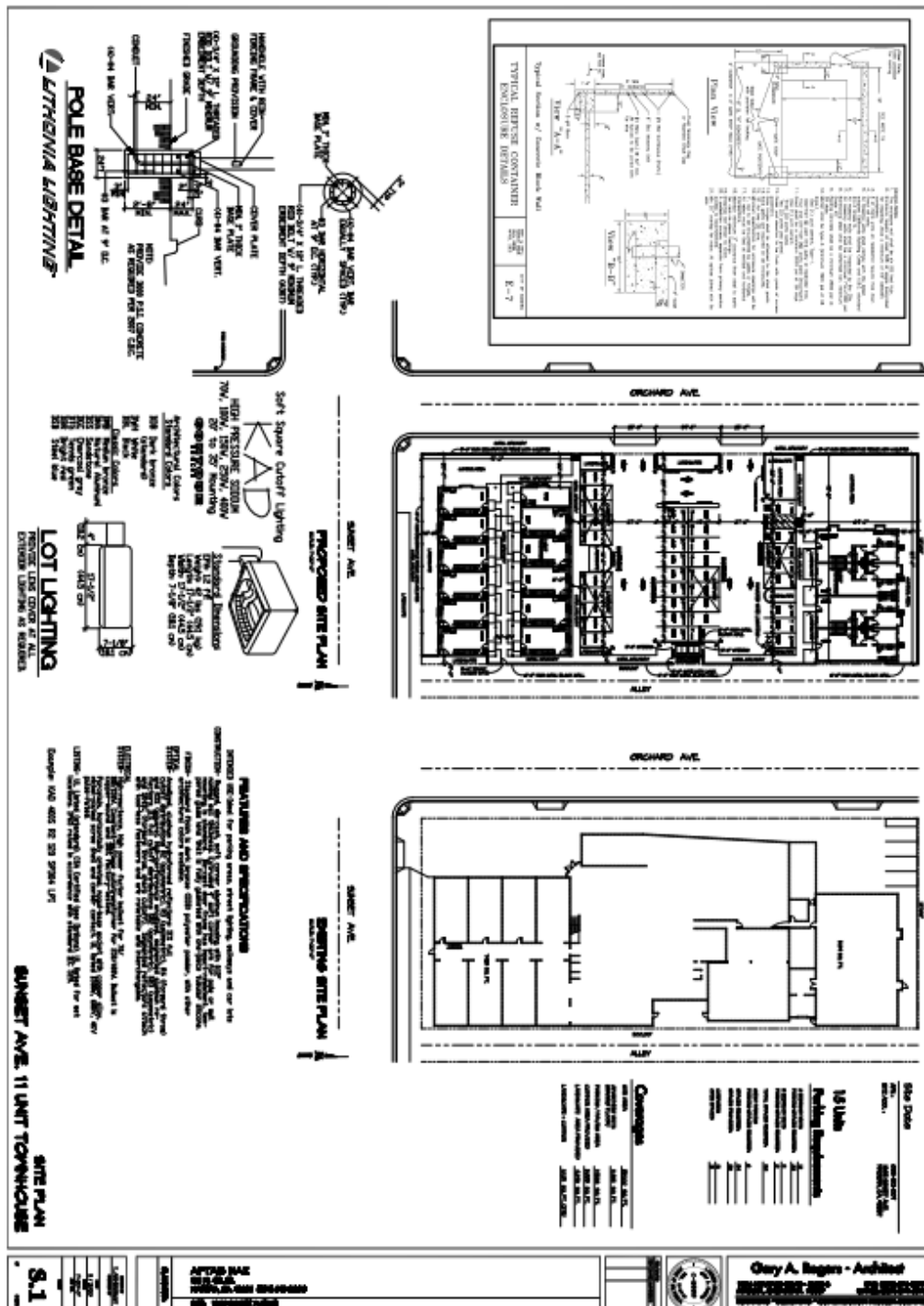
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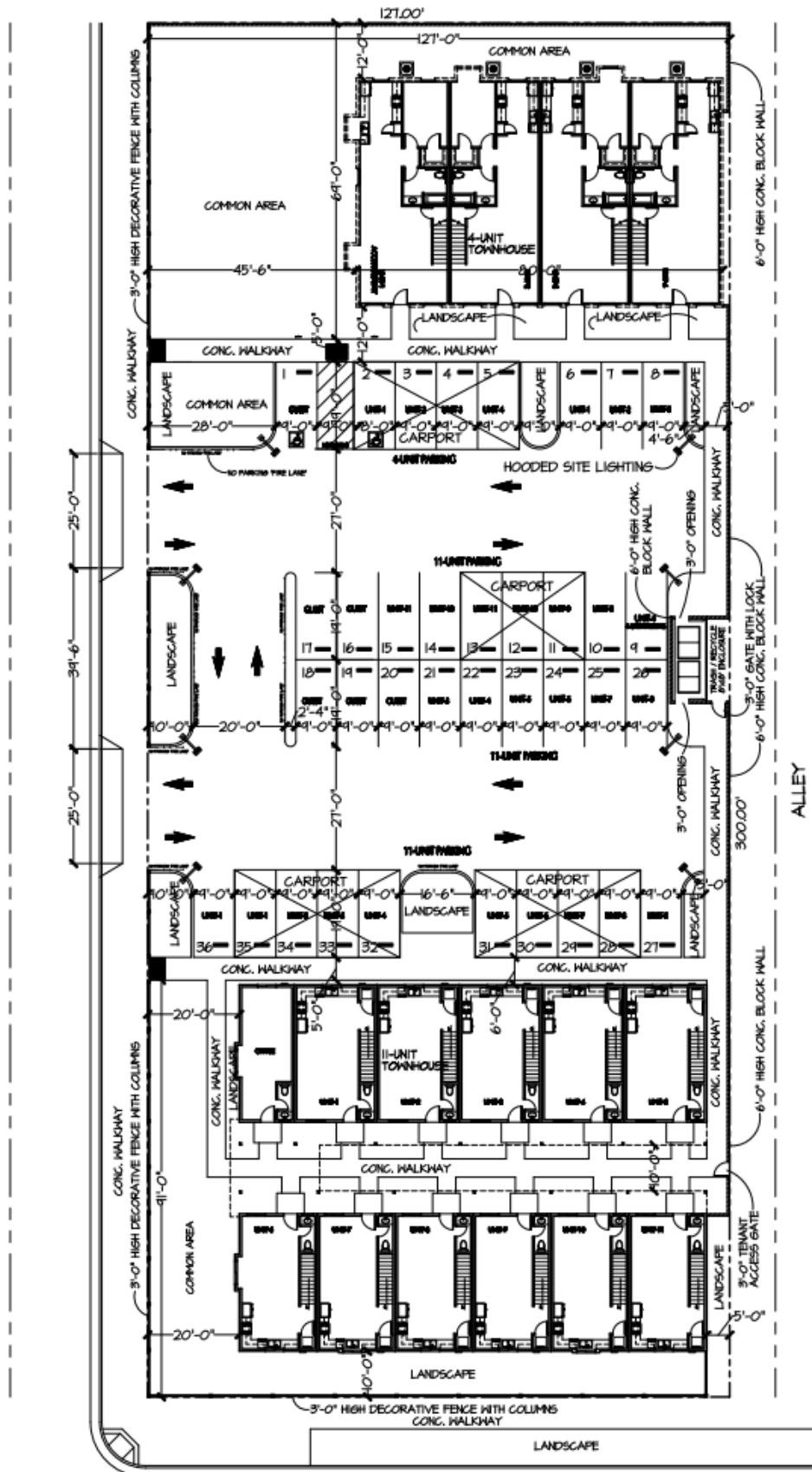
Sara Allinder, Contract Staff Planner
Planning Department

Enclosures: Site Plan
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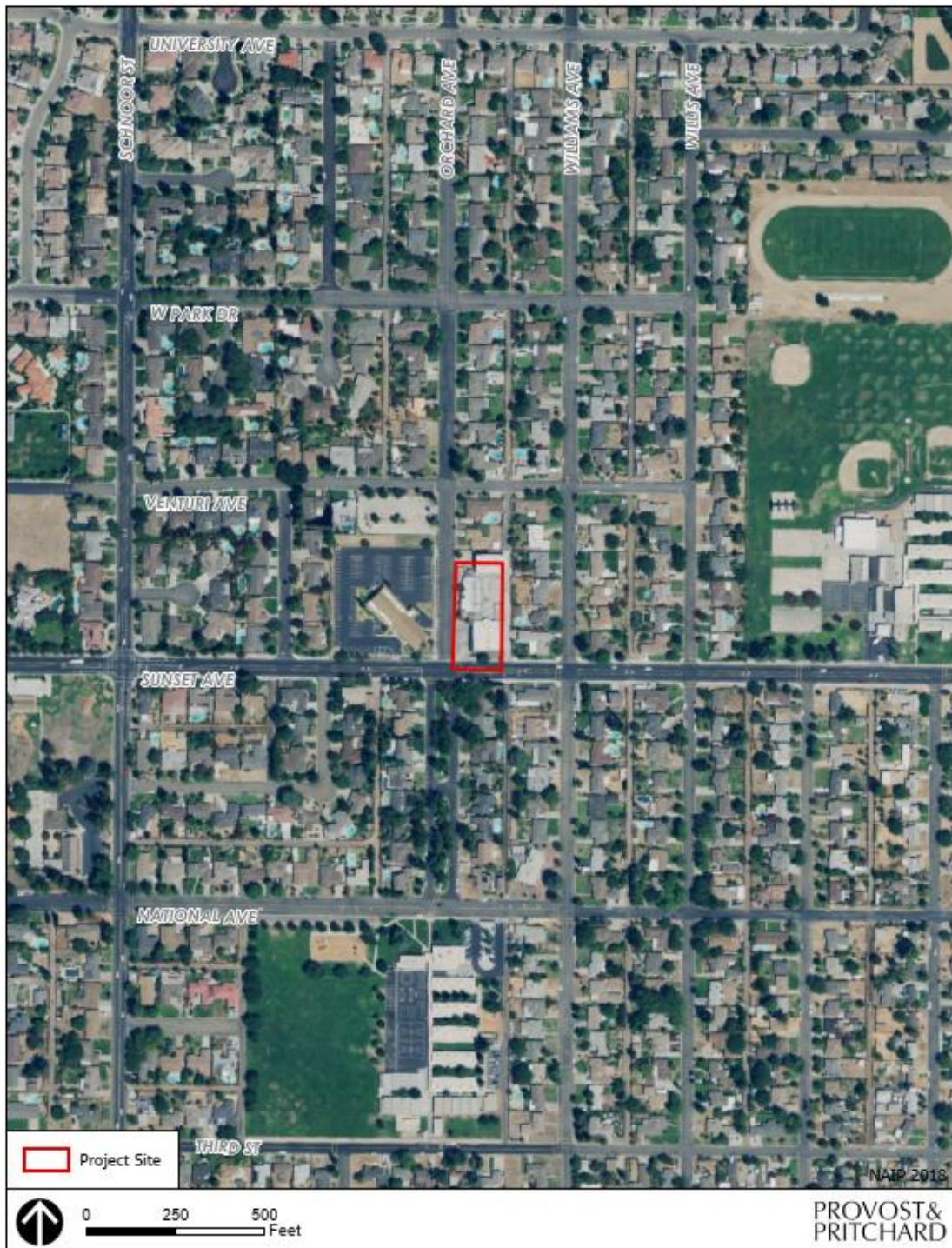
Site Plan



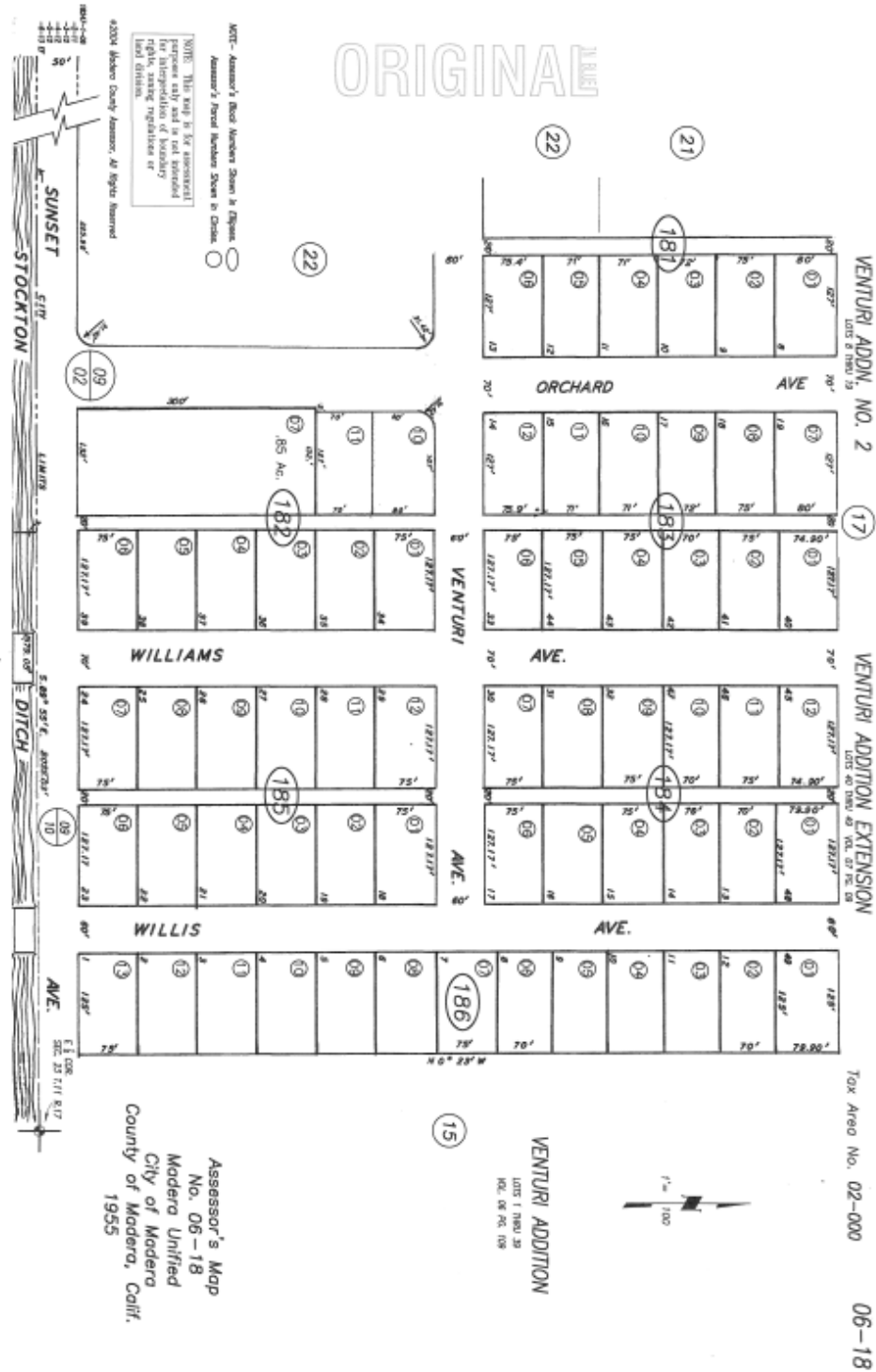
ORCHARD AVE.



Aerial Photo



Assessor's Map





PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

North Valley Yokuts Tribe
Timothy Perez,
P.O. Box 717
Linden, CA, 95236

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Mr. Perez:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

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3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

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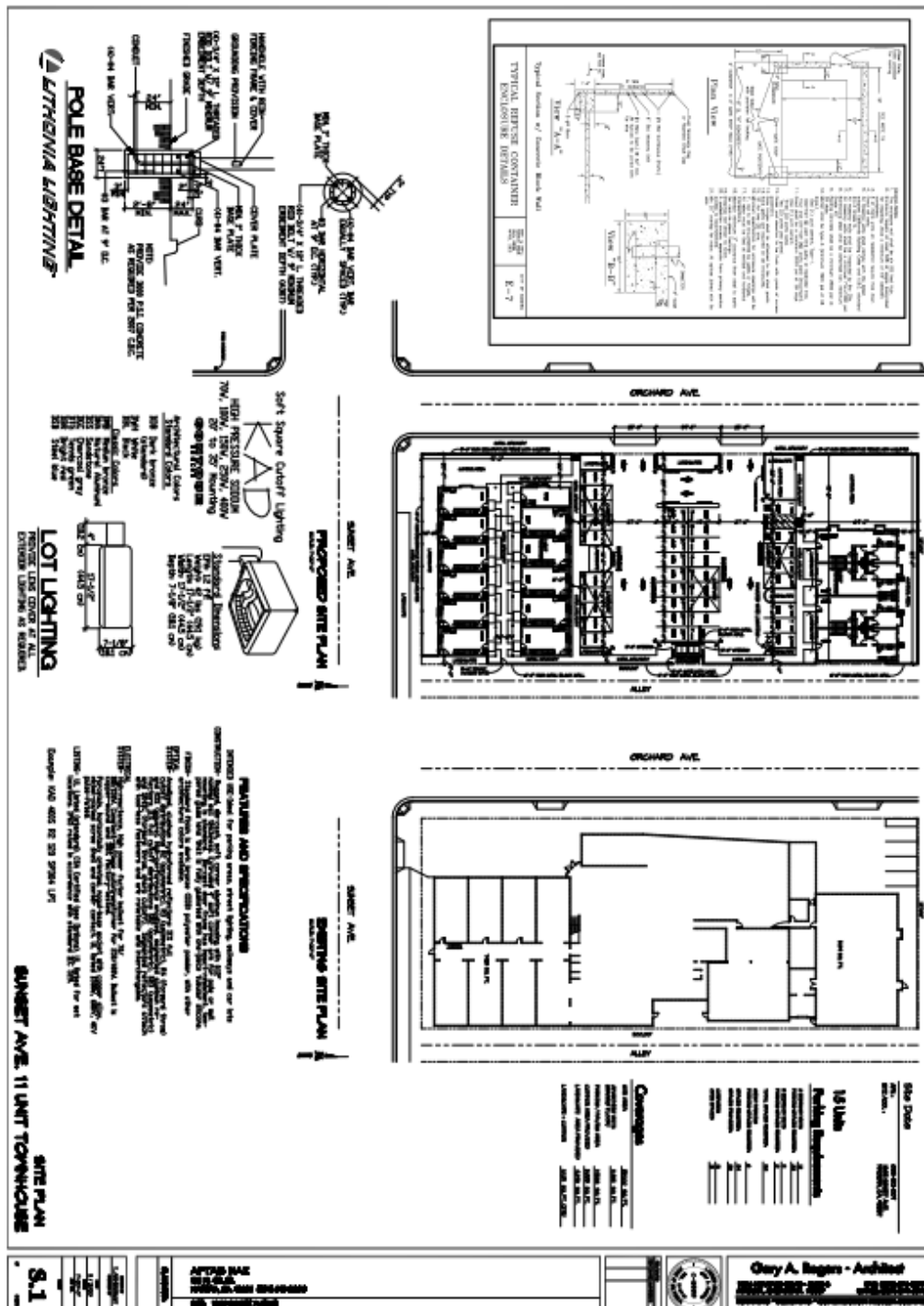
Respectfully,

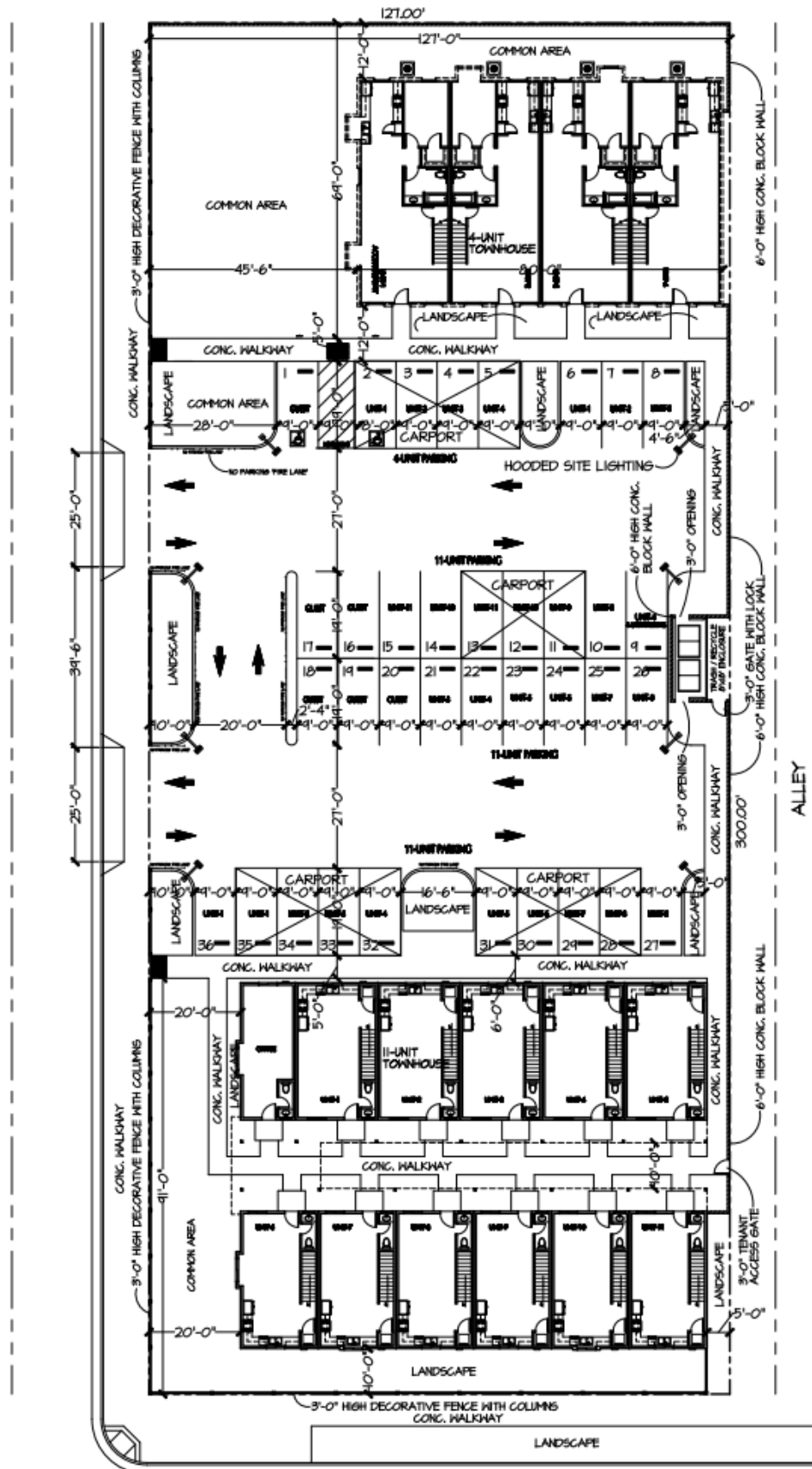


Sara Allinder, Contract Staff Planner
Planning Department

Enclosures: Site Plan
 Aerial Photo
 Assessor's Map

Site Plan

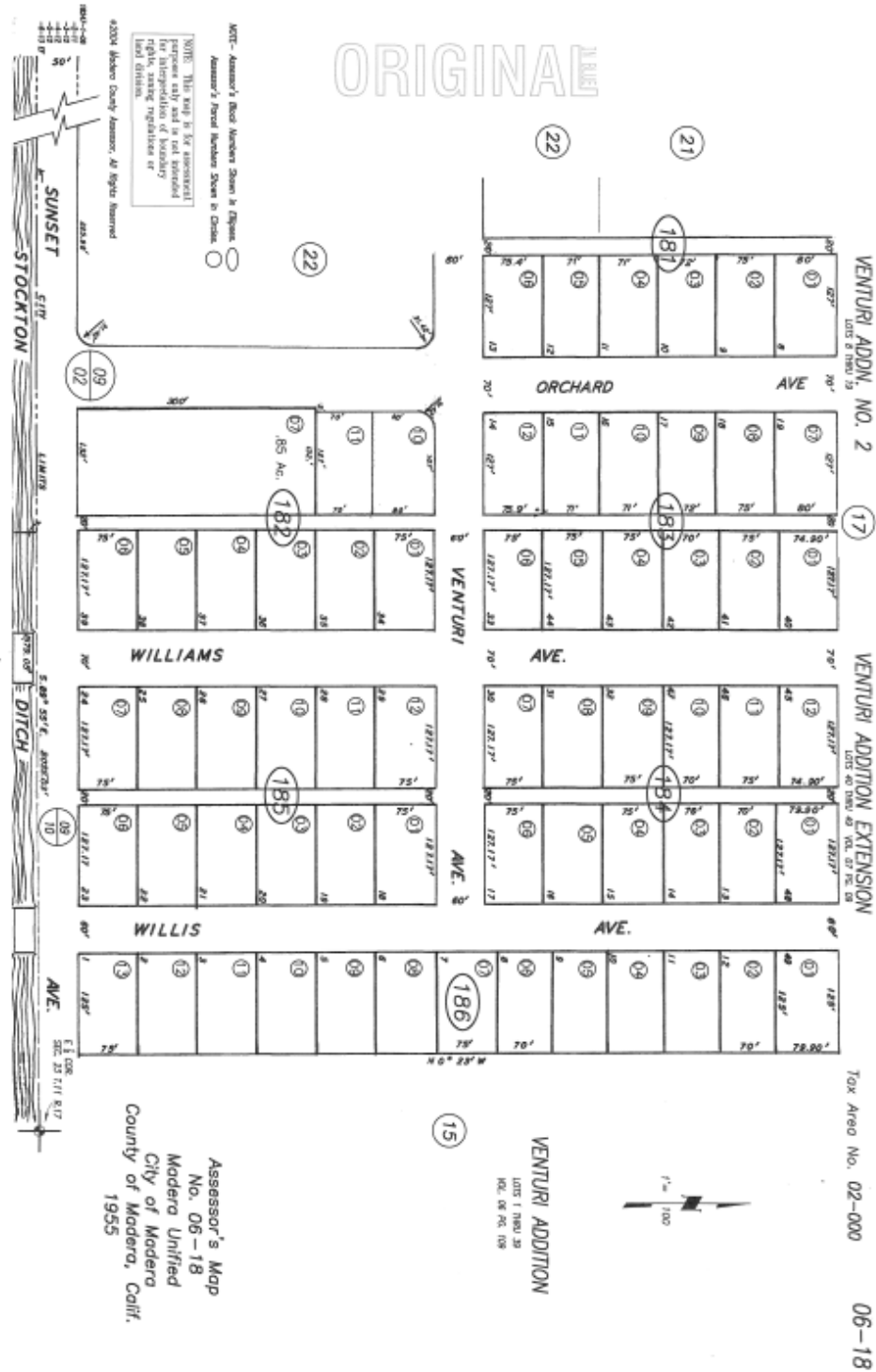




Aerial Photo



Assessor's Map





PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

Picayune Rancheria of
Chukchansi Indians
Claudia Gonzales, Chairwoman
P.O. Box 2226
Oakhurst, CA, 93644

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Ms. Gonzales:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

1. General Plan Amendment – Amend the City of Madera General Plan Land Use Map designation for the site from Commercial to High Density Residential.
2. Variance – Allow for the Project to vary from the allowed setback designations found in the Madera Municipal Code.
3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

A copy of the proposed site plan, an aerial photo of the Project site, and a copy of the assessor's map are attached for your reference. Pursuant to SB 18 and AB 52, respectively, the Tribe has 90 days and 30

days to request formal consultation. Given the timelines involved in preparing CEQA documents and other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

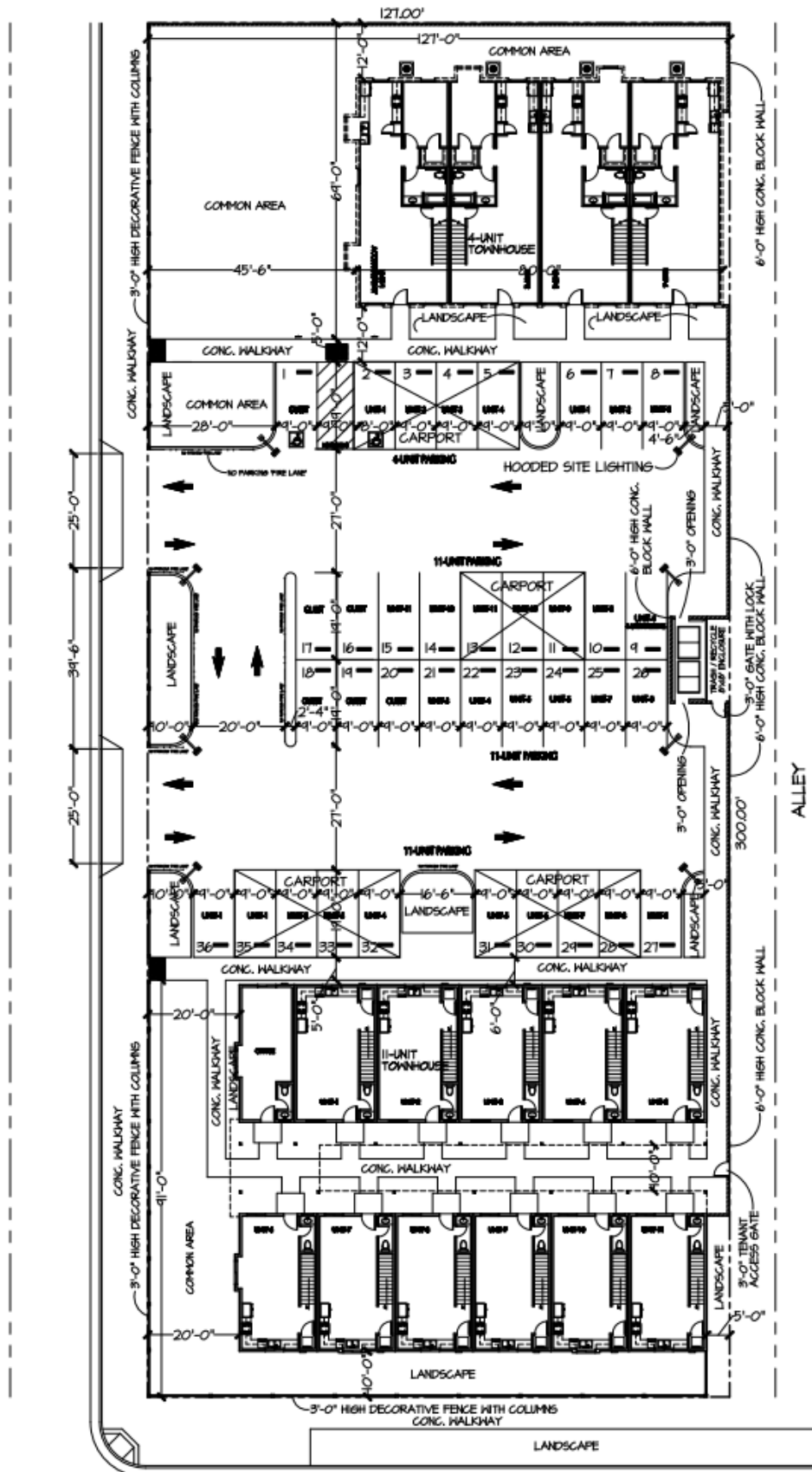
Please feel free to contact me with any questions at 559.449.2700 or at sallinder@ppeng.com.

Respectfully,



Sara Allinder, Contract Staff Planner
Planning Department

Enclosures: Site Plan
 Aerial Photo
 Assessor's Map



Aerial Photo





PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

Southern Sierra Miwuk Nation
William Leonard, Chairperson
P.O. Box 186
Mariposa, CA, 95338

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Mr. Leonard:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

1. General Plan Amendment – Amend the City of Madera General Plan Land Use Map designation for the site from Commercial to High Density Residential.
2. Variance – Allow for the Project to vary from the allowed setback designations found in the Madera Municipal Code.
3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

A copy of the proposed site plan, an aerial photo of the Project site, and a copy of the assessor's map are attached for your reference. Pursuant to SB 18 and AB 52, respectively, the Tribe has 90 days and 30 days to request formal consultation. Given the timelines involved in preparing CEQA documents and

other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

Please feel free to contact me with any questions at 559.449.2700 or at sallinder@ppeng.com.

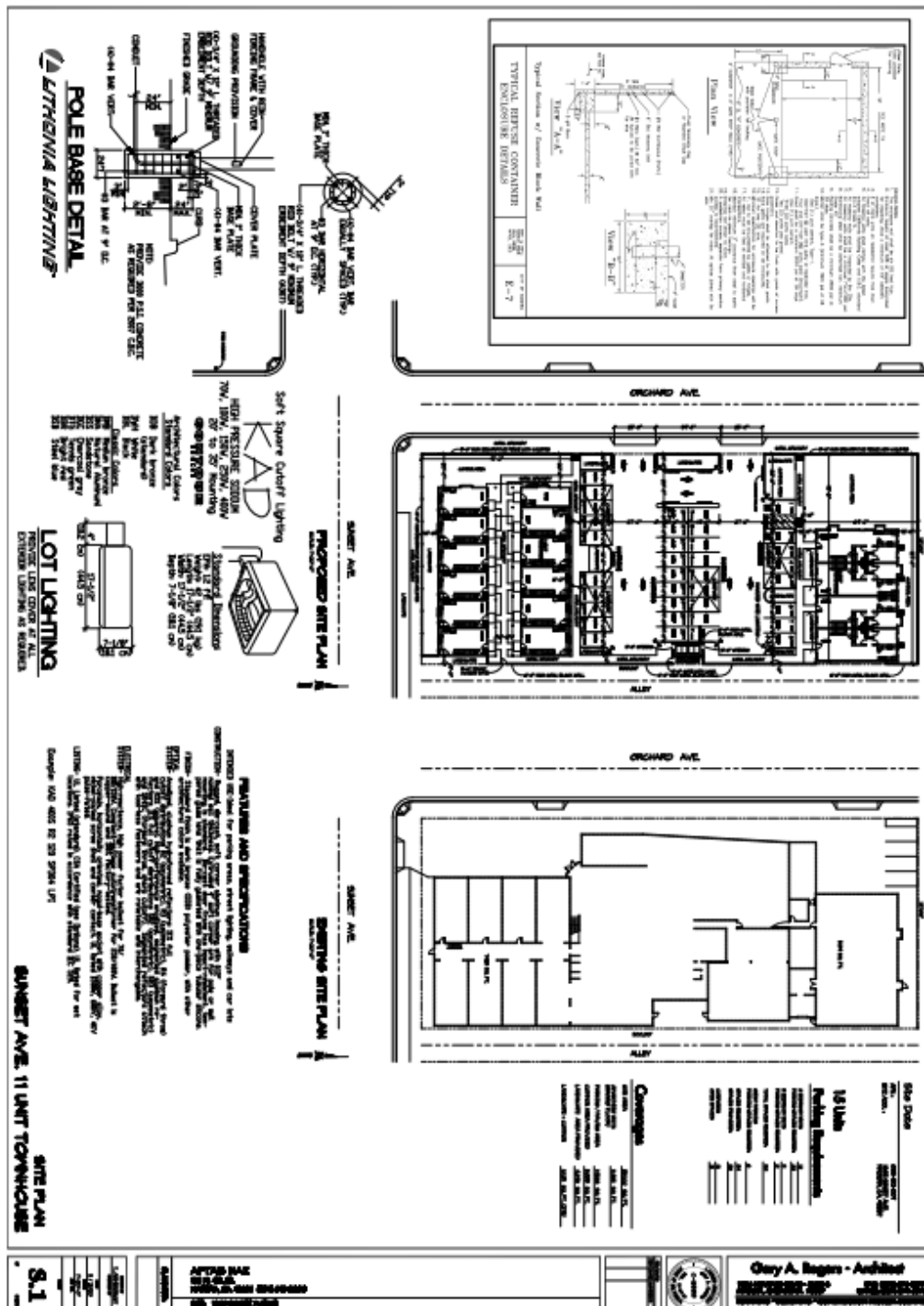
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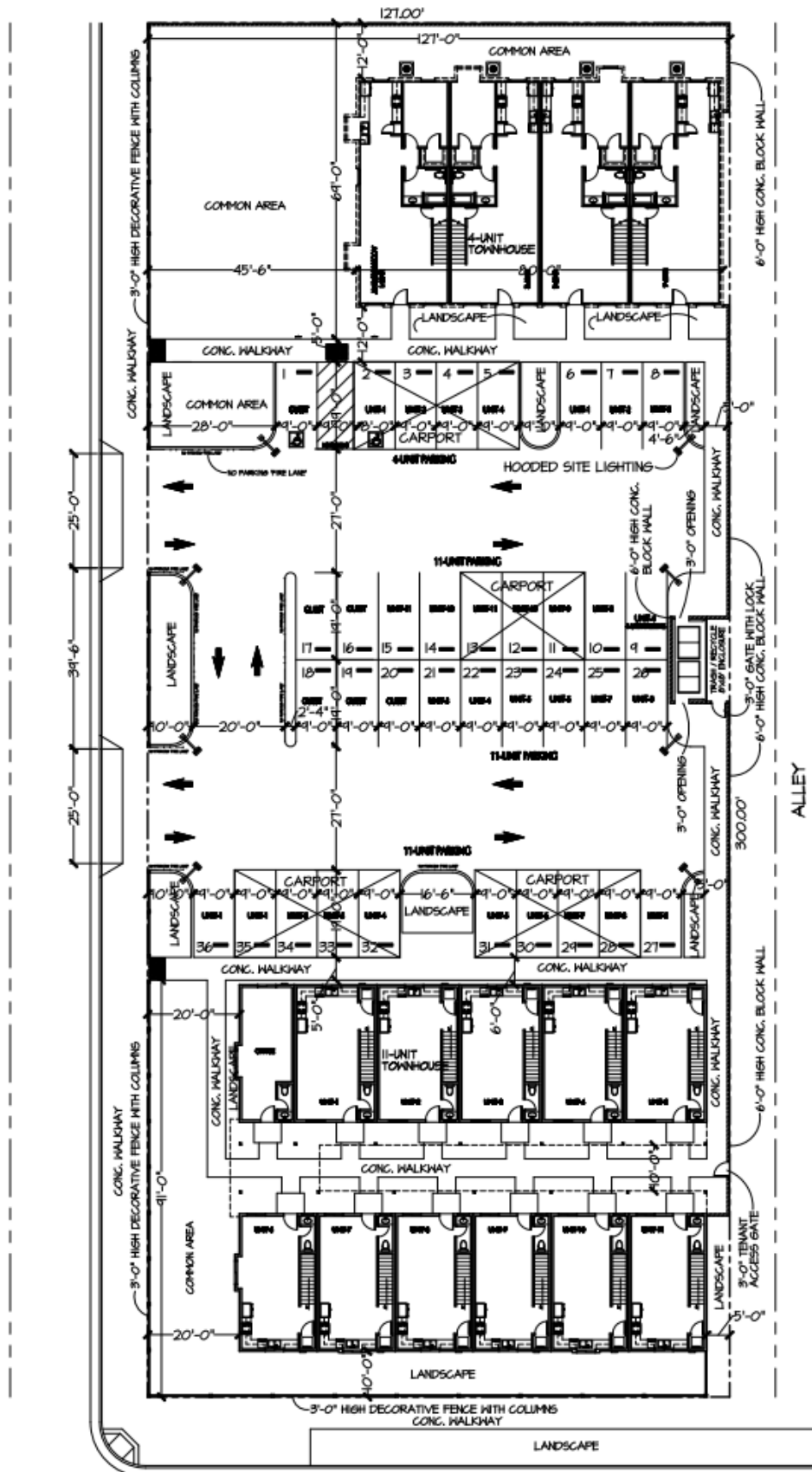


Sara Allinder, Contract Staff Planner
Planning Department

Enclosures: Site Plan
 Aerial Photo
 Assessor's Map

Site Plan

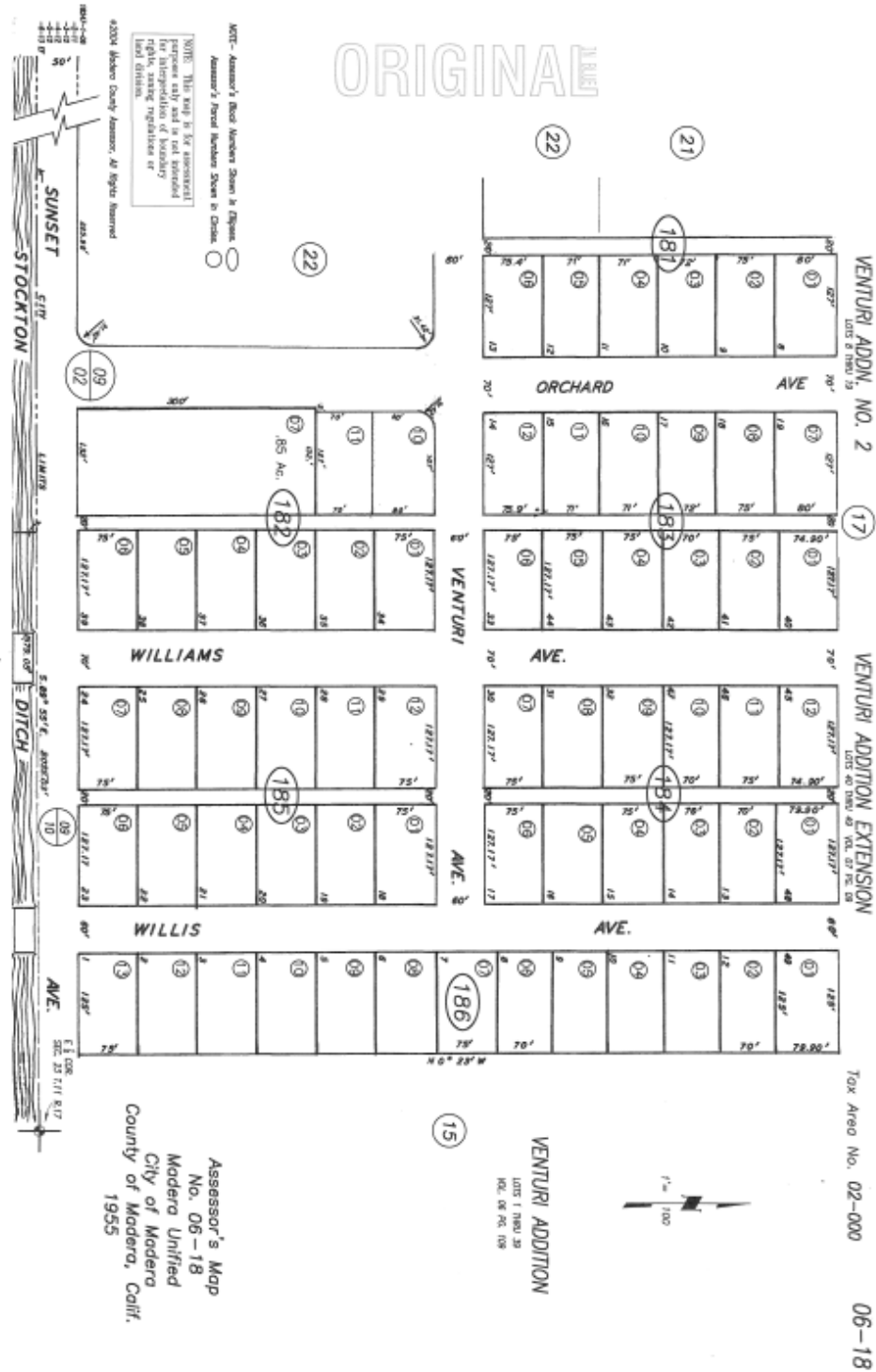




Aerial Photo



Assessor's Map





PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

Tule River Indian Tribe
Neil Peyron, Chairperson
P.O. Box 589
Porterville, CA, 93258

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Mr. Peyron:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

1. General Plan Amendment – Amend the City of Madera General Plan Land Use Map designation for the site from Commercial to High Density Residential.
2. Variance – Allow for the Project to vary from the allowed setback designations found in the Madera Municipal Code.
3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

A copy of the proposed site plan, an aerial photo of the Project site, and a copy of the assessor's map are attached for your reference. Pursuant to SB 18 and AB 52, respectively, the Tribe has 90 days and 30 days to request formal consultation. Given the timelines involved in preparing CEQA documents and

other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

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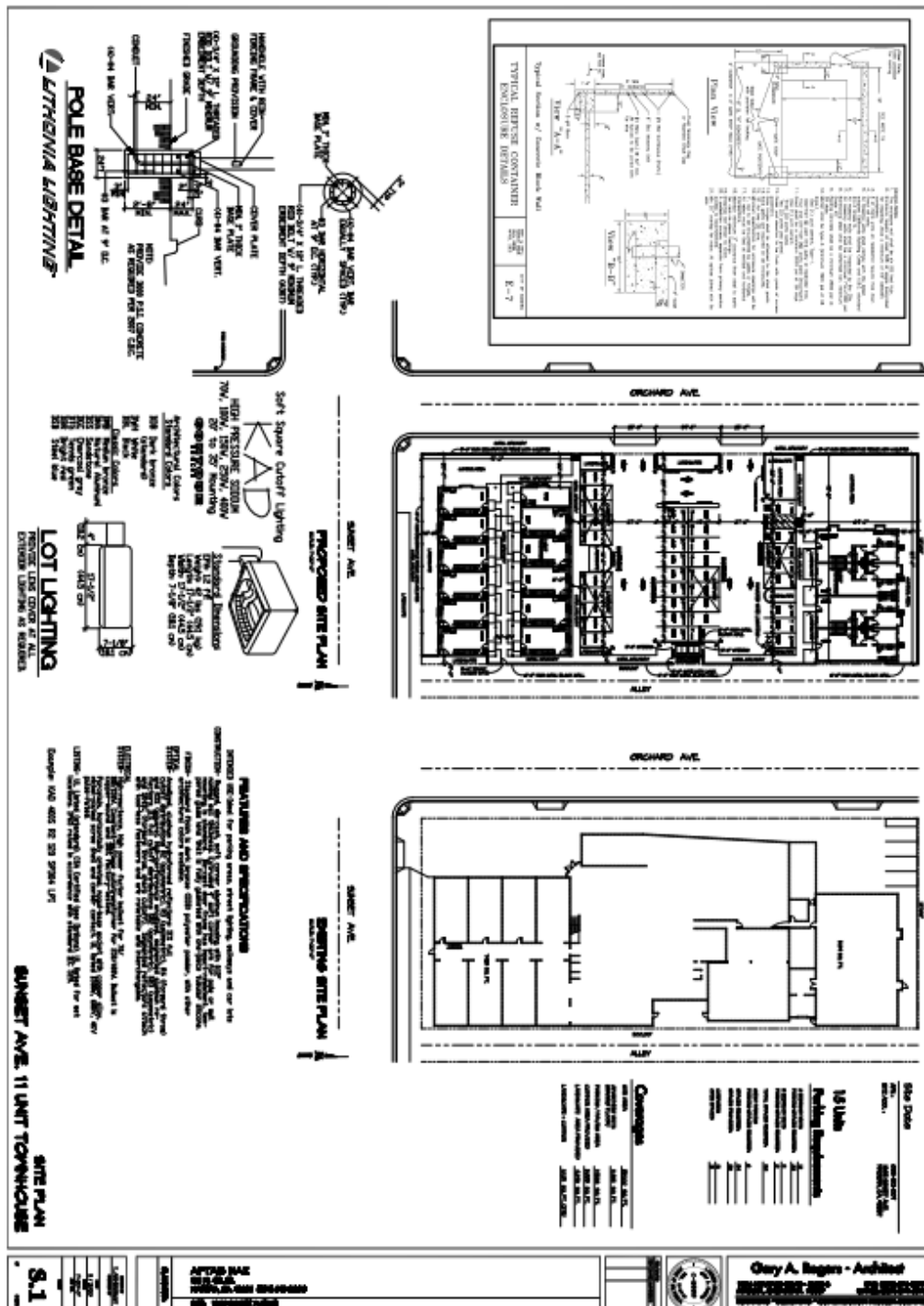
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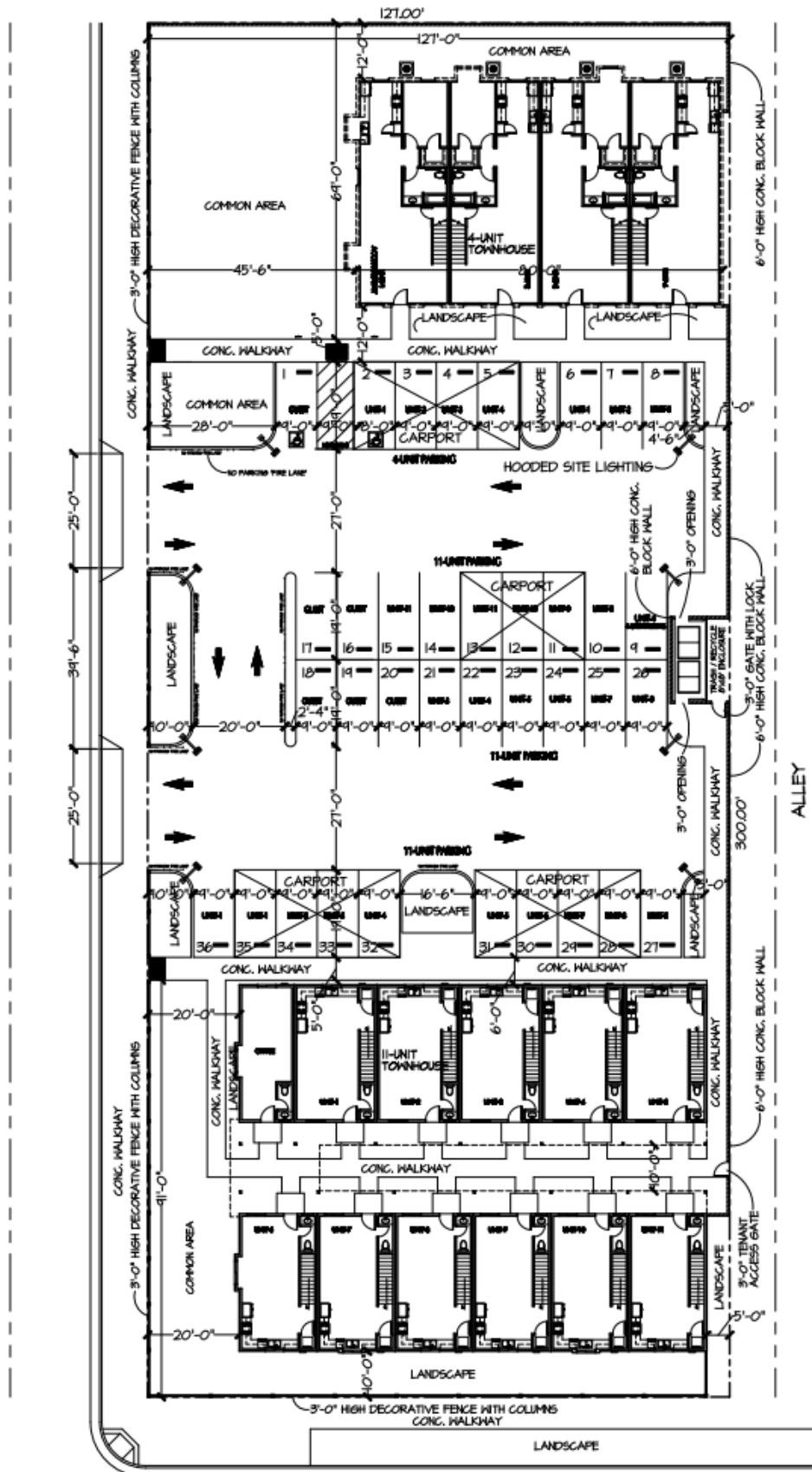
Sara Allinder, Contract Staff Planner
Planning Department

Enclosures: Site Plan
 Aerial Photo
 Assessor's Map

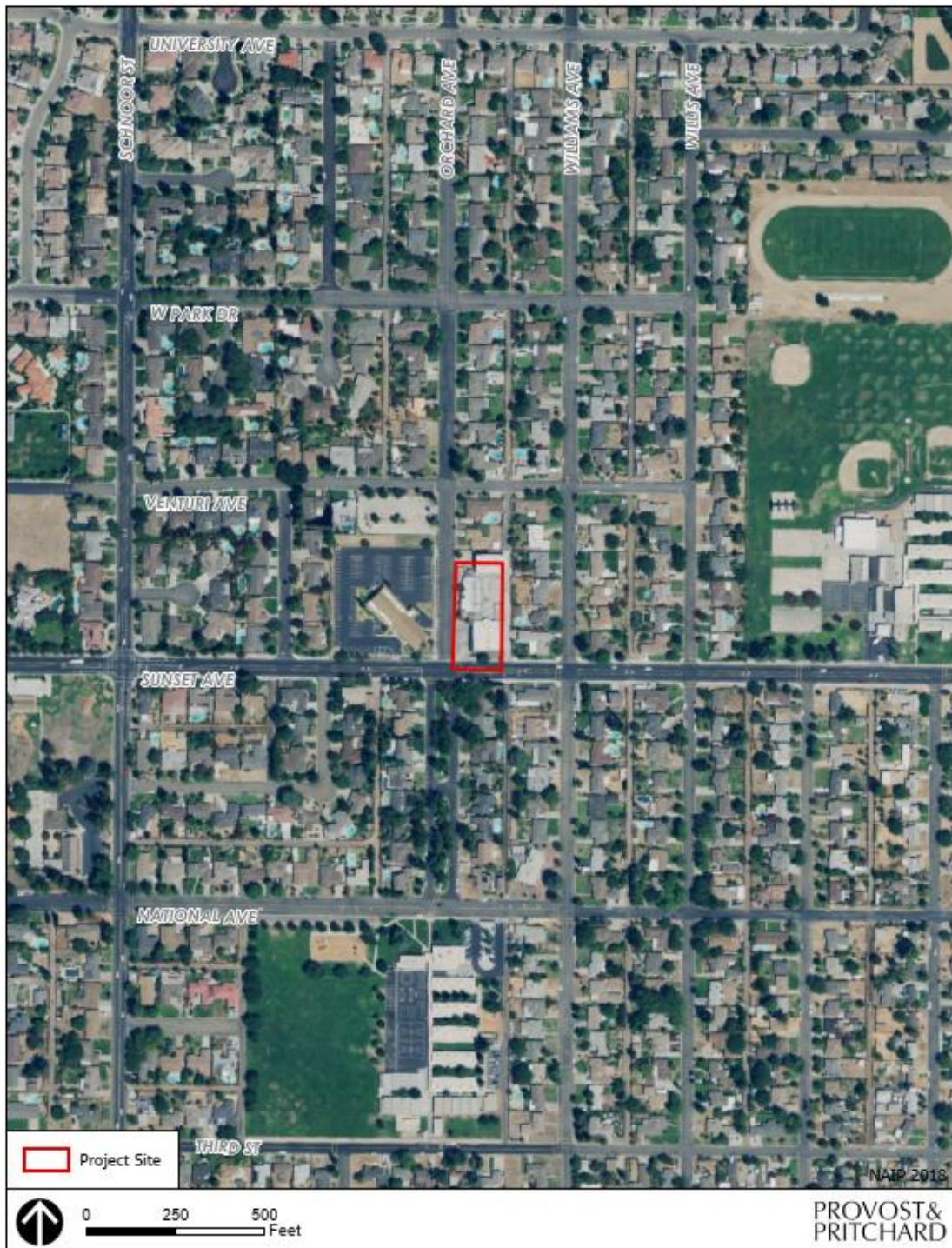
Site Plan



ORCHARD AVE.



Aerial Photo





PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

Big Sandy Rancheria of
Western Mono Indians
Elizabeth Kipp, Chairperson
P.O. Box 337
Auberry, CA, 93602

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Ms. Kipp:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

1. General Plan Amendment – Amend the City of Madera General Plan Land Use Map designation for the site from Commercial to High Density Residential.
2. Variance – Allow for the Project to vary from the allowed setback designations found in the Madera Municipal Code.
3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

A copy of the proposed site plan, an aerial photo of the Project site, and a copy of the assessor's map are attached for your reference. Pursuant to SB 18 and AB 52, respectively, the Tribe has 90 days and 30

days to request formal consultation. Given the timelines involved in preparing CEQA documents and other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

Please feel free to contact me with any questions at 559.449.2700 or at sallinder@ppeng.com.

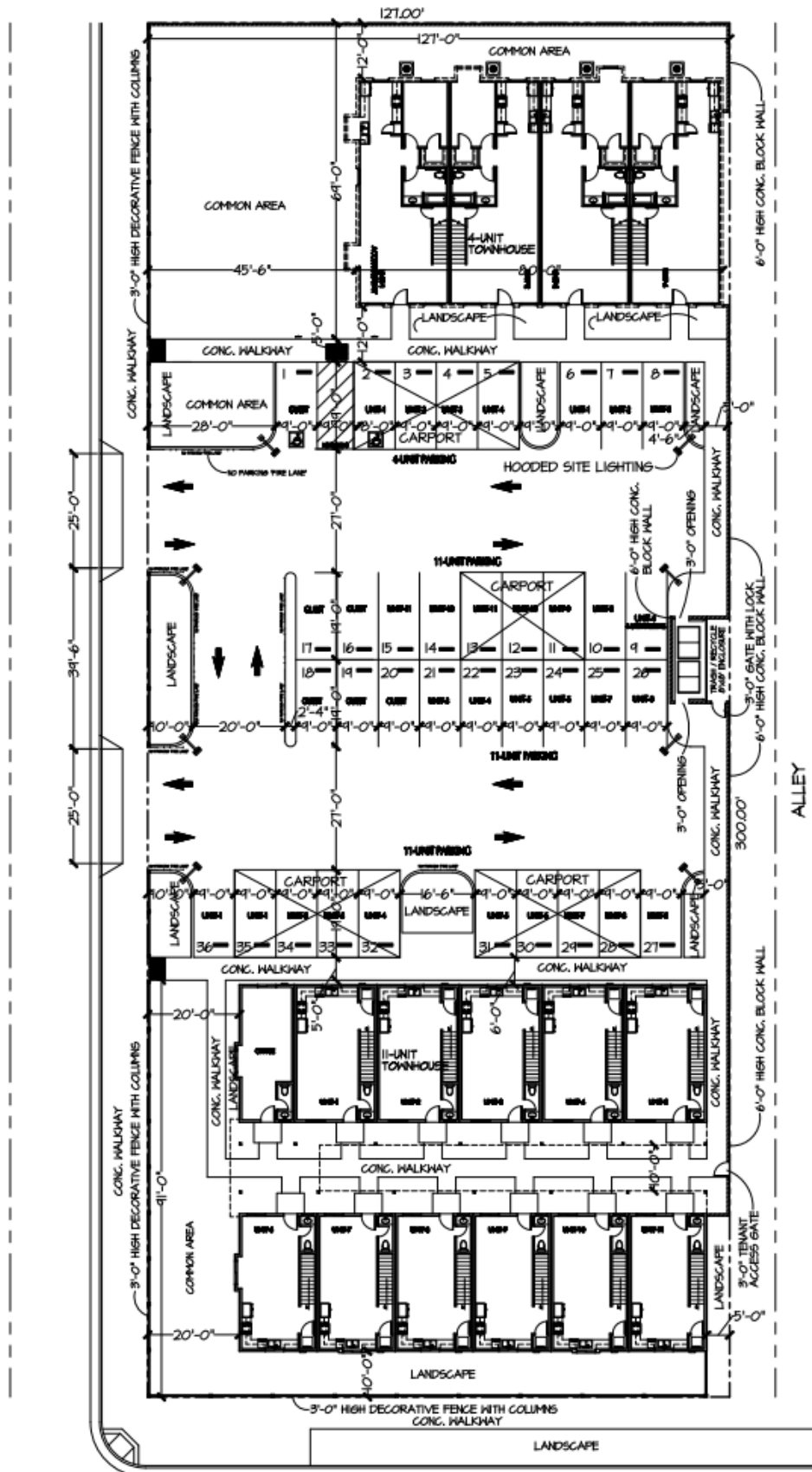
Respectfully,



Sara Allinder, Contract Staff Planner
Planning Department

Enclosures: Site Plan
 Aerial Photo
 Assessor's Map

ORCHARD AVE.



Aerial Photo





PLANNING DEPARTMENT

Gary Conte, Planning Manager

May 26, 2021

Wuksache Indian Tribe/Eshom
Valley Band
Kenneth Woodrow, Chairperson
1179 Rock Haven Ct.
Salinas, CA, 93906

Subject: Consultation pursuant to Senate Bill 18 and Assembly Bill 52 for the Sunset Apartments Project in the City of Madera, Madera County, CA

Dear Mr. Woodrow:

The City of Madera is processing an application for the above-referenced project submitted by the applicant, Gary A. Rogers, and is requesting your review to determine if formal consultation is appropriate pursuant to Government Code Section 65352.3 (Senate Bill 18) and/or Public Resources Code Section 21080.3.1 (Assembly Bill 52). The project proposes the following activities at 1803 Sunset Avenue (Madera County Assessor's Parcel Number 006-182-007):

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2. Variance – Allow for the Project to vary from the allowed setback designations found in the Madera Municipal Code.
3. Site Plan Review – Construction of an 11-unit apartment building on the south end of the property, and conversion of the existing building on the north end of the property into a 4-unit apartment building. The Project would be constructed on a site of approximately 0.875 acres. The Project site previously was home to an athletic club/gym that was located on the property since 1954. The main building was destroyed in a fire recently, leaving only the building on the north end of the property proposed for 4-units standing.

A copy of the proposed site plan, an aerial photo of the Project site, and a copy of the assessor's map are attached for your reference. Pursuant to SB 18 and AB 52, respectively, the Tribe has 90 days and 30

days to request formal consultation. Given the timelines involved in preparing CEQA documents and other materials, the required public review periods, conducting the requisite hearings, and finalizing the applications combined with the community's need for quality affordable housing, we respectfully request that the Tribe consider the items herein as expeditiously as possible.

Please feel free to contact me with any questions at 559.449.2700 or at sallinder@ppeng.com.

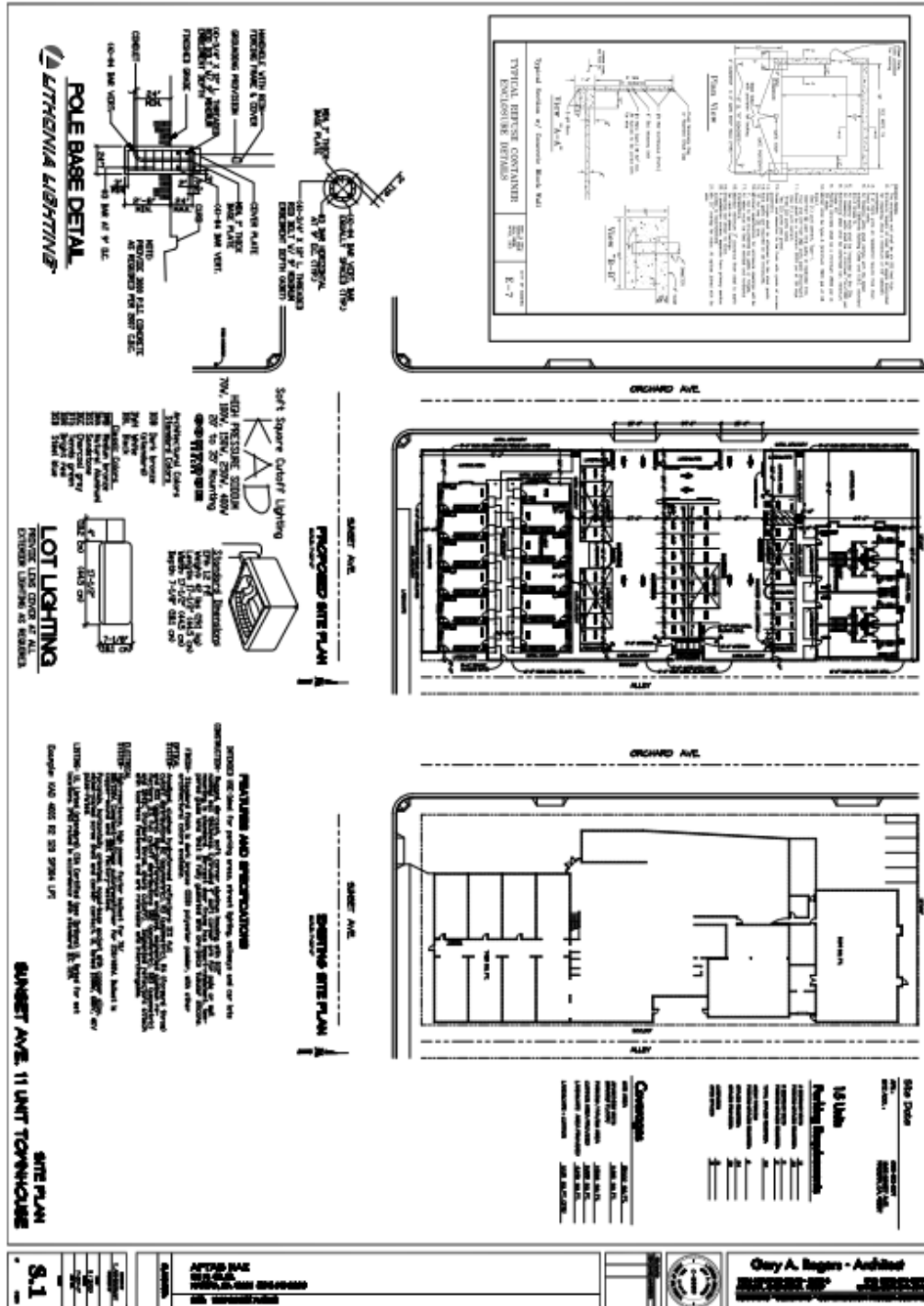
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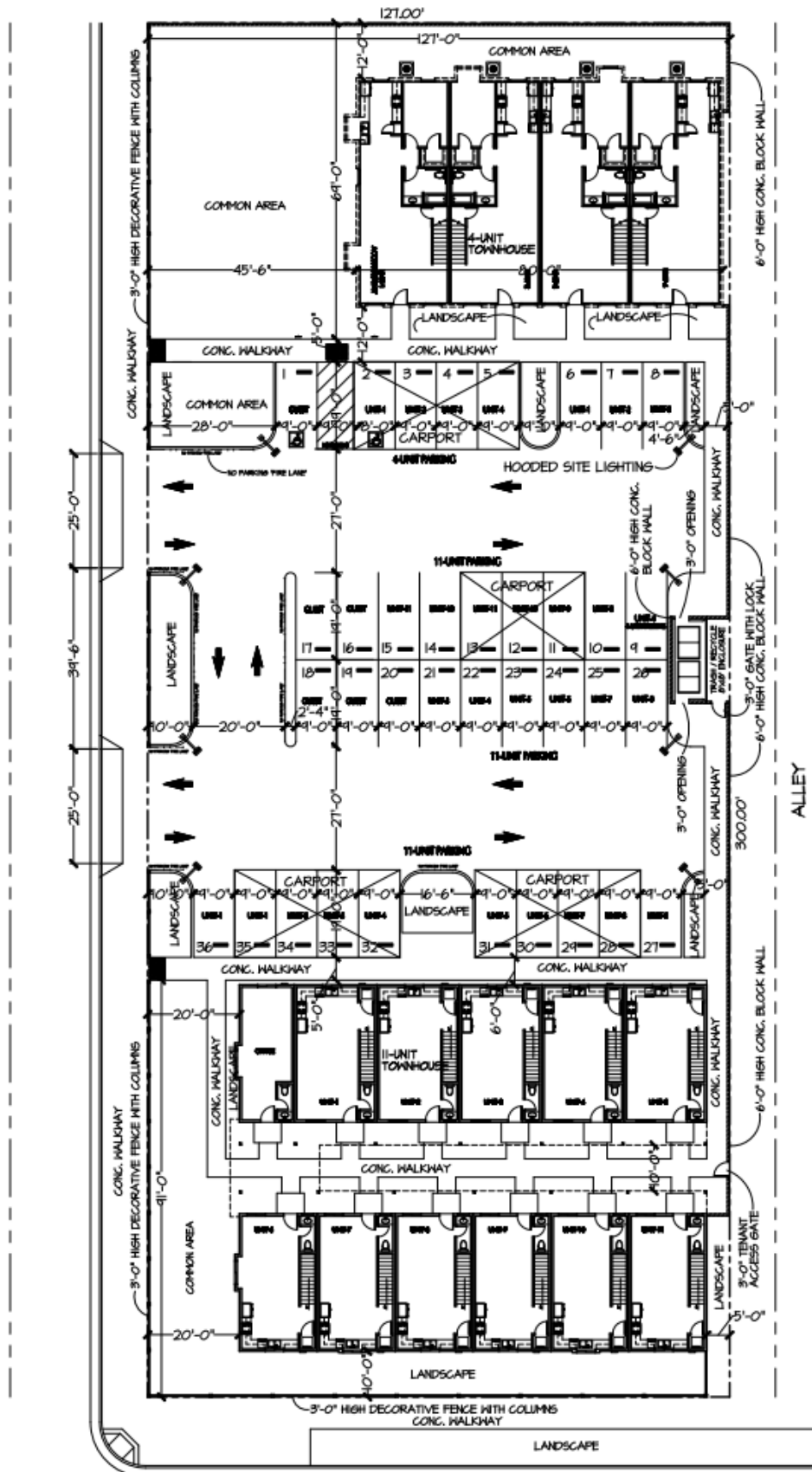
Sara Allinder, Contract Staff Planner
Planning Department

Enclosures: Site Plan
 Aerial Photo
 Assessor's Map

Site Plan



ORCHARD AVE.



Aerial Photo



Assessor's Map

