

June 18, 2015

San Joaquin Wetland Farms  
c/o Anthony Iaccarino  
140 Glasgow Lane  
San Carlos, CA 94070

Department of Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

RE: Use Permit Application No. PLN2015-0022 – Camp Taylor.

To Whom It May Concern:

I am corresponding in reference to the notice dated May 19, 2015 (copy enclosed) regarding the Notice of Public Hearing and Notice of Intent to Adopt a Mitigated Negative Declaration for the above referenced Use Permit Application for Camp Taylor.

San Joaquin Wetland Farms owns approximately 750 acres of land due west of the former county honor farm and the proposed site for Camp Taylor. This 750 acre property is enrolled in both a California wildlife conservation easement and federal conservation easement for the protection of the sensitive habitat of the San Joaquin River riparian corridor and for wintering waterfowl.

We would expect that as the county moves forward to approve plans for Camp Taylor, the county will take into consideration the sensitivity of the neighboring habitat and ensure that measures are taken to minimize both noise and light pollution. It is our belief that these issues can be addressed through a conditional use permit and engineering.

It is also our belief that it is crucial to create a sufficient riparian buffer along the San Joaquin River to isolate the activities of the camp from the adjoining sensitive wildlife habitat.

Your consideration regarding these matters will be greatly appreciated.

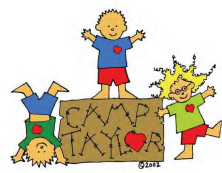
Sincerely,

A handwritten signature in black ink, appearing to read "Anthony Iaccarino", written in a cursive style.

Anthony Iaccarino  
General Partner



BUILDING LEGEND		
SYMBOL	DESCRIPTION	APPROX. SQ. FT.
A	ADMINISTRATION BUILDING (2 STORY)	6,000
B	MAIN STREET BUILDING (2 @ 4,000)	8,000
C	DINING HALL	10,000
D	INFIRMARY/EDUCATION CENTER	6,000
E	POOL HOUSE	500
F	DUPLEX CABIN (8 @ 650)	5,200
G	FOURPLEX CABIN (6 @ 1250)	7,500
H	GROUND'S KEEPER RESIDENCE	1,000
I	MAINTENANCE BUILDING	1,800
J	RESTROOMS	500
K	BOAT HOUSE	400
<b>TOTAL SQUARE FEET</b>		<b>46,900</b>



42

EXHIBIT F

CAMP TAYLOR - CONCEPTUAL SITE PLAN

43

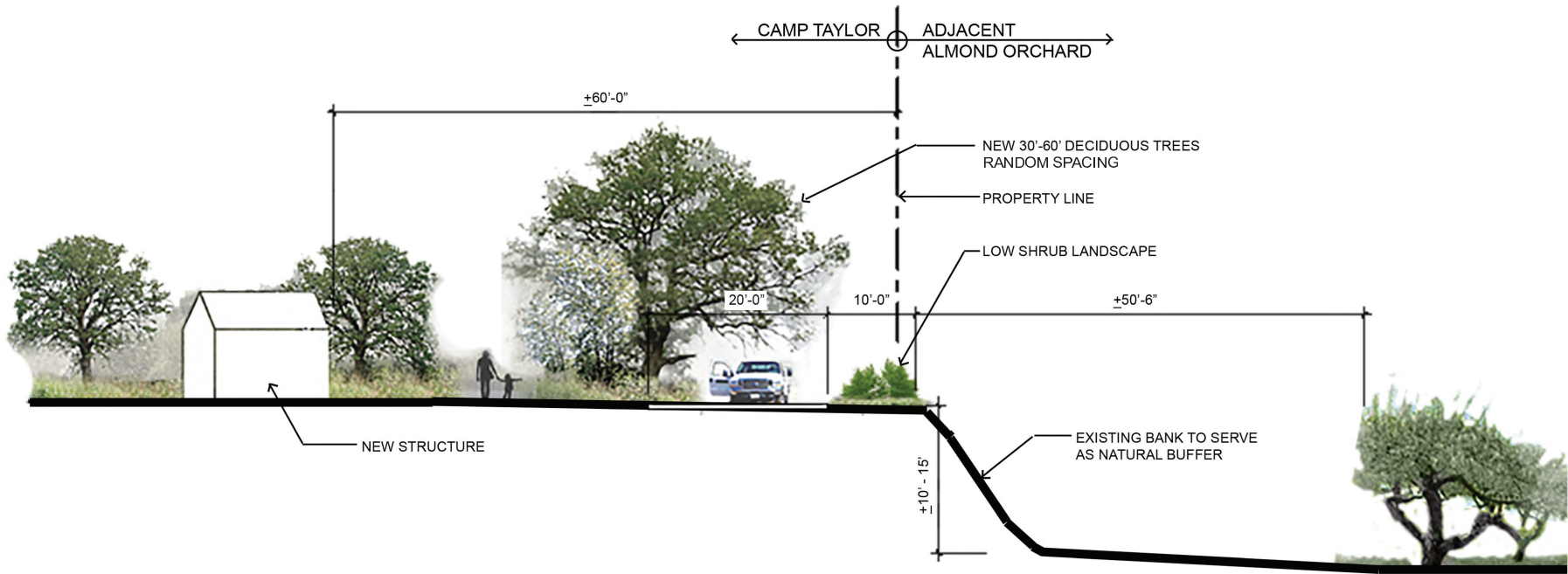
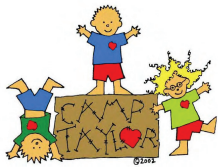


EXHIBIT F-1



CAMP TAYLOR - CONCEPTUAL LANDSCAPE BUFFER - AT BLUFF

44

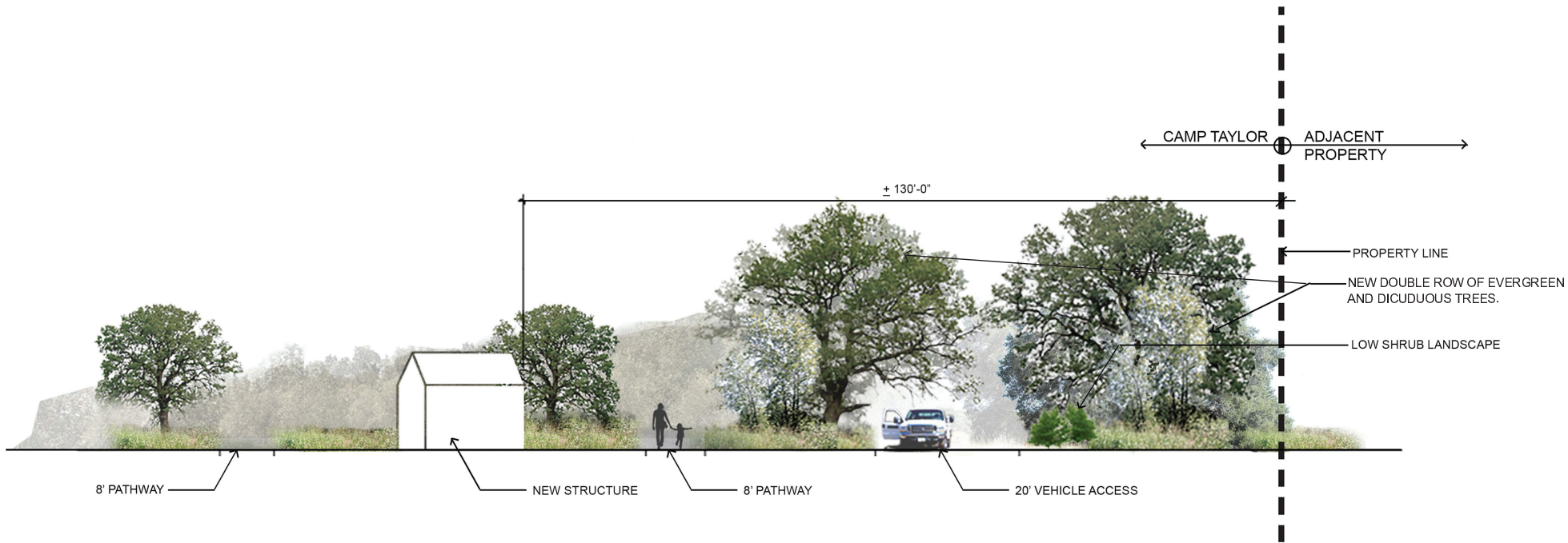
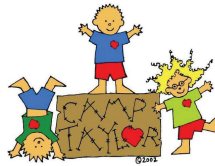


EXHIBIT F-2

CAMP TAYLOR - CONCEPTUAL LANDSCAPE BUFFER







# Stanislaus County

## Planning and Community Development

1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

Phone: (209) 525-6330  
Fax: (209) 525-5911

### CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** Use Permit Application No. PLN2015-0022 - Camp Taylor  
SCH No: 2015032033
2. **Lead agency name and address:** Stanislaus County  
1010 10th Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Rachel Wyse, Associate Planner  
(209) 525-6330
4. **Project location:** 8224 W. Grayson Road, just south of the intersection of Shiloh and W. Grayson Roads, west of Laird Road, east of Cox Road, in the Grayson area. [017-060-002, 017-060-013, 016-026-010 (portion of)].
5. **Project sponsor's name and address:** Kimberlie Gamino  
5224 Pirrone Road  
Salida, CA 95368
6. **General Plan designation:** Agriculture
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**

Request to reuse the former, 21.06 ± acre, legal non-conforming, Stanislaus County Honor Farm property to establish a recreational and educational kid's camp for children with heart disease and their families. The developed area and well site will be separated via lot line adjustment from the Laird Park property. The existing buildings will be demolished and replaced with 46,900 square feet of camp-related buildings and structures [see the Applicant's Conceptual Master Plan (including their project description on page 1)]. The Applicant's Conceptual Master Plan is hereinafter a part of this Initial Study. An on-site wastewater disposal system and new water and sewer lines will be installed to serve the project. Site run-off has historically been piped to the low lying grass land (Valley Green passive recreation area) where it is treated naturally and allowed to percolate into the surrounding soil. The proposed development will continue to use this area for a portion of the storm drainage. In addition, existing storm water piping will be modified as needed to collect excess run-off and pipe to a new storm drain basin at the north end of the site adjacent to the parking area. An existing 700,000 gallon water tank will continue to be utilized for fire suppression.

Camp Taylor is proposing a variety of programs and activities for the population they serve and the local community. The administrative office will be open 5 days a week, 52 weeks a year. The office is typically staffed with 5 to 10 full-time employees for administrative and maintenance positions from 7:00 a.m.-7:00 p.m. Volunteers will be utilized to prepare for

camp sessions and/or special events. A resident grounds keeper will be on-site 24 hours a day and serve as the camps security officer. In a typical year, the camp will be in session approximately 130 days per year. Sessions range from 1 to 7 day camps with 60-150 campers on-site. Full-time camp staff ranges from 8-10 employees during camp sessions. Most activities at camp include specialty skills of 2-60 volunteers; however, on average 30 volunteers are on-site during camps and/or events to assist. The camp may offer 2-3 special day events that can bring 300-500 visitors on-site. Camps begin accepting campers at 6:00 a.m and generally end activities at 5:00 p.m. Some special day events may extend into the evening with the camp closing around 10:00 p.m. During multi-day events, activities may start at 8:00 a.m. and end by 10:00 p.m. Fundraising events could bring between 500-1000 people to the site. (See Applicant’s Conceptual Master Plan).

The project site is located at the south terminus of Shiloh Road with access provided to the site via the main driveway off of Shiloh and a secondary access, east of the main access, from Grayson Road. The applicant estimates that a 120 parking spaces will be needed for camp sessions and up to 350 spaces for fund raising events which may occur twice a year. Parking for 135 vehicles is being proposed with room for overflow parking around the site and in the remediated area that housed the on-site waste treatment facility. (See Applicant’s Conceptual Master Plan).

- 9. Surrounding land uses and setting:** Dairies and row crops to the north; orchards to the east; the San Joaquin River and riparian habitat to the south; row crops, a dairy, and Laird Park to the west.
  
- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Department of Public Works  
Department of Environmental Resources  
Building Permits Division  
Turlock Irrigation District  
CA Department of Fish and Wildlife  
Regional Water Quality Control Board  
Central Valley Flood Protection District  
San Joaquin Valley Air Pollution Control District  
US Fish and Wildlife Service  
US Army Corp of Engineers
  
- 11. Attachments:** Maps  
Camp Taylor Conceptual Master Plan  
Early Consultation Referral Responses

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION: (To be completed by the Lead Agency)**  
On the basis of this initial evaluation:

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

Rachel Wyse  
Prepared By

May 12, 2015  
Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (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 will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
  - 9) The explanation of each issue should identify:
    - a) the significant criteria or threshold, if any, used to evaluate each question; and
    - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

**ISSUES**

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
<p><b>Discussion:</b> The site itself is not considered to be a scenic resource or a unique scenic vista; however, as the property is flanked by the San Joaquin River and the Laird Slough a riparian viewshed does exist. Community standards generally do not dictate the need or desire for architectural review; however, the applicant has provided conceptual design element photos to provide the reviewer with an idea of the architectural styles that will be incorporated into the Camp buildings. (See Applicant's Conceptual Master Plan).</p> <p>The project site had previously been used as an honor farm which typically housed low-security inmates who continued to work while serving their sentence. Consequently, the structures were designed with a focus on security not aesthetics. The applicant is proposing to utilize the site as a recreational and educational camp for kids with heart disease and their families. Improvements include: 49,600 square feet of replacement buildings. Conceptual design photos indicate that lighting along paths will be low to the ground and unobtrusive. To minimize any potential impacts, the Planning Department will incorporate a standard condition of approval requiring all exterior lighting to be designed (aimed down and toward the site) to provide adequate illumination without a glare effect.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Applicant's Conceptual Master Plan; Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact



<p>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?</p>			<p>X</p>	
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>			<p>X</p>	
<p>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))?</p>				<p>X</p>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>				<p>X</p>
<p>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?</p>			<p>X</p>	
<p><b>Discussion:</b> The project site consists of 21.06± acres of fallow and developed land not enrolled in the Williamson Act. The western portion of the parcel has Columbia silt loam soils. The majority of the developed area is Delhi loamy sand. The northeastern portion of the property is comprised of Dinuba fine sandy loam. Based on the USDA-NCRS Web Soil Survey the farmland would be considered Prime Farmland if it was irrigated. That said, the property was purchased in the 1950's to establish the Stanislaus County Honor Farm which was constructed in the 1960's. Consequently, the Department of Conservation's 2012 Farmland Monitoring and Mapping Program identifies the site as Urban and Built-Up Land. No active agricultural land will be lost due to new construction.</p> <p>Surrounding land uses include riparian habitat to the south, Laird Park to the west, a dairy and row crops to the north, and orchards to the east. The project maintains 150-foot agricultural buffers to the south, west, and north; however, the proposed cabins will be within 80-feet of the eastern property line and adjacent orchard. The applicant submitted an alternative buffer proposal to the Ag Commissioner's Office, which was reviewed, accepted, and found to be in compliance with the General Plan's Agricultural Element, Appendix A - Agricultural Buffers. Surrounding agricultural uses, except for the eastern orchard, are located far enough away from the proposed use to meet agricultural buffer provisions; however, the use of dense plantings along the eastern property line will result in an agricultural buffer designed to catch potential spray drift.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County 2012; United States Department of Agriculture Natural Resources Conservation Service (USDA -NCRS) Web Soil Survey; Email dated March 20, 2015 from Kamaljit Bagri, Deputy Ag. Commissioner/Sealer; Camp Taylor Conceptual Master Plan; Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
<p><b>III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. -- Would the project:</b></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>			<p>X</p>	

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

**Discussion:** The project site is within the San Joaquin Valley Air Basin, which has been classified as "severe non-attainment" for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) was established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. This project was referred to the SJVAPCD, who responded with a determination that the proposed project would not result in increasing capacity or activity and that the project specific emissions of criteria pollutants are not expected to exceed SJVAPCD significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM 10 and, as such, the project specific criteria pollutant emissions would have no significant adverse impact on air quality. Moreover, as the project was seeking to replace the existing buildings it was deemed to be a reconstruction project which would not result in increasing capacity or activity. Consequently the project is not subject to District Rule 9510 (Indirect Source Review).

The following Condition of Approval will be added to the project as recommended by the SJVAPCD.

- The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for hazardous Air Pollutants). This list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office.

The project is a request to replace the existing Honor Farm buildings with camp-related buildings for children with heart disease and their families. The number of people on-site associated with camp events and fundraisers and the resulting traffic will be less intensive than the previous Honor Farm use of the site. A condition will be added to the project requiring a dust control/abatement plan be submitted to the Department of Public Works prior to a large event or fundraiser.

**Mitigation:** None.

**References:** Referral response dated March 25, 2015, from SJVAPCD; Referral response dated May 12, 2015, from the Department of Public Works; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
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?		X		
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

**Discussion:** It does not appear this project will result in significant impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. The project site is not within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project was referred to the US Department of Fish and Wildlife (USFW) and CA Department of Fish and Wildlife (CDFW). CDFW is a Trustee Agency, responsible under CEQA, for commenting on project that could impact plant and wildlife resources, and for providing as available, biological expertise to review and comment on environmental documents and impacts arising from project activities, as those terms are used under CEQA. The CDFW submitted a referral response outlining recommendations and mitigation measures. The recommendations include contacting the CDFW's Stream Alteration Program with regards to obtaining a Streambed Alteration Agreement, if applicable; and that the Regional Water Quality Control Board be contacted in regards to discharge and pollution of Waters of the State. The project was referred to RWQCB and the Army Corp of Engineers as a part of the Early Consultation. A condition will be added to the project requiring the applicant to contact the Stream Alteration Program prior to issuance of a grading and/or building permit.

*CDFW Project Recommendations:*

1. The applicant should contact the CDFW's Stream Alteration Program with regards to obtaining a Streambed Alteration Agreement, if applicable.
2. The Regional Water Quality Control Board should be contacted in regards to discharge and pollution of Waters of the State.

**Mitigation:**

1. *CDFW encourages Project activities to occur during the non-nesting bird season; however, if ground-disturbing activities must occur during the breeding season (February through mid-September), the Project applicant is responsible for ensuring that the implementation of the Project does not result in any violation of the Migratory Bird Treaty Act or relevant Fish and Game Codes. Prior to work commencing, CDFW recommends surveys for active nests be conducted by a qualified wildlife biologist no more than 10 days prior to the start of the Project and that the surveys be conducted in a sufficient area around the work site to identify any nests that are present and to determine their status. A sufficient area means any nest within an area that could potentially be affected by the Project. In addition to direct impacts, such as nest destruction, nests might be affected by noise vibration, odors and movement of works or equipment. CDFW recommends identified nests are continuously surveyed for the first 24 hours prior to any construction related activities to establish a behavioral baseline. Once work commences, continuously monitoring all nests to detect any behavioral changes is advised. If behavioral changes are observed, the work causing the change may cease and CDFW consulted for additional avoidance and minimization measures.*  
  
*If continuous monitoring of identified nests by a qualified wildlife biologist is not feasible, CDFW recommends a minimum no-disturbance buffer of 250-feet around active nests of non-listed species and a 500-foot no-disturbance buffer around the nests of unlisted raptors until the breeding season has ended, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Variance from these no disturbance buffers may be implemented when there is compelling biological or ecological reason to do so, such as when the Project area would be concealed from a nest site by topography. Any variance from these buffers is advised to be supported by a qualified wildlife biologist and it is recommended CDFW be notified in advance of implementation of a no disturbance buffer variance.*
2. *The State threatened Swainson's hawk (Buteo swainsoni) is known to occur near the Project site. To evaluate potential Project-related impacts, CDFW recommends that a qualified wildlife biologist conduct surveys for nesting raptors following the survey methodology developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000) prior to any ground disturbance.*
3. *If ground-disturbing Project activities are to take place during the normal bird breeding season (February 1 through September 15), CDFW recommends that additional pre-construction surveys for active nests be conducted by a qualified biologist no more than 10 days prior to the start of construction. A minimum no-disturbance buffer of 0.5 miles is advised to be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. If such a buffer cannot feasibly be implemented, and work will occur during the avian nesting season, consultation with CDFW is advised to occur well in advance of ground-disturbing activities to determine if take of SWHA can be avoided. If take cannot be avoided, then acquisition of an ITP pursuant to Fish and Game Code Section 2081(b) is warranted to comply with CESA.*

**References:** Referral response dated March 18, 2015, from the CDFW; Stanislaus County General Plan and Support Documentation<sup>1</sup>; and California Department of Fish and Game California Natural Diversity Database.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

**Discussion:** It does not appear this project will result in significant impacts to any archaeological or cultural resources. The applicant is proposing to construct a 46,900 square feet of camp-related buildings to replace the buildings associated with the former Honor Farm. Ground disturbance will occur during any grading and/or grading and construction of any necessary building pads and/or construction of the structures. There is no record that cultural resources were discovered during construction of the Honor Farm; however, it is standard practice to add a condition of approval to projects to address discovery of historical, archaeological, or cultural resources, and/or human remains during any ground disturbing activities. All projects are referred to the Native American Heritage Commission (NAHC) via the State Clearinghouse; however, a referral response from the NAHC has not been received to date.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?				X
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?			X	
d) Be located on expansive soil creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

**Discussion:** As contained in Chapter Five of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required as part of the building permit process. Results from the soils test will determine if unstable or



expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which consider the potential for erosion and run-off prior to permit approval. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources through the building permit process, which also takes soil type into consideration within the specific design requirements.

**Mitigation:** None.

**References:** California Building Code, Stanislaus County General Plan and Support Documentation - Safety Element<sup>1</sup>.

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

**Discussion:** The principal Greenhouse Gases (GHGs) are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. As a requirement of AB 32, the ARB was assigned the task of developing a Climate Change Scoping Plan that outlines the state's strategy to achieve the 2020 GHG emissions limits. This Scoping Plan includes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce the state's dependence on oil, diversify the state's energy sources, save energy, create new jobs, and enhance public health. The Climate Change Scoping Plan was approved by the ARB on December 22, 2008. According to the September 23, 2010, AB 32 Climate Change Scoping Plan Progress Report, 40 percent of the reductions identified in the Scoping Plan have been secured through ARB actions and California is on track to its 2020 goal.

Although not originally intended to reduce GHGs, California Code of Regulations (CCR) Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Since then, Title 24 has been amended with recognition that energy-efficient buildings require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. The current Title 24 standards were adopted to respond to the requirements of AB 32. Specifically, new development projects within California after January 1, 2011, are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11).

This project is a request to replace the existing Honor Farm buildings with camp-related buildings for children with heart disease and their families. The number of people on-site associated with camp events and fundraisers and the resulting traffic will be less intensive than the previous Honor Farm use of the site. The project was referred to the San Joaquin Valley Air Pollution Control District (SJVAPCD) who determined that the proposed project would not result in increasing capacity or activity and that the project specific emissions of criteria pollutants are not expected to exceed SJVAPCD significance thresholds of 10 tons/year NO<sub>x</sub>, 10 tons/year ROG, and 15 tons/year PM<sub>10</sub>. Consequently, the SJVAPCD concluded that project specific criteria pollutant emissions would have no significant adverse impact on air quality.

<b>Mitigation:</b> None.				
<b>References:</b> Referral response dated March 25, 2015, from the San Joaquin Valley Air Pollution Control District (SJVAPCD); Stanislaus County General Plan and Support Documentation <sup>1</sup> .				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	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?				X
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?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p><b>Discussion:</b> The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials in this area. The project was reviewed by DER, including the Hazardous Materials Division, as a referral and as an agency on the Stanislaus County Environmental Review Committee (ERC). DER responded with conditions of approval regarding the private water and sewer systems, the proposed kitchen facility, and the public swimming pool and the ERC responded with a “no comments at this time” response.</p> <p>No known hazardous materials are on-site nor has the use of hazardous materials been proposed as a part of this project. A medical facility will be maintained on-site for the care of campers and a swimming pool is also being proposed as a part of this project. Whether the applicant will hire a service or store chlorine and/or other potentially hazardous pool cleaners on-site has not been determined at this time. Consequently, a condition of approval will be added to this project requiring the applicant to contact DER to determine if a hazardous materials or medical waste plan is required.</p>				

Pesticide exposure is a risk in agricultural areas. Sources of exposure include contaminated groundwater which is consumed and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Orchards exist to the east and row crops to the north of the project site. The required 150 foot agricultural buffer will be maintained along all property lines except for along the east side of the site where two of the proposed cabin structures encroach into the required buffer. (See Camp Taylor Conceptual Master Plan). An alternative agricultural buffer of dense vegetation was submitted and approved by the Ag Commissioner’s office to mitigate spray drift from the neighboring orchard.

The project site is located 1.4± miles north of the Maring Private Airport which was approved on May 7, 2013, by the Board of Supervisors under Use Permit Application No. PLN2012-0006. The private airport was approved to primarily assist in the owner’s agricultural operations and to allow the storage of up to four aircraft onsite and a maximum of 10 aircraft flights per week. The presence of Camp Taylor within 1.4± miles of the airport will not result in a safety hazard for people residing or working in the project area. Consequently, the proposed project in proximity to the private airport will result in a less than significant impact.

**Mitigation:** None.

**References:** Referral response dated March 24, 2015 from DER; Email dated March 20, 2015 from Kamaljit Bagri, Deputy Ag. Commissioner/Sealer; Camp Taylor Conceptual Master Plan; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?		X		
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

**Discussion:** The project will be served by a public water system located on a separate parcel within Laird Park. A lot line adjustment will separate the well parcel from Laird Park and create waterline, access, and maintenance easements. New waterlines will be laid around the site to serve the proposed building. Public water systems are approved and monitored by the Department of Environmental Resources (DER) on behalf of the Regional Water Quality Control Board (RWQCB). An existing restroom building and mobile home are served by an existing septic system. The existing septic system will remain on-site. The wastewater treatment plant that served the Honor Farm has been decommissioned and remediated. A new septic system with leach fields and new sewer lines will be installed to service the proposed camp structures. The proposed system will be reviewed and the design and placement approved by DER. A water and sewer line exhibit is available for review in the Camp Taylor Conceptual Master Plan. The project was referred to DER who responded with standard conditions of approval regarding the proposed water system, wastewater disposal system, food facility, and swimming pool.

A grading and drainage plan and stormwater management plan will be required prior to issuance of a building permit as all projects are required to maintain stormwater run-off on-site. Likewise, best management practices will be incorporated into the project to insure run-off is not an issue. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act.

The project site is relatively flat in areas and receives relatively low rainfall intensities. A preliminary grading plan is included in the Camp Taylor Conceptual Master Plan. Currently, the parcel's peak elevation occurs at the northernmost part of the property decreasing to the lowest elevation along the Valley Green passive recreation area and the San Joaquin River, respectively. According to the Stanislaus County GIS FEMA floodmaps, the Valley Green, Main Street, and Dining Hall buildings are located within FEMA Flood Zone A - No Base Flood Elevation Determined. Prior to issuance of a building permit for the proposed project, an elevation certificate will be required by the Building Permits Division, to insure that the appropriate building pad is constructed thereby preventing flooding of the proposed buildings. The grounds keeper residence and cabins (temporary housing) are located outside of the floodzone according to FEMA floodmap layers utilized by the County GIS system.

The project was referred to the Regional Water Quality Control Board (RWQCB), the Central Valley Flood Protection District, Public Works Department, and Building Permits Division. RWQCB is delegated with the responsibility of protecting the quality of surface groundwaters of the State and, as such responded with conditions of approval for this project. Consequently, conditions relating to the Construction Storm Water General Permit, Phase I and II MS4 Permits, Industrial Storm Water General Permit, Clean Water Act Section 401 and 404 Permit, Waste Discharge Requirements and Regulatory Compliance of Commercially Irrigated Agriculture, and Low or Limited Threat General NPDES Permit. The Department of Public Works responded with conditions of approval. A standard condition of approval requiring building permits for new structures and demolition permits for unneeded structures will be added to the project's conditions.

The project site is adjacent to the San Joaquin River which is under CVFPD jurisdiction. The CVFPD enforces its Title 23, California Code of Regulations (23 CCR) for the construction, maintenance, and protection of adopted plans of flood control that protect public lands from floods. Adopted plans of flood control include federal-State facilities of the State Plan of Flood Control, regulated streams, and designated floodways. The geographic extent of Board jurisdiction includes the Central Valley, and all tributaries and distributaries of the Sacramento and San Joaquin Rivers, and the Tulare and Buena Vista basins. Pursuant to 23 CCR a Board permit is required prior to working in the Board's jurisdiction for the following:

- Placement, construction, reconstruction, removal, or abandonment of any landscaping, culvert, bridge, conduit, fence, projection, fill embankment, building, structure, obstruction, encroachment, excavation, the planting, or removal of vegetation, and any repair or maintenance that involves cutting into the levee (23 CCR Section 6);
- Existing structures that predate permitting, or where it is necessary to establish the conditions normally imposed by permitting. The circumstances include those where responsibility for the encroachment has not been clearly established or ownership and use have been revised (23 CCR Section 6);
- Vegetation plantings require submission of detailed design drawings; identification of vegetation type; plant and tree names (both common and scientific); quantities of each type of plant and tree; spacing and irrigation method; a vegetative management plan for maintenance to prevent the interference with flood control operations, levee, maintenance, inspection, and flood fight procedures (23 CCR Section 131).
- Other local, federal, and State agency permits may be required and are the responsibility of the applicant to obtain.

Section IX(l): The applicant is not proposing to place within a 100-year flood hazard area structures which would impede or redirect flood flows; however, the CVFPB has determined that plantings in the floodway could result in the redirection of flows. Consequently, mitigation measures have been added to the project requiring consultation and a permit, if applicable, prior to plantings in the floodway. The project was referred to the Army Corp of Engineers who has jurisdiction over work or structures in or affecting navigable waters and discharge of dredged or fill material into waters of the United States, including wetlands. The San Joaquin River is a federally navigable water. The Corp has not responded to date; however a condition of approval will be added to the project requiring the developer to obtain all necessary Corp permits as related to the proposed project.

**Mitigation:**

4. *The developer will obtain an encroachment permit from the Central Valley Flood Protection Board (CVFPB) prior to any earthmoving, demolition, construction, or plantings within the San Joaquin floodway.*
5. *Prior to planting any vegetation within the San Joaquin River floodway, the developer will obtain CVFPB approval of a vegetation planting plan and vegetation management plan to avoid the accumulation and establishment of woody vegetation along the project site located within the San Joaquin River floodway. The vegetation management plan will avoid the accumulation and establishment of woody vegetation and avoid negative impacts on channel capacity and avoid the potential for levee over-topping or flooding.*

**References:** Referral response dated March 24, 2015 from DER; Referral response dated March 20, 2015 from RWQCB; Referral response dated April 28, 2015 from the CVFPD; Stanislaus County Geographical Information Systems (GIS); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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



**Discussion:** The Honor Farm was purchased in the 1950's and established in 1960's. At that time, the project site was zoned A-1 (Agriculture) which would have allowed the establishment of the Honor Farm. Currently, the project site has a General Plan designation of Agriculture and is zoned A-2-40 (General Agriculture, 40-acre minimum). Recreational camps without permanent housing are permitted in the A-2 zone after first securing a use permit; however, in instances where a legal non-conforming use exists, that use may be replaced provided a use permit is approved. Zoning Ordinance §21.80.070 allows the conversion of one legal non-conforming use to another use provided that the proposed use is of an equal or lesser intensity than the existing legal non-conforming use. A comparison between the proposed use with the Honor Farm's inmate and employee population, character of use, and the traffic associated with Honor Farm employees and work program inmates resulted in a staff determination that the proposed use was less intensive than the Honor Farm use.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

**XI. MINERAL RESOURCES -- Would the project:**

	Potentially Significant Impact	Less Than Significant With Mitigation Included	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?			X	
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?			X	

**Discussion:** The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

**XII. NOISE -- Would the project result in:**

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

<p><b>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</b></p>				<p><b>X</b></p>
<p><b>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</b></p>				<p><b>X</b></p>

**Discussion:** Noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. This project will increase ambient noise levels. Permanent increases will result from camp being in session, conferences and fundraising events. An outdoor amphitheater (Rip Rap Theater) and sitting area (Oak Grove Story Nook) will be located on the southwestern portion of the site near the passive recreation area (Valley Green). The amphitheater will be designed so that the stage facing towards the San Joaquin River to help minimize noise impacts. (See Camp Taylor Conceptual Master Plan). A condition of approval will be added to the project to address hours of operation for amplified noise. There will be temporary increases in noise during construction of the camp buildings; however, a condition of approval will be added limiting the hours of construction so as to lessen noise impacts to neighbors. The nearest sensitive noise receptors are ranchettes located 900± feet to the north of the project site. The remaining homes on neighboring properties belong to the dairy to the north and a ranchette to the northeast. The amphitheater will face a home across the San Joaquin River and approximately one mile to the south of the project site.

**Mitigation:** None.

**References:** Camp Taylor Conceptual Master Plan; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<p><b>XIII. POPULATION AND HOUSING -- Would the project:</b></p>	<p><b>Potentially Significant Impact</b></p>	<p><b>Less Than Significant With Mitigation Included</b></p>	<p><b>Less Than Significant Impact</b></p>	<p><b>No Impact</b></p>
<p><b>a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?</b></p>			<p><b>X</b></p>	
<p><b>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</b></p>				<p><b>X</b></p>
<p><b>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</b></p>				<p><b>X</b></p>

**Discussion:** The Honor Farm’s largest inmate housing, Barracks 1 and 2, was destroyed by catastrophic fire on June 26, 2010. Replacement housing was constructed at the County’s Public Safety Center at 200 East Hackett Road and on October 15, 2013, the Board of Supervisors approved closure of the Honor Farm. Consequently, no housing or people will be displaced nor replacement housing needed elsewhere as a part of this project.

**Mitigation:** None.

**References:** September 30, 2014 Board Agenda No. B-10 - Approval of Matters Related to the Surplus Disposition of the Former Honor Farm at 8224 W. Grayson Road; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XIV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
<p>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:</p>				
<p>Fire protection?</p>			X	
<p>Police protection?</p>			X	
<p>Schools?</p>				X
<p>Parks?</p>			X	
<p>Other public facilities?</p>			X	
<p><b>Discussion:</b> The County has adopted Public Facilities Fees, and also collects the Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. Building permit applicants are sent to the appropriate school district, who calculates the school fee, accepts payment, and provides the applicant with a receipt that must be submitted to the Building Permits Division prior to issuance of a building permit. There is an existing 700,000 gallon emergency fire water storage tank located northeast of the main entrance and just north of the proposed caretaker's residence. A climbing wall will be constructed adjacent to and around three-quarters of the tank. The tank is supplied by the well for this site. The well is located north of the proposed Administrative Building within the Laird Park property. (See Camp Taylor Conceptual Master Plan). A lot line adjustment will separate the well parcel from the park and create a waterline easement and maintenance and access easements. The project will be subject to meeting Fire Code requirements for on-site water for fire protection prior to issuance of a building permit. The applicant will be responsible for applying for any necessary Sheriff, Public Works, or ABC permits for the proposed fundraising events; and for providing traffic direction and parking safety for event attendees.</p> <p>A referral response was received from the Turlock Irrigation District (TID) which provides irrigation water and electrical service to the project site. The referral response indicated that TID Lower Lateral 2 is located within the project site and that any proposed structures, site improvements, and construction is subject to TID review and approval and may not adversely affect the operation and flow capacity of the spill channel. Moreover, the applicant will be responsible for providing load requirements when applying for electrical service and must apply for a facility change for any pole or electrical facility location.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Camp Taylor Conceptual Master Plan; Referral response dated March 27, 2015 from the Turlock Irrigation District (TID); Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XV. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
<p>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?</p>			X	

<p><b>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?</b></p>			<p>X</p>	
<p><b>Discussion:</b> The proposed project is a recreational and educational camp for children and their families. The applicant is not proposing to use the adjacent Laird Park as a part of this project. The project is proposing a caretaker's residence; however, on-site recreational facilities are available, thus the project will not create a need for recreational facilities, nor are impacts to a existing recreational facilities anticipated.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
<p><b>XVI. TRANSPORTATION/TRAFFIC -- Would the project:</b></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p><b>a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</b></p>			<p>X</p>	
<p><b>b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?</b></p>			<p>X</p>	
<p><b>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</b></p>			<p>X</p>	
<p><b>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</b></p>			<p>X</p>	
<p><b>e) Result in inadequate emergency access?</b></p>				<p>X</p>
<p><b>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</b></p>				<p>X</p>
<p><b>Discussion:</b> The project site is located at the south terminus of Shiloh Road with access provided to the site via the main driveway off of Shiloh and a secondary access, east of the main access, from Grayson Road. The distance between Shiloh Road entrance and the secondary Grayson Road access is 686± feet. The Stanislaus County Circulation Element designates Grayson Road as a 6-lane Expressway requiring 135 feet of right-of-way width. All driveways and driveway approaches must be improved by the Public Works Department.</p>				
<p>The project was referred to the Public Works Department who reviewed the project and responded with conditions of approval. It was determined that the traffic counts associated with this project were less intensive than the traffic counts associated with the Honor Farm. Although populations were known to fluctuate at the Honor Farm, the average count of on-site inmates was 350 with a total of 39 Sheriff staff on-site at any one time. On weekends, visitors accounted for</p>				

approximately 150 people in total and approximately 40 visitors at any given time during peak visitation hours on Saturdays. Camp Taylor estimates that between 10-20 employees/volunteers will report to the site on a daily basis. Day camps will generate 40-100 cars reporting to the site with a majority of these vehicles arriving in the morning and leaving in the late afternoon. Multi-day camps will generate the same number of vehicles and day camps; however, campers will be dropped off on the first day of camp and picked up on the last day of camp. The applicant estimates that a 120 parking spaces will be needed for camp sessions and up to 350 spaces for fund raising events which may occur twice a year. Parking for 135 vehicles is being proposed with room for overflow parking around the site and in the remediated area that housed the on-site waste treatment facility. (See Camp Taylor Conceptual Master Plan).

Camp Taylor is proposing a variety of programs and activities for the population they serve and the local community. The administrative office will be open 5 days a week, 52 weeks a year. The office is typically staffed with 5-10 full-time employees for administrative and maintenance positions from 7:00 a.m.-7:00 p.m. Volunteers will be utilized to prepare for camp sessions and/or special events. A resident grounds keeper will be on-site 24 hours a day and serve as the camps security officer. In a typical year the camp will be in session approximately 130 days per year. Sessions range from 1 to 7 day camps with 60-150 campers on site. Full-time camp staff ranges from 8-10 employees during camp sessions. Most activities at camp include specialty skills of 2-60 volunteers; however, on average 30 volunteers are on-site during camps and/or events to assist. The camp may offer 2-3 special day events that can bring 300-500 visitors on-site. Camps begin at 6:00 a.m and end at 5:00 p.m. Some special day events may extend into the evening with the camp closing around 10:00 p.m. During multi-day events, activities may start and 8:00 a.m. and end by 10:00 p.m. Fundraising events could occur twice per year and bring between 500-1000 people to the site. (See Camp Taylor Conceptual Master Plan). Conditions of approval will be added to the project, as recommended by Public Works, requiring traffic and dust control plans for fundraising events.

**Mitigation:** None.

**References:** Camp Taylor Conceptual Master Plan; Referral response dated May 12, 2015 from the Department of Public Works; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Discussion:** No responses have been received noting any limitations or issues with providing services as a result of the proposed facility. Site runoff off has historically been piped to the low lying grass land (Valley Green passive recreation areas) where it is treated naturally and allowed to percolate into the surrounding soil. The proposed development will continue to use this area for a portion of the storm drainage. In addition, existing storm water piping will be modified as needed to collect excess run-off and pipe to a new storm drain basin at the north end of the site adjacent to the parking area. Grading and drainage plans are required prior to issuance of a building permit. The project will be served by a public water system located on a separate parcel, owned by Camp Taylor, within Laird Park. A lot line adjustment will separate the well site from Laird Park and create waterline, access, and maintenance easements. Public water systems are approved and monitored by the Department of Environmental Resources on behalf of the Regional Water Quality Control Board (RWQCB). A referral response from DER indicated that the Water System, as a result of this project, may now be or may become a public water system as defined by the California Health and Safety Code. An existing restroom building and mobile home are served by an existing septic system which will remain on-site. A new septic system with leach fields will be installed to service all new facilities on-site. The proposed system will be reviewed and the design and placement approved by DER. A water and sewer line exhibit is provided within the Camp Taylor Conceptual Master Plan. DER is recommending the following conditions of approval:

1. The Water system may now be or may become a public water system as defined by California Health and Safety Code (CA HSC) Section 116275 and Title 22 California Code of Regulations (CCR) Sections 64400.10, 64400.80, 64401.85. Prior to issuance of building permits or licenses to conduct business identified in Use Permit Application No. PLN2015-0022 Camp Taylor, the property owner shall certify to Stanislaus County DER that: the property use does not or will not constitute a public water system, or submit a public water supply permit application [(CA HSC) 116525] to DER accompanied by a public water system technical report [(CA HSC) 116530], financial, managerial, and technical information [(CA HSC) 116540], and obtain a public water supply permit to operate the public water system [(CA HSC) Sections 116525, 116530, 116540, 116550].
2. On-site wastewater disposal system (OSWDS) shall be designed according to type and/or maximum occupancy of the proposed structure to estimated waste/sewage design flow rate and in accordance to number of plumbing fixture units proposed with the building(s). The dispersal field shall be designed and sized using field data collected from soil profile and percolation tests performed at the locations proposed for dispersal field and the 100% future reserved. The OSWDS designated system shall provide 100% of the original system for the “future expansion area.” Onsite wastewater disposal system shall be installed as per engineered design. All setbacks required by this DER are to be met at time of installation of the system.
3. Applicant must submit 3 sets of plans for the proposed food facility to DER for review and approval for compliance with the California Retail Food Code Section 114380. The submitted food facility construction plans are to be complete, easily readable and drawn to scale and specification.
4. Applicants proposing to construct a public swimming pool shall submit legible plans and specifications to DER for review and written approval prior to commencing the work and in advance of any building, plumbing, or electrical permit (Title 22 CHSC).

RWQCB is delegated with the responsibility of protecting the quality of surface groundwaters of the State and, as such responded with conditions of approval for this project. Consequently, conditions relating to the Construction Storm Water General Permit, Phase I and II MS4 Permits, Industrial Storm Water General Permit, Clean Water Act Section 401 and 404 Permit, Waste Discharge Requirements and Regulatory Compliance of Commercially Irrigated Agriculture, and Low or Limited Threat General NPDES Permit will be added to the project’s conditions of approval.

**Mitigation:** None.

**References:** Camp Taylor Conceptual Master Plan; Referral response dated March 24, 2015 from the Department of Environmental Resources (DER); Referral response dated March 20, 2015 from RWQCB; Referral response dated May 12 from the Department of Public Works; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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, 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?			X	
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)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
<p><b>Discussion:</b> Review of this project has not indicated any features which may significantly impact the environmental quality of the site and/or the surrounding area. The project has been determined to be less intensive than the Stanislaus County Honor Farm that operated on this site from 1960 to August, 2013; however, based on the referral response from the California Department of Fish and Wildlife there is a potential for significant impacts to wildlife. Consequently, mitigation measures as recommended by the DCFW have been incorporated into the Biological Section of this report. Based on those mitigation measures, the project will have a less than significant impact on biological resources; and, therefore a less than significant impact in terms of the mandatory findings of significance.</p>				

I:\Planning\Staff Reports\UP\2015\UP PLN2015-0022 - Camp Taylor\CEQA-30-Day-Referral\Initial Study.CT.wpd

<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: **Agricultural Element** adopted on December 18, 2007; **Housing Element** adopted on August 28, 2012; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

# Stanislaus County

## Planning and Community Development

1010 10th Street, Suite 3400  
Modesto, CA 95354

Phone: (209) 525-6330  
Fax: (209) 525-5911

---

### Mitigation Monitoring Plan

Adapted from CEQA Guidelines sec. 15097 Final Text, October 26, 1998

**May 12, 2015**

1. Project title and location: Use Permit Application No. PLN2015-0022 - Camp Taylor  
  
8224 W Grayson Road, just south of the intersection of Shiloh and W Grayson Roads, west of Laird Road, east of Cox Road, in the Grayson area. 017-060-002, 017-060-013, 016-026-010 (portion of)
2. Project Applicant name and address: Kimberlie Gamino  
5224 Pirrone Road  
Salida, CA 95368
3. Person Responsible for Implementing Mitigation Program (Applicant Representative): Kimberlie Gamino
4. Contact person at County: Rachel Wyse, Associate Planner, (209) 525-6330

#### MITIGATION MEASURES AND MONITORING PROGRAM:

List all Mitigation Measures by topic as identified in the Mitigated Negative Declaration and complete the form for each measure.

#### IV. BIOLOGICAL RESOURCES

- No. 1 Mitigation Measure: CDFW encourages Project activities to occur during the non-nesting bird season; however, if ground-disturbing activities must occur during the breeding season (February through mid-September), the Project applicant is responsible for ensuring that the implementation of the Project does not result in any violation of the Migratory Bird Treaty Act or relevant Fish and Game Codes. Prior to work commencing, CDFW recommends surveys for active nests be conducted by a qualified wildlife biologist no more than 10 days prior to the start of the Project and that the surveys be conducted in a sufficient area around the work site to identify any nests that are present and to determine their status. A sufficient area means any nest within an area that could potentially be affected by the Project. In addition to direct impacts, such as nest destruction, nests might be affected by noise vibration, odors and movement of works or equipment. CDFW recommends identified nests are continuously surveyed for the first 24 hours prior to any construction related activities to establish a behavioral baseline. Once work commences, continuously monitoring all nests to detect any behavioral changes is advised. If behavioral changes are observed, the work causing the change may cease and CDFW consulted for additional avoidance and minimization measures.

If continuous monitoring of identified nests by a qualified wildlife biologist is not feasible, CDFW recommends a minimum no-disturbance buffer of 250-foot around active nests of non-listed species and a 500-foot no-disturbance



buffer around the nests of unlisted raptors until the breeding season has ended, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Variance from these no disturbance buffers may be implemented when there is compelling biological or ecological reason to do so, such as when the Project area would be concealed from a nest site by topography. Any variance from these buffers is advised to be supported by a qualified wildlife biologist and it is recommended CDFW be notified in advance of implementation of a no disturbance buffer variance.

Who Implements the Measure: The Applicant

When should the measure be implemented: February through mid-September

When should it be completed: No more than 10 days prior to any ground disturbance or issuance of a building, grading or demolition permit.

Who verifies compliance: CA Department of Fish and Wildlife

Other Responsible Agencies: Stanislaus County Planning, Public Works Department.

No. 2 Mitigation Measure: The State threatened Swainson's hawk (*Buteo swainsoni*) is known to occur near the Project site. To evaluate potential Project-related impacts, CDFW recommends that a qualified wildlife biologist conduct surveys for nesting raptors following the survey methodology developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000) prior to any ground disturbance.

Who Implements the Measure: The Applicant

When should the measure be implemented: Prior to any ground disturbance or issuance of a building, grading or demolition permit.

When should it be completed: Prior to any ground disturbance or issuance of a building, grading or demolition permit.

Who verifies compliance: CA Department of Fish and Wildlife

Other Responsible Agencies: Stanislaus County Planning, Public Works Department.

No. 3 Mitigation Measure: If ground-disturbing Project activities are to take place during the normal bird breeding season (February 1 through September 15), CDFW recommends that additional pre-construction surveys for active nests be conducted by a qualified biologist no more than 10 days prior to the start of construction. A minimum no-disturbance buffer of 0.5 miles is advised to be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. If such a buffer cannot feasibly be implemented, and work will occur during the avian nesting season, consultation with CDFW is advised to occur well in advance of ground-disturbing activities to determine if take of SWHA can be avoided. If take cannot be avoided, then acquisition of an ITP pursuant to Fish and Game Code Section 2081(b) is warranted to comply with CESA.

Who Implements the Measure: The Applicant

When should the measure be implemented: February 1 through September 15.

When should it be completed: No more than 10 days prior to the start of construction.

Who verifies compliance: CA Department of Fish and Wildlife

Other Responsible Agencies: Stanislaus County Planning, Public Works Department.

## IX. HYDROLOGY AND WATER QUALITY

No. 4 Mitigation Measure: The developer will obtain an encroachment permit from the Central Valley Flood Protection Board (CVFPB) prior to any earthmoving, demolition, construction, or plantings within the San Joaquin floodway.

Who Implements the Measure: The applicant

When should the measure be implemented: Prior to any earthmoving, demolition, construction, or plantings within the San Joaquin floodway.

When should it be completed: Prior to any earthmoving, demolition, construction, or plantings within the San Joaquin floodway.

Who verifies compliance: Central Valley Flood Protection Board

Other Responsible Agencies: Stanislaus County Planning, Public Works Department

No. 5 Mitigation Measure: Prior to planting any vegetation within the San Joaquin River floodway, the developer will obtain CVFPB approval of a vegetation planting plan and vegetation management plan to avoid the accumulation and establishment of woody vegetation along the project site located within the San Joaquin River floodway. The vegetation management plan will avoid the accumulation and establishment of woody vegetation and avoid negative impacts on channel capacity and avoid the potential for levee over-topping or flooding.

Who Implements the Measure: The Applicant

When should the measure be implemented: Prior to planting of vegetation within the San Joaquin River floodway.

When should it be completed: Prior to planting of vegetation within the San Joaquin River floodway.

Who verifies compliance: Central Valley Flood Protection Board

Other Responsible Agencies: Stanislaus County Planning

I, the undersigned, do hereby certify that I understand and agree to be responsible for implementing the Mitigation Program for the above listed project.

Signature on File \_\_\_\_\_  
Person Responsible for Implementing  
Mitigation Program

May 15, 2015 \_\_\_\_\_  
Date

## MITIGATED NEGATIVE DECLARATION

**NAME OF PROJECT:** Use Permit Application No. PLN2015-0022 - Camp Taylor

**LOCATION OF PROJECT:** 8224 W Grayson Road, just south of the intersection of Shiloh and W Grayson Road, west of Laird Road, east of Cox Road, in the Grayson area. 017-060-002, 017-060-013, 016-026-010 (portion of).

**PROJECT DEVELOPERS:** Kimberlie Gamino  
5224 Pirrone Road  
Salida, CA 95368

**DESCRIPTION OF PROJECT:** Request to reuse the former, 21.06± acre, legal non-conforming, Stanislaus County Honor Farm property to establish a recreational and educational kid's camp for children with heart disease and their families. The developed area and well site will be separated via lot line adjustment from the Laird Park property. The existing buildings will be demolished and replaced with 46,900 square feet of camp related buildings and structures (see the Applicant's Conceptual Master Plan including the project description on page 1).

Based upon the Initial Study, dated **May 12, 2015**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

1. CDFW encourages Project activities to occur during the non-nesting bird season; however, if ground-disturbing activities must occur during the breeding season (February through mid-September), the Project applicant is responsible for ensuring that the implementation of the Project does not result in any violation of the Migratory Bird Treaty Act or relevant Fish and Game Codes. Prior to work commencing, CDFW recommends surveys for active nests be conducted by a qualified wildlife biologist no more than 10 days prior to the start of the Project and that the surveys be conducted in a sufficient area around the work site to identify any nests that are present and to determine their status. A sufficient area means any nest within an area that could potentially be affected by the Project. In addition to direct impacts, such as nest destruction, nests might be affected by noise vibration, odors and movement of works or equipment. CDFW recommends identified nests are continuously surveyed for the first 24 hours prior to any construction related activities to establish a behavioral baseline. Once work commences, continuously monitoring all nests to detect any behavioral changes is advised. If behavioral changes are observed, the work causing

the change may cease and CDFW consulted for additional avoidance and minimization measures.

If continuous monitoring of identified nests by a qualified wildlife biologist is not feasible, CDFW recommends a minimum no-disturbance buffer of 250-feet around active nests of non-listed species and a 500-foot no-disturbance buffer around the nests of unlisted raptors until the breeding season has ended, or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. Variance from these no disturbance buffers may be implemented when there is compelling biological or ecological reason to do so, such as when the Project area would be concealed from a nest site by topography. Any variance from these buffers is advised to be supported by a qualified wildlife biologist and it is recommended CDFW be notified in advance of implementation of a no disturbance buffer variance.

2. The State threatened Swainson's hawk (*Buteo swainsoni*) is known to occur near the Project site. To evaluate potential Project-related impacts, CDFW recommends that a qualified wildlife biologist conduct surveys for nesting raptors following the survey methodology developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000) prior to any ground disturbance.
3. If ground-disturbing Project activities are to take place during the normal bird breeding season (February 1 through September 15), CDFW recommends that additional pre-construction surveys for active nests be conducted by a qualified biologist no more than 10 days prior to the start of construction. A minimum no-disturbance buffer of 0.5 miles is advised to be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. If such a buffer cannot feasibly be implemented, and work will occur during the avian nesting season, consultation with CDFW is advised to occur well in advance of ground-disturbing activities to determine if take of SWHA can be avoided. If take cannot be avoided, then acquisition of an ITP pursuant to Fish and Game Code Section 2081(b) is warranted to comply with CESA.
4. The developer will obtain an encroachment permit from the Central Valley Flood Protection Board (CVFPB) prior to any earthmoving, demolition, construction, or plantings within the San Joaquin floodway.
5. Prior to planting any vegetation within the San Joaquin River floodway, the developer will obtain CVFPB approval of a vegetation planting plan and vegetation management plan to avoid the accumulation and establishment of woody vegetation along the project site located within the San Joaquin River floodway. The vegetation management plan will avoid the accumulation and establishment of woody vegetation and avoid negative impacts on channel capacity and avoid the potential for levee over-topping or flooding.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Rachel Wyse, Associate Planner

Use Permit Application PLN2015-0022 - Camp Taylor  
Mitigated Negative Declaration  
Page 3

Submit comments to: Stanislaus County  
Planning and Community Development Department  
1010 10th Street, Suite 3400  
Modesto, California 95354

(I:\Planning\Staff Reports\UP\2015\UP PLN2015-0022 - Camp Taylor\CEQA-30-Day-Referral\MND.CT.wpd)

**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**PROJECT: USE PERMIT APPLICATION NO. PLN2015-0022 - CAMP TAYLOR**

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X	X	X			X		X			X
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA DEPT OF WATER RESOURCES	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X				
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X		X				X		X
CA STATE LANDS COMMISSION	X	X	X		X							
CEMETERY DISTRICT: PATTERSON	X	X			X							
CENTRAL VALLEY FLOOD PROTECTION	X	X	X	X			X		X		X	
COMMUNITY SERVICES: GRAYSON	X	X	X		X							
COOPERATIVE EXTENSION	X	X			X							
FIRE PROTECTION DIST: WESTPORT	X	X	X		X							
HOSPITAL DISTRICT: DEL PUERTO	X	X	X		X							
IRRIGATION DISTRICT: TURLOCK	X	X	X	X		X				X	X	
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X									
PACIFIC GAS & ELECTRIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X		X				X	X	
SCHOOL DISTRICT 1: CERES UNIFIED	X	X	X		X							
STAN ALLIANCE	X	X	X		X							
STAN CO AG COMMISSIONER	X	X				X				X		X
STAN CO BUILDING PERMITS DIVISION	X	X		X		X				X	X	
STAN CO CEO	X	X			X							
STAN CO DER	X	X		X		X				X	X	
STAN CO ERC	X	X		X				X		X		X
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X			X							
STAN CO PARKS & RECREATION	X	X			X							
STAN CO PUBLIC WORKS	X	X		X		X				X	X	
STAN CO RISK MANAGEMENT	X	X			X							
STAN CO SHERIFF	X	X			X							
STAN CO SUPERVISOR DIST 5:DeMARTINI	X	X										
STAN COUNTY COUNSEL	X	X			X							
StanCOG	X	X			X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X			X							
SURROUNDING LAND OWNERS			X									
TELEPHONE COMPANY: AT&T	X	X	X		X							
US ARMY CORPS OF ENGINEERS	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							